



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

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

Meeting Date: 9/2/2025

Agenda Item: 4.A.

Title

Presentation of Rowlett Veterans Recognition Program certificate to United States Marine Corps. Major Bruce Thompson-Bowers.

Staff Representative

Jeff Winget, Mayor

Executive Summary

In an effort to shine a light on the incredible contributions to our community and our country made by those who have served in our nation's military, the City initiated the Rowlett Veterans Recognition Program.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 GOVERN TRANSPARENTLY & INCLUSIVELY	1.1 Model diversity and inclusiveness.

Background Information

The City instituted this program in 2017 in order to show appreciation to those members in our community who have dedicated their time in service to our nation. Assisting with the selection and recognition of honorees is the Veterans Resource and Outreach Center (VROC). The Rowlett Veterans Recognition Program also helps bring awareness to veterans' issues in our community – what is being done and what is still needed.

Mayor Winget is honored to continue formally recognizing Veterans of all ages and branches of service at City Council meetings.

The 42nd Veteran to be recognized is Major Bruce Thompson-Bowers. He served our country in the United States Marine Corps.

List of previously recognized Veterans:

1. Donald Pierson, Sr.
2. William Turner
3. Renee Stevens
4. John Chilson
5. Ed Clinebell

6. Chris Kilgore
7. Rick Kizziar
8. Robert Blatnik
9. John Barker
10. Jeffery Gray
11. James W. Randolph, Jr.
12. William P. Rice, Sr.
13. Timothy Hardman
14. Jimmie Graves
15. James Adams
16. Dan Kliess
17. Billy Furgerson
18. Tyler Remediz
19. Glen Garrison
20. Daniel Dorton
21. Larry Traylor
22. Michael J. Kuklenski, Jr.
23. Donald Van Handel
24. Gabriel Joseph Kanawite, Jr.
25. Michael Gallops
26. James Moseley
27. Jonathan Flores
28. Carl S. Chilton, Jr.
29. Robert E. Higgins
30. James A. Katzenberger
31. Edgar Marvin Hall
32. Andrew Dorcas
33. Leon Johnson
34. Danny G. Richardson
35. Reese Jacob Ellis
36. Allen Leon Jones
37. Mike Britton
38. Heriberto Recio
39. Yvonne Recio
40. Majorie Hafner
41. Laura Ashley Cervantes

Discussion

N/A

Financial/Budget Implications

N/A

Recommended Action

N/A

Attachments

1. 4A Certificate of Recognition - 09.02.25

Certificate of Recognition

Major Bruce Thompson-Bowers

Rowlett Veteran

The freedom and security that citizens of the United States enjoy today are direct results of the bloodshed and continued vigilance given by the United States Armed Forces over the history of our great nation, defending the Constitution, protecting the blessings of liberty and paying the price of freedom for us all. We are eternally grateful for those who have seen the horrors of war and the worst in society yet continue to serve and show the best of what humanity can be.

*In official recognition thereof, I hereby affix my signature
this 2nd day of September, 2025.*

Jeff Winget, Mayor



Meeting Date: 9/2/2025

Agenda Item: 4.B.

Title

Presentation of Proclamation recognizing the month of September 2025, as Library Sign-Up Month.

Staff Representative

Laura Tschoerner, Library Director

Executive Summary

Library Card Sign-Up Month is celebrated each September in association with the American Library Association and public libraries nationwide. “Back-to-school” time is an opportunity to highlight the role libraries play in the education and development of children. It’s also a great time to remind parents to make sure their youngsters are equipped with the most important school supply of all – a library card!

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 ENHANCE QUALITY OF LIFE	4.6 Support programs and resources for lifelong learning.

Background Information

In 1987, the American Library Association teamed up with the National Commission on Libraries and Information Science to start a national campaign to emphasize the importance of library cards to a child’s education and to combat illiteracy. Since then, thousands of public libraries and schools have participated every fall, stressing the importance of obtaining a library card as a child’s most important school supply.

Discussion

Every parent wants their child to succeed, and studies show that children who are read to in the home and who use the library perform better in school. Libraries provide a welcoming atmosphere where students can explore, discover, and create. It’s where they can get homework help, participate in a book club, or make free use of the Library’s Wi-Fi. With a library card, kids can check out a graphic novel, download an eBook, utilize online tutoring, use a computer to finish a school project, or get ready for college entrance exams by using study guides or online practice tests. A library card is a key resource in achieving academic success. For information on library resources

and how to sign up for a library card, visit the Rowlett Public Library in person or online at www.rowlett.com/library.

Financial/Budget Implications

N/A

Recommended Action

N/A

Attachments

1. Proclamation National Library Card Sign-Up Month



Proclamation

WHEREAS, libraries are foundational to education, imagination, and opportunity, offering everything from early literacy programs to digital tools that support lifelong learning and personal growth and

WHEREAS, libraries welcome all people, serving as inclusive and accessible community hubs that connect individuals across cultures, generations, and experiences; and

WHEREAS, libraries curate collections and design programs that reflect the diversity of the populations they serve, ensuring equitable access to information, technology, and culture for all; and

WHEREAS, libraries help individuals navigate life's challenges by providing trusted information, digital access, job search support, and connections to essential services; and

WHEREAS, libraries contribute to thriving local economies by equipping job seekers, entrepreneurs, students, and creators with tools and training to succeed; and

WHEREAS, library resources help households save money, reduce waste, and make sustainable choices, all through the simple power of a shared public good; and

WHEREAS, a library card opens doors to endless possibilities, from books and technology to lifelong learning and imagination.

NOW, THEREFORE, be it resolved that I, Jeff Winget, Mayor of the City of Rowlett, Texas, and on behalf of the City Council, do hereby proclaim September as Library Card Sign-up Month in Rowlett, and encourage all residents to sign up for a library card and explore the endless possibilities it offers.

*In official recognition thereof, I hereby affix my signature
this 2nd day of September 2025.*

Jeff Winget, Mayor, City of Rowlett

Meeting Date: 9/2/2025

Agenda Item: 6.A.

Title

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.

Staff Representative

Deborah Sorensen, City Secretary

Executive Summary

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
 - (1) state the subject of each deliberation; and
 - (2) indicate each vote, order, decisions or other action taken.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 GOVERN TRANSPARENTLY & INCLUSIVELY	1.8 Provide accurate and timely information to policy-makers and the public.

Background Information

N/A

Discussion

In compliance with State Law and to provide access to citizens of the business conducted by the City, minutes are generated for each public meeting of the City Council. Once approved, these minutes are then published to the website, the City's electronic document storage system and kept on permanent file in the Office of the City Secretary.

Financial/Budget Implications

N/A

Recommended Action

Move to approve minutes from the following City Council meeting(s): August 18, 2025, City Council Work Session, August 19, 2025, City Council Meeting.

Attachments

1. 08.18.25 WS Minutes
2. 08.19.25 City Council Meeting Minutes

CITY COUNCIL WORK SESSION MINUTES

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, August 18, 2025

6:00 P.M.

Municipal Building – 4000 Main

Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Mike Britton, Councilmember Jonathan Reaves, Councilmember Elise Bowers, Councilmember Marvin Gibbs, and Councilmember John Bowers III

1. CALL TO ORDER

Mayor Pro Tem Winget called the meeting to order at 6:00 p.m.

2. EXECUTIVE SESSION

- 2A.** The 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 Bloomhouse Flowers and Coffee.

Mayor Pro Tem Winget announced the applicant has withdrawn their application, therefore there will not be an Executive Session.

3. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS – N/A

4. CITIZENS INPUT

No Online Input Forms were received. There were no citizens input.

5. WORK SESSION

Mayor Winget recessed the meeting for a break at 7:28 pm.

Mayor Winget reconvened the meeting at 7:33 pm.

- 5A.** Receive an update from Dallas Area Rapid Transit (DART) Board Representative, Mark Enoch, and discuss matters related to the DART budget and proposed General Mobility Program (GMP).

This agenda item was moved to after agenda item 5C.

Mark Enoch, DART Board Member, Kay Shelton, DART Chief of Staff, and Jamie Adelman, EVP & Chief Financial Officer for DART, gave a presentation regarding the FY2026 Annual Budget overview, recommended service changes, and the next steps. Final staff recommendations reflect

public input on a menu of potential service changes taken to community meetings and Public Hearing this past summer. Recommendations also reflect extensive work on operating and capital budgets, reducing targeted service change savings from \$60 million/year to \$25 million/year. DART has used the revised target to retain as much service frequency and coverage as possible, minimizing impacts to riders. Many routes see no service reduction at all. The DART Board received a detailed briefing on proposed changes at the August 1 Board Workshop.

Ms. Adelman reviewed the key changes. There are no changes to the current ADA paratransit service area and current TRE or planned Silver Line service levels. Two bus routes are not proposed for discontinuation are Routes 234 (Plano) and 242 (Dallas/Garland). No existing GoLink will be discontinued, including the South Dallas GoLink and the GoLink Zone-to-Zone Pilots. Plano GoLink services will be expanded to cover the entire city, but under the traditional zonal structure rather than as a city-wide service. For most bus routes and rail lines, midday, evening, and weekend service remains at the current levels.

On August 26, the Board will consider service and fare changes. On August 28, there will be a budget briefing for service area city managers and finance directors. On September 9, DART Committee of Whole (COTW) consideration of FY2026 Annual Budget and 20-Year Financial Plan. Then on September 30, the Board will consider the FY2026 Annual Budget and 20-Year Financial Plan.

Mayor Winget asked what impact this will have on Rowlett. Ms. Adelman stated that Rowlett receives about \$16 million in services, while only putting in \$9 million. Deputy Mayor Pro Tem Britton stated that the wait for the light rail is only 5 minutes longer. Ms. Adelman further added that DART has expanded routes to the Firewheel Center. Mayor Winget would like to have quarterly updates. Mr. Enoch agreed. Councilmember Reaves asked about what measures will be taken for FIFA when it is here. Ms. Adelman stated that there will be more security and direct routes to downtown Dallas from the outer edges of the city.

5B. Presentation and discussion on Safe Haven Baby Boxes.

Tim Gauthier, Fire Chief, presented this item. Chief Gauthier introduced Sarah McDermott a resident who requested to have a Safe Haven Baby Box installed in Rowlett. Ms. McDermott reviewed the Texas Safe Haven Law in which you have 60 days to surrender a baby by a parent. She reviewed why communities need a baby box. Ms. McDermott explained the baby box mechanisms. A silent alarm is triggered to staff. A second notification is sent when the light beam is broken. The door locks to the exterior for baby's safety and the baby will spend an average time of 2 minutes in a climate-controlled bassinet. An orange bag is available that has brochure on safe haven law, surrender document baby information (SHBB registry), information on postpartum care, and resources such as anonymous counseling. Ms. McDermott explained to go about getting a baby box and suggested having it at Fire Station #1.

Councilmember Gibbs asked if one is enough. Ms. McDermott stated that this is just step one and would love to see more in Rowlett. Councilmember Gibbs stated he would like to see one at Fire Station #1 and Sapphire Bay Fire Station. Mayor Winget would like to be the catalyst for all cities to do this. He is advocating to get one. Chief Gauthier stated that there is a \$600 renewal fee each year and the City will never own the box. You are looking at about \$1,200 per year to cover the renewal fee and the alarm monitoring. Ms. McDermott stated that she has already been working with a reporter from FOX 4 news. She would love to do a story when this gets installed. Mayor Pro Tem Schupp asked about how to get the word out. Ms. McDermott stated that they usually advertise

on billboards, social media, and is listed on Safe Haven's website. Councilmember J. Bowers III thanked Ms. McDermott for doing this. City Council gave a directive to move forward with this project.

5C. Presentation and discussion of the FY2026 Community Service Grant Allocations and Additional Funding Requests.

This agenda item was moved before agenda item 5A.

Pastor Kason Huddleston, representing on behalf of Harvest Life Ministries. They formed a partnership with Care Portal about two years ago. They have helped 52 children in Rowlett. Their mission is to engage, equip, and empower the community to care for its most at-risk members. In the last 12 months, the region has had 95 requests and \$65,554 has been funded. Care Portal is just a tool they use. Councilmember Gibbs asked if the police department can send people when they see someone who would benefit from this program. Pastor Huddleston stated yes as long as there is a child involved. Councilmember J. Bowers III stated that Harvest Family Life has 66% of the funds received goes to salaries. How much will go to salaries out of the City's funding. Pastor Huddleston stated that none would go to salaries, all monies would go to programs. Mayor Pro Tem Schupp asked if there will be a full-time employee to administer this program. Pastor Huddleston replied no. Councilmember Gibbs confirmed that none of the monies received from the City will go to salaries.

Erik Ernst, with Rowlett Community Citizens Corps (RCCC), stated that they publish an annual financial report. Councilmember E. Bowers asked about the financial impact their organization has on the city. Mr. Ernst stated that they average 23,000 to 27,000 volunteer hours a year. Their job is to prepare for and help mitigate disasters. There was discussion regarding the 2015 tornado that hit Rowlett. They dispatched within 45 minutes of the incident. Mayor Pro Tem Schupp confirmed that the majority of their funding comes from the City. Deputy Mayor Pro Tem Britton stated that it would cost the City a lot more money if the City did all that this organization does.

There were no questions for the Chamber of Commerce.

Michele, Executive Director with Keep Rowlett Beautiful (KRB). Councilmember Reaves stated that there is a MOU for \$40,000, are there any other donations. KRB gets donations from bingo and is actively involved in Texas Giving Day. The City's monies are ½ of their budget. They are looking for more volunteers. Last year they provided \$250,000 worth of volunteer hours to the city. They are now doing community hours from the courts.

Denan Seigler, with Friends of Rescue Animals (FRAs), stated they have been supporting the city since 2004. The organization has invested \$20,000 in the city in expenses. They spent \$45,000 in expenses for the city last year. There are no paid employees, all are volunteers. This past year, their overall budget was \$343,000, with Rowlett receiving over \$50,000. They have been successful in getting grants and are always doing fundraising and contributing to a matching gift fund. Councilmember E. Bowers stated that the trap and release program is making a huge difference. Councilmember Gibbs asked over the past year how many animals were served in Rowlett. They collected 100 cats for rescue, there were 90 cats for the trap and release program, and paid for medical services for the shelter. There have been changes to Operation Kindness, they now must take the animals to Downtown Dallas location, instead of Garland. This is not feasible. They have developed a partnership with the Garland Animal Shelter.

There were no questions for Sensory Tent Pals, Inc.

Patricia Mejia, with the Rockwall County Children's Advocacy Center (CAC), stated they were formed in 2016. They serve almost 70 new cases a month. They work with law enforcement, DFPS, schools, and district attorneys. The Family Code requires that children be brought to the CAC. Everything is offered at no charge. They participate in parades in Rowlett. In Rockwall County, they provide mental health help, etc. Mayor Winget asked where the funding comes from. Ms. Mejia stated the Victims of Crimes Act, health and human services, fundraising, and grants. Originally it started with 5 staff members and now have 19. They get their accreditation from the State. They have served an average of 39 children in Rowlett. Councilmember Gibbs asked if they ever have to send kids to Dallas. They do not. He asked whether other cities in Rockwall County contributed to the organization. The City of Rockwall gives \$37,000, \$7,000 from the City of Heath, \$20,000 from the City of Fate, and \$20,000 from Rockwall County. They have a MOU with all cities in Rockwall County. Councilmember E. Bowers stated that she has toured the facility and is very impressed with the quality of care and resources. Councilmember J. Bowers III asked about the average cost per child. It is \$1,700 per child. There have been 41 Rowlett residents referred to them since September 1, 2024.

Susan Urrutia, with DEI Community Outreach, gave brief presentation. Health literacy means being able to find health information, understand what it means, and use it to make good decisions about your health. There is a need. Number 1 is to make them comfortable and give confidence to ask the questions they have. Mayor Winget asked how do you identify the people you help? Ms. Urrutia stated it is all residents. She added that they can have handouts and attend city events, get out and spread the word. Councilmember Gibbs how can you quantify how many you help? Ms. Urrutia stated that she can have a QR code and ask very basic questions, about 5 questions, and find out how many will use the program. Councilmember Gibbs asked how many other cities are doing this. Ms. Urrutia stated she has not researched what other cities are doing. She wants to focus on Rowlett. She would like to have note pads with questions to ask the doctor at their office visit. Their target is everyone in Rowlett. Deputy Mayor Pro Tem Britton asked how do you quantify? He thought hospitals were already doing this. She wants to give the patients the keys and tools to know what and how to ask for help. Councilmember E. Bowers confirmed that they plan to attend events, have a tent, hand out brochures, and have a health literacy program so that you won't be intimidated by going to the doctor.

Mayor Winget went line by line to get everyone's input on approval or denial. Councilmember Gibbs and Deputy Mayor Pro Tem Britton did not want to approve DEI Community Outreach. Ms. Urrutia stated that they would have a certain number of seminars, at least four and will partner with Senior health groups.

Councilmember Reaves stated that he wants to look at entirely overhauling the grant program before next year's selections. Mayor Pro Tem Schupp agreed. All grants are approved.

5D. Discussion of the Fiscal Year 2026 (FY2026) Proposed Budget.

David Hall, City Manager, presented this item. Mayor Winget had previously asked about the vehicle maintenance line item, so Mr. Hall wanted to review it with the City Council. He reviewed each addition to the operational line items. Everyone now understands the vehicle maintenance line items.

Councilmember Gibbs stated that the Library Board is only receiving \$500. He doesn't want to shortchange them and would like to double their amount to \$1,000. It was approved.

6. DISCUSS CONSENT AGENDA ITEMS FOR AUGUST 19, 2025, CITY COUNCIL MEETING.

No items were removed from the Consent Agenda.

7. ADJOURNMENT

Mayor Winget adjourned the meeting at 8:25 pm.

DRAFT

CITY COUNCIL MEETING MINUTES

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 August 19, 2025

7:00 P.M.

Municipal Building – 4000 Main

Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Mike Britton, Councilmember Jonathan Reaves, Councilmember Marvin Gibbs, Councilmember Elise Bowers, and Councilmember John P. Bowers III

INVOCATION

The invocation was led by Rev. Melissa Nelms, with First Rowlett United Methodist.

PLEDGES OF ALLEGIANCE

The Pledges of Allegiance were led by the City Council.

1. CALL TO ORDER

Mayor Winget called the meeting to order at 7:00 p.m.

2. EXECUTIVE SESSION - None

3. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS – N/A

4. PRESENTATIONS

4A. Presentation of Blue Star Service Family Banner to Mrs. Carolyn Kenney Malone.

Mayor Winget presented the Blue Star Service Family Banner to Mrs. Carolyn Kenney Malone.

4B. Presentation of the Comprehensive Monthly Financial Report (CMFR) for the period ending June 30, 2025.

Wendy Badgett, Finance Director, presented the Comprehensive Monthly Financial Report (CMFR) for the period ending June 30, 2025.

4C. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Councilmember E. Bowers provided the following announcements:

COMMUNITY ENGAGEMENT

- Starting September 1, Kids Kingdom will be temporarily closed for 4–6 weeks as we kick off Phase 2 of renovations. While we understand the short-term closure may be disappointing, we're making big improvements that will make this playground better, safer, and even more fun!
- Live on Main is back! Join us every Friday night in September from 7:00–9:30 pm in Downtown for Rowlett's signature street party! Enjoy live music on the main stage, food trucks, and shopping from downtown businesses and vendors. Admission is free!
- The Senior Resource Fair is coming up on Tuesday, September 9 from 9:00 am to 12:00 pm at the Rowlett Community Centre. Seniors can enjoy food, connect with local organizations, learn about services, and even win prizes. Best of all, it's free! For more information, please call 972-412-6170.
- City Offices & Facilities will be closed on Monday, September 1 in observance of Labor Day. Republic Services will not conduct trash and recycling collection on Labor Day; Services will shift by one day for the remainder of the week.

LIBRARY

- Rowlett Public Library is seeking volunteers to serve as tutors for the GED preparation program. No prior teaching experience is required—just a desire to help others succeed. Tutors play a vital role in supporting adult learners as they work toward earning their GED, opening doors to new job opportunities. Visit Rowlett.com/Library to learn more about the GED program and to become a volunteer tutor.
- Be sure to stop by the Library to see the amazing entries for the Arts and Humanities Commission's Photo Contest that are on display until October 10.

POLICE

- The Rowlett Police Department will participate in Mothers Against Drunk Driving's Saturation Saturday. Additional police officers will be working and trying to locate impaired drivers. Saturation Saturday is August 23, the Saturday before Labor Day weekend. These high-visibility efforts aim to show potential offenders that there is no tolerance for impaired driving and to help end it, not necessarily to make many arrests. The goal is to encourage citizens to use designated drivers or ride shares instead of driving while intoxicated.
- National Night Out:

It's never too early to start planning for National Night Out 2025! We have 12 neighborhoods that have already signed up. This year's event will take place on Tuesday, Oct. 7th, and it's the perfect opportunity to connect with neighbors and law enforcement. Whether you're hosting a block party, a cookout, or another neighborhood get-together, we encourage you to start organizing now! Our goal is to have a uniformed officer visit every registered neighborhood. For more information or to register your event, please contact Officer Erick Mitchell at emitchell@rowlett.com.

Councilmember Reaves introduced the Featured Pet, Kira, she's amazing on a lease and grins from ear to ear on her walks. To meet Kira or one of her companions, please contact Animal Services at 972-412-6219 or come by the Shelter at 4402 Industrial St. from 10 am to 5 pm, Tuesday through Saturday. The animal shelter is currently at code red. This means that the

kennels are full. All adoptions are \$25 and include spay/neuter, microchip, and up-to-date vaccinations. Please consider fostering a pet for the weekend. Saturday, October 25, 2025, is Adopt-A-Thon from 10 am to 3 pm at the Animal Shelter.

5. CITIZENS INPUT

No Online Input Forms were received.

1. Patrick Bandle, Rowlett – Spoke about screening walls. He was at the last City Council Meeting where citizens showed deeds that they do not own the screening walls. David Hall is pushing the false agenda that the homeowner owns the alley as well as the screening walls. He is not sure if the City Council is working for us or David Hall. David Hall stopped budgeting for the screening walls three years ago. If it was budgeted to continue to keep up the walls, we would be able to afford to continue to maintain the walls. The walls are falling down around the city. This is our tax money, and you were elected to spend it wisely. This has gone on long enough, fix the walls and clean up the city.

6. CONSENT AGENDA

6A. Consider action approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): August 4, 2025, City Council Work Session, August 5, 2025, City Council Meeting, and August 11, 2025, City Council Special Meeting.

This item was approved on the Consent Agenda.

6B. Consider action of receiving the investment report.

Consider action to receive the third quarter investment report for June 30, 2025.

This item was approved on the Consent Agenda.

6C. Consider action to approve Rowlett Youth Advisory Council appointments.

Consider action to approve a resolution appointing regular and alternate members to the Rowlett Youth Advisory Council.

This item was approved on the Consent Agenda as RES-095-25

6D. Consider action authorizing the purchase of one rehabilitation trailer.

Consider action to approve a resolution authorizing the purchase of one rehabilitation trailer from Atlantic Diving Supply, Inc. (ADS), through a Sourcwell cooperative purchasing contract, for a total price not to exceed \$125,841.72; authorizing the City Manager or his designee to execute all necessary documents to effectuate said purchase; and provide an effective date.

This item was approved on the Consent Agenda as RES-096-25

A motion was made by Deputy Mayor Pro Tem Britton, seconded by Councilmember Reaves to approve all the preceding items marked as having been approved on the Consent Agenda. Motion passed 7-0.

7. INDIVIDUAL CONSIDERATION

- 7A.** Conduct a public hearing on a request by Scott Caruthers, on behalf of property owner Melvin Bullitt, for the approval of a Development Plan with Warrants related to required landscaping in accordance with the existing Regulating Plan and Form Base-Urban Village Standards for an approximately 5.176 acre tract in the Bullitt Multisport Addition Survey, Abstract No. 544, Lot 1, Block B, Rowlett, Dallas County, Texas, zoned Form-Based Urban Village (FB-UV) and located northwest of Liberty Grove Road and Princeton Road, and being addressed as 8700 Princeton Road.

Derek Hull, Community Development Director, presented this item. The request is for approval of the Bullitt Multisport Complex Development Plan with Warrants. The site plan was presented. The warrants being requested are warrants to the 2024 Regulating Plan – Landscaping, to allow planting of shrubs and native washed gravel instead of the required crepe myrtle trees along Princeton Road and to allow no landscaping or screening along Old Princeton Road, adjacent to the turf field for screening the chain-link fence; FBC Article 2.8.6 a.2.i – Interior Parking Landscape, to allow omission of trees required for parking island and terminus near the southern turf field; and FBC Article 2.4.6 (c)1 – Plant Material, to allow substitution of native washed gravel for the required trees and evergreen ground cover in several areas adjacent to the turf field, specifically along Princeton Road. Twenty-two 200-Foot Public Notices were mailed with one in opposition and one in favor. Eight-nine 500-Foot Public Notices were mailed with no responses. On July 22, 2025, the Planning & Zoning Commission voted to recommend denial of the warrant to the 2024 Regulating Plan – Landscaping. The Planning & Zoning Commission unanimously voted to recommend approval of the warrant to FBC Article 2.8.6 a.2.i – Interior Parking Landscaping, and of the warrant to FBC Article 2.4.6 (c)1 – Plant Material.

There was a discussion regarding the Planning & Zoning Commission considering each Warrant individually and the three motions. Victoria Thomas, City Attorney, stated that City Council needs to consider the Planning & Zoning Commission recommendation of approval except for item 1. Mayor Pro Tem Schupp confirmed that there needs to be just one motion, not three.

Mayor Pro Tem Schupp asked what exactly is washed native gravel. Mr. Melvin Bullitt, property owner, stated that it will not be light dirt rock. It will be heavy gravel. Mayor Winget asked what native gravel. Mr. Bullitt stated that it is a heavy gravel that doesn't wash out due to storms. Deputy Mayor Pro Tem Britton confirmed with Mr. Bullitt that there will be a border around the gravel.

Mayor Winget opened the public hearing at 7:47 pm.

No one spoke for or against.

Mayor Winget opened the public hearing at 7:47 pm.

- 7B.** Consider approval of an ordinance approving a Development Plan including Warrants to allow deviations from landscaping requirements of the existing Regulating Plan and Form Base-Urban Village Standards for an approximately 5.176 acre tract in the Bullitt Multisport Addition Survey, Abstract No. 544, Lot 1, Block B, Rowlett, Dallas County, Texas, zoned Form-Based Urban Village (FB-UV) and located northwest of Liberty Grove Road and Princeton Road, and being addressed as 8700 Princeton Road.

Councilmember E. Bowers thanked Mr. Bullitt for bringing this project to Rowlett. Mayor Winget stated he appreciates Mr. Bullitt's patience with this process.

A motion Mayor Pro Tem Schupp, and seconded by Councilmember Reaves, to approve as presented. **Motion passed 7-0.**

This item was approved as ORD-026-25.

- 7C.** Conduct a public hearing on a request by Rusdien Samie, property owner, for a change in zoning from Single Family Residential -10/21 (SF-10) to Single Family Residential – 10/21 with a Special Use Permit (SF-10-SUP) to allow for an enclosed accessory structure with an area greater than 500 square feet and not exceeding 1,400 square feet for an approximately 0.86-acre lot is situated northwest of the intersection of Hickox and Toler Road and being addressed as 2906 Toler Drive, also described as Lot 5, Block 3, Chandler Park 2, a Replat of Hickox Road Estates No.2 in the City of Rowlett, Dallas County, Texas.

Derek Hull, Community Development Director, presented this item. This request is for an accessory building that is over 500 square feet. This is a new request for a new structure separated from the carport. The new structure will be in line with the carport but separated by a 9-foot gap. The new structure will be used for storage, vehicle, and workspace to perform maintenance work on personal vehicles and yard equipment. The accessory structure is smaller than the primary structure and the use is incidental to the primary structure. Fourteen 200-Foot Public Notices were mailed with one in favor. Forty-one 500-Foot Public Notices were mailed with one in opposition and one in favor. On July 22, 2025, the Planning & Zoning Commission recommended approval of this request, with the condition that the accessory structure meets code requirements. Mr. Hull added that the applicant still has outstanding requirements related to fire and building safety. Approval of this Specific Use Permit (SUP) would only allow the applicant to have an accessory structure exceeding 500 square feet. However, the structure must still comply with all applicable city codes and regulations. At this time, the structure has not been permitted or inspected by the City, as it was constructed without obtaining the required permits.

Mayor Winget asked about the timeline. Mr. Hull stated the applicant requested a permit to pour concrete for a drive, which was approved. There were no inspections. The applicant is not in attendance to answer any questions. Mr. Hull added that he didn't know if all inspections were done, but the final inspection had not been done. There could have been an inspection during the pour. The applicant did not apply for a building permit. He has already poured a slab for a building and has started the construction of the building.

Mayor Winget opened the public hearing at 7:59 pm.

No one spoke for or against.

Mayor Winget closed the public hearing at 7:59 pm.

- 7D.** Consider approval of an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Rowlett, as heretofore amended, by granting a change in zoning from Single Family Residential - 10/21 (SF-10) to Single Family Residential – 10/21 with a Special Use Permit (SF-10-SUP) to allow for an enclosed accessory structure with an area greater than 500 square feet and not exceeding 1,400 square feet for an approximately 0.86-acre lot is situated northwest of the intersection of Hickox and Toler Road described as Lot 5, Block 3, Chandler Park 2, a Replat of Hickox Road Estates No.2 in the City of Rowlett, Dallas County, Texas and being more commonly known as 2906 Toler Drive.

Mayor Pro Tem Schupp stated that it seems to be easier to ask for forgiveness than permission. This is happening more. Is there any type of fine for this? Mayor Winget confirmed with Mr. Hull that the building permit is doubled in this situation. Deputy Mayor Pro Tem Britton stated he wished the applicant was in attendance to ensure that he understands what needs to be done to bring the project into code.

A motion was made by Mayor Pro Tem Schupp, and seconded by Deputy Mayor Pro Tem Britton, to approve as presented. **Motion passed 7-0.**

This item was approved as ORD-027-25.

- 7E.** Consider action to approve a resolution regarding a Tree Removal Permit on a request by Sri Harsha Thotakura, on behalf of the property owners, Lakeview Biergarten LLC, on property zoned Planned Development District with a base zoning of Commercial/Retail (PD: C-2). The approximately 3.19-acre site is part of the James Hobb Survey, Abstract No. 571 in the City of Rowlett, Dallas County, Texas.

Derrek Hull, Community Development Director, presented this item. The request is for a tree removal permit for development of 138,386 square feet food truck yard, with 107 parking spots and infrastructure. The total Caliper Inces protected on site is 29 trees, with 9 trees to be removed, and 20 trees to be saved. On July 22, 2025, the Planning & Zoning Commission recommended approval of this request.

Mayor Pro Tem Schupp stated he was excited about this project. This will be a huge asset. He is happy to see the trees saved. Deputy Mayor Pro Tem Britton stated that he will be voting no, since he voted no on this project last year. Mayor Winget stated that he had originally voted no on this as well. However, the applicant has done a great job working with the neighbors. This has a ton of potential. They are doing good work to maintain the trees.

A motion was made by Councilmember E. Bowers, and seconded by Councilmember J. Bowers III, to approve. **Motion passed 6-1**, with Deputy Mayor Pro Tem Britton voting against.

This item was approved as RES-097-25.

- 7F.** Consider action to approve a resolution authorizing suspending the September 17, 2025, effective date of the proposal by CoServ Gas, Ltd. to implement interim grip rate adjustments for gas utility investment in 2024.

ReNissa Wade, Assistant City Manager, presented this item. On July 18, 2025, CoServ Gas, Ltd. ("CoServ") filed with the City of Rowlett and the Railroad Commission of Texas to implement interim rate adjustments ("GRIP Rate Increases") under Texas Utilities Code § 104.301. These adjustments, related to 2024 gas utility investments, would apply to all CoServ customers beginning September 17, 2025. The Company is seeking recovery of \$267,149,471 in invested capital. The current filing will increase rates to residential customers by \$3.33 per month. This will increase residential customer charge from \$18.00 to \$21.33 per month. The increase is currently scheduled to go into effect September 17, 2025.

Under the GRIP statute, cities may not challenge the Company's request. The only action the City may take is to suspend the effective date of the rate increase by 45 days. The purpose of the suspension is to ensure that the City and the Steering Committee have the full review period provided by law to protect the interests of Rowlett residents and businesses, and to confirm the proposed rate adjustments meet legal and regulatory requirements before implementation.

Mayor Winget confirmed that the rates are paid by residents and there is no cost to the city. Mayor Winget asked who initiated the decision to suspend? Ms. Wade, stated that the City is a part of a steering committee that has recommended suspending and the City Manager wanted to bring this before the City Council. Councilmember Reaves asked if there were any other costs or usage utilization increases or is this just a fixed cost? Ms. Wade confirmed that this is a fixed cost.

A motion was made by Deputy Mayor Pro Tem Britton, and seconded by Councilmember Reaves, to approve a resolution authorizing suspending September 17, 2025, effective date of the proposal by CoServ Gas, Ltd. to implement interim grip rate adjustments for gas utility investment in 2024.

Motion passed 7-0.

This item was approved as RES-098-25.

- 7G.** Consider action to adopt a resolution authorizing the settlement of the 2007 rate case with Atmos Energy Corporation, Mid-Tex Division.

ReNissa Wade, Assistant City Manager, presented is item. The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by

ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of \$245.2 million.

After several settlement meetings, the parties have agreed to settle the case for \$205.6 million. This is a reduction of \$20 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2025. The impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be \$25.73 or 6.56%. Staff recommended to approve the resolution as presented.

A motion was made by Councilmember E. Bowers, and seconded by J. Bowers III, to approve the resolution as presented. **Motion passed 7-0.**

This item was approved as RES-099-25

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.

No topics were requested.

8. ADJOURNMENT

Mayor Winget adjourned the meeting at 8:26 pm.

Meeting Date: 9/2/2025

Agenda Item: 6.B.

Title

Consider appointments to the Golf Advisory Board.

Consider two appointments to the Golf Advisory Board.

Staff Representative

Kristoff Bauer, Deputy City Mgr

Executive Summary

The resignation of a member of the Golf Advisory Board creates an opening for the appointment of a new member to the Board.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 ENHANCE QUALITY OF LIFE	4.2 Create a destination-centered parks system. 4.4 Create spaces, activities, and events for the arts, cultural enrichment, and community celebrations.

Background Information

The Council revised its Boards & Commissions Handbook on November 12, 2024.

Section 5.5 thereof establishes the Golf Advisory Board consisting of seven (7) voting members serving two-year, staggered terms and a number of alternates as requested by the Board Chair and staff and Council liaison. Seven regular members and three alternates were previously appointed to the Golf Advisory Board.

Section 2.4 of the Handbook establishes the timing of the appointment process establishing in part that the Council will make appointments during the last regular meeting in December of each year with those appointments being effective the following January 1st.

Discussion

After the recent resignation, the composition of the Golf Advisory Board is as follows:

Member	Position	Term Ending
Lawrence Glick	Regular Member	December 31, 2025

Brad Marshall	Regular Member	December 31, 2025
Vacant	Regular Member	December 31, 2025
Jonathan Andron	Regular Member	December 31, 2026
Michael Daffin	Regular Member	December 31, 2026
Larry Young	Regular Member	December 31, 2025
Brent Dorenbecker	Regular Member	December 31, 2026
Craig Ingram	Alternate Member	December 31, 2025
Richard Ford	Alternate Member	December 31, 2025
Gerald Younge	Alternate Member	December 31, 2025

Upon notification of the resignation, the City Secretary's Office solicited applications and three were received (Attachment 1). The Council Liaison, Mayor Pro Tem Schupp, and Board Chair, Lawrence Glick, interviewed the applicants.

Financial/Budget Implications

N/A

Recommended Action

Mayor Pro Tem Schupp and Golf Advisory Board Chair Glick recommend that the Council appoint Gerald Younge (current Board Alternate) to the vacant regular member position and appoint Mark Gibbs as a Board Alternate.

Attachments

1. Attachment 1 - GAB Applicants Summer 2025

Rhonda Grogg

From: noreply@civicplus.com
Sent: Wednesday, April 23, 2025 2:18 PM
To: Stacey Chadwick; Rhonda Grogg; Deborah Sorensen
Subject: Online Form Submittal: Board Application Form

CAUTION: External Email

If you are having problems viewing this HTML email, click to view a [Text version](#).

Board Application Form

Please complete the online form below. You may only serve on one board or commission at a time. To apply for a position on the Senior Advisory Board, the applicant must be 55 years of age or older.

Today's Date (mm/dd/yyyy):* 04/23/2025

Personal Information

Board or Commission First Choice:* [Golf Advisory Board \/
Board or Commission Second Choice:* [Golf Advisory Board \/
Are you willing to serve on a different Board or Commission than your First or Second choice?*
() Yes (X) No
Applicant's Name:* Mark Gibbs
Home Address:* [REDACTED]
ZIP Code:* 75089
Preferred Phone Number:* [REDACTED]
Email Address:* [REDACTED]

Residency Information

Length of Residency in Rowlett:* 38 years
Are you a registered voter in Rowlett? (All members of citizen boards and commissions must be registered voters, residing in the City of Rowlett. This does not apply to Junior Alternate Members):*
(X) Yes () No
If yes, what is your registration number: 1081946946
Could your voter registration be listed under a different (i.e. legal) name than provided above?
{Example: Michael for Mike, Melissa for Missy} If so, please provide.
Birthday (mm/dd/yyyy)* [REDACTED]

Experience

Briefly describe the experiences (job related or otherwise) that have readied you for service. Include organizations, titles, dates, tasks and/or duties, etc.*
Waterview Golf Ambassador

Education

Please describe your educational background, including the highest level attained and all degrees, technical training, certifications, etc. that are relevant:*
High school grad

Skills and Qualifications

List any specific skills, abilities, and qualifications that are relevant to the position(s) applied for:*
Regular golfer

Membership Information

Are you currently serving on other City Boards or Commissions?*
() Yes (X) No
If yes, which one:
Have you served on a City Board or Commission before?*
() Yes (X) No
If yes, which one(s):

Have you participated in any of the City's Academies (Citizen Academy, Citizen Fire Academy, Citizen Police Academy)?*

☒ None

☐ Citizen Academy

☐ Citizen Fire Academy

☐ Citizen Police Academy

Reason for Applying

Tell us why you want to serve on a board or commission. Please include any particular goals you have, and any talents, experiences or interests that would help make you a valuable member:*

To help possibly steer our golf course to what was envisioned at it's inception

* Indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.rowletttx.gov/Admin/FormHistory.aspx?SID=38136>

The following form was submitted via your website: Board Application Form

Today's Date (mm/dd/yyyy):: 04/23/2025

Board or Commission First Choice:: Golf Advisory Board

Board or Commission Second Choice:: Golf Advisory Board

Are you willing to serve on a different Board or Commission than your First or Second choice?: No

Applicant's Name:: Mark Gibbs

Home Address:: [REDACTED]

ZIP Code:: 75089

Preferred Phone Number:: 2 [REDACTED]

Email Address:: [REDACTED]

Length of Residency in Rowlett:: 38 years

Are you a registered voter in Rowlett? (All members of citizen boards and commissions must be registered voters, residing in the City of Rowlett. This does not apply to Junior Alternate Members):: Yes

If yes, what is your registration number::

Could your voter registration be listed under a different (i.e. legal) name than provided above? {Example: Michael for Mike, Melissa for Missy} If so, please provide.:

Birthday (mm/dd/yyyy): [REDACTED]

Briefly describe the experiences (job related or otherwise) that have readied you for service. Include organizations, titles, dates, tasks and/or duties, etc.: Waterview Golf Ambassador

Please describe your educational background, including the highest level attained and all degrees, technical training, certifications, etc. that are relevant:: High school grad

List any specific skills, abilities, and qualifications that are relevant to the position(s) applied for::
Regular golfer

Are you currently serving on other City Boards or Commissions?: No

If yes, which one::

Have you served on a City Board or Commission before?: No

If yes, which one(s)::

Have you participated in any of the City's Academies (Citizen Academy, Citizen Fire Academy, Citizen Police Academy)?: None

Tell us why you want to serve on a board or commission. Please include any particular goals you have, and any talents, experiences or interests that would help make you a valuable member:: To help possibly steer our golf course to what was envisioned at it's inception

Additional Information:

Form submitted on: 4/23/2025 2:18:26 PM

Submitted from IP Address: 172.59.193.177

Referrer Page: <https://www.rowletttx.gov/402/Golf-Advisory-Board>

Form Address: <http://www.rowletttx.gov/Forms.aspx?FID=74>

Rhonda Grogg

From: noreply@civicplus.com
Sent: Wednesday, June 4, 2025 1:12 PM
To: Stacey Chadwick; Rhonda Grogg; Deborah Sorensen
Subject: Online Form Submittal: Board Application Form

CAUTION: External Email

If you are having problems viewing this HTML email, click to view a [Text version](#).

Board Application Form

Please complete the online form below. You may only serve on one board or commission at a time. To apply for a position on the Senior Advisory Board, the applicant must be 55 years of age or older.

Today's Date (mm/dd/yyyy):* 06/04/2025

Personal Information

Board or Commission First Choice:* [Golf Advisory Board \/]

Board or Commission Second Choice:* [Golf Advisory Board \/]

Are you willing to serve on a different Board or Commission than your First or Second choice?*

() Yes (X) No

Applicant's Name:* Bill Barstow

Home Address:* [REDACTED]

ZIP Code:* 75089

Preferred Phone Number:* [REDACTED]

Email Address:* [REDACTED]

Residency Information

Length of Residency in Rowlett:* 13 years

Are you a registered voter in Rowlett? (All members of citizen boards and commissions must be registered voters, residing in the City of Rowlett. This does not apply to Junior Alternate Members):*

(X) Yes () No

If yes, what is your registration number: 2120069536

Could your voter registration be listed under a different (i.e. legal) name than provided above? (Example: Michael for Mike, Melissa for Missy) If so, please provide.

Birthday (mm/dd/yyyy):* [REDACTED]

Experience

Briefly describe the experiences (job related or otherwise) that have readied you for service. Include organizations, titles, dates, tasks and/or duties, etc.*

Senior Vice President of North American Operations- BNY Mellon Corp

Education

Please describe your educational background, including the highest level attained and all degrees, technical training, certifications, etc. that are relevant:*

I have a BS In Business Administration and a Master's in Business Administration

Skills and Qualifications

List any specific skills, abilities, and qualifications that are relevant to the position(s) applied for:*

I have an extensive background in Operations, managing multimillion-dollar budgets.

Membership Information

Are you currently serving on other City Boards or Commissions?*

() Yes (X) No

If yes, which one:

Have you served on a City Board or Commission before?*

() Yes (X) No

If yes, which one(s):

Have you participated in any of the City's Academies (Citizen Academy, Citizen Fire Academy, Citizen Police Academy)? *

☒ None

☐ Citizen Fire Academy

☐ Citizen Academy

☐ Citizen Police Academy

Reason for Applying

Tell us why you want to serve on a board or commission. Please include any particular goals you have, and any talents, experiences or interests that would help make you a valuable member: *

I would like to be more involved with the Golf Course here in Waterview. As a Resident of Waterview and avid Golfer I would like to help improve the overall golfing experience for Residents and all people playing at Waterview.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.rowletttx.gov/Admin/FormHistory.aspx?SID=38253>

The following form was submitted via your website: Board Application Form

Today's Date (mm/dd/yyyy):: 06/04/2025

Board or Commission First Choice:: Golf Advisory Board

Board or Commission Second Choice:: Golf Advisory Board

Are you willing to serve on a different Board or Commission than your First or Second choice?: No

Applicant's Name:: Bill Barstow

Home Address:: [REDACTED] Rowlett Texas 75089

ZIP Code:: 75089

Preferred Phone Number:: [REDACTED]

Email Address: [REDACTED]

Length of Residency in Rowlett:: 13 years

Are you a registered voter in Rowlett? (All members of citizen boards and commissions must be registered voters, residing in the City of Rowlett. This does not apply to Junior Alternate Members):: Yes

If yes, what is your registration number:: 2120069536

Could your voter registration be listed under a different (i.e. legal) name than provided above? (Example: Michael for Mike, Melissa for Missy) If so, please provide.:

Birthday (mm/dd/yyyy): [REDACTED]

Briefly describe the experiences (job related or otherwise) that have readied you for service. Include

organizations, titles, dates, tasks and/or duties, etc.: Senior Vice President of North American Operations- BNY Mellon Corp

Please describe your educational background, including the highest level attained and all degrees, technical training, certifications, etc. that are relevant:: I have a BS In Business Administration and a Master's in Business Administration

List any specific skills, abilities, and qualifications that are relevant to the position(s) applied for:: I have an extensive background in Operations, managing multimillion-dollar budgets.

Are you currently serving on other City Boards or Commissions?: No

If yes, which one::

Have you served on a City Board or Commission before?: No

If yes, which one(s)::

Have you participated in any of the City's Academies (Citizen Academy, Citizen Fire Academy, Citizen Police Academy)?:: None

Tell us why you want to serve on a board or commission. Please include any particular goals you have, and any talents, experiences or interests that would help make you a valuable member:: I would like to be more involved with the Golf Course here in Waterview. As a Resident of Waterview and avid Golfer I would like to help improve the overall golfing experience for Residents and all people playing at Waterview.

Additional Information:

Form submitted on: 6/4/2025 1:11:45 PM

Submitted from IP Address: 136.226.102.124

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.rowletttx.gov/Forms.aspx?FID=74>

Rhonda Grogg

From: noreply@civicplus.com
Sent: Friday, June 13, 2025 6:19 PM
To: Stacey Chadwick; Rhonda Grogg; Deborah Sorensen
Subject: Online Form Submittal: Board Application Form

CAUTION: External Email

If you are having problems viewing this HTML email, click to view a [Text version](#).

Board Application Form

Please complete the online form below. You may only serve on one board or commission at a time. To apply for a position on the Senior Advisory Board, the applicant must be 55 years of age or older.

Today's Date (mm/dd/yyyy):* 06/13/2025

Personal Information

Board or Commission First Choice:* [Golf Advisory Board \/
Board or Commission Second Choice:* [Golf Advisory Board \/
Are you willing to serve on a different Board or Commission than your First or Second choice?*
() Yes (X) No
Applicant's Name:* Douglas W. Cox
Home Address:* [REDACTED]
ZIP Code:* 75089
Preferred Phone Number:* [REDACTED]
Email Address:* [REDACTED]

Residency Information

Length of Residency in Rowlett:* Eight years
Are you a registered voter in Rowlett? (All members of citizen boards and commissions must be registered voters, residing in the City of Rowlett. This does not apply to Junior Alternate Members):*
(X) Yes () No
If yes, what is your registration number: 1080486304
Could your voter registration be listed under a different (i.e. legal) name than provided above? (Example: Michael for Mike, Melissa for Missy) If so, please provide.
Birthday (mm/dd/yyyy):* [REDACTED]

Experience

Briefly describe the experiences (job related or otherwise) that have readied you for service. Include organizations, titles, dates, tasks and/or duties, etc.*
I've been in the Promo Business for 50 years. Over those years, I've been involved in many Corporate golf tournaments and tournaments for Young Life groups. My company has organized tournaments for churches, law firms, construction firms, car dealerships and more. I play at Waterview often and have watched the good and bad management over the years. I think I could make good suggestions and help improve the golf experience at the club.

Education

Please describe your educational background, including the highest level attained and all degrees, technical training, certifications, etc. that are relevant:*

I'm a high school grad with about two years of accumulated college.

Skills and Qualifications

List any specific skills, abilities, and qualifications that are relevant to the position(s) applied for:*

I work well with people and am very familiar with golf courses and their operations all over the Metroplex. I've been playing golf for over 50 years and know a lot about management and operations of golf courses. I sell several golf clubs uniforms and promotional items

Membership Information

Are you currently serving on other City Boards or Commissions?*

☐ Yes

☒ No

If yes, which one:

Have you served on a City Board or Commission before?*

☐ Yes

☒ No

If yes, which one(s):

Have you participated in any of the City's Academies (Citizen Academy, Citizen Fire Academy, Citizen Police Academy)?*

☒ None

☐ Citizen Fire Academy

☐ Citizen Academy

☐ Citizen Police Academy

Reason for Applying

Tell us why you want to serve on a board or commission. Please include any particular goals you have, and any talents, experiences or interests that would help make you a valuable member:*

I've watched the City of Rowlett hire good people at the course and then lose them for disagreements over management groups. It takes way too long to iron out issues like that. We need to be looking at the course as a good will ambassador for the city. Losing good course superintendents seems to be a common thing. Hiring good teaching pros has also been an issue. We need stability in management and golf course care and maintenance. Food service needs improvement too. I feel like I could help improve the way our golf course is seen by the public as well as be helpful in getting more tournaments to come to Waterview. Hopefully I can persuade The City of Rowlett to take a better interest in our course and increase revenue through better management and care for the course.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.rowletttx.gov/Admin/FormHistory.aspx?SID=38279>

The following form was submitted via your website: Board Application Form

Today's Date (mm/dd/yyyy):: 06/13/2025

Board or Commission First Choice:: Golf Advisory Board

Board or Commission Second Choice:: Golf Advisory Board

Are you willing to serve on a different Board or Commission than your First or Second choice?: No

Applicant's Name:: Douglas W. Cox

Home Address::

ZIP Code:: 75089

Preferred Phone Number::

Email Address::

Length of Residency in Rowlett:: Eight years

Are you a registered voter in Rowlett? (All members of citizen boards and commissions must be registered voters, residing in the City of Rowlett. This does not apply to Junior Alternate Members): Yes

If yes, what is your registration number:: 1080486304

Could your voter registration be listed under a different (i.e. legal) name than provided above? {Example: Michael for Mike, Melissa for Missy} If so, please provide.:

Birthday (mm/dd/yyyy):

Briefly describe the experiences (job related or otherwise) that have readied you for service. Include organizations, titles, dates, tasks and/or duties, etc.: I've been in the Promo Business for 50 years. Over those years, I've been involved in many Corporate golf tournaments and tournaments for Young Life groups. My company has organized tournaments for churches, law firms, construction firms, car dealerships and more. I play at Waterview often and have watched the good and bad management over the years. I think I could make good suggestions and help improve the golf experience at the club.

Please describe your educational background, including the highest level attained and all degrees, technical training, certifications, etc. that are relevant:: I'm a high school grad with about two years of accumulated college.

List any specific skills, abilities, and qualifications that are relevant to the position(s) applied for:: I work well with people and am very familiar with golf courses and their operations all over the Metroplex. I've been playing golf for over 50 years and know a lot about management and operations of golf courses. I sell several golf clubs uniforms and promotional items

Are you currently serving on other City Boards or Commissions?: No

If yes, which one::

Have you served on a City Board or Commission before?: No

If yes, which one(s)::

Have you participated in any of the City's Academies (Citizen Academy, Citizen Fire Academy, Citizen Police Academy)?: None

Tell us why you want to serve on a board or commission. Please include any particular goals you have, and any talents, experiences or interests that would help make you a valuable member:: I've watched the City of Rowlett hire good people at the course and then lose them for disagreements over management groups. It takes way too long to iron out issues like that. We need to be looking at the course as a good will ambassador for the city. Losing good course superintendants seems to be a common thing. Hiring good teaching pros has also been an issue. We need stability in management and golf course care and maintenance. Food service needs improvement too. I feel like I could help improve the way our golf course is seen by the public as well as be helpful in getting more tournaments to come to Waterview. Hopefully I can persuade The City of Rowlett to take a better interest in our course and increase revenue through better management and care for the course.

Additional Information:

Form submitted on: 6/13/2025 6:19:16 PM

Submitted from IP Address: 47.189.167.249

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.rowletttx.gov/Forms.aspx?FID=74>

Meeting Date: 9/2/2025

Agenda Item: 7.A.

Title

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.

Staff Representative

Wendy Badgett, Director of Finance

Executive Summary

On August 11, 2025, the City Manager presented the Proposed Budget for FY2026. Within the Proposed Budget presentation, as well as during the Council Budget Strategy Session, Council members were briefed on proposed changes to the Master Fee Schedule related to specific services. The fee updates included in this Council item are included in the revenue projections contained within the FY2026 Proposed Budget to be adopted on September 17, 2025.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 GOVERN TRANSPARENTLY & INCLUSIVELY	1.5 Maintain equitable and competitive tax rates, fees, and service charges

Background Information

The City of Rowlett Master Fee Schedule provides a schedule of fees and rates for various City services. The schedule is reviewed and updated each year as part of the City's annual budget process to fund the cost of services, and as otherwise needed throughout the year to accommodate changes in operations, ordinances, or state law.

Discussion

This staff report outlines proposed changes to fees generating revenue for the General, Refuse and Utility Funds. Three sections within the Master Fee schedule are proposed to be adjusted: Miscellaneous, Solid Waste, and Utilities. Each of the three sections are discussed below. The fee updates proposed are included in the revenue projections contained within the FY2026 Proposed Budget to be adopted on September 17, 2025.

MISCELLANEOUS

In the Miscellaneous section, the city currently has 56 fees that are administered by various departments. One department submitted a name change to an existing fee and creation of a new fee.

Library

The Library is proposing to change the name of the “Lost or damaged materials” fee to “Replacement of materials” fee to clarify the purpose of the fee. This change will not impact FY2026 revenue.

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-081-13	Lost or damaged materials Replacement of materials	Current replacement cost \$5.00 processing fee (non-refundable)	Current replacement cost \$5.00 processing fee (non-refundable)

A Damage fee is being created by the Library with an estimated increase to FY2026 revenue of less than \$100. This fee will be assessed when repair is needed but full replacement is not necessary.

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
n/a	Damage Fee	n/a	\$3.00

SOLID WASTE

In the **Solid Waste** section, the following changes are submitted. These fee adjustments include a 10% increase for residential customers and an 11% increase for commercial customers. The increases pass through the cost of transitioning bulk services to weekly pickup and incorporate the annual CPI-based rate adjustment assessed by Republic Services, effective October 1, 2025.

Residential Rates

Applicable Resolution, Ordinance or Code(s):

RES-090-12; RES-081-13; RES-078-14; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-102-22; RES-103-23; RES-072-24

	FY25	FY26
Residential, 1 cart	\$ -20.36	\$ 22.40
Residential, extra cart	\$ -0.18	\$ 11.20
Residential, extra cart (recycle)	n/a	\$ 11.20

Supplemental
Services:

	FY25	FY26
Bulk Special Services	n/a	(Billed Separately by Contractor)
Poly Cart Exchange	n/a	\$ 52.49

Commercial and Industrial Rates

Applicable Resolution, Ordinance or Code(s): RES-090-12; RES-081-13; RES-078-14; RES-

102-17; RES-080-18; RES-108-19; RES-099-21; RES-102-22; RES-103-23; RES-072-24

Commercial Recycle Frontload:

	<u>FY25</u>	<u>FY26</u>
2 Yard:		
Pick up 1 x week	-\$ 114.67	\$ 127.29
Pick up 2 x week	-\$ 219.85	\$ 244.04
Pick up 3 x week	-\$ 325.06	\$ 360.82
Pick up 4 x week	-\$ 430.31	\$ 477.65
Pick up 5 x week	-\$ 535.50	\$ 594.40
Pick up 6 x week	-\$ 640.83	\$ 711.32
Extra Pickup	-\$ 55.74	\$ 61.87

	<u>FY25</u>	<u>FY26</u>
6 Yard:		
Pick up 1 x week	-\$ 174.74	\$ 193.97
Pick up 2 x week	-\$ 335.45	\$ 372.35
Pick up 3 x week	-\$ 496.18	\$ 550.75
Pick up 4 x week	-\$ 656.93	\$ 729.19
Pick up 5 x week	-\$ 817.64	\$ 907.58
Pick up 6 x week	-\$ 978.35	\$ 1,085.97
Extra Pickup	-\$ 131.97	\$ 146.48

3 Yard:		
Pick up 1 x week	-\$ 126.11	\$ 139.98
Pick up 2 x week	-\$ 242.83	\$ 269.54
Pick up 3 x week	-\$ 359.58	\$ 399.13
Pick up 4 x week	-\$ 476.33	\$ 528.72
Pick up 5 x week	-\$ 593.05	\$ 658.29
Pick up 6 x week	-\$ 709.84	\$ 787.92
Extra Pickup	-\$ 79.18	\$ 87.89

8 Yard:		
Pick up 1 x week	-\$ 205.70	\$ 228.33
Pick up 2 x week	-\$ 395.76	\$ 439.29
Pick up 3 x week	-\$ 585.83	\$ 650.27
Pick up 4 x week	-\$ 775.89	\$ 861.24
Pick up 5 x week	-\$ 965.60	\$ 1,071.81
Pick up 6 x week	-\$ 1,155.97	\$ 1,283.13
Extra Pickup	-\$ 161.33	\$ 179.08

4 Yard:		
Pick up 1 x week	-\$ 141.85	\$ 157.45
Pick up 2 x week	-\$ 273.26	\$ 303.31
Pick up 3 x week	-\$ 404.64	\$ 449.15
Pick up 4 x week	-\$ 645.39	\$ 716.38

Frontload Supplemental Services

Lock	-\$ 18.50	\$ 20.53
Casters	-\$ 61.66	\$ 68.44
Extra Yardage	n/a	\$ 52.49
Exchange	n/a	\$ 78.74

Pick up 5 x week	-\$ 667.48	\$ 740.90
Pick up 6 x week	-\$ 729.09	\$ 809.29
Extra Pickup	-\$ 102.68	\$ 113.97

-

Commercial Recycle Frontload:

6-Yard:

-

Pick up 1 x week	-\$ 126.17	(Billed Separately by Contractor)
Pick up 2 x week	-\$ 134.06	

8-Yard:

-

Pick up 1 x week	-\$ 141.93	
Pick up 2 x week	-\$ 149.84	

-

Vertical Compactors

	n/a	(Billed Separately by Contractor)
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Commercial Polycart (Hand Collect)

Polycart 1-1 x week	-\$ 44.03	\$ 48.87
Extra polycart	-\$ 20.96	\$ 23.27
Delivery	n/a	\$ 52.49
Exchange	n/a	\$ 52.49

Industrial

	n/a	(Billed Separately by Contractor)
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UTILITIES

In the **Utilities** section, the following changes are submitted. These fee adjustments include an 8% water rate increase for residential and commercial customers and a 10% wastewater rate increase for residential and commercial customers.

For water rates, the base rate and volume rates are increasing as a result of higher cost of water supply from the North Texas Municipal Water District (NTMWD) effective October 1, 2025.

Monthly water rate charges

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19	Residential Base Rate, <1 inch	\$22.00	\$23.65
RES-108-19; RES-072-24	Commercial Base Rate, <1 inch	\$29.01	\$31.33
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Residential Base Rate, 1 inch	\$46.58	\$50.07

RES-108-19; RES-072-24	Commercial Base Rate, 1 inch	\$48.46	\$52.33
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Residential Base Rate, 1 1/2 inch	\$67.28	\$72.32
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Commercial Base Rate, 1 1/2 inch	\$68.58	\$74.06
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	2 inch	\$92.00	\$108.00
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-103-23; RES-072-24	3 inch	\$176.67	\$202.50
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	4 inch	\$291.67	\$337.50
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	6 inch	\$583.33	\$675.00
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	8 inch	\$953.33	\$1,080.00
RES-102-17; RES-108-19	Base Rate, Multi-Family per unit	\$22.00	\$23.76

Volume charges per month for all consumption

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-078-14; RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Residential volume charges per month per 1,000 gallons (0-3,000 gallons)	\$4.13	\$4.44
RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Residential volume charges per month per 1,000 gallons (3,001-15,000 gallons)	\$6.71	\$7.21
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-078-14; RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Residential volume charges per month per 1,000 gallons (above 15,000 gallons)	\$8.37	\$9.00
RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Commercial and Multifamily volume charges per month per 1,000 gallons	\$6.84	\$7.38

For sewer rates, the base rate and volume rates are increasing as a result of higher cost of wastewater treatment service from the City of Garland effective October 1, 2025.

Monthly sewer rate charges

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Base rate, Residential	\$23.33	\$25.66
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Base rate, Multifamily and Commercial	\$23.78	\$26.16
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-090-12; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Residential volume charge per month per 1,000 gallons	\$5.74	\$6.32
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-090-12; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Multifamily volume charge per month per 1,000 gallons	\$5.86	\$6.44
RES-108-19; RES-103-23; RES-072-24	Commercial Volume charges per month per 1,000 gallons	\$6.52	\$7.17
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-090-12; RES-081-13; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Maximum Residential bill	\$80.73	\$88.86

The table below outlines examples of the financial impact to our customers, at various consumption levels, based on rates proposed for FY2026.

Residential Water & Sewer Customers Only	Adopted FY2025	Proposed FY2026
Beginning Base Rate	\$44.54	\$45.33
New Base Rate	\$45.33	\$49.31
Volume Rate - 0-3,000 gallons	\$9.87	\$10.76
Volume Rate - 3,000-15,000 gallons	\$12.45	\$13.53
Total Monthly Fee @ 7,500 gallons per month	\$130.97	\$142.48
Dollar change	\$3.67	\$11.51
Percent change	2.9%	8.8%

Financial/Budget Implications

The anticipated collection of the fees, as proposed, was submitted as revenue in the FY2026 Proposed Budget. The proposed rates will go into effect beginning October 1, 2025.

Recommended Action

Approve a resolution amending the Master Fee Schedule for rate and fee changes to Miscellaneous, Solid Waste, and Utility sections.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AMENDING THE MASTER FEE SCHEDULE FOR THE CITY OF ROWLETT BY AMENDING THE FEES SET FORTH IN THE MISCELLANEOUS, SOLID WASTE, AND UTILITY SECTIONS OF THE MASTER FEE SCHEDULE; PROVIDING THAT OTHER FEES NOT LISTED BUT NOW CHARGED PURSUANT TO OTHER ORDINANCES AND RESOLUTIONS SHALL REMAIN IN EFFECT UNTIL TRANSFERRED TO THE MASTER FEE SCHEDULE BY AMENDMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett has heretofore adopted a Master Fee Schedule for the purpose of setting forth the comprehensive fees assessed and collected by the City for a range of applications, permits, licenses, services and activities; and

WHEREAS, the City Council desires to amend the said Fee Schedule to revise existing or add new fees and does so by this Resolution; and

WHEREAS, in the event there is a conflict between a fee listed in the Master Fee Schedule and the provisions of any other City ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; and

WHEREAS, although the purpose of this resolution is to amend the Master Fee Schedule, this resolution is not intended to amend, abolish or change any fee heretofore established that is not listed in the Master Fee Schedule.

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

SECTION 1: That from and after the effective date of this Resolution the fees and charges set out in the Master Fee Schedule attached hereto as Exhibit "A" shall be collected on behalf of the City for Miscellaneous, Solid Waste, and Utilities, as shown in Exhibit "A," attached hereto and incorporated herein by this reference. Other sections, fees or charges not referenced in Exhibit "A" shall remain unaffected by this Resolution.

SECTION 2: That in the event of a conflict between a fee set out in the Master Fee Schedule and the provisions of any other City ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; however, this resolution shall not amend, abolish or change any fee heretofore established that is not listed in the Master Fee Schedule and such fees shall continue in effect for all purposes until amended by ordinance or resolution or transferred to the Master Fee Schedule.

SECTION 3: That all provisions of the ordinances and resolutions of the City of Rowlett in conflict with the provisions of this resolution be and the same are hereby repealed and all other provisions of the ordinances and resolutions of the City of Rowlett not in conflict with the provisions hereof shall remain in full force and effect.

SECTION 4: That if any section, sentence, clause, or phrase of this resolution is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this resolution, it being the legislative intent that the provisions of this resolution are severable and that the resolution shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.

SECTION 5: That the fees provided for in Section 1 of this Resolution relative to the various proposed rates and fees shall become effective on the 1st day of October 2025.

Attachments

1. Exhibit A - Amend Master Fee Schedule

EXHIBIT A

MISCELLANEOUS

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-081-13	Lost or damaged materials Replacement of materials	Current replacement cost \$5.00 processing fee (non-refundable)	Current replacement cost \$5.00 processing fee (non-refundable)

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
n/a	Damage Fee	n/a	\$3.00

SOLID WASTE

Residential Rates

Applicable Resolution, Ordinance or Code(s):

RES-090-12; RES-081-13; RES-078-14; RES-102-17; RES-080-18; RES-108-19; RES-099-21;
RES-102-22; RES-103-23; RES-072-24

	FY25	FY26
Residential, 1 cart	\$ 20.36	\$ 22.40
Residential, extra cart	\$ 10.18	\$ 11.20
Residential, extra cart (recycle)	n/a	\$ 11.20

Supplemental Services:	FY25	FY26
Bulk Special Services	n/a	(Billed Separately by Contractor)
Poly Cart Exchange	n/a	\$ 52.49

Commercial and Industrial Rates

Applicable Resolution, Ordinance or Code(s): RES-090-12; RES-081-13; RES-078-14; RES-102-17; RES-080-18;
RES-108-19; RES-099-21; RES-102-22; RES-103-23; RES-072-24

Commercial Recycle Frontload:

	FY25	FY26
2 Yard:		
Pick up 1 x week	\$ 114.67	\$ 127.29
Pick up 2 x week	\$ 219.85	\$ 244.04
Pick up 3 x week	\$ 325.06	\$ 360.82
Pick up 4 x week	\$ 430.31	\$ 477.65
Pick up 5 x week	\$ 535.50	\$ 594.40
Pick up 6 x week	\$ 640.83	\$ 711.32
Extra Pickup	\$ 55.74	\$ 61.87

	FY25	FY26
6 Yard:		
Pick up 1 x week	\$ 174.74	\$ 193.97
Pick up 2 x week	\$ 335.45	\$ 372.35
Pick up 3 x week	\$ 496.18	\$ 550.75
Pick up 4 x week	\$ 656.93	\$ 729.19
Pick up 5 x week	\$ 817.64	\$ 907.58
Pick up 6 x week	\$ 978.35	\$ 1,085.97
Extra Pickup	\$ 131.97	\$ 146.48

EXHIBIT A

3 Yard:

Pick up 1 x week	-\$ 126.11	\$ 139.98
Pick up 2 x week	-\$ 242.83	\$ 269.54
Pick up 3 x week	-\$ 359.58	\$ 399.13
Pick up 4 x week	-\$ 476.33	\$ 528.72
Pick up 5 x week	-\$ 593.05	\$ 658.29
Pick up 6 x week	-\$ 709.84	\$ 787.92
Extra Pickup	-\$ 79.18	\$ 87.89

4 Yard:

Pick up 1 x week	-\$ 141.85	\$ 157.45
Pick up 2 x week	-\$ 273.26	\$ 303.31
Pick up 3 x week	-\$ 404.64	\$ 449.15
Pick up 4 x week	-\$ 645.39	\$ 716.38
Pick up 5 x week	-\$ 667.48	\$ 740.90
Pick up 6 x week	-\$ 729.09	\$ 809.29
Extra Pickup	-\$ 102.68	\$ 113.97

Commercial Recycle Frontload

6 Yard:

Pick up 1 x week	-\$ 126.17	(Billed Separately by Contractor)
Pick up 2 x week	-\$ 134.06	
8-Yard:		
Pick up 1 x week	-\$ 141.93	
Pick up 2 x week	-\$ 149.84	

Vertical Compactors

	n/a	(Billed Separately by Contractor)
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8 Yard:

Pick up 1 x week	-\$ 205.70	\$ 228.33
Pick up 2 x week	-\$ 395.76	\$ 439.29
Pick up 3 x week	-\$ 585.83	\$ 650.27
Pick up 4 x week	-\$ 775.89	\$ 861.24
Pick up 5 x week	-\$ 965.60	\$ 1,071.81
Pick up 6 x week	-\$ 1,155.97	\$ 1,283.13
Extra Pickup	-\$ 161.33	\$ 179.08

Frontload Supplemental Services

Lock	-\$ 18.50	\$ 20.53
Casters	-\$ 61.66	\$ 68.44
Extra Yardage	n/a	\$ 52.49
Exchange	n/a	\$ 78.74

Commercial Polycart (Hand Collect)

Polycart 1-1 x week	-\$ 44.03	\$ 48.87
Extra polycart	-\$ 20.96	\$ 23.27
Delivery	n/a	\$ 52.49
Exchange	n/a	\$ 52.49

Industrial

	n/a	(Billed Separately by Contractor)
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UTILITIES

Monthly water rate charges

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19	Residential Base Rate, <1 inch	\$22.00	\$23.65
RES-108-19; RES-072-24	Commercial Base Rate, <1 inch	\$29.01	\$31.33
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Residential Base Rate, 1 inch	\$46.58	\$50.07

EXHIBIT A

RES-108-19; RES-072-24	Commercial Base Rate, 1 inch	\$48.46	\$52.33
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Residential Base Rate, 1 1/2 inch	\$67.28	\$72.32
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Commercial Base Rate, 1 1/2 inch	\$68.58	\$74.06
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	2 inch	\$92.00	\$108.00
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-103-23; RES-072-24	3 inch	\$176.67	\$202.50
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	4 inch	\$291.67	\$337.50
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	6 inch	\$583.33	\$675.00
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	8 inch	\$953.33	\$1,080.00
RES-102-17; RES-108-19	Base Rate, Multi-Family per unit	\$22.00	\$23.76

EXHIBIT A

Volume charges per month for all consumption

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-078-14; RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Residential volume charges per month per 1,000 gallons (0-3,000 gallons)	\$4.13	\$4.44
RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Residential volume charges per month per 1,000 gallons (3,001-15,000 gallons)	\$6.71	\$7.21
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-078-14; RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Residential volume charges per month per 1,000 gallons (above 15,000 gallons)	\$8.37	\$9.00
RES-102-17; RES-080-18; RES-102-22; RES-103-23; RES-072-24	Commercial and Multifamily volume charges per month per 1,000 gallons	\$6.84	\$7.38

Monthly sewer rate charges

Applicable Code; Ordinance or Resolution	Description	FY25	FY26
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Base rate, Residential	\$23.33	\$25.66
RES-144-07; RES-090-12; RES-081-13; RES-078-14; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Base rate, Multifamily and Commercial	\$23.78	\$26.16
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-090-12; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Residential volume charge per month per 1,000 gallons	\$5.74	\$6.32
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-090-12; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-099-21; RES-103-23; RES-072-24	Multifamily volume charge per month per 1,000 gallons	\$5.86	\$6.44
RES-108-19; RES-103-23; RES-072-24	Commercial Volume charges per month per 1,000 gallons	\$6.52	\$7.17
RES-144-07; RES-134-08; ORD-027-09; RES-076-10; RES-133-11; RES-090-12; RES-081-13; RES-105-15; RES-102-17; RES-080-18; RES-108-19; RES-072-24	Maximum Residential bill	\$80.73	\$88.86

Meeting Date: 9/2/2025

Agenda Item: 7.B.

Title

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.

Staff Representative

Derek Hull, Director of Community Development

Executive Summary

All supporting information and documents included in staff report for action on this item (see 7C).

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Strengthen Neighborhood Livability	3.1 Value existing neighborhoods. 3.4 Support efficient development patterns and communicate clear policy guidance. 3.5 Ensure that the Comprehensive Plan is observed and followed.

Background Information

See Agenda Item 7C.

Discussion

See Agenda Item 7C.

Financial/Budget Implications

N/A

Recommended Action

Open public hearing, hear comments for or against, close public hearing, and move to action item.

Attachments

None

Meeting Date: 9/2/2025

Agenda Item: 7.C.

Title

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.

Staff Representative

Derek Hull, Director of Community Development

Executive Summary

The applicant is requesting approval of a Special Use Permit (SUP) to allow for a Convenience/Vapor Store. With the adoption of Ordinance 027-22 on August 16, 2022, an SUP is required for businesses engaging in the sale of electronic cigarettes and vapor products, as well as CBD-related products. This requirement is intended to limit the proliferation of such stores and to encourage their location in areas best suited for these retail operations, as well as to impose reasonable conditions to minimize adverse effects from these stores. An SUP is a formal zoning action that encourages public review of site development features and is intended to ensure that proposed uses do not have a significant adverse impact on surrounding uses, infrastructure, transportation corridors, or on the community at large.

Strategic Priority and Goal(s)

Strategic Priority

Strategic Goal



**Strengthen
Neighborhood
Livability**

3.1 Value existing neighborhoods.
3.4 Support efficient development patterns and communicate clear policy guidance.
3.5 Ensure that the Comprehensive Plan is observed and followed.

Background Information

Ordinance 027-22 imposes the requirement for an SUP for the establishment of new businesses engaged in the sale of electronic cigarettes and vapor products, as well as CBD-related products. This ordinance also provided definitions for CBD products, electronic cigarettes, and vapor stores. Lastly, it set parameters for the operation of such businesses, including the requirement for an SUP and a process for the suspension or revocation of both the certificate of occupancy and an SUP. The applicant plans to operate a convenience store/vapor store.

This item went before the Planning & Zoning Commission for consideration on March 25, 2025. The Planning & Zoning Commission, on a 4-2 vote, recommended denial of the request.

The Planning and Zoning Commission meeting may be viewed at the following link: [Mar 25, 2025 Planning and Zoning Commission Work Session - Rowlett, TX](#). This request was considered as Item 5B.

The item was then presented before City Council for consideration on June 17, 2025. City Council motion to postpone this item to a future meeting and requested information from staff about crime statistics for vape shops. The motion passed 4-3.

The City Council meeting may be viewed at the following link: [Jun 17, 2025 City Council Meetings - Rowlett, TX](#). This request was considered as Item 7B.

Discussion

The proposed SUP is a request to operate a convenience/vapor store within a single suite of an existing retail strip center at the intersection of Dalrock Road and Sunset Boulevard. The shop will sell a variety of products, including E-Cigarettes (25%), Tobacco & Cigars (10%), CBD Products (45%), Novelty Items (10%), and Miscellaneous Products (10%), along with soft drinks and snacks. Per Ordinance 027-22, any SUP granted under this ordinance will expire five years after issuance.



Currently, approximately 12 vape or CBD stores are known to be operating in Rowlett, with most shown in the figure above. The applicant's site is located more than 2.5 miles south of these existing locations.

A. Site Data

The subject property is located within a retail strip containing approximately 10,306 square feet of leasable space on approximately 1.32 acres (57,240 square feet) of land. The Planned Development (Exhibit C) designates 67 parking spaces for the 10,306-square-foot building, along with other specific development regulations (Exhibit B) outlined within this Planned Development.

The proposed General/Retail use will operate in Suite 400, with the applicant confirming occupancy of 1,000 square feet out of the 3,600 square feet available. Based on the parking ratio, this use requires only five parking spaces. Currently, Premier Liquor and Alejandro's Grill and Cantina are the only businesses on-site, utilizing approximately 37 parking spaces. This leaves ample parking for the proposed convenience/vapor store.

B. Proposed Business Concept

Based on the initial information provided by the applicant, the business planned to operate as a convenience store/vapor store with the following expected product

breakdown:

- **E-Cigarettes: 25%**
- **Tobacco & Cigars: 10%**
- **CBD Products: 45% (including gummies, oils, creams, and disposables)**
- **Novelty Items: 10%**
- **Miscellaneous Products: 10%** (including incense, detox products, lighters, lighter fluids, and ashtrays)

The proposed hours of operation were daily from 9:00 a.m. to 10:00 p.m. Following the Planning and Zoning Commission meeting, the applicant submitted updated information proposing the following revised product/sales breakdown:

- Vape Items: 65%
- CBD Oils and CBD Vapes: 20%
- General Convenience Store Items: 15%

C. Special Use Permit Approval Criteria

The approval criteria for Special Use Permits are outlined in Section 77-206 of the RDC, and are listed below:

1. **The proposed SUP is consistent with the Comprehensive Plan and other infrastructure related plans, all applicable provisions of this Code, and applicable state and federal regulations;** The Comprehensive Plan designates this area for Mixed-Use development, emphasizing pedestrian-friendly features, higher residential density retail, commercial and office use. The specific site is also governed by Ordinance 040-14, a Planned Development (PD) allowing for C-2 Retail/Commercial/Office uses, supporting businesses along major thoroughfares. The proposed SUP is consistent with this designation, as the request would allow for a retail establishment within an existing shopping center fronting Dalrock, a heavily traveled corridor.
2. **The proposed SUP is consistent with the purpose and intent of the zoning district in which it is located.** The PD Ordinance 040-14 holding the standards of the Rowlett Development Code C-2, General Commercial/Retail District is intended for the conduct of retail sales-type uses. Traffic generated by the uses is expected to be primarily passenger vehicles, and only those trucks and commercial vehicles required for stocking and delivery. The C-2 district is intended to be applied primarily to areas of high traffic volume and along areas accessing high-volume streets. The proposed SUP would allow for a retail business having daily operations, 9 am to 10pm, the intended use is appropriate at this location and is consistent with the purpose and intent of the C-2 district.
3. **Whether the proposed SUP meets the challenge of some changing condition, trend, or fact; The proposed SUP would allow for a business providing goods and services to the general public;** however, it does not specifically meet the challenge of changing conditions, trends, or facts.

4. **Whether the proposed SUP will protect or enhance the health, safety, morals, or general welfare of the public;**

Ordinance 027-22 states that the City Council finds stores and shops selling CBD oil and CBD-related products to negatively impact existing businesses and surrounding residential areas. The requirement for an SUP allows the City Council to impose reasonable conditions to minimize these adverse effects, thereby protecting the public interest in health, safety, morals, and general welfare. The proposed location for this business is within a developed shopping center along Dalrock Road.

The business plans to operate with limited hours consistent with general retail hours, which are reasonable conditions to address potential negative impacts on the safety and general welfare of the community. By adhering to these conditions, the applicant aims to ensure that the business operates in a manner that safeguards and promotes the health, safety, morals, and general welfare of the public.

5. **Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;** Existing utilities, access, and drainage facilities are present and sufficient for the proposed business, and it is anticipated that service levels will be maintained for existing development.

6. **Whether the proposed SUP is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract;** retail use is consistent with the existing development pattern and will not have significant adverse impacts on nearby properties.

7. **The suitability of the subject property for the existing zoning and the proposed use sought by the SUP;** The proposed use is suitable for the subject property and aligns with the Planned Development - base zoning for the C-2-Retail/Commercial/Office.

Ordinance 027-22 was adopted by the City Council to ensure any additional businesses engaged in the sale of electronic cigarettes, vaping devices and materials, and products containing CBD are reviewed by the Planning and Zoning Commission and City Council so that they are situated in locations best suited for such businesses and reasonable conditions may be imposed to minimize adverse effects. The applicant has selected a suite within a long-existing retail strip with sufficient parking and access to accommodate the use. The proposed operating hours are consistent with other retail businesses.

Public Hearing Notices:

Notice of public hearing was given in accordance with the Texas Local Government Code and the Rowlett Development Code. Five (5) 200-foot notices and Eleven (11) courtesy 500-foot notices were mailed on March 13, 2025. As of March 21, 2025, staff has received the following:

Approximately nine (9) residents indicated that they did not receive notice but submitted statements of opposition from the March 2025 public hearing notice for Planning and Zoning.

A public hearing notice was issued for the June 17, 2025, City Council meeting. Staff received nine (9) residents in opposition to the proposed use, two (2) from residents who submitted letters of opposition from the March 2025 public hearing notice.

Additionally, a notice was placed in the newspaper for the upcoming public hearing at City Council for September 2, 2025. As of August 26, 2025, we have not received any responses.

Financial/Budget Implications

N/A

Recommended Action

Ordinance 027-22 was adopted by City Council to ensure that new businesses seeking to sell vape and CBD products are situated in locations well-suited for their operation and to prevent the proliferation of these entities. This is a new business looking to start operations within this above-mentioned commercial retail center.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT WITH A BASE ZONING OF GENERAL COMMERCIAL/RETAIL (PD - C-2) TO PLANNED DEVELOPMENT WITH A BASE ZONING OF GENERAL COMMERCIAL/RETAIL WITH A SPECIAL USE PERMIT FOR VAPOR STORE USE (PD - C-2 - SUP) FOR THE REAL PROPERTY KNOWN AS SUITE 400, 1800 DALROCK ROAD IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; 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 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 the affected area and in the vicinity thereof, and the City Council of the City of Rowlett is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1: The Comprehensive Zoning Ordinance and Map of the City of Rowlett, Texas, as previously amended, be and the same are hereby amended by changing the zoning from Planned Development with a base zoning of General Commercial/Retail (PD - C-2_ to Planned Development with a base zoning of General Commercial/Retail with a Special use Permit for vapor store use (PD - C-2 - SUP) for the real property located at Suite 400, 1800 Dalrock Road in the City of Rowlett, Dallas County, Texas, being more particularly described and/or depicted in Exhibit "A," attached hereto and incorporated herein by this reference and being more commonly known as 2906 Toler Drive (the "Property").

SECTION 2: All development and use of the Property shall be in accordance with the development standards of the City of Rowlett and further shall comply with the site plan and building elevations map attached hereto and incorporated herein by this reference as Exhibits "B" and "C," respectively.

SECTION 3: The Property shall be used, developed and maintained only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rowlett, as heretofore amended, and as amended herein, and the development, use and maintenance of the Property shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

SECTION 4: All provisions of the 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 provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

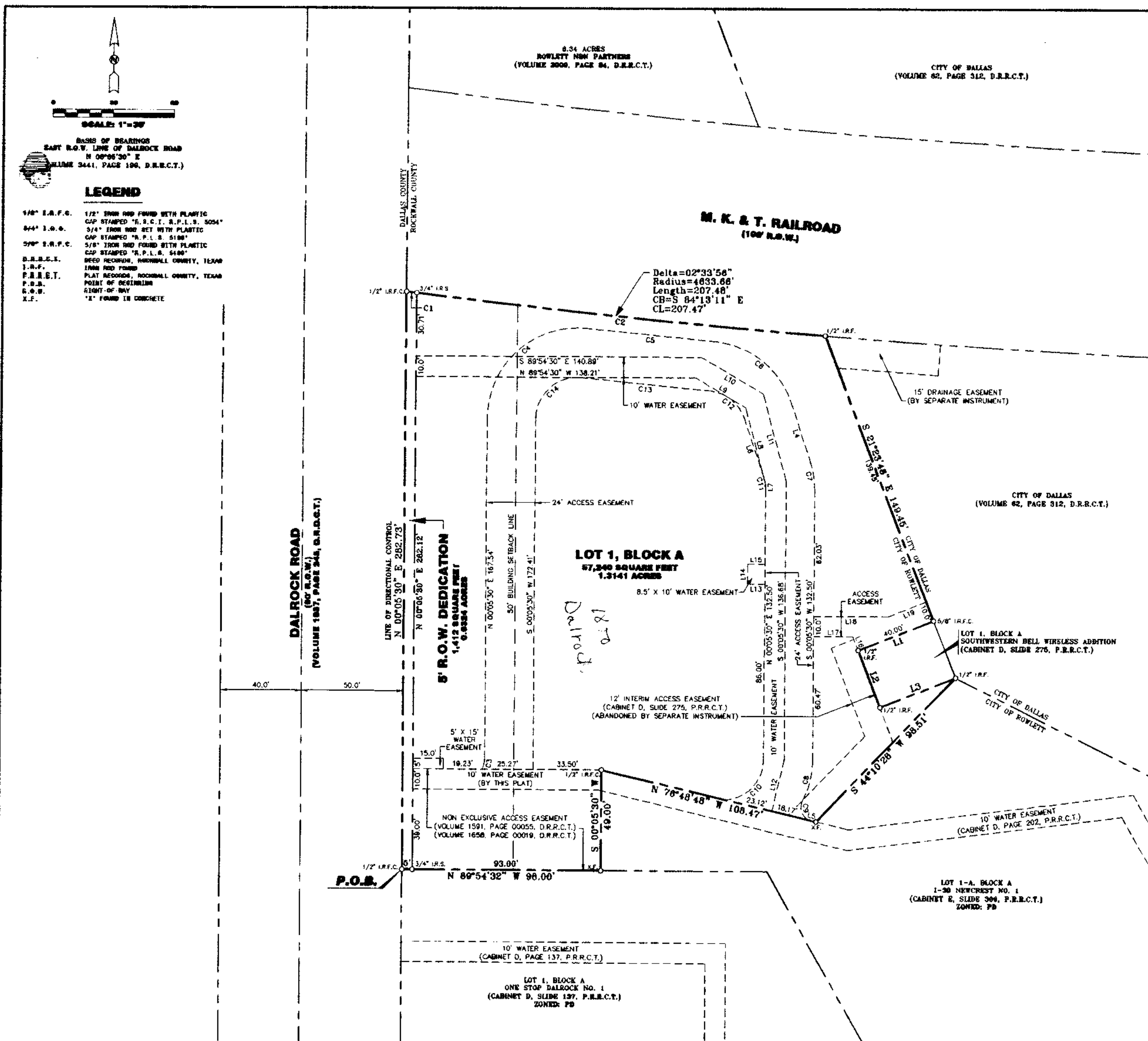
SECTION 5: Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6: Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

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

Attachments

1. Exhibits to Ordinance
2. Attachments to Staff Report



OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Shafer Plaza XXXVI, Ltd. is the owner of a tract of land situated in the City of Rowlett, Rockwall County, Texas out of the W.H. Thomas Survey, Abstract No. 213 and being all of a 1.36 acre tract of land conveyed to Shafer Plaza XXXVI, Ltd. according to the deed filed for record in Volume 3549, Page 200, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "R.S.C.I. R.P.L.S. 5034" in the east right of way line of Dalrock Road (90' right of way), the southwest corner of said 1.36 acre tract and being the northwest corner of Lot 1, Block A, One Stop Dalrock No. 1 according to the plat thereof recorded in Cabinet D, Slide 137, Plat Records, Rockwall County, Texas;

THENCE, along said east right of way line, the west line of said 1.36 acre tract, North 00 degrees, 05 minutes, 30 seconds East, a distance of 282.73 feet to a 1/2" iron rod found with plastic cap stamped "R.S.C.I. R.P.L.S. 5034" in the south right of way line of M.K. & T. Railroad (100' right of way), the northeast corner of said 1.36 acre tract and being the beginning of a non-tangent curve to the left;

THENCE, departing said east right of way line, along said south right of way line, the north line of said 1.36 acre tract, along said curve to the left through a central angle of 02 degrees, 30 minutes, 56 seconds, a radius of 4,633.66 feet, an arc length of 207.48 feet, a chord bearing of South 84 degrees, 15 minutes, 11 seconds East, a chord distance of 207.47 feet to a 1/2" iron rod found, the northeast corner of said 1.36 acre tract and being the northwest corner of a tract of land conveyed to the City of Dallas according to the deed filed for record in Volume 62, Page 312, Deed Records, Rockwall County, Texas;

THENCE, along the east line of said 1.36 acre tract, the west line of said City of Dallas tract, South 21 degrees, 23 minutes, 48 seconds East, a distance of 149.45 feet to a 5/8" iron rod found with red plastic cap stamped "R.P.L.S. 5199", the northeast corner of Lot 1, Block A, Southwestern Bell Wireless Addition according to the plat thereof recorded in Cabinet D, Slide 275, Plat Records, Rockwall County, Texas;

THENCE, departing the west line of said City of Dallas tract, along the north line of said Lot 1, South 08 degrees, 36 minutes, 12 seconds West, a distance of 40.00 feet to a 1/2" iron rod found;

THENCE, along the west line of said Lot 1, South 21 degrees, 23 minutes, 48 seconds East, a distance of 30.00 feet to a 1/2" iron rod found, the southwest corner of said Lot 1;

THENCE, along the south line of said Lot 1, North 68 degrees, 36 minutes, 12 seconds East, a distance of 40.00 feet to a 1/2" iron rod found, the southeast corner of said City of Dallas tract and being a corner of Lot 1-A, Block A, I-30 Newcrest No. 1 according to the plat thereof recorded in Cabinet E, Slide 309, Plat Records, Rockwall County, Texas, a southeast corner of said 1.36 acre tract;

THENCE, along the south line of said 1.36 acre tract and a north line of said Lot 1-A, South 44 degrees, 10 minutes, 28 seconds West, a distance of 98.61 feet to an "X" found in concrete;

THENCE, continuing along said common line, North 76 degrees, 48 minutes, 48 seconds West, a distance of 106.47 feet to a 1/2" iron rod found with plastic cap stamped "R.S.C.I. R.P.L.S. 5034", the most westerly northwest corner of said Lot 1-A;

THENCE, along the most westerly west line of said Lot 1-A, the most southerly east line of said 1.36 acre tract, South 00 degrees, 05 minutes, 30 seconds West, a distance of 49.00 feet to an "X" found in concrete in the north line of said Lot 1, Block A, One Stop Dalrock No. 1;

THENCE, along the south line of said 1.36 acre tract, the north line of said Lot 1, North 09 degrees, 04 minutes, 32 seconds West, a distance of 98.00 feet to the POINT OF BEGINNING and containing 58,652 square feet or 1.3465 acres of land, more or less.

That we, Shafer Plaza XXXVI, Ltd., Owner, do hereby bind ourselves and our heirs, assigns and successors of title this plat designating the hereinabove described property as **SHAHER PLAZA ADDITION**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements of growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any time of procuring the permission of anyone. That the Deed of Trust provided herein as a requirement to platting represents the most recent Deed of Trust filed for record with the County and that no further owners are involved other than those indicated on the Deed of Trust provided with this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

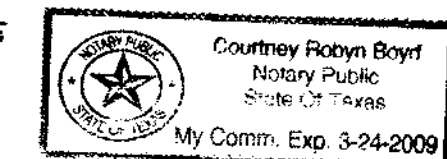
[Signature]
Signature of Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *[Signature]* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of October, 2005.

[Signature]
Notary Public in and for the State of Texas



MORTGAGE HOLDER'S CERTIFICATION

That I, *[Signature]*, Trustee, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating there hereinabove described property as **SHAHER PLAZA ADDITION**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements of growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas, and to requirements placed on the homeowners' association as indicated herein and remedies to the abatement of nuisance and liens on properties therein and as required.

Witness our hands at Dallas, Texas, this 14th day of October, 2005.

[Signature]
Signature

[Signature]
VICE-PRESIDENT

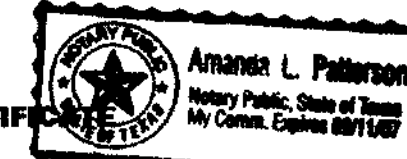
[Signature]
Company

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *[Signature]* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of October, 2006.

[Signature]
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

I, Douglas S. Loomis, Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning and Zoning Commission of the City of Rowlett, Texas.

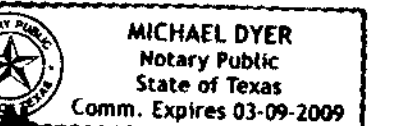
[Signature]
Douglas S. Loomis, R.P.L.S. No. 5199

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Douglas S. Loomis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of October, 2006.

[Signature]
Notary Public in and for the State of Texas



CITY APPROVAL

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas.

[Signature]
Chairman, Planning and Zoning Commission

ATTEST:

[Signature]
Signature

[Signature]
Name & Title
Dawn E. Frye, Administrative Assistant

The Director of Public Works of the City of Rowlett, Texas hereby certifies that to the best of his knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his approval is required.

[Signature]
Director of Public Works

The Director of Planning and Development of the City of Rowlett, Texas hereby certifies that to the best of his knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his approval is required.

[Signature]
Director of Planning and Development

FINAL PLAT
SHAHER PLAZA ADDITION

1.3465 ACRES
1 COMMERCIAL LOT
out of

W.H. THOMAS SURVEY, ABSTRACT No. 213
CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS



11115 Plano Parkway
Suite 117
Plano, Texas 75074
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultants.com

PROJECT INFORMATION
Date of Drawing: 10/03/2005
Date of Survey: 05/20/2004
Job Number: 04101115
Drawn By: M.D.
File: Final Plat.Dwg
SHEET 1 OF 1

EXHIBIT B - STATEMENT OF INTENT AND PURPOSE

Correspondence from the applicant-

Our reasoning for developing this type of business at this specific location started by having a communication with Broker and the property owner. We found out that this type of business has been requested a lot by customers at the Circle K and Valero stores next to our site. Since convenience stores are where you typically buy Vape shop-items, clients come in asking for these items. We also found out from the owner that there was a smoke shop at this shopping center previously. Because of the isolated location from both sides of the lake, we didn't see another Vape shop for miles. Therefore, we took all this into consideration, we thought this would be a great addition to the area because we would provide merchandise that is not available to the public. We also intend to operate as a small convenience store, we will sell items that are sold in the other convenience stores, but our primary sales will be Vape shop items.

25 % E-Cig

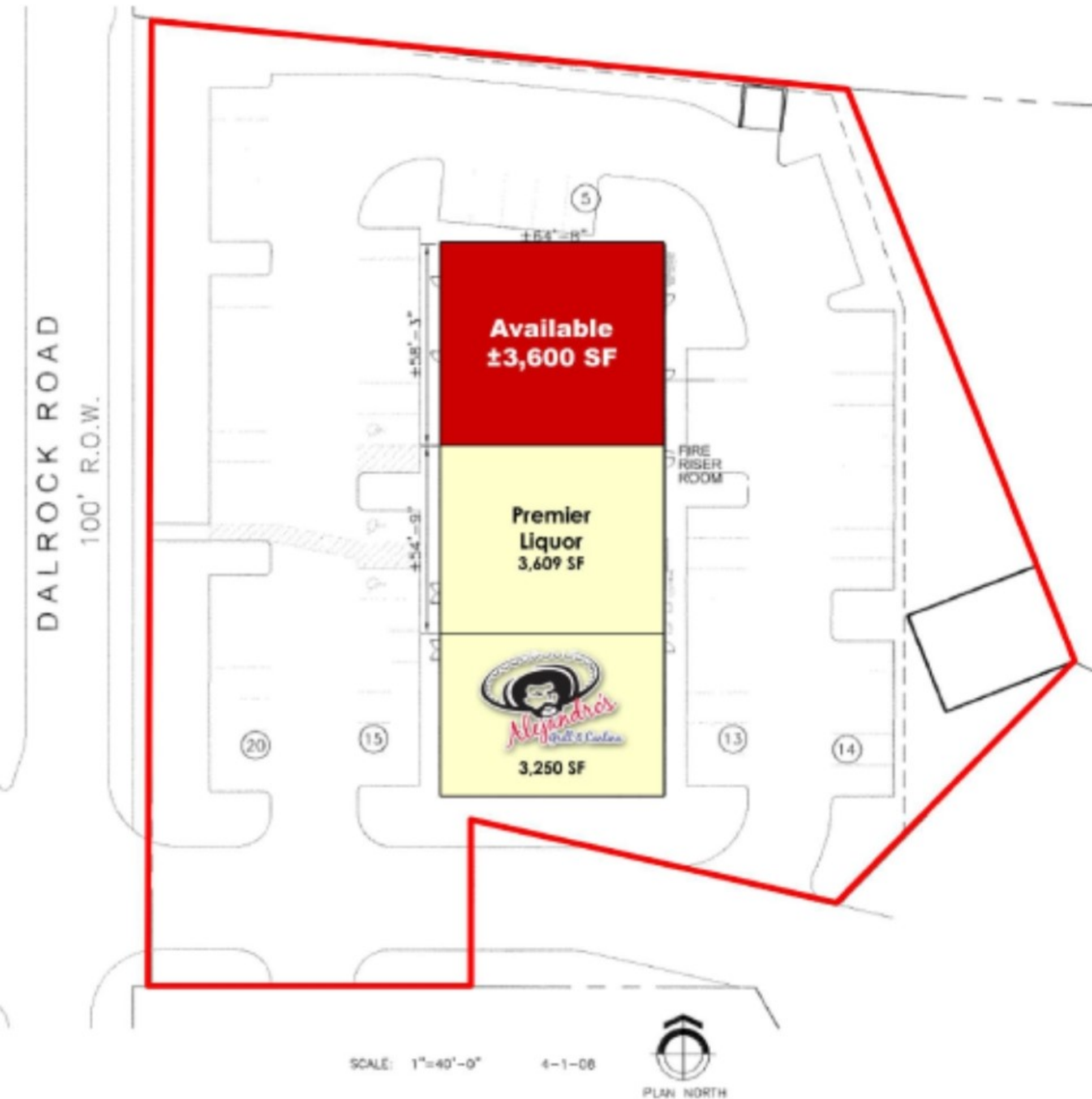
10% Novelty Items

10% Tobacco and Cigars

45 % CBP Products (gummies, Oil, creams, Disposable

10% Miscellaneous products (incense, detox, lighter, lighter fluids, Astray's)

EXHIBIT C - SITE PLAN



SYMBOL LEGEND

ROOM NAME 101	ROOM TAG W/ AREA		LEVEL/DATUM ELEVATION MARK
	STRUCTURAL GRID - EXISTING		SECTION MARK
	STRUCTURAL GRID - NEW		BUILDING SECTION MARK
	PARTITION TYPE TAG		DETAIL SECTION MARK
	CEILING TAG		DETAIL CALLOUT MARK
	CEILING TAG W/ HEIGHT		NORTH ARROW
	FLOOR TAG		
	DOOR TAG		
	LIFE SAFETY DOOR TAG		
	FURNITURE/FIXTURE/ CASEWORK TAG		
	GLAZING TAG		
	WINDOW TAG		
	REVISION DELTA		
	NOTE WITH LEADER		
	KEY NOTE		
	FINISH/MATERIAL TAG		
	LIGHTING TAG		
	PLUMBING TAG		
	SPECIALTY EQUIPMENT TAG		

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

2. THE GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND SHALL NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.

3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND ANY APPLICABLE AMENDMENTS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACINGS AS REQUIRED TO ENSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR A PORTION THEREOF DURING CONSTRUCTION.

5. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, INCLUDING ADVISING ALL TRADES OF FEATURES OF CONSTRUCTION AND PROVIDING BLOCKS, HOLES, DEPRESSIONS, ETC., AS REQUIRED, FOR A COMPLETE JOB. REFER TO ALL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, CURBS, DRAINS, OPENINGS, ETC.

6. THE GENERAL CONTRACTOR IS TO BUILD AND MAINTAIN CONSTRUCTION BARRICADES AND ALL NECESSARY LIGHTS, SIGNAGE, ETC., FOR THE PROTECTION OF THE PUBLIC, AS PER LOCAL ORDINANCES AND LANDLORD REQUIREMENTS.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT FOR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING WORK IN PLACE.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MISCELLANEOUS PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED FOR COMPLETION OF THE JOB AS PER ALL GOVERNING AGENCIES.

9. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER AND LANDLORD. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR REPAIR AS DIRECTED BY THE STRUCTURAL ENGINEER.

10. ALL CONTRACTORS SHALL PROVIDE LIABILITY INSURANCE AND WORKERS COMPENSATION BENEFITS IN ACCORDANCE WITH STATE LAW FOR ALL WORKERS AND AGENTS WHO WILL BE ON THE SITE AT ANY TIME. TENANTS GENERAL CONTRACTOR MUST PROVIDE INSURANCE CERTIFICATE WITH COVERAGES AND ADDITIONAL INSURANCE AS REQUIRED BY LANDLORD PRIOR TO CONSTRUCTION START.

11. THE GENERAL CONTRACTOR SHALL REPORT ANY DEFECTS, DISCREPANCIES, PROBLEMS OR UNCERTAINTIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK AFFECTED.

12. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE FULLY ACQUAINTED WITH SCOPE OF THE WORK TO BE PERFORMED AND SHALL INSPECT SITE CONDITIONS PRIOR TO BID SUBMITTAL. BID SHALL INCLUDE ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE SCOPE OF WORK.

13. IT IS UNDERSTOOD THAT THE OWNER MAY BE PURCHASING AND/OR INSTALLING MATERIALS, EQUIPMENT, AND FURNISHINGS UNDER SEPARATE CONTRACTS. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL COOPERATE WITH THE OWNER TO ALLOW THE DELIVERY AND INSTALLATION OF SUCH MATERIALS, EQUIPMENT, AND FURNISHINGS BY OTHER CONTRACTORS AND SUPPLIERS WHICH MAY COMMENCE PRIOR TO FINAL ACCEPTANCE OF THE REMODELED SPACE BY THE OWNER SO AS TO ASSURE THE OWNER OF THE EARLIEST POSSIBLE COMPLETION DATE.
14. NO EXTRAS WILL BE ALLOWED FOR CLAIMS DUE TO UNFORESEEN OR UNANTICIPATED CONDITIONS WHICH COULD HAVE BEEN DISCOVERED BY THE BIDDING CONTRACTOR DURING INSPECTION OF THE SITE DURING THE BIDDING PERIOD AND PRIOR TO THE COMMENCEMENT OF THE WORK.

15. THESE DRAWINGS ARE NOT TO BE SCALED. IF REQUIRED DIMENSIONS OR INFORMATION CANNOT BE FOUND WITHIN THE DRAWINGS OR SPECIFICATIONS, THE ARCHITECT SHALL BE REQUESTED TO INTERPRET THE DOCUMENT AND HIS INTERPRETATIONS SHALL BE FINAL AND BINDING.

16. ANY PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO THE OWNER, LANDLORD AND THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INCORPORATION INTO THE WORK. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ANY CHANGES TO DETAILS OR CONDITIONS MADE NECESSARY BY ANY SUBSTITUTION.

17. TENANT AND CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THEIR WORK AREA AND PROVIDE LANDLORD WITH ALL NECESSARY ITEMS REQUIRED UNDER THE LEASE AND TENANT WORK LETTER. ADDITIONALLY TENANT AND CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THEIR WORK AREA INCLUDING DISPOSAL OF ALL DEBRIS AND LIMITING THE STORAGE OF MATERIALS OUTSIDE THE DEMISED PREMISES.

18. GENERAL CONTRACTOR SHALL COORDINATE SUBMITTAL OF FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

19. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS EXISTING WITHIN THIS SPACE. THE CONTRACTOR SHALL REWORK AND MODIFY FOR NEW ROOM LAYOUT AND CEILING HEIGHTS IN CONFORMANCE WITH N.F.P.A. 13 STANDARDS AND LOCAL CODES AND REGULATIONS. ALL WORK SHALL BE DONE BY A QUALIFIED SPRINKLER CONTRACTOR WHO SHALL DESIGN AND PREPARE SHOP DRAWINGS AND SPRINKLER CONTRACTOR SHALL BE LANDLORD APPROVED. HEADS TO BE SEMI-RECESSED IN NON-PUBLIC AREAS. HEADS SHALL BE CONCEALED TYPE IN ALL PUBLIC AREAS. CENTER SPRINKLER HEADS IN CENTER OF LAY-IN CEILING TILE.

PROJECT LOCATION:

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LIST OF DRAWINGS

SHEET # DRAWING NAME

GENERAL

G0.00 COVER SHEET
G1.01 ACCESSIBILITY DETAILS AND NOTES
G1.02 ACCESSIBILITY DETAILS AND NOTES

ARCHITECTURAL

A1.00 CODE ANALYSIS & EGRESS PLAN
A1.10 FLOOR & FINISH PLAN
A1.20 DOOR AND ROOM SCHEDULE AND DETAILS
A1.30 REFLECTED CEILING PLANS

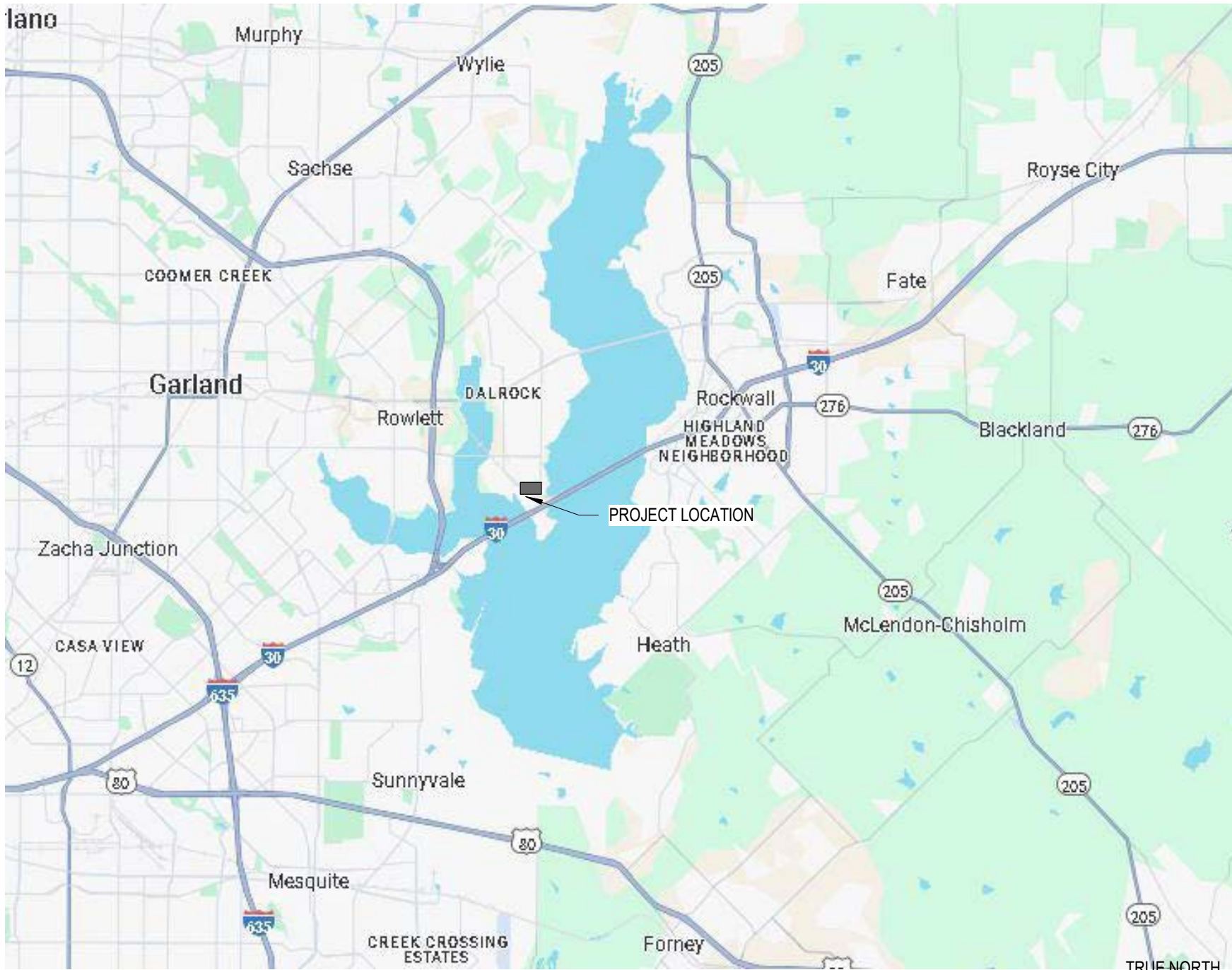
ELECTRICAL

E0.01 ELECTRICAL NOTES, SYMBOLS, AND ABBREVIATIONS
E1.01 ELECTRICAL SPECIFICATIONS
E2.01 ELECTRICAL PLANS
E3.01 ELECTRICAL DETAILS
E4.01 ELECTRICAL SCHEDULES AND RISER DIAGRAM

MECHANICAL

M0.01 MECHANICAL NOTES, SYMBOLS, AND ABBREVIATIONS
M0.02 MECHANICAL NOTES, SYMBOLS, AND ABBREVIATIONS
M2.01 MECHANICAL FLOOR PLAN
M3.01 MECHANICAL DETAILS

PROJECT LOCATION



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TITLE
COVER SHEET

SHEET NO. G000

CHAPTER 3: BUILDING BLOCKS

302 FLOOR OR GROUND SURFACES

FIGURE 302.2 CARPET PILE HEIGHT

FIGURE 302.3 ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

303 CHANGES IN LEVEL

FIGURE 303.2 VERTICAL CHANGE IN LEVEL

FIGURE 303.3 BEVELED CHANGE IN LEVEL

304 TURNING SPACE

FIGURE 304.3.2 T-SHAPED TURNING SPACE

305 CLEAR FLOOR OR GROUND SPACE

FIGURE 305.3 CLEAR FLOOR OR GROUND SPACE

FIGURE 305.5 POSITION OF CLEAR FLOOR OR GROUND SPACE

FIGURE 305.7.1 MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

FIGURE 305.7.2 MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

306 KNEE AND TOE CLEARANCE

FIGURE 306.2 TOE CLEARANCE

FIGURE 306.3 KNEE CLEARANCE

307 PROTRUDING OBJECTS

FIGURE 307.2 LIMITS OF PROTRUDING OBJECTS

FIGURE 307.3 POST-MOUNTED PROTRUDING OBJECTS

FIGURE 307.4 VERTICAL CLEARANCE

308 REACH RANGES

FIGURE 308.2.1 UNOBSTRUCTED FORWARD REACH

FIGURE 308.2.2 OBSTRUCTED HIGH FORWARD REACH

FIGURE 308.3.1 UNOBSTRUCTED SIDE REACH

FIGURE 308.3.2 OBSTRUCTED HIGH SIDE REACH

CHAPTER 4: ACCESSIBLE ROUTES

403 WALKING SURFACES

FIGURE 403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

FIGURE 403.5.2 CLEAR WIDTH AT TURN

404 DOORS, DOORWAYS, AND GATES

FIGURE 404.2.3 CLEAR WIDTH OF DOORWAYS

FIGURE 404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

FIGURE 404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES (CONTINUED)

FIGURE 404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

FIGURE 404.2.4.3 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

FIGURE 404.2.6 DOORS IN SERIES AND GATES IN SERIES

405 RAMPS

FIGURE 405.7 RAMP LANDINGS

FIGURE 405.9.1 EXTENDED FLOOR OR GROUND SURFACE EDGE PROTECTION

FIGURE 405.9.2 CURB OR BARRIER EDGE PROTECTION

406 CURB RAMPS

FIGURE 406.2 COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

FIGURE 406.3 SIDES OF CURB RAMPS

FIGURE 406.4 LANDINGS AT THE TOP OF CURB RAMPS

FIGURE 406.6 DIAGONAL OR CORNER TYPE CURB RAMPS

FIGURE 406.7 ISLANDS IN CROSSING

407 ELEVATORS

FIGURE 407.2.2.2 VISIBLE HALL SIGNALS

FIGURE 407.2.3.1 FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCES

FIGURE 407.2.3.2 CAR DESIGNATIONS ON JAMBS OF DESTINATION ORIENTED ELEVATOR HOISTWAY ENTRANCES

FIGURE 407.4.1 ELEVATOR CAR DIMENSIONS

408 LIMITED-USE/LIMITED-APPLICATION ELEVATORS

FIGURE 408.4.1 LIMITED-USE/LIMITED-APPLICATION (LULA) ELEVATOR CAR DIMENSIONS

409 PRIVATE RESIDENCE ELEVATORS

FIGURE 409.4.6.2 LOCATION OF PRIVATE RESIDENCE ELEVATOR CONTROL PANEL

410 PLATFORM LIFTS

FIGURE 410.6 PLATFORM LIFT DOORS AND GATES

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

502 PARKING SPACES

FIGURE 502.2 VEHICLE PARKING SPACES

FIGURE 502.3 PARKING SPACE ACCESS AISLE

503 PASSENGER LOADING ZONES

FIGURE 503.3 PASSENGER LOADING ZONE ACCESS AISLE

504 STAIRWAYS

FIGURE 504.5 STAIR NOSINGS



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TITLE
BUILDING CODES
AND EGRESS
PLAN

SHEET NO. **A100**

OCCUPANCY LOAD BASED ON THE IBC FOR FIXTURE COUNTS	
<u>GOVERNING BUILDING CODES</u>	
PER 2021 INTERNATIONAL PLUMBING CODE TABLE 403.1 REQUIREMENTS	
<u>TOTAL OCCUPANTS</u>	
BUSINESS	7 OCCUPANTS
<u>WATER CLOSETS - REQUIRED</u>	<u>WATER CLOSETS CALCULATION</u>
BUSINESS	1 PER 25 FOR FIRST 50 1 PER 50 AFTER 50
	1 REQUIRED, 2 WATER CLOSET PROVIDED
<u>LAVATORIES - REQUIRED</u>	<u>LAVATORIES CALCULATION</u>
BUSINESS	1 PER 40 FOR FIRST 80 1 PER 80 AFTER 80
	1 REQUIRED, 2 LAVATORIES PROVIDED
<u>DRINKING FOUNTAIN - REQUIRED</u>	<u>LAVATORIES CALCULATION</u>
BUSINESS	DRINKING FOUNTAIN REQUIRED MORE THAN 15 OCCUPANTS
	1 REQUIRED, 1 BI-LEVEL DRINKING FOUNTAIN PROVIDED

NAME & ADDRESS:

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USE GROUP:

BUSINESS

BUILDIND CODES

2021 INTERNATIONAL BUILDING CODE w/ local amendments
2021 INTERNATIONAL FIRE CODE w/ local amendments
2021 INTERNATIONAL MECHANICAL CODE w/ local amendments
2021 INTERNATIONAL PLUMBING CODE w/ local amendments
2021 INTERNATIONAL FUEL & GAS CODE w/ local amendments
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ local amendments
2021 INTERNATIONAL ENERGY CONSERVATION CODE w/ local amendments
2023 NATIONAL ELECTRICAL CODE w/ local amendments
AMERICAN WITH DISABILITIES ACTS
2012 ICC/ANSI A117.1 - 2003
TEXAS ARCHITECTURAL BARRIERS CODE

TYPE OF CONSTRUCTION:

BUILDING AREA
OCCUPANCY TYPE

TYPE II-B FULLY SPRINKLED
990 SF
B

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):

ASSEMBLY - MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250' WITH SPRINKLER SYSTEM

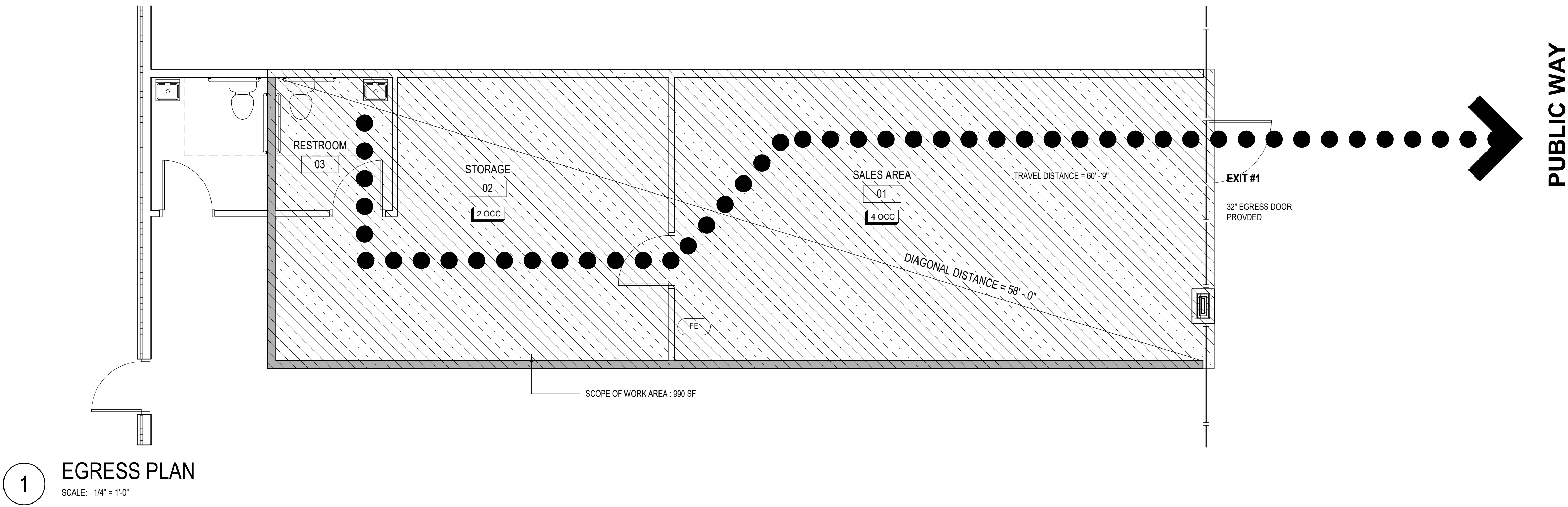
OCCUPANCY	FUNCTION OF SPACE	LOAD FACTOR	AREA	OCCUPANTS
BUSINESS		1 / 150 SF	990 SF	7
TOTAL OCCUPANTS			990 SF	7

SCOPE OF WORK

A NEW TENANT INTERIOR FINISH OUT PROJECT

DEFERRED SUBMITTALS

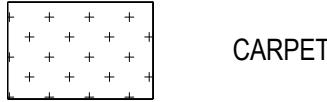
LIFE SAFETY LEGEND	
	EGRESS PATH & TRAVEL DISTANCE
	OCCUPANCY LOAD
	FIRE EXTINGUISHER CABINET



FINISH TAG LEGEND

GWB	WALL MATERIAL AND PAINT
PT-1	
BA-1	

FLOORING LEGEND



CARPET

ROOM SCHEDULE

NO.	NAME	FLOOR	BASE	WALL	CEILING	COMMENTS
01	SALES AREA					
02	STORAGE					
03	RESTROOM					

ROOM FINISH LEGEND

BASE
B1 - 4" RUBBER
B2 - TILE BASE
B3 - QUARRY COVE BASE

FLOOR
F1 - 6" X 6" QUARRY TILE
F2 - PORCELAIN TILE
F3 - SEALED CONCRETE

WALLS
W1 - PAINT
W2 - FRP
W3 - 12" X 12" CERAMIC TILE

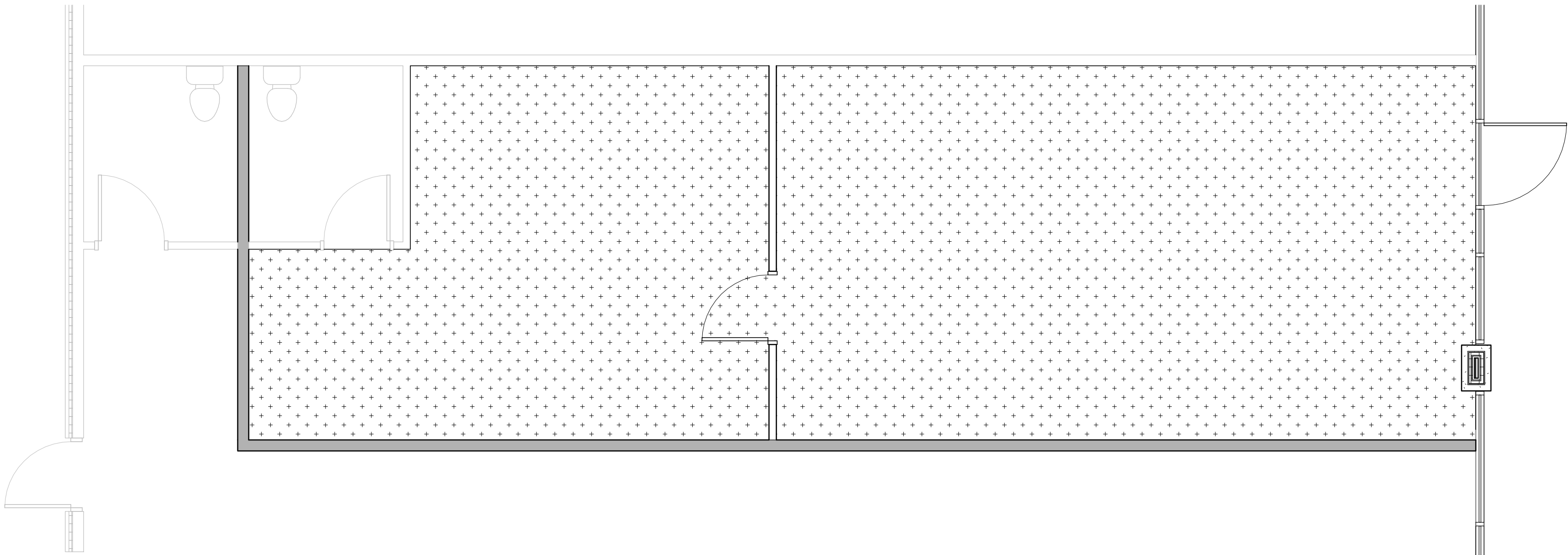
CEILING
C1 - PAINTED GYP BD
C2 - 2'X2' SUSP. CEILING SYSTEM
C3 - 2'X2' WASHABLE SUSP. CEILING SYSTEM
C4- PAINTED OPEN TO STRUCTURE
C5- EPOXY WASHABLE PAINT ON GYP BD
W/ SOUND BATT ABOVE

GENERAL NOTES - FLOOR PLAN

- DIMENSIONS ARE MEASURED FROM THE FOLLOWING:
 - FACE OF MASONRY.
 - CENTER LINE OF COLUMN OR COORD. LINE BETWEEN COLUMNS.
 - FACE OF STUD TO FACE OF STUD.
- ALL DOORS ARE CAPABLE OF OPENING 180° UNLESS NOTED OTHERWISE (U.N.O.).
- FINISH FLOOR ELEVATIONS ARE: 100'-0" U.N.O.
- ALL ANGLES ARE 0°, 45°, OR 90° U.N.O.
- FIELD VERIFY EXISTING CONDITIONS, NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK.

FINISH GENERAL NOTES

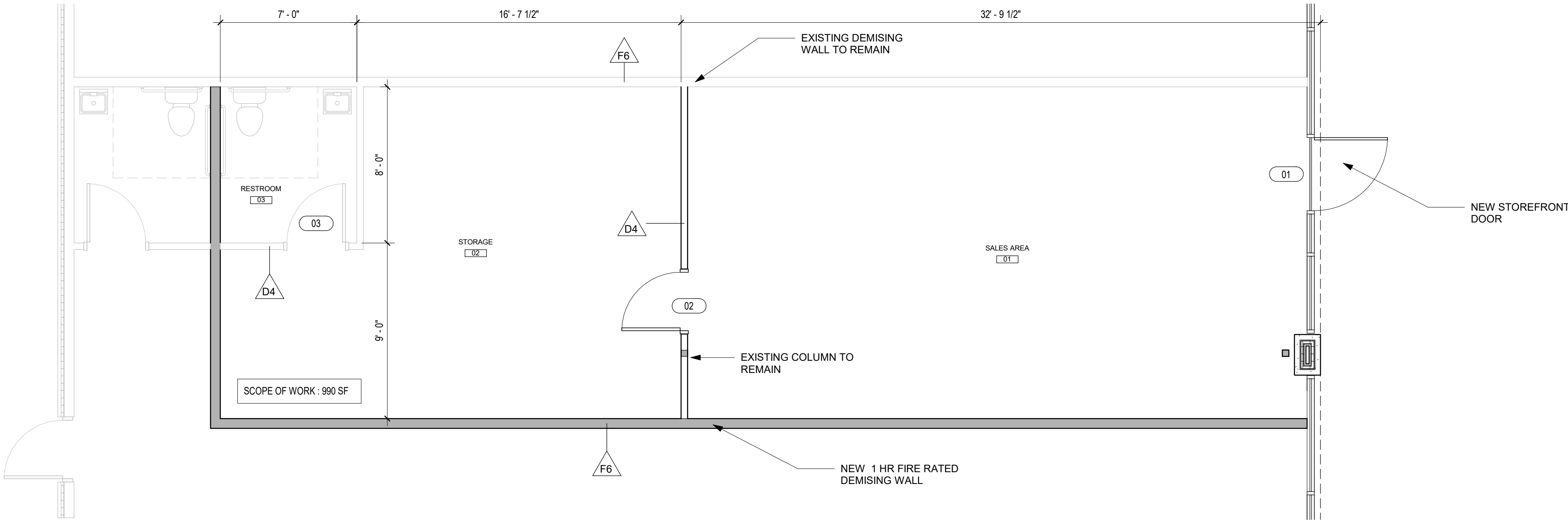
- PREP & WATERPROOF ALL FLOOR AREAS SCHEDULED TO RECEIVE QUARRY TILE PRIOR TO INSTALLING FINISH FLOOR MATERIALS. PROVIDE WATERTIGHT SEAL @ ALL FLOOR PENETRATIONS.
- COORDINATE FLOOR DRAINS AND FLOOR SINKS WITH FLOOR FINISH MATERIALS. REFERENCE MEP FOR FLOOR DRAIN AND FLOOR SINK LOCATIONS.
- VERIFY WHERE LOCATION OF ALL FLOORING THAT WILL EXTEND UNDER EQUIPMENT.
- PROTECT EXISTING BASE BUILDING CONSTRUCTION DURING FLOOR INSTALLATION.
- PROVIDE FOR ADDITIONAL LEVELING FLOOR PREP WHERE REQUIRED TO MAINTAIN SMOOTH LEVEL TRANSITION BETWEEN FLOOR MATERIALS.
- INSTALL WATERPROOFING /CRACK CONTROL MEMBRANE, NOBLE SEAL TS OR EQUAL UNDER ALL TILE AND RUN UP WALL BEHIND BASE MIN 8"
- SEAL ALL JOINTS BETWEEN FRP PANELS AND FLOORING BASE, CEILING SYSTEM OR ADJACENT FINISH MATERIALS.
- INSTALL FLOORING TRANSITION BETWEEN DIFFERENT FLOOR FINISHES.
- ALL KITCHEN AND STORAGE AREA WALLS ARE TO RECEIVE FRP PANEL FINISHES INCLUDING TRIM PIECES, U.N.O.
- PROVIDE S.S. CORNER GUARDS AT ALL OUTSIDE EXPOSED CORNERS AT KITCHEN AREA.
- PROVIDE BLOCKING AS REQUIRED.



2 FINISH PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION GENERAL NOTES

- REFER TO MEP DRAWINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING DESIGN.
- G.C. TO DO TOUCH UP PAINTING AFTER INSTALLATION OF ITEMS BY OWNER.
- ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE AND GOVERNING CODES AND TO MEET FEDERAL, STATE, AND LOCAL GUIDELINES.
- VERIFY ALL DIMENSIONS ONSITE DURING LAYOUT AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL DIMENSIONS TO FACE OF GYP. BD. TO FACE OF GYP. BD, U.N.O.
- DO NOT SCALE DRAWINGS FOR CONSTRUCTION DIMENSIONS OR TOLERANCES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. REQUEST CLARIFICATION IN WRITING PRIOR TO PROCEEDING.
- DIMENSIONS AND CLEARANCES SHOWN ON DRAWINGS RELATING TO ACCESSIBILITY OR EGRESS ARE FROM FACE OF FINISH MATERIAL. ALLOW FOR FINISHES IN FABRICATING AND/OR INSTALLING ITEMS. REPORT DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED ITEMS.
- PROVIDE BLOCKING FOR MILLWORK, EQUIPMENT AND OTHER INSTALLATION AS REQUIRED.
- ALL EDGE BEAD AT ALL CORNERS AND TOP CEILING-HIGH PARTITIONS SHALL BE SPECKLE-IN TYPE, UNLESS NOTED OTHERWISE.
- PROVIDE ALL MISC. STEEL, THREADS, FRAMING AND FASTENERS FOR PROPER INSTALLATION OF ALL WOOD, LIGHT FIXTURES, SIGNAGE AND ALL SUSPENDED FIXTURES.
- HVAC SUBCONTRACTOR TO WALK THROUGH ALL EQUIPMENT WITH MANAGER AND PROVIDE COPIES OF OPERATING INSTRUCTIONS, INCLUDING TEST BALANCE REPORTS.
- GC TO DO FINAL CLEANING OF ENTIRE SPACE ON THE DAY OF TURNOVER.
- SEAL ALL JOINTS BETWEEN FRP PANELS AND FLOORING BASE, CEILING SYSTEM OR ADJACENT FINISH MATERIALS.
- INSTALL FLOORING TRANSITION BETWEEN DIFFERENT FLOOR FINISHES.
- ALL PLUMBING AND MECH. FLOOR AND ROOF PENETRATIONS SHALL MEET FIRE RATING REQUIRED.
- ALL WALLS TALLER THAN 10 TO BE 3 5/8" 20 GA. MTL. STUD MIN.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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TITLE
FLOOR PLANS

SHEET NO. **A110**



DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR			FRAME TYPE	FIRE RATING	HDWR SET	NOTES
		SIZE	TYPE	MATERIAL				
01	SALES AREA	45 x 83	ALUM PANEL	ALUM	00			
02	SALES AREA	36 x 84	FLUSH	HM	A2			
03	STORAGE	36 x 84	FLUSH	HM	A2			EXISTING

DOOR NOTES

- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/4" IN HEIGHT.
- THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR IN THE ACCESSIBLE PATHE OF TRAVEL SHALL BE 5 LBS.
- MATCH ALL NEW STOREFRONT TO EXISTING STOREFRONT AND MEET THE LANDLORD EXTERIOR REQUIREMENT.

GENERAL NOTES - DOOR SCHEDULE

* SEE HARDWARE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

- FINISH TO BE AS SCHEDULED OR AS SELECTED BY ARCHITECT.
- VERIFY ELECTRIC MOTOR LOCATIONS WITH OWNER.

DOOR HARDWARE

- PANIC BAR CLOSER THRESHOLD WEATHER STRIPPING & DOOR SWEEP HEAVY-DUTY ESCUTCHEON LEVER TRIM

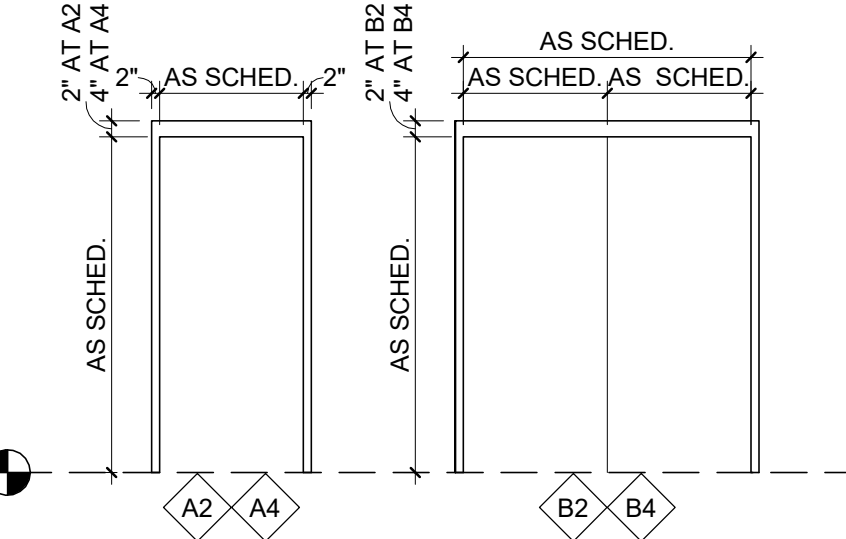
GLAZING SCHEDULE

INTERIOR
TEMPERED GLASS
(ALL INTERIOR DOORS AND WINDOWS)

PROVIDE SAFETY GLASS AS REQUIRED BY CODES.

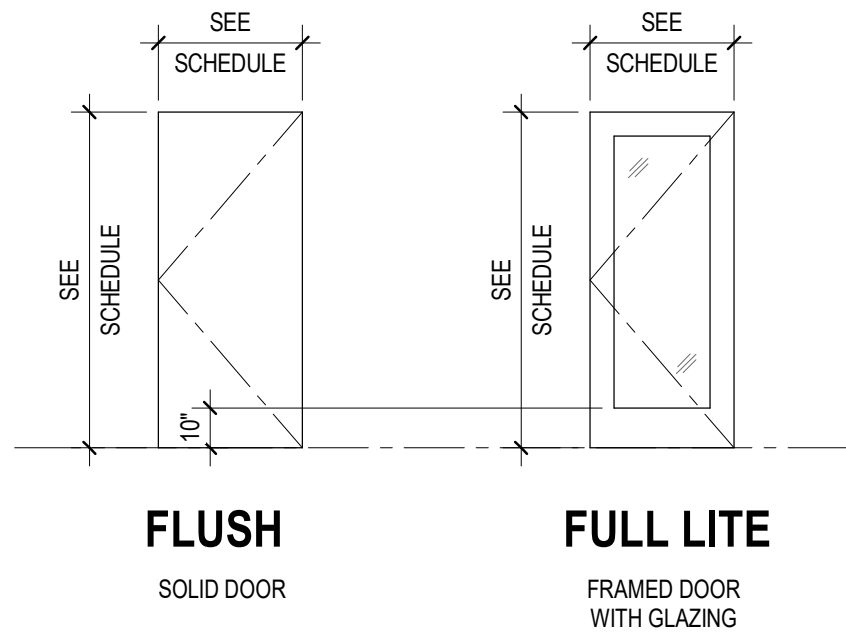
GENERAL NOTES

- ALL HOLLOW METAL FRAMES TO BE PAINTED.
- ALL ALUMINUM FRAMES TO HAVE CLEAR ANODIZED FINISH.
- ALL RATED (LABELED) DOORS TO HAVE RATED (LABELED) FRAMES.
- ALL WINDOWS AND DOORS IN RATED WALLS TO HAVE RATED DOORS AND FRAMES.
- ALL INTERIOR & EXTERIOR DOORS TO HAVE ROOM SIGNAGE.
- DIMENSIONS SHOWN ON THIS SCHEDULE ARE APPROXIMATE. FINAL DIMENSIONS ARE TO BE MEASURED AT JOB SITE.



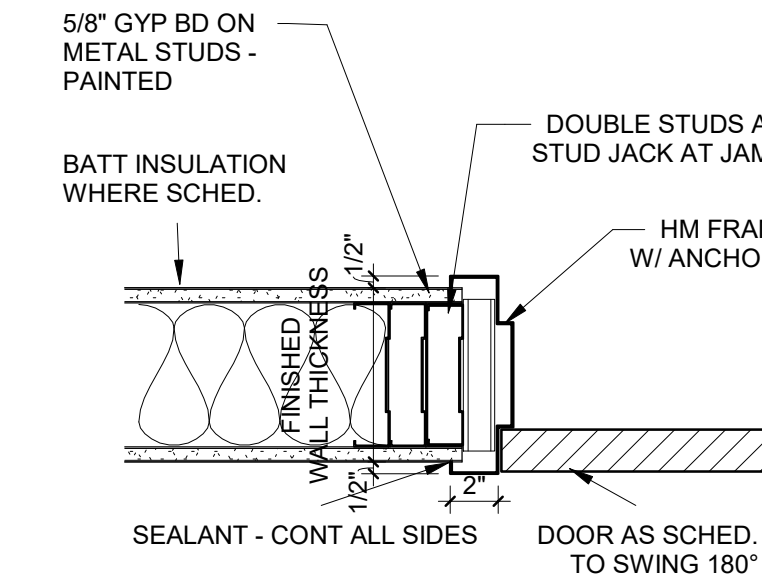
HM FRAME TYPES

SCALE: 1/4" = 1'-0"



DOOR TYPES

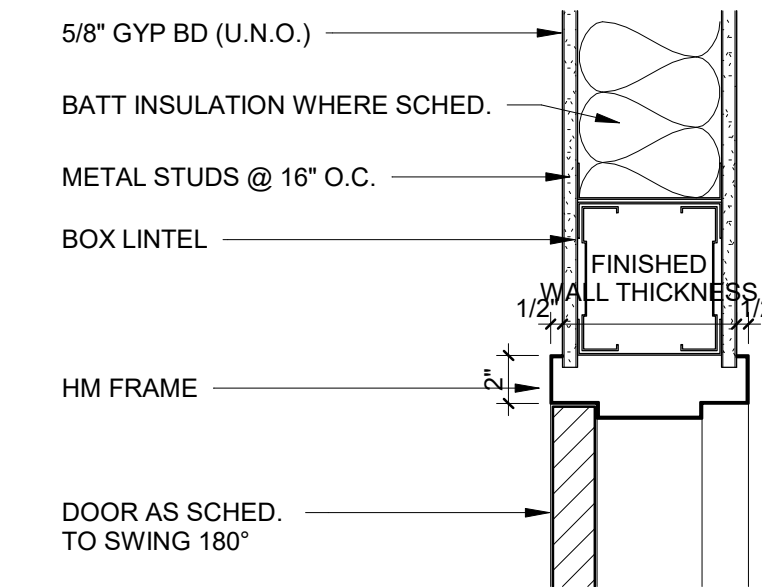
SCALE: 1/4" = 1'-0"



NOTE: REF. WALL TYPES FOR FINISH WALL THICKNESS.

HM DOOR JAMB @ STUD - INT

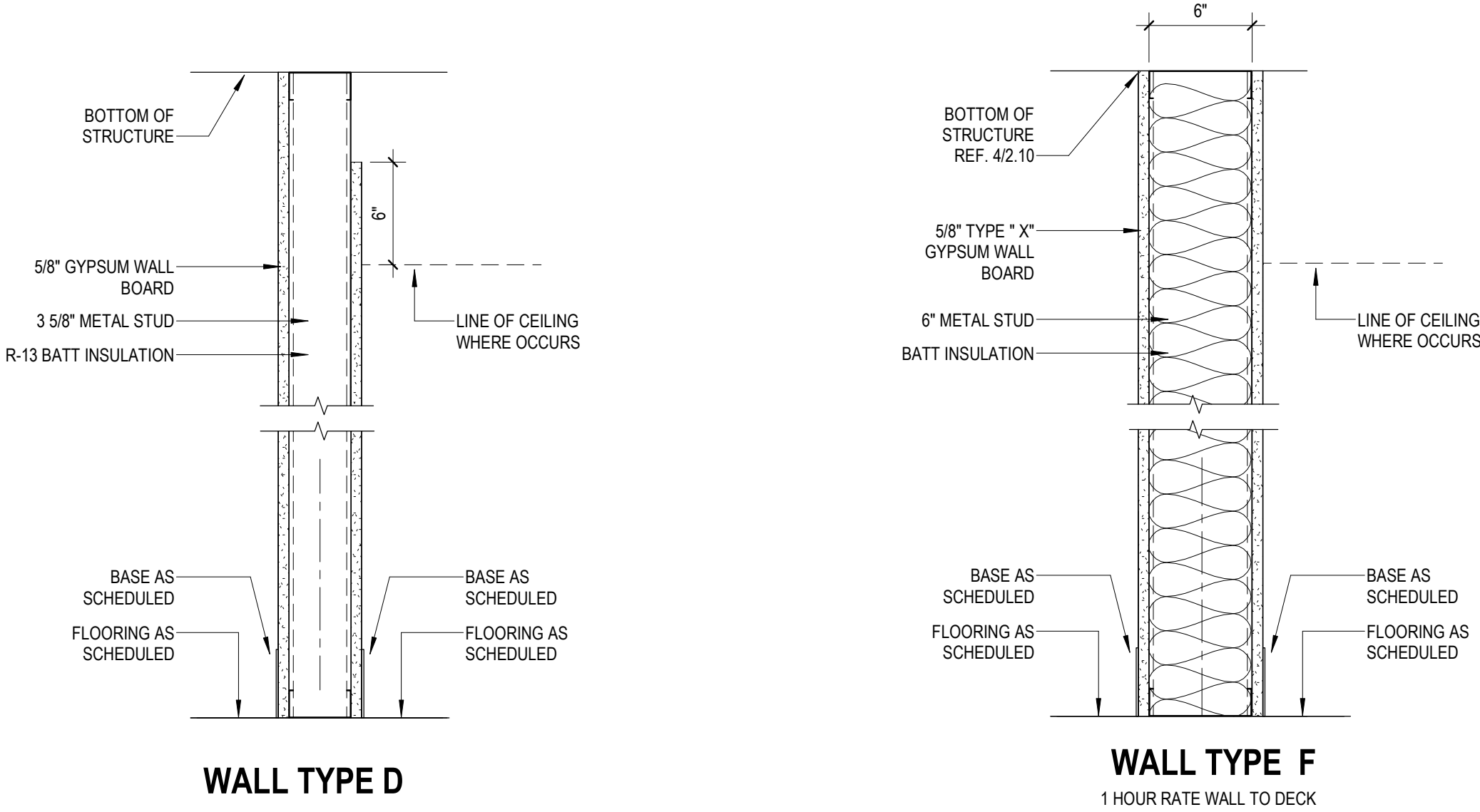
SCALE: 1 1/2" = 1'-0"



NOTE: REF. WALL TYPES FOR FINISH WALL THICKNESS.

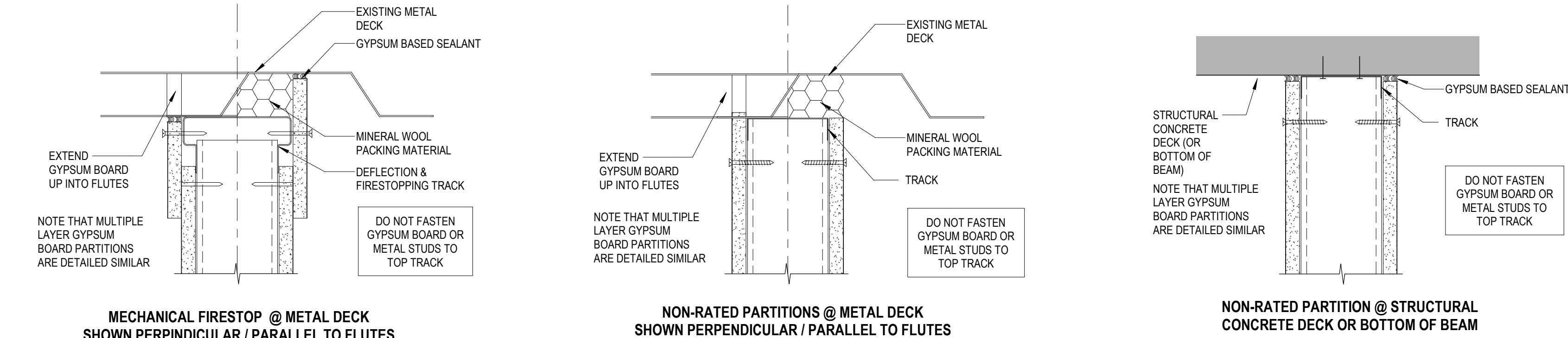
HM DOOR HEAD @ STUD - INT

SCALE: 1 1/2" = 1'-0"



WALL TYPES

SCALE: 1 1/2" = 1'-0"



MECHANICAL FIRESTOP @ METAL DECK
SHOWN PERPINDICULAR / PARALLEL TO FLUTES

NON-RATED PARTITIONS @ METAL DECK
SHOWN PERPINDICULAR / PARALLEL TO FLUTES

NON-RATED PARTITION @ STRUCTURAL
CONCRETE DECK OR BOTTOM OF BEAM

DETAIL AT STRUCTURE

SCALE: 3" = 1'-0"



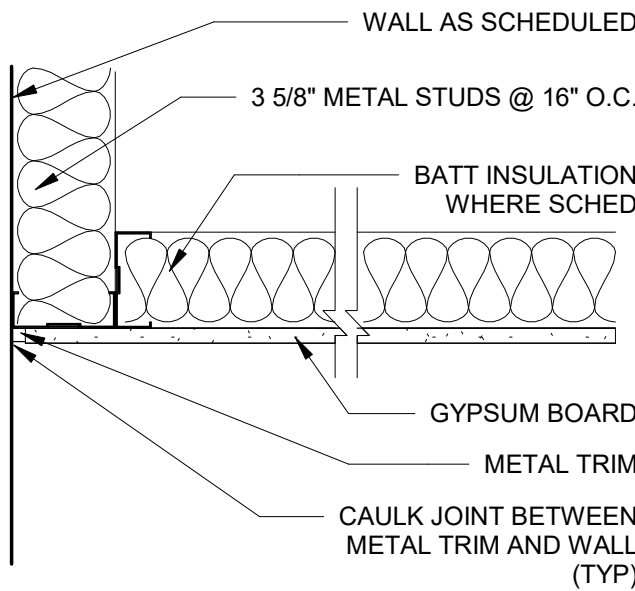
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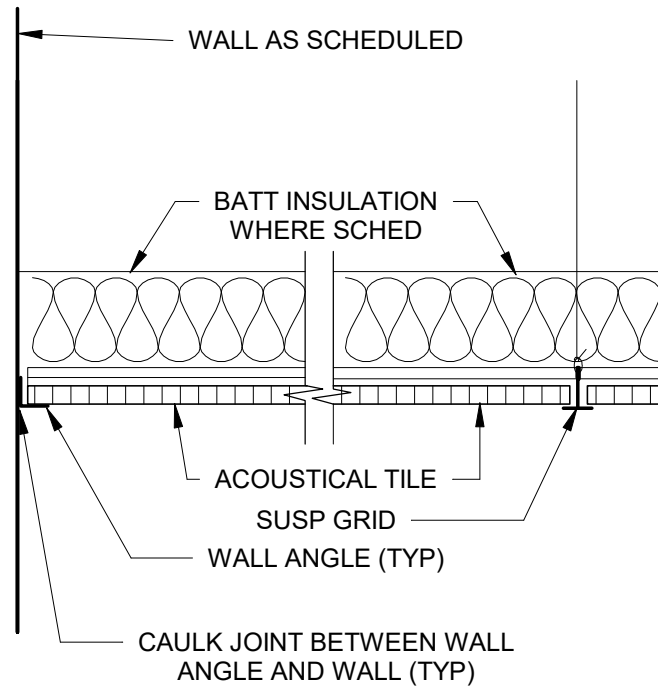
REVISIONS:

TITLE
RCP

SHEET NO. A130

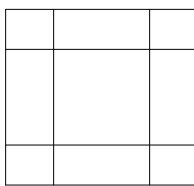


4 SUSPENDED DRYWALL DETAIL
SCALE: 1 1/2" = 1'-0"

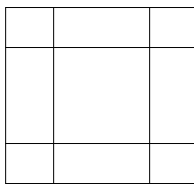


3 SUSPENDED CEILING DETAIL
SCALE: 1 1/2" = 1'-0"

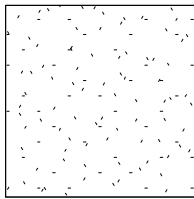
CEILING LEGEND



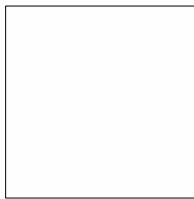
CEL - 01
2X2 SUSPENDED LAY-IN
ACT CEILING TILE/ GRID



CEL - 02
2X2 SUSPENDED LAY-IN
VINYL CLAD CEILING



CEL - 03
GYPSUM BOARD
CEILING / SOFFIT



OPEN TO ABOVE

LIGHTING LEGEND



KITCHEN / PREP 2x2 LIGHT



ILLUMINATED EXIT SIGN



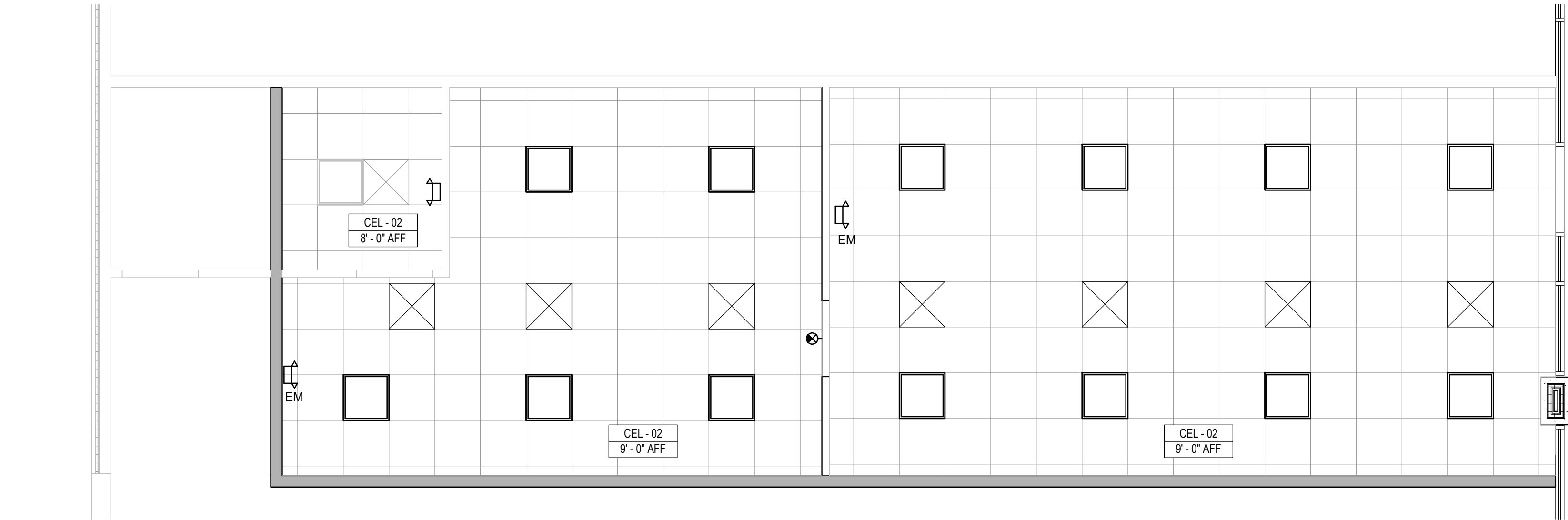
WALL & CEILING MOUNTED
EMERGENCY LIGHTS



LIGHTING SENSOR



EXHAUST FAN



2 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

[illegible]

TITLE
ELECTRICAL
NOTES,
SYMBOLS, AND
—ABBREVIATIONS
SHEET NO. E00

	AMPERE
	ALTERNATING CURRENT, ABOVE COUNTER AMPERE
AFF	ABOVE FINISHED FLOOR
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BRKR	BREAKER
BLDG	BUILDING
BOH	BACK OF HOUSE
C	CONDUIT
CEC	CALIFORNIA ELECTRICAL CODE
CKT	CIRCUIT
CO	CARBON MONOXIDE
CLG	CEILING
CT	CURRENT TRANSFORMER
Cu	COPPER
CW	COOL WHITE
D/B	DESIGN/BUILD
DCO	DUPLEX CONVENIENCE OUTLET
DISP	GARBAGE DISPOSAL
DN	DOWN
DW	DISHWASHER
EXIST	EXISTING
EF	EXHAUST FAN
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON-METALLIC TUBING
ERRCS	EMERGENCY RADIORESPONDER COVERAGE SYSTEM
EQUIP	EQUIPMENT
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR
FLUOR	FLUORESCENT
FOH	FRONT OF HOUSE
GEC	GROUNDING ELECTRODE CONDUCTOR
GND	GROUND FAULT CIRCUIT INTERRUPTER
GRS	GALVANIZED RIGID STEEL
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPWH	HEAT PUMP WATER HEATERS
HT	HEAT TRACE
IC	INSULATED CEILING RATED
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
JT	JOINT TRENCH
KCMIL	THOUSAND CIRCULAR MILLS
KEC	KITCHEN EQUIPMENT CONTRACTOR
KVA	KILOVOLT AMPERES
KW	KILOWATT
LTG	LIGHTING
MATV	MASTER ANTENNA TELEVISION
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MPOE	MAIN POINT OF ENTRY
N	NEUTRAL
NIC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE (NFPA-70)
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
PNL	PANEL
POC	POINT OF CONNECTION
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTY	QUANTITY
RECEPT	RECEPTACLE
ROMEX	ELECTRICAL NM CABLE
SD	SMOKE DETECTOR
SER	SERVICE ENTRANCE CABLE
SPEC	SPECIFICATIONS
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	VOLTS
VS	VACANCY SENSOR
W	WATTS
WW	WARM WHITE
WP	WEATHERPROOF
W/	WITH
W/O	WITHOUT
XFMR	TRANSFORMER
XFR	TRANSFER
	IMPEDANCE OR ZONE

RECEPTACLES:	
	SPECIAL RECEPTACLE AS NOTED
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	QUADRUPLEx RECEPTACLE
	DUPLEX RECEPTACLE ABOVE COUNTER
	QUADRUPLEx RECEPTACLE ABOVE COUNTER
GFI	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
GFIWFP	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE IN WEATHER-PROOF ENCLOSURE WITH WHILE-IN-USE COVER
AFCI	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE
USB	DUPLEX RECEPTACLE WITH 2 USB PORTS
	HALF SWITCHED DUPLEX RECEPTACLE
	HALF SWITCHED QUADRUPLEx RECEPTACLE
	FULLY SWITCHED DUPLEX RECEPTACLE
	FULLY SWITCHED QUADRUPLEx RECEPTACLE
	ISOLATED GROUND DUPLEX RECEPTACLE
	ISOLATED GROUND QUADRUPLEx RECEPTACLE. REFER TO THE CIRCUIT TAGS ON THE FLOOR PLANS FOR ADDITIONAL INFORMATION. ONLY ONE HALF OR ALL OF THE RECEPTACLE MAY BE ISOLATED GROUND.
	CEILING MOUNTED SIMPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	CEILING MOUNTED QUADRUPLEx RECEPTACLE

	FLUSH FLOOR DUPLEX IN "POURED IN PLACE" BOX. BOX SHALL BE SUITABLE FOR ON-GRADE APPLICATIONS. • BASIS OF DESIGN: • POWER CONDUIT: (1)1"
	FLUSH FLOOR "POURED IN PLACE" BOX WITH DUPLEX PLUS COMMUNICATION. BOX SHALL BE SUITABLE FOR ON-GRADE APPLICATIONS. • BASIS OF DESIGN: • POWER CONDUIT: (1)1" • DATA CONDUIT: (1)1-1/4"
	FLUSH FLOOR "POURED IN PLACE" BOX WITH DUPLEX PLUS COMMUNICATION AND AV. BOX SHALL BE SUITABLE FOR ON-GRADE APPLICATIONS. • BASIS OF DESIGN: LEGRAND EFB45S-OG SERIES • POWER CONDUIT: (1)1" • DATA & AV CONDUIT: (1) 1-1/4"
	FLUSH FLOOR "POURED IN PLACE" BOX WITH QUADRUPLEX. BOX SHALL BE SUITABLE FOR ON-GRADE APPLICATIONS. • BASIS OF DESIGN: • POWER CONDUIT: (1)1"
	FLUSH FLOOR "POURED IN PLACE" BOX WITH QUADRUPLEX PLUS COMMUNICATION. BOX SHALL BE SUITABLE FOR ON-GRADE APPLICATIONS. • BASIS OF DESIGN: LEGRAND EFB45S-OG SERIES • POWER CONDUIT: (1)1" • DATA CONDUIT: (1)1-1/4"
	FLUSH FLOOR "POURED IN PLACE" BOX WITH QUADRUPLEX PLUS COMMUNICATION AND AV. BOX SHALL BE SUITABLE FOR ON-GRADE APPLICATIONS. • BASIS OF DESIGN: LEGRAND EFB45S-OG SERIES • POWER CONDUIT: (1)1" • DATA CONDUIT: (1)1-1/4"

	TV OUTLET REFER TO FLOOR PLAN NOTES ABOUT CEILING, WALL OR FLOOR MOUNTING.
	CARD READER
	DOOR CONTACT
	MAGNETIC LOCK
	EMERGENCY POWER OFF PUSHBUTTON
	DATA / COMMUNICATION ROUGH-IN
	CEILING MOUNTED JUNCTION BOX
	WALL JUNCTION BOX
	CAMERA

E / e	INDICATES EXISTING ITEM TO REMAIN
ER / er	INDICATES EXISTING ITEM TO BE RELOCATED
ED / ed	INDICATES EXISTING ITEM TO BE REMOVED
N	"N", BOLD AND/OR BLANK/NOTHING - INDICATES NEW, BY CONTRACTOR
D	INDICATES RECEPTACLE SHALL BE ON DEDICATED CIRCUIT. IF CIRCUITING IS NOT YET INDICATED, RECEPTACLE MAY STILL BE DEDICATED WITHOUT "D" ANNOTATION IF IT IS SHOWN AS THE ONLY DEVICE ON A DEDICATED CIRCUIT.
H-1,3,5	ONE (1) THREE-POLE CIRCUIT
L-1	ONE (1) SINGLE-POLE CIRCUIT
L-1	UNDERLINE OF CIRCUIT NUMBER INDICATES ISOLATED GROUND CIRCUIT
~	CONTINUATION
+XX"	INDICATES HEIGHT ABOVE FINISHED FLOOR ALL OUTLETS ARE 18" A.F.F. UNLESS NOTED OTHERWISE

	CONDUIT
	CONDUIT IN OR UNDER FLOOR
	HOMERUN TO PANEL
	CONDUIT STUBBED UP
	CONDUIT STUBBED DOWN

1. NOT ALL SYMBOLS MAY BE USED IN PLANS.
2. DIMENSIONS MAY DIFFER FROM PLANS. REFER TO FLOOR PLANS AND ELECTRICAL
3. SCHEDULES FOR ACTUAL SIZES.
4. ONLY THE ELECTRICAL AND LIGHTING SYMBOLS LEGEND IS PRESENT ON THIS
5. SHEET. REFER TO THE OTHER SHEET (ELECTRICAL OR LIGHTING) FOR ADDITIONAL
6. SYMBOLS.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ACCESSORIES FOR ROPE
8. CLIMBING OF ALL LIGHT FIXTURES AND ELECTRICAL DEVICES IN SPECIFIC CEILING
9. OR WALL CONDITIONS. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL
10. INFORMATION.
11. REFER TO ARCHITECTURAL PLANS FOR ALL FINISH COLORS.
12. CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ENGINEER OF ALL LIGHTING
13. FIXTURES AND ELECTRICAL DEVICES (NEW OR SUBSTITUTES).

ELECTRICAL SPECIFICATION

I. GENERAL ELECTRICAL REQUIREMENTS

1. REFER TO GENERAL MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS.
2. WIRING OF MECHANICAL EQUIPMENT

1. PROVIDE ALL RACEWAYS & POWER WIRING FOR ALL DIVISION 23 EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS, INCLUDING, BUT NOT LIMITED TO, PUMPS, WATER HEATERS, & HVAC EQUIPMENT, & ALL LINE VOLTAGE CONTROL & INTERLOCK WIRING NOT PROVIDED UNDER DIVISION 23. CONNECT PER MANUFACTURER'S WIRING DIAGRAMS. COORDINATE WITH DIVISION 23 FOR DISCONNECTS FURNISHED W/ EQUIPMENT, & PROVIDE ALL DISCONNECT SWITCHES AS REQUIRED. AFTER INSTALLING WIRING, VERIFY THAT EACH MOTOR LOAD HAS CORRECT PHASE ROTATION.

2. VERIFY ACTUAL "MAXIMUM OVERCURRENT PROTECTION" (MOC) DEVICE RATINGS & "MINIMUM CIRCUIT AMPACITY" (MCA) CONDUCTOR SIZING FOR MECHANICAL EQUIPMENT FROM EQUIPMENT NAMEPLATE. BASE ELECTRICAL INSTALLATIONS ON ACTUAL, REQUIRED AMPERAGES, WHICH MAY VARY SOMEWHAT FROM CONDUCTOR & EQUIPMENT SIZES SHOWN ON DRAWINGS; HOWEVER, IN NO CASE, REDUCE SIZE OF CONDUCTORS INDICATED ON DRAWINGS WITHOUT AUTHORIZATION FROM ENGINEER. PROVIDE PROPERLY SIZED ELECTRICAL WIRING & EQUIPMENT WITHOUT EXTRA COST TO OWNER. NOTIFY ENGINEER OF ALL CHANGES REQUIRED IN ELECTRICAL INSTALLATION DUE TO EQUIPMENT VARIANCES SO THAT EFFECTS ON FEEDERS, BRANCH CIRCUITS, PANELBOARDS, FUSES & CIRCUIT BREAKERS CAN BE CHECKED PRIOR TO PURCHASING & INSTALLATION. BE RESPONSIBLE FOR COORDINATING W/ DIVISION 23 TO VERIFY ACTUAL AMPACITIES & CORRECT SIZES OF ALL CONDUCTORS & OVERCURRENT PROTECTIVE DEVICES FOR ALL EQUIPMENT, & CORRECT OVERLOAD HEATERS FOR ALL MOTORS, WHEN STARTERS ARE PROVIDED UNDER DIVISION 26.
3. WIRING OF THERMOSTATS, TIME, & TEMPERATURE CONTROLS

1. PROVIDE ALL RACEWAYS, POWER WIRING, & LINE-VOLTAGE CONTROL AND INTERLOCK WIRING NOT PROVIDED UNDER DIVISION 23, FOR ALL THERMOSTATS, TEMPERATURE CONTROL DEVICES, & CONTROLS, INCLUDING, BUT NOT LIMITED TO, NIGHT-STATS, WATER HEATER INTERLOCKS, THERM SWITCHES, & OVERRIDE TIMERS. SEE MECHANICAL DRAWINGS FOR LOCATIONS & TEMPERATURE CONTROL DIAGRAM. LOW-VOLTAGE CONDUCTORS FOR THERMOSTATS & TEMPERATURE CONTROL SYSTEM MAY BE RUN EXPOSED ABOVE FINISHED ACCESSIBLE CEILINGS, IF APPROVED & LISTED FOR THIS PURPOSE, BUT SHALL BE INSTALLED IN CONDUIT WITHIN WALLS & WHERE EXPOSED IN WORK AREAS.

II. CONDUIT & CONDUCTORS

1. FOLLOW CIRCUITING SHOWN ON PLANS. USE NO CONDUIT SMALLER THAN 3/4" & NO CONDUCTORS SMALLER THAN #12 GA. UNLESS NOTED OTHERWISE.
2. CONDUCTORS #10 AND SMALLER SHALL BE SOLID.
3. IF NO CONDUCTOR SIZE IS INDICATED ON DRAWINGS FOR BRANCH CIRCUIT, PROVIDE CONDUCTORS & CONDUIT SIZED PER NFPA 70 & BASED ON INDICATED BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE (OCPD) RATING & NUMBER OF POLES.
4. WIRE SHALL BE IN NON-FLEXIBLE METALLIC CONDUIT (EMT, IMC OR RMC) FOR: 1) ALL CIRCUITS & FEEDERS GREATER THAN 30A, 2) KITCHEN CIRCUITS, 3) HOME RUNS.
5. MC CABLE ACCEPTABLE FOR BRANCH CONVENIENCE CIRCUITS & LIGHTING CIRCUITS. DO NOT DAISY CHAIN LIGHT FIXTURES. PROVIDE SUFFICIENT CABLE LENGTHS TO ALLOW FOR LOCATING EACH LIGHT FIXTURE WITHIN 5-FOOT RADIUS OF ITS INSTALLED LOCATION, BUT NOT EXCEEDING 6 FEET IN UNSUPPORTED LENGTHS. 1) DO NOT USE MC CABLE FOR FOLLOWING: HOMERUNS TO PANELBOARDS, WHERE EXPOSED TO VIEW OR DAMAGE, HAZARDOUS LOCATIONS, IN CONCRETE, BLOCK WALLS OR WET LOCATIONS, & WHEN DISALLOWED BY LOCAL AHJ OR LANDLORD.
6. LIGHTING & RECEPTACLE CIRCUIT CONDUCTORS SHALL BE COPPER THHN-THWN-2 600 VOLT, 75 DEG C, COLOR CODED AS DESCRIBED UNDER APPLICABLE CODES. NO ROMEX, PLASTIC FLEX TUBING ETC PERMITTED. LIGHT FIXTURE WIRE INSULATION SHALL HAVE TEMP RATING NOT LESS THAN INDIVIDUAL FIXTURE MANUFACTURER'S RECOMMENDED RATING.
7. CIRCUITS W/ NO, 8 OR LARGER CONDUCTORS, MOTOR CIRCUITS, POWER & FEEDER CIRCUITS & BUILDING SERVICE FEEDERS SHALL BE COPPER THHN-THWN-2 600 VOLT, 75 DEG C.
8. ALL MATERIALS USED TO TERMINATE, SPLICE OR TAP CONDUCTORS: DESIGNED FOR, PROPERLY SIZED FOR, & UL LISTED FOR SPECIFIC APPLICATION & CONDUCTORS INVOLVED, & INSTALLED IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS, USING THE MANUFACTURER'S RECOMMENDED TOOLS.
9. WHERE WIRING IS INDICATED AS INSTALLED, BUT CONNECTION IS INDICATED "FUTURE" OR "BY OTHER DIVISION, TRADES, OR CONTRACTS": LEAVE MINIMUM 3'-6" "TIGTAIL" AT BOX, TAPE ENDS OF CONDUCTORS, & COVER BOX. NUMBER CONDUCTORS IN SPECIFIC RACEWAY "HOME RUN" IS INDICATED W/ CROSS LINES (TICK MARKS) ON EACH "CIRCUIT RUN" ON DRAWINGS. IN GENERAL, DIRECTION OF BRANC CIRCUIT "HOME RUN" ROUTING IS INDICATED ON DRAWINGS, COMPLETE W/ CIRCUIT NUMBERS & PANELBOARD DESIGNATION. CONTINUE ALL SUCH "HOME RUN" WIRING TO PANELBOARD, AS THOUGH "CIRCUIT RUNS" WERE INDICATED IN THEIR ENTIRETY.
10. WIRING SHALL HAVE INSULATION OF PROPER COLOR TO MATCH NEC COLOR CODE. IN LARGER SIZES, WHERE PROPERLY COLORED INSULATION IS NOT AVAILABLE, USE VINYL PLASTIC ELECTRICAL TAPE OF APPROPRIATE COLOR AROUND EACH CONDUCTOR AT ALL TERMINATION POINTS, JUNCTION & PULL BOXES.

III. RACEWAY INSTALLATION

1. INSTALL ALL CONDUCTORS & CABLE IN RACEWAYS CONTINUOUS WITHOUT TAPS OR SPLICES. SPLICE OR TAP ONLY IN APPROVED BOXES & ENCLOSURES W/ APPROVED SOLDERLESS CONNECTORS, OR CRIMP CONNECTORS & TERMINAL BLOCKS FOR CONTROL WIRING, & KEEP TO MINIMUM REQUIRED. INSULATE ALL SPLICES, TAPS, & JOINTS AS REQUIRED BY CODES.
2. INSTALL ALL CIRCULAR RACEWAYS CONCEALED ABOVE SUSPENDED CEILINGS OR CONCEALED IN WALLS OR FLOORS WHEREVER POSSIBLE EXCEPT WHERE OTHERWISE INDICATED.

1. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE. PIPE SLEEVES, HANGERS & SUPPORTS SHALL BE FURNISHED & SET & CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER & PERMANENT LOCATIONS.

2. SUPPORT ALL CONDUCTORS & CABLES IN VERTICAL INSTALLATIONS, AS REQUIRED BY NFPA 70, BY INSTALLING CABLE SUPPORTS OR PLUG-TYPE CONDUIT RISER SUPPORTS, OR WIRE-MESH SAFETY GRIPS.
3. CONDUIT INSTALLED BELOW GRADE SHALL BE SCHD. 80 PVC HEAVY WALL PLASTIC CONDUIT MEETING NEMA STANDARDS & UL LISTED FOR UNDERGROUND & EXPOSED USE. PROVIDE GRS RADIUS BENDS & RISERS AS CONDUITS RISE ABOVE GRADE OR ABOVE FLOOR SLAB.
4. PROVIDE GRS FOR ALL CONDUITS RUN EXPOSED TO WEATHER OR EXPOSED TO OTHER HAZARDOUS CONDITIONS. PROVIDE ANY GRS INSTALLED BELOW GRADE W/ CORROSION RESISTANT BONDED- PLASTIC OR APPROVED MASTIC COATING. THIS SHALL INCLUDE 90 DEGREE ELBOW BELOW GRADE & ENTIRE VERTICAL TRANSITION TO ABOVE GRADE.
5. PROVIDE INTERLOCKING SPACERS FOR MULTIPLE RUNS OF UG CONDUITS IN SAME TRENCH.
6. ALL OTHER RACEWAY MAY BE EMT WHERE APPROVED BY LOCAL CODE. USE COMPRESSION TYPE FITTINGS FOR EMT, W/ ALL FITTINGS UL LISTED FOR ENVIRONMENT IN WHICH THEY ARE USED.
7. USE FMC FOR FINAL CONNECTION TO EACH MOTOR & TRANSFORMER, & TO ANY DEVICE THAT WOULD OTHERWISE TRANSMIT MOTION, VIBRATION, OR NOISE. USE LFMC WHERE EXPOSED TO LIQUIDS, VAPORS OR SUNLIGHT.

1. PROVIDE ALL FMC & LFMC W/ AN INSULATED BONDING CONDUCTOR.
8. INSTALL RACEWAYS PARALLEL & PERPENDICULAR TO BUILDING LINES.
9. INSTALL RACEWAYS TO REQUIREMENTS OF STRUCTURE & TO REQUIREMENTS OF ALL OTHER WORK ON PROJECT. INSTALL RACEWAY TO CLEAR ALL OPENINGS, DEPRESSIONS, PIPES, DUCTS, REINFORCING STEEL, & OTHER IMMOVABLE OBSTACLES. INSTALL RACEWAYS SET IN FORMS FOR CONCRETE STRUCTURE IN SUCH MANNER THAT INSTALLATION WILL NOT AFFECT STRENGTH OF STRUCTURE.
10. INSTALL RACEWAYS CONTINUOUS BETWEEN CONNECTIONS TO OUTLETS, BOXES & CABINETS W/ MINIMUM POSSIBLE NUMBER OF BENDS & NOT MORE THAN EQUIVALENT OF FOUR 90 DEGREE BENDS BETWEEN CONNECTIONS. USE MANUFACTURED ELBOWS FOR ALL 45- & 90-DEGREE BENDS, UNLESS APPROVED BY ENGINEER IN ADVANCE. MAKE OTHER BENDS SMOOTH & EVEN & WITHOUT FLATTENING RACEWAY OR FLAKING GALVANIZING OR ENAMEL. RADIi OF BENDS SHALL BE AS LONG AS POSSIBLE & NEVER SHORTER THAN CORRESPONDING TRADE ELBOW. USE LONG RADIUS ELBOWS WHERE NECESSARY, INDICATED, OR BOTH.
11. SECURELY FASTEN RACEWAYS IN PLACE W/ APPROVED STRAPS, HANGERS & STEEL SUPPORTS AS REQUIRED. ATTACH RACEWAY SUPPORTS TO BUILDING STRUCTURE. HANG SINGLE RACEWAYS FOR FEEDERS W/ MALLEABLE SPLIT RING HANGERS W/ ROD & TURNBUCKLE SUSPENSION FROM INSERTS SPACED NOT OVER 10 FEET APART IN CONSTRUCTION ABOVE.
12. CLAMP GROUPS OF HORIZONTAL FEEDER RACEWAYS TO STEEL CHANNELS THAT ARE SUSPENDED FROM INSERTS SPACED NOT OVER 10 FEET APART IN CONSTRUCTION ABOVE. SECURELY CLAMP VERTICAL FEEDER RACEWAYS TO STRUCTURAL STEEL MEMBERS ATTACHED TO STRUCTURE. INSTALL CABLE CLAMPS FOR SUPPORT OF VERTICAL FEEDERS WHERE REQUIRED. ADD RACEWAY SUPPORTS WITHIN 12 INCHES OF ALL BENDS, ON BOTH SIDES OF BENDS. DO NOT SUPPORT RACEWAYS FROM SUSPENDED CEILING COMPONENTS.

13. REAM RACEWAY ENDS. THOROUGHLY CLEAN RACEWAYS BEFORE INSTALLATION, & KEEP CLEAN AFTER INSTALLATION. PLUG OR COVER OPENINGS & BOXES AS REQUIRED TO KEEP RACEWAYS CLEAN DURING CONSTRUCTION & FISH ALL RACEWAYS CLEAR OF OBSTRUCTIONS BEFORE PULLING CONDUCTORS WIRES. PROVIDE RACEWAYS OF AMPLE SIZE FOR PULLING OF WIRE & NOT SMALLER THAN CODE REQUIREMENTS & NOT LESS THAN 3/4", UNLESS INDICATED OTHERWISE ON DRAWINGS.
14. PROTECT ALL RACEWAY INSTALLATIONS AGAINST DAMAGE DURING CONSTRUCTION. REPAIR ALL RACEWAYS DAMAGED OR MOVED OUT OF LINE AFTER ROUGHING-IN TO MEET ENGINEER'S APPROVAL WITHOUT ADDITIONAL COST TO OWNER.
15. ALIGN & INSTALL TRUE & PLUMB ALL RACEWAY TERMINATIONS AT PANELBOARDS, SWITCHBOARDS, MOTOR CONTROL EQUIPMENT & JUNCTION BOXES.
16. INSTALL APPROVED EXPANSION/DEFLECTION FITTINGS WHERE RACEWAYS PASS THROUGH (IF EMBEDDED) OR ACROSS (IF EXPOSED) EXPANSION JOINTS.
17. INSTALL PULL WIRE IN EACH EMPTY RACEWAY THAT IS LEFT FOR INSTALLATION OF CONDUCTORS OR CABLES UNDER OTHER DIVISIONS OR CONTRACTS. USE POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE. LEAVE MIN. 24" SLACK AT EACH END.
18. MAKE ALL JOINTS & CONNECTIONS IN MANNER THAT WILL ENSURE MECHANICAL STRENGTH & ELECTRICAL CONTINUITY.
19. EFFECTIVELY SEAL RACEWAYS, BY INSTALLING CONDUIT FITTING AT BOUNDARY OF TWO SPACES, & FILLING IT W/ AN APPROVED PLIABLE MATERIAL. AFTER CONDUCTORS OR CABLES HAVE BEEN INSTALLED & TESTED, WHENEVER RACEWAYS PASS FROM NON-COOLED TO COOLED SPACES OR TRANSITION FROM OUTSIDE FACILITY OR ENCLOSURE TO INSIDE, WHETHER BURIED OR EXPOSED.

IV. BUSHING

1. RIGIDLY TERMINATE CONDUITS ENTERING SHEET METAL ENCLOSURES TO ENCLOSURE W/ BUSHING & LOCKNUT ON INSIDE & LOCKNUT OR AN APPROVED HUB ON OUTSIDE. CONDUIT SHALL ENTER ENCLOSURE SQUARELY.
2. PROVIDE BUSHINGS & LOCKNUTS MADE OF GALVANIZED MALLEABLE IRON W/ SHARP, CLEAN-CUT THREADS. WHERE EMT ENTERS BOX, PROVIDE APPROVED EMT COMPRESSION CONNECTORS.
3. USE INSULATED, GROUNDING, OR COMBINATION, BUSHINGS WHEREVER CONNECTION IS SUBJECT TO VIBRATION OR MOISTURE WHEN REQUIRED BY NFPA 70, OR BOTH.

V. JUNCTION & OUTLET BOXES

1. ALL BOXES INCLUDING LIGHT FIXTURE, SWITCH, RECEPTACLE, & SIMILAR OUTLET BOXES: NATIONAL ELECTRICAL, APPLETON, STEEL CITY, RACO, OR APPROVED EQUAL, GALVANIZED STEEL KNOCKOUT BOXES, SUITABLE IN DESIGN TO PURPOSE THEY SERVE & SPACE THEY OCCUPY. SIZE AS REQUIRED FOR SPECIFIC FUNCTION OR AS REQUIRED BY NFPA 70, WHICHEVER IS LARGER.

1. LIGHTING FIXTURE BOXES IN CEILINGS SHALL NOT BE LESS THAN 4" OCTAGONAL KNOCKOUT TYPE
2. SET ALL OUTLET BOXES IN WALLS, COLUMNS, FLOORS, OR CEILINGS SO THEY ARE FLUSH W/ FINISHED SURFACE, ACCURATELY SET, & RIGIDLY SECURED IN POSITION. PROVIDE PLASTER RINGS, EXTENSION RINGS &/OR MASONRY RINGS AS REQ'D FOR FLUSH MOUNTING. PROVIDE APPROVED CAST OUTLET BOXES. W/ HUBS & WEATHER-PROOF COVERS, IN ALL AREAS SUBJECT TO DAMP, WET, OR HARSH CONDITIONS.
3. COORDINATE LOCATIONS OF OUTLET BOXES. OUTLETS ARE ONLY APPROX LOCATED ON SMALL SCALE DRAWINGS. USE GREAT CARE IN ACTUAL LOCATION BY CONSULTING VARIOUS LARGE SCALE DETAILED DRAWINGS USED BY OTHER DIVISION TRADES, & BY SECURING DEFINITE LOCATIONS FROM ARCHITECT.
4. ALL OUTLETS, SHALL BE MOUNTED W/ BOTTOM AT 18" AFF & SWITCHES W/ BOTTOM AT 44" AFF FLOOR UNLESS NOTED OTHERWISE ON PLANS. REFER TO ARCH FOR OTHER REQUIRED ELEVATIONS & CABINTRY COORDINATION.

VI. ELECTRICAL IDENTIFICATION

1. MANUFACTURED LABELS FOR EACH PANELBOARD & TRANSFORMER. TYPEWRITTEN PANEL SCHEDULES MOUNTED IN PANELS. WHERE ELECTRICAL EQUIPMENT IS INSTALLED AS SERVICE ENTRANCE EQUIPMENT, CONTRACTOR SHALL FURNISH & INSTALL NAMEPLATE LISTING THE FOLLOWING: EQUIP SHORT-CIRCUIT CURRENT RATING IN AMPS (RMS SYM), AS INDICATED ON THE DRAWINGS, WHETHER OR NOT EQUIPMENT IS FULLY OR SERIES-RATED, AVAILABLE FAULT CURRENT IN AMPS, CONTRACTOR SHALL PERFORM AVAILABLE FAULT CURRENT CALCULATION TO OBTAIN AVAILABLE FAULT AT SERVICE EQUIPMENT, DATE FAULT CURRENT CALCULATIONS WERE PERFORMED.
2. PRINTED TAPE STYLE LABEL FOR EACH RECEPTACLE INDICATING PANEL & CKT #.
3. MANUFACTURED LABELS FOR ALL DISCONNECT SWITCHES INDICATING EQUIPMENT SERVED.
4. BRANCH CIRCUITS - IDENTIFY EACH CIRCUIT W/ WIRE MARKERS WHEN ENCLOSURE LABEL & WIRE COLORS DO NOT PROVIDE ENOUGH INFORMATION TO IDENTIFY EACH CIRCUIT WITHOUT TRACING. FEEDERS & BRANCH CIRCUIT HOMERUNS W/ WIRE MARKER W/ PANEL & CKT #. BOX COVERS ABOVE LAY-IN CEILINGS NEATLY MARKED W/ INDELEIBLE MARKER.
5. FIRE ALARM - NAMEPLATE ON EACH FIRE ALARM TERMINAL CABINET. LABEL ALL WIRING.

VII. DIGITAL LIGHTING CONTROLS

1. PROVIDE DLM SYSTEMS CONSISTING OF LIGHTING CONTROL PANELS, ROOM CONTROLLERS, MOTION SENSORS, DAYLIGHT SENSORS, & OTHER OTHER CONTROLS AS NECESSARY TO ACHIEVE LIGHTING SWITCHING & DIMMING CONTROL INDICATED ON THE DRAWINGS.
2. PROVIDE ALL INTERCONNECTING WIRING, CONTROLS, PROGRAMMING & OWNER TRAINING FOR THE SYSTEM(S).
3. PROVIDE SYSTEMS BY: COOPER, HUBBELL, LEVITON, PHILLIPS, SENSOR SWITCH, WATT STOPPER, LUTRON, NLIGHT.
4. EXECUTION:

1. CALIBRATE ALL SENSOR TIME DELAYS & SENSITIVITY FOR PROPER DETECTION OF OCCUPANTS & ENERGY SAVINGS. ADJUST TIME DELAYS.

2. PROVIDE DOCUMENTATION OF ROOM BY ROOM SYSTEM CONFIGURATION INCLUDING: SENSOR PARAMETERS, TIME DELAYS, SENSITIVITIES, & DAYLIGHTING SETPOINTS, SEQUENCE OF OPERATION, LOAD PARAMETERS.

3. POST START-UP TUNING - 30 DAYS AFTER OCCUPANCY CONTRACTOR SHALL ADJUST SENSORS TO MEET THE OWNER'S REQUIREMENTS. PROVIDE A DETAILED REPORT TO THE ARCHITECT / OWNER OF POST START-UP ACTIVITY.

VIII. CIRCUIT BREAKERS IN EXISTING PANELBOARDS

1. PROVIDE NEW CIRCUIT BREAKERS, FOR INSTALLATION IN EXISTING PANELBOARDS, OF SAME MANUFACTURER, TYPE & SHORT CIRCUIT CURRENT INTERRUPTING RATINGS AS EXISTING PANELBOARD CIRCUIT BREAKERS.

IX. WIRING DEVICES

1. COLOR OF DEVICES AS DIRECTED BY ARCHITECT.
2. CONVENIENCE OUTLETS

1. SPEC GRADE 20 AMP DUPLEX W/ GROUND & SS WALL PLATES. OTHER OUTLETS SHALL BE VERIFIED W/ EQUIPMENT SUPPLIERS FOR PROPER NEMA CONFIGURATIONS. PROVIDE GFCI RATED DEVICES WHERE INDICATED & AS REQ'D PER CODE.

2. EQUIVALENT DEVICES BY COOPER/EATON, HUBBELL, LEVITON, PASS & SEYMOUR/LEGRAND SWITCHES.

3. LIGHT SWITCHES - SPEC GRADE 20 AMP TOGGLE SWITCHES W/ SS WALL PLATES.
2. WALL MOTION SWITCHES - SPEC GRADE, PIR, OVERRIDE.
3. CEILING MOTION SWITCHES - SPEC GRADE, DUAL TECHNOLOGY, MODEL AS REQ'D BY ROOM CONFIGURATION, ALL NECESSARY POWER PACKS & RELAYS.
4. WALL MOTION SWITCHES (BATHROOM) - DUAL RELAY, SPEC GRADE, PIR, 2ND RELAY FOR OPERATION OF EXHAUST FAN DELAY.
5. DIMMER SWITCHES: MODULAR, FULL-WAVE, SOLID-STATE UNITS WITH INTEGRAL, QUIET ON-OFF SWITCHES, WITH AUDIBLE FREQUENCY AND EM/RFI SUPPRESSION FILTERS. CONTINUOUSLY ADJUSTABLE SLIDER, WITH SINGLE-POLE OR THREE-WAY SWITCHING. COMPLY WITH UL 1472. 600W OR 1200W AS REQUIRED BY LOAD. INCANDESCENT LAMP DIMMERS: 120 V; CONTROL SHALL FOLLOW SQUARE-LAW DIMMING CURVE. ON-OFF SWITCH POSITIONS SHALL BYPASS DIMMER MODULE. LED DIMMERS: MODULAR, COMPATIBLE WITH DIMMING DRIVERS IN FIXTURE(S); IF OTHER THAN 0-10V DIMMING IS PROVIDED, VERIFY DIMMER IS COMPATIBLE WITH DRIVER FOR FULL RANGE OF DIMMING (100-10%).
6. EQUIVALENT DEVICES BY LEVITON, BRYANT, HUBBELL, WATTSTOPPER, LITHONIA, SENSOR SWITCH.

X. LUMINAIRES, LAMPS & BALLASTS

1. REFER TO LIGHTING FIXTURE SCHEDULE PLANS FOR FIXTURE TYPES.
2. EQUIVALENT LUMINAIRES BY HUBBELL, INFINITY, LITHONIA, WILLIAMS, EATON [COOPER].
3. LED FIXTURES:

1. LAMPS & MODULES: PHILIPS, GENERAL ELECTRIC, OSRAM/SYLVANIA, CREE, NICHIA.

2. LED COMPONENTS, LAMPS, DRIVERS, AND FIXTURES SHALL COMPLY WITH: PCC 47CFR PART 15: UL 8750; ANSINEMA STANDARDS C78.377, NEMA SSL-1, C82.77, IESNA STANDARDS TM-16-05, RP-16, LM-79, LM-80 AND TM-21.

3. DRIVERS SHALL BE INTEGRAL TO THE FIXTURE UNLESS OTHERWISE SHOWN OR SPECIFIED. EMERGENCY BALLASTS/DRIVERS/BATTERIES/INVERTERS - SHALL BE BODINE, IOTA. COORDINATE VOLTAGES AND OUTPUTS FOR MIN. 90 MINUTE OPERATION WITH FIXTURES SCHEDULED AND CONTROLS INDICATED AND PROVIDED.
5. EXECUTION:

1. PROVIDE LIGHTING FIXTURES W/ LAMPS & ACCESSORIES REQ'D FOR HANGING. COORD MOUNTING OF LIGHTING FIXTURES W/ ARCHITECT & G/C. ADDITIONAL FIXTURE SUPPORTS SHALL BE PROVIDED BY E/C. SUPPORTS SHALL COMPLY W/ LATEST EDITION OF NEC. PROVIDE LIGHTING FIXTURE SECURING CLIPS AS REQUIRED. CONSULT ARCH PLANS FOR CEILING TYPES & PROVIDE SURFACE & RECESSED LIGHTING FIXTURES W/ APPROPRIATE MOUNTING COMPONENTS & ACCESSORIES.

2. FIXTURES MOUNTED IN FIRE RATED CEILINGS SHALL BE PROVIDED & INSTALLED W/ FIRE RATED ENCLOSURES TO MAINTAIN CEILING INTEGRITY.

3. POLES & SUPPORT COMPONENTS: COMPLY W/ AASHTO LTS-4. PROVIDE STEEL POLES IN COLOR AS SPECIFIED OR SELECTED BY ARCHITECT. PROVIDE BOLT COVERS. PROVIDE CONCRETE BASE FOR POLE & GROUND ROD.

XI. ADJUSTING, ALIGNING & TESTING

1. ADJUST, ALIGN, & TEST ALL ELECTRICAL EQUIPMENT ON THIS PROJECT PROVIDED UNDER THIS DIVISION & ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHERS FOR INSTALLATION OR WIRING UNDER THIS DIVISION FOR PROPER OPERATION. TEST ALL SYSTEMS & EQUIPMENT ACCORDING TO REQUIREMENTS IN NETA ATS (LATEST EDITION) & ALL ADDITIONAL REQUIREMENTS SPECIFIED.
2. IN FOLLOWING SECTIONS, MAINTAIN FOLLOWING ON PROJECT PREMISES AT ALL TIMES: TRUE RMS READINGS VOLT METER, TRUE RMS READINGS AMP METER, & MEGOHMMETER INSULATION RESISTANCE TESTER. PROVIDE TEST DATA READINGS AS REQUESTED OR AS REQUIRED BY ENGINEER

XII. SYSTEM START UP

1. PRIOR TO STARTING UP ELECTRICAL SYSTEMS:

1. CHECK ALL COMPONENTS & DEVICES.

2. LUBRICATE ITEMS ACCORDINGLY.

3. TIGHTEN SCREWS & BOLTS FOR CONNECTORS & TERMINALS ACCORDING TO MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. IF MANUFACTURER'S TORQUE VALUES ARE NOT INDICATED, USE THOSE SPECIFIED IN UL 486A & UL 486B.

4. CHECK & RECORD BUILDING'S SERVICE ENTRANCE VOLTAGE, GROUNDING CONDITIONS, GROUNDING RESISTANCE, & PROPER PHASING.
2. REPLACE ALL BURNED-OUT LAMPS & LAMPS USED FOR TEMPORARY CONSTRUCTION LIGHTING IN PERMANENT LIGHT FIXTURES.
3. AFTER ALL SYSTEMS HAVE BEEN INSPECTED & ADJUSTED, CONFIRM ALL OPERATING FEATURES REQUIRED BY DRAWINGS & SPECIFICATIONS & MAKE FINAL ADJUSTMENTS AS NECESSARY.

SECTION 28000 - SAFETY & SECURITY

I. GENERAL ELECTRICAL REQUIREMENTS

1. REFER TO GENERAL MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS.

II. EXISTING FIRE ALARM SYSTEM MODIFICATIONS

1. PROVIDE FOLLOWING NEW EQUIPMENT, COMPATIBLE W/ OR OF SAME MANUFACTURER AS EXISTING FIRE ALARM CONTROL PANEL & SYSTEM, AT LOCATIONS INDICATED ON DRAWINGS, AS REQUIRED BY BUILDING CODES, LANDLORD, OR ALL THREE, & CONNECT TO EXISTING FIRE ALARM CONTROL PANEL:

1. ADDITIONAL INITIATING DEVICES, INDICATING APPLIANCES, & INTERCONNECTING CIRCUITS.

2. ADDITIONAL ZONE MODULES REQUIRED BY NEW ZONING.

3. NEW AMPLIFIERS & OTHER EQUIPMENT THAT MAY BE REQUIRED TO INCORPORATE NEW INITIATING DEVICES & INDICATING APPLIANCES INTO EXISTING SYSTEM.

4. A NEW ZONE MAP, INCLUDING ALL EXISTING ZONES & ALL NEW ZONES, FRAMED, MOUNTED UNDER GLASS, & INSTALLED ADJACENT TO FIRE ALARM CONTROL PANEL. HORN/STROBES SHALL MEET ALL REQUIREMENTS OF ADA.
2. INSTALL ALL WIRING IN RACEWAY.
3. WHERE ACCEPTABLE TO AHJ, PLENUM RATED CABLES MAY BE USED ABOVE SUSPENDED ACCESSIBLE CEILINGS.
4. EXECUTION:

1. SUBMIT SHOP DRAWINGS W/ WIRING DIAGRAMS & BATTERY CALCS FOR APPROVAL TO FIRE MARSHAL & AHJ.

2. COORDINATE TO PROVIDE POWER & SHUTDOWN OR OPERATION OF FIRE/SMOKE DAMPERS, DOOR HOLD OPENS, POWER TO DOOR LOCKS & ACCESS CONTROL & OTHER SIMILAR SYSTEMS. INSTALLED & TESTED PER NFPA 72 & APPLICABLE SECTIONS OF NFPA 70. PROVIDE COMPLETE FIRE ALARM SYSTEM AS DESCRIBED HEREIN & SHOWN TO BE WIRED, CONNECTED, & IN FIRST CLASS CONDITION. INCLUDE SUFFICIENT CONTROL UNIT(S), ANNUNCIATOR(S), MANUAL STATIONS, AUTOMATIC FIRE DETECTORS, SMOKE DETECTORS, AUDIBLE & VISIBLE NOTIFICATION APPLIANCES, WIRING, TERMINATIONS, ELECTRICAL BOXES, & ALL NECESSARY MATERIAL FOR COMPLETE OPERATING SYSTEM.

MADEWELL
COMPANIES



VAPE SHOP

1800 DALROCK RD SUITE 400
ROWLETT, TEXAS 75088

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DATE: 12.30.2024

REVISIONS:

TITLE
ELECTRICAL
SPECIFICATIONS

SHEET NO. E1.01

KEYNOTE LEGEND

- 1

PROVIDE DIMMER SWITCH FOR LED LIGHT AS INDICATED ON DRAWING.
- 2

PROVIDE OCCUPANCY SENSOR AND CONTROLS.
- 3

PROVIDE ELECTRICAL CIRCUIT FOR HVAC EQUIPMENT.
- 4

PROVIDE ELECTRICAL CIRCUIT FOR ELECTRICAL INSTANTANEOUS WATER HEATER UNDER LAVATORY/SINK.
- 5

PROVIDE WEATHER PROOF RECEPTACLE FOR ROOF-MOUNTED MECHANICAL EQUIPMENT MAINTENANCE WITH WHILE-IN-USE-COVER UNLESS FURNISHED WITH RUT-1.
- 6

PROVIDE NEW ELECTRIC METER ON WALL.
- 7

PROVIDE EMERGENCY LANDING LIGHTING FIXTURE ON EXTERIOR WALL ABOVE DOOR FOR EMERGENCY LANDING WITH 90 MIN BATTERY BACKUP.
- 8

PROVIDE EMERGENCY LIGHTING FIXTURE ON WALL WITH 90 MIN BATTERY BACKUP.
- 9

PROVIDE GFCI PROTECTED AT WET AREAS.
- 10

PROVIDE ELECTRICAL CIRCUIT TO EXTERIOR SIGN WITH TIMER CONTROL.
- 11

ALL 125V/1PH, 20-AMPERE RECEPTACLES INSTALLED IN THE BREAK AREA.

LIGHTING FIXTURE SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	VOLT	WATTS	DIMMING	REMARK
A	LED 4" ROUND DOWNLIGHT-RECESSED	TBD	TBD	2800K	120 V	60 W		
B	2' X 2'	TBD	TBD	2800K	120 V	40 W		

GENERAL NOTES:

A CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ACCESSORIES FOR PROPER MOUNTING OF FIXTURES IN SPECIFIC CEILING PER LOCATION OF FIXTURES.

B CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ENGINEER OF ALL LIGHTING FIXTURES (NEW OR SUBSTITUTES).

C CONTRACTOR SHALL COORDINATE FINISH, MOUNTING HEIGHTS (IF SUSPENDED), LENSING, AND OTHER AESTHETIC FEATURES OF ALL FIXTURES WITH ARCHITECT.

D CONTRACTOR SHALL PROVIDE AN ADDITIONAL 5 EXIT SIGNS AND INSTALLATION OR 10%, WHICHEVER IS GREATER, AS ATTIC STOCK FOR FUTURE USE. ATTIC STOCK EXIT SIGN SPECIFICATION SHALL MATCH ALL THE OTHER EXIT SIGNS ON THIS PROJECT, AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE.

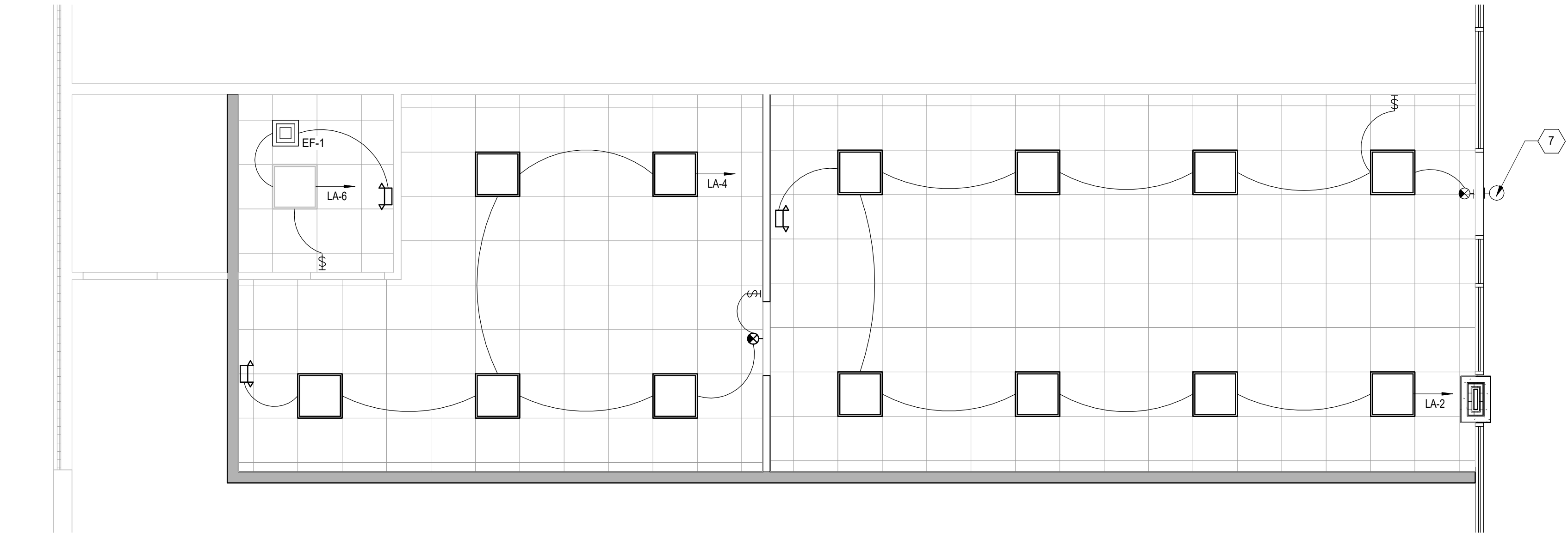
NOTES:

1 PROVIDE CONTINUOUS LENGTH AS SHOWN ON PLANS. CONFIRM EXACT LENGTH WITH ARCHITECTURAL DETAILS AND ARCHITECT. PROVIDE ALL ACCESSORIES FOR A FULLY FUNCTIONING SYSTEM.

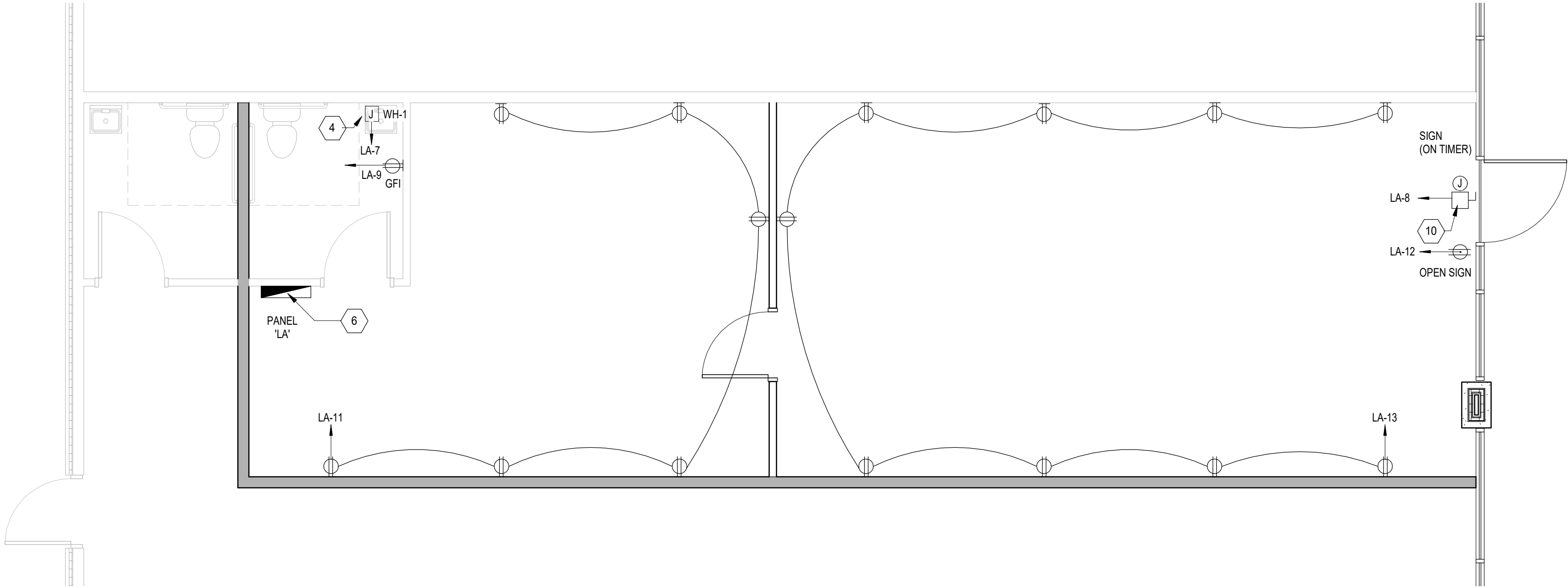
2 PROVIDE NUMBER OF FACES AND CHEVRONS PER PLANS AS SHOWN.

3 COORDINATE MOUNTING, LENGTH, AND OTHER DETAILS WITH ARCHITECT AS FIXTURE IS INCORPORATED INTO ARCHITECTURAL FEATURE.

4 FOR FIXTURES REQUIRING REMOTE TRANSFORMER/ DRIVER. CONTRACTOR SHALL SIZE AND SPACE REMOTE TRANSFORMERS/ DRIVERS TO ELIMINATE VOLTAGE DROP. TRANSFORMERS/ DRIVERS SHALL BE VISUALLY AND ACOUSTICALLY CONCEALED.



1 LIGHTING PLAN
SCALE: 1/4" = 1'-0"



2 ELECTRICAL POWER PLAN
SCALE: 1/4" = 1'-0"

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REVISIONS:

TITLE
ELECTRICAL
PLANS

SHEET NO. E2.01



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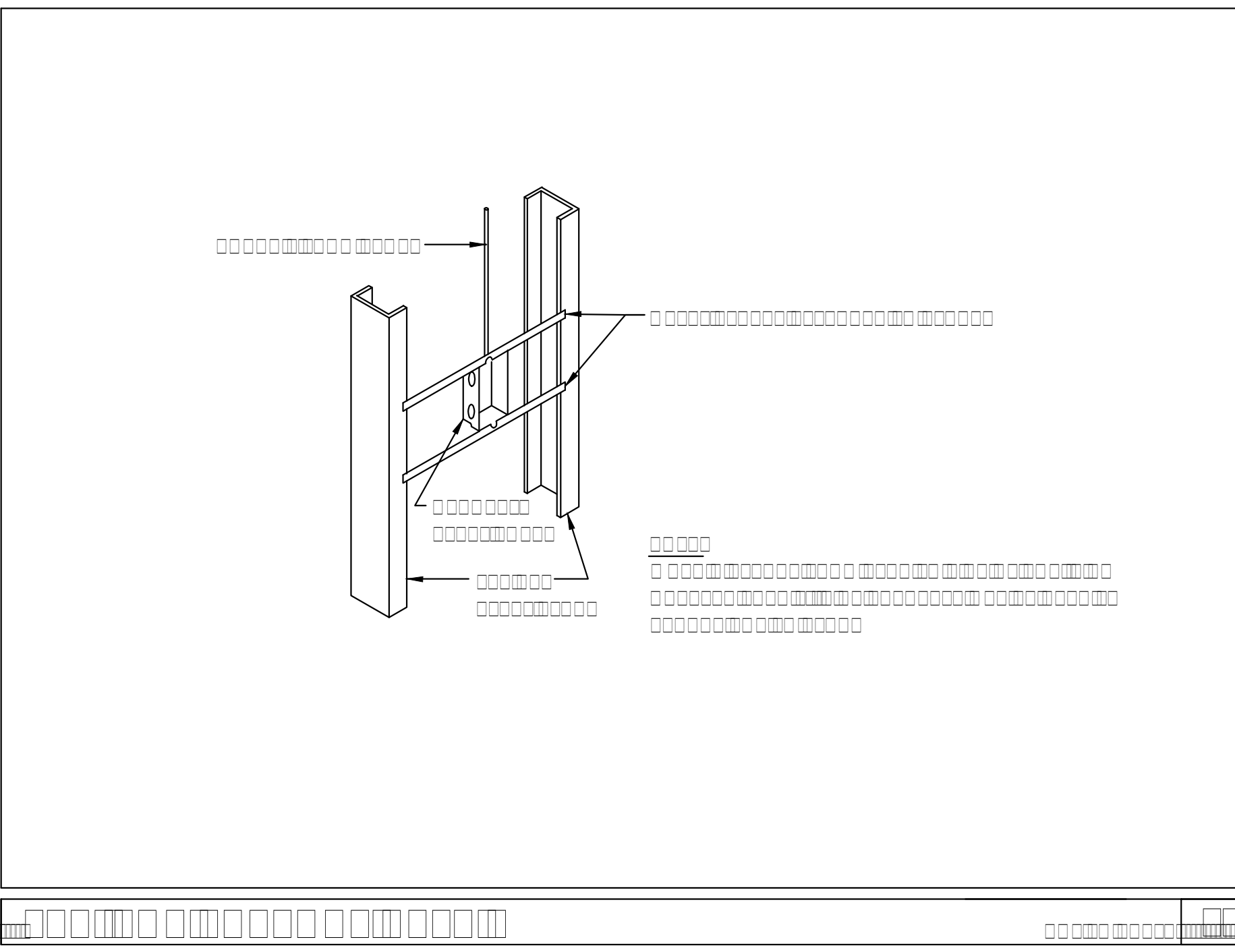
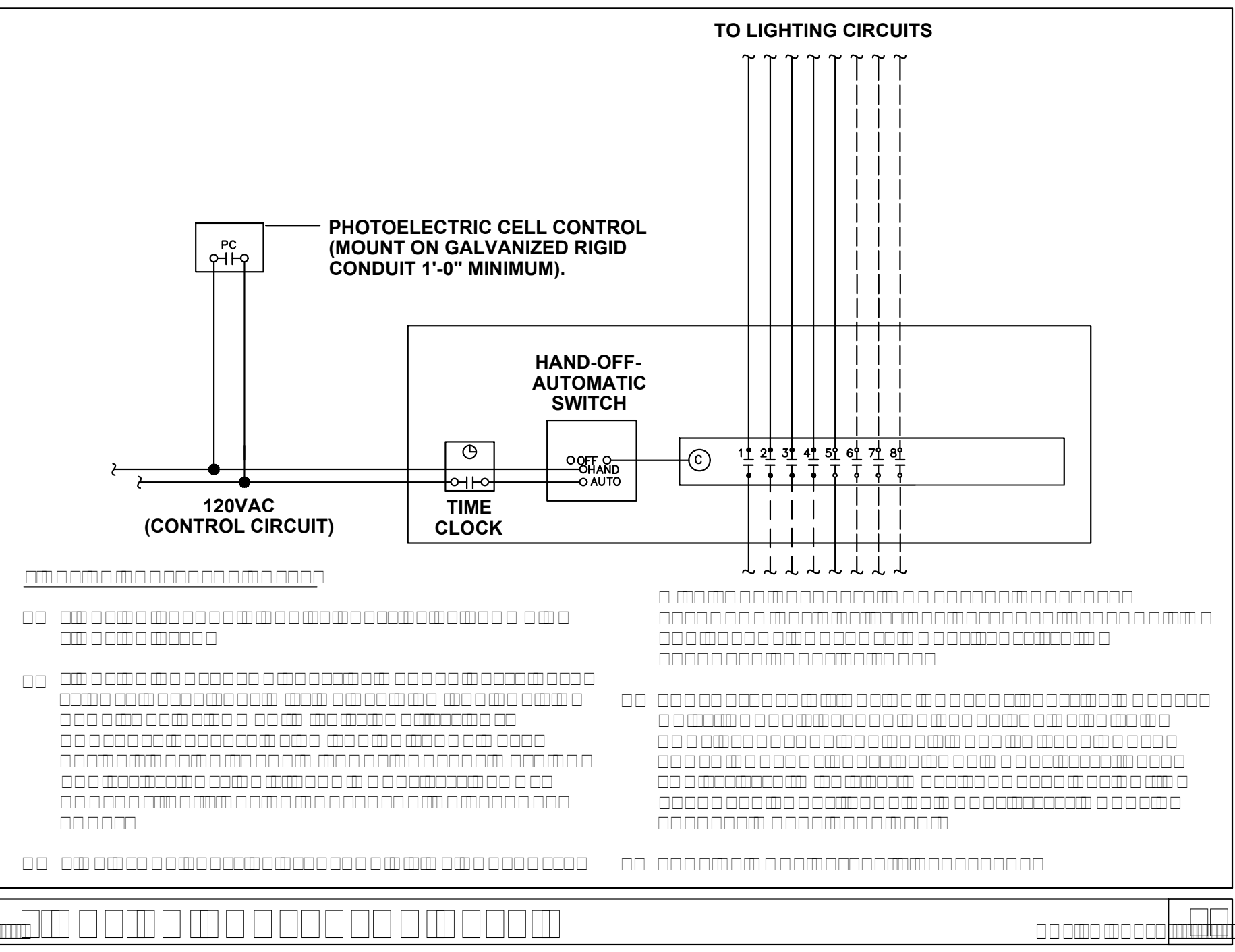
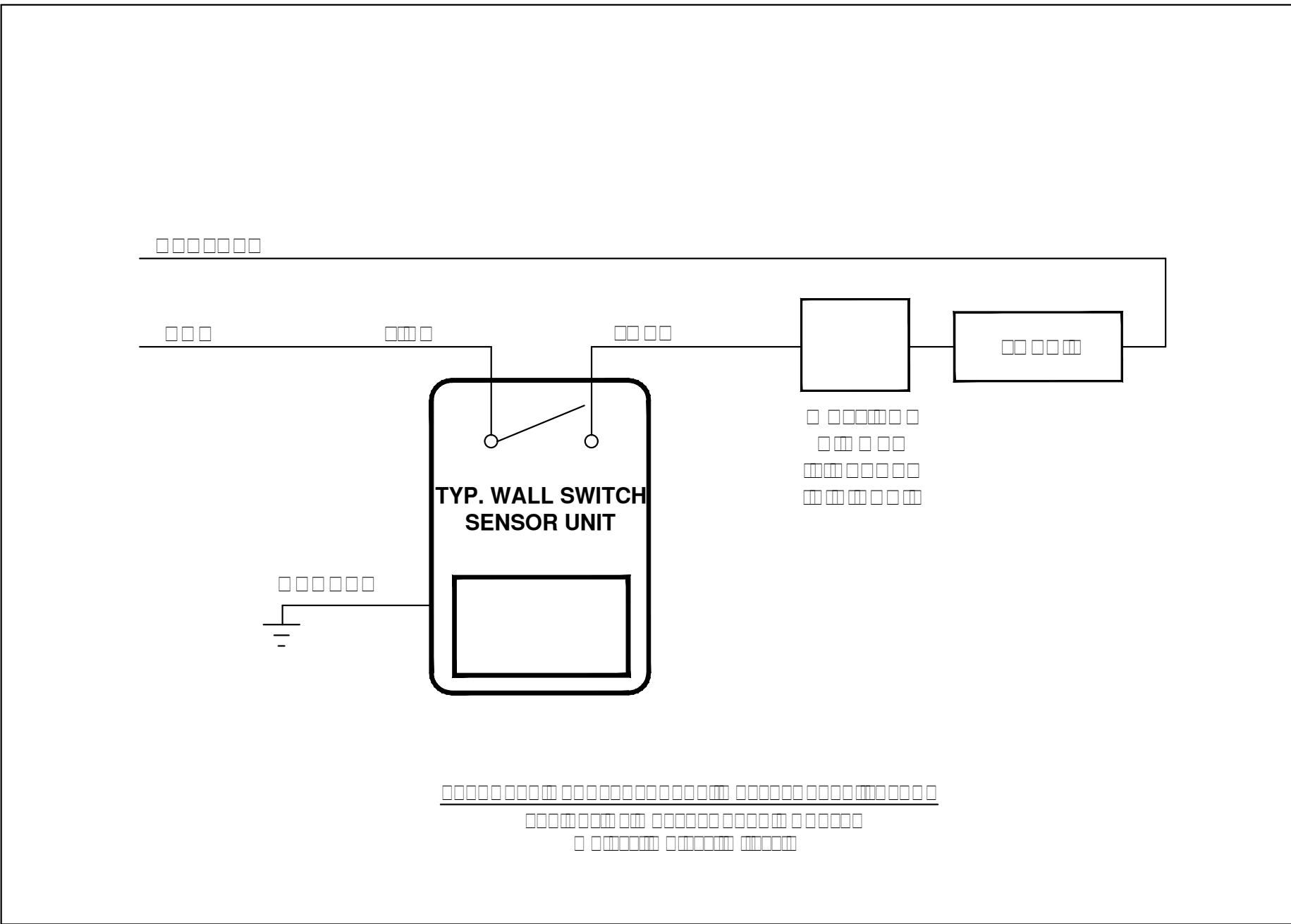
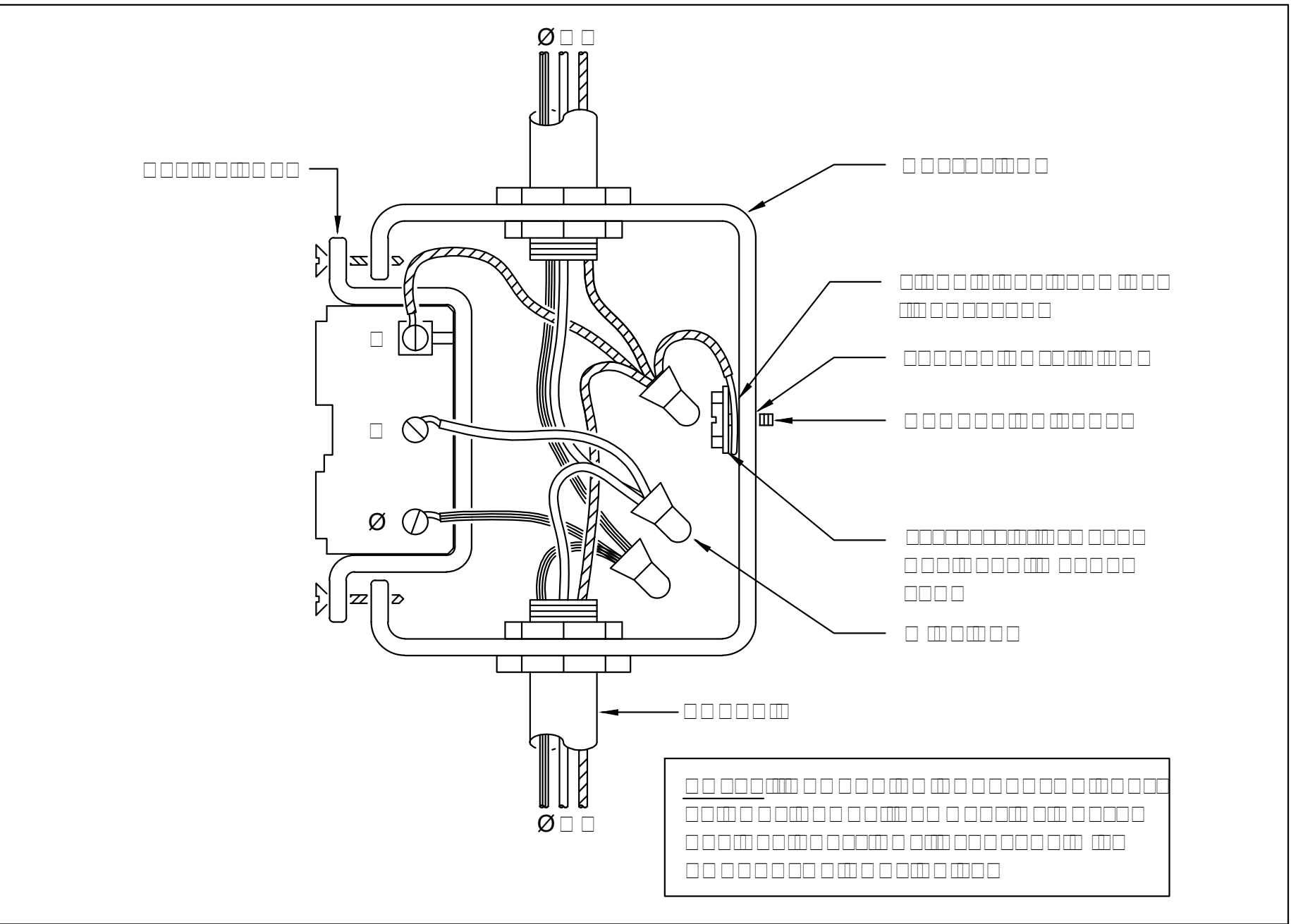
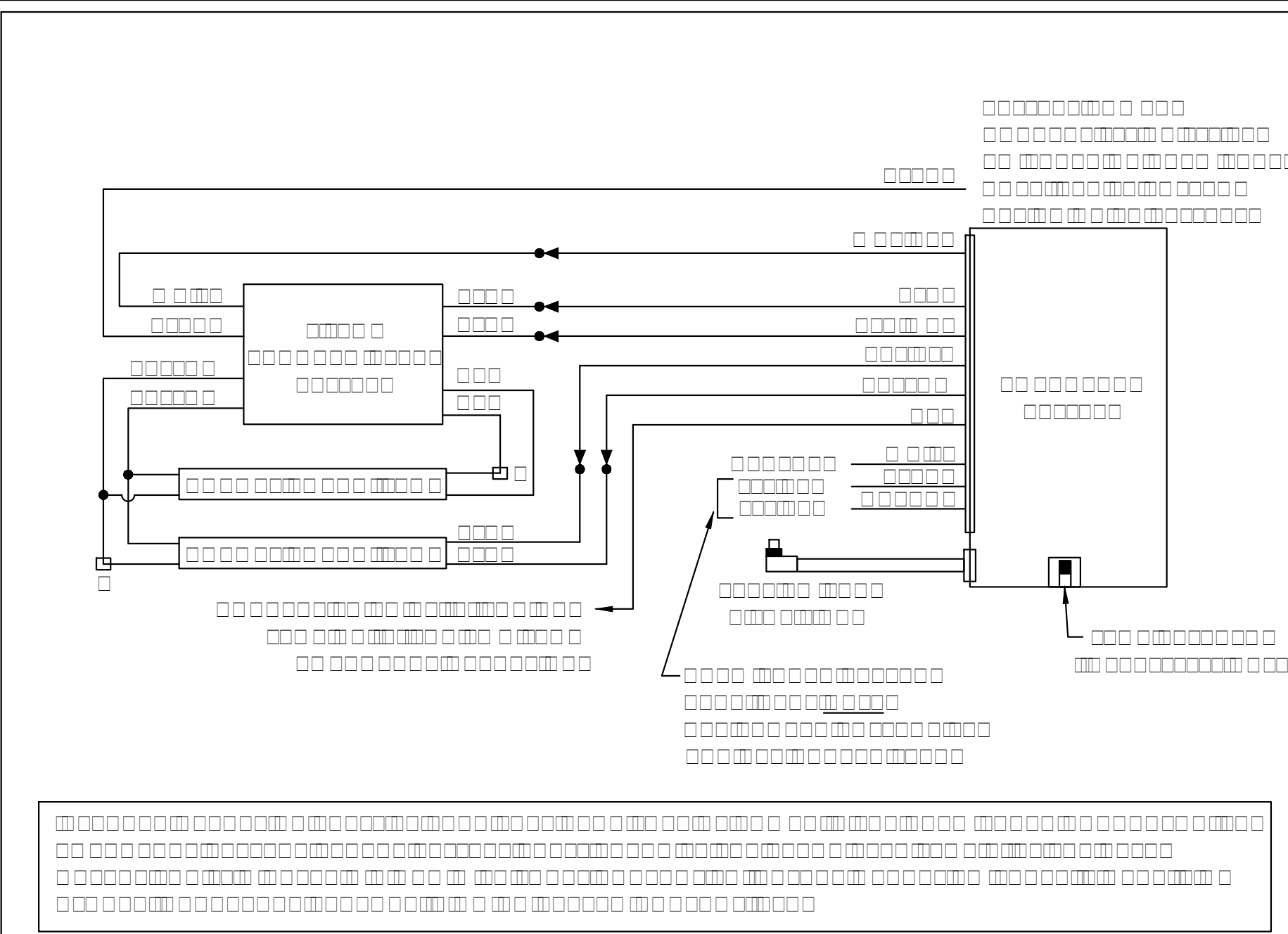
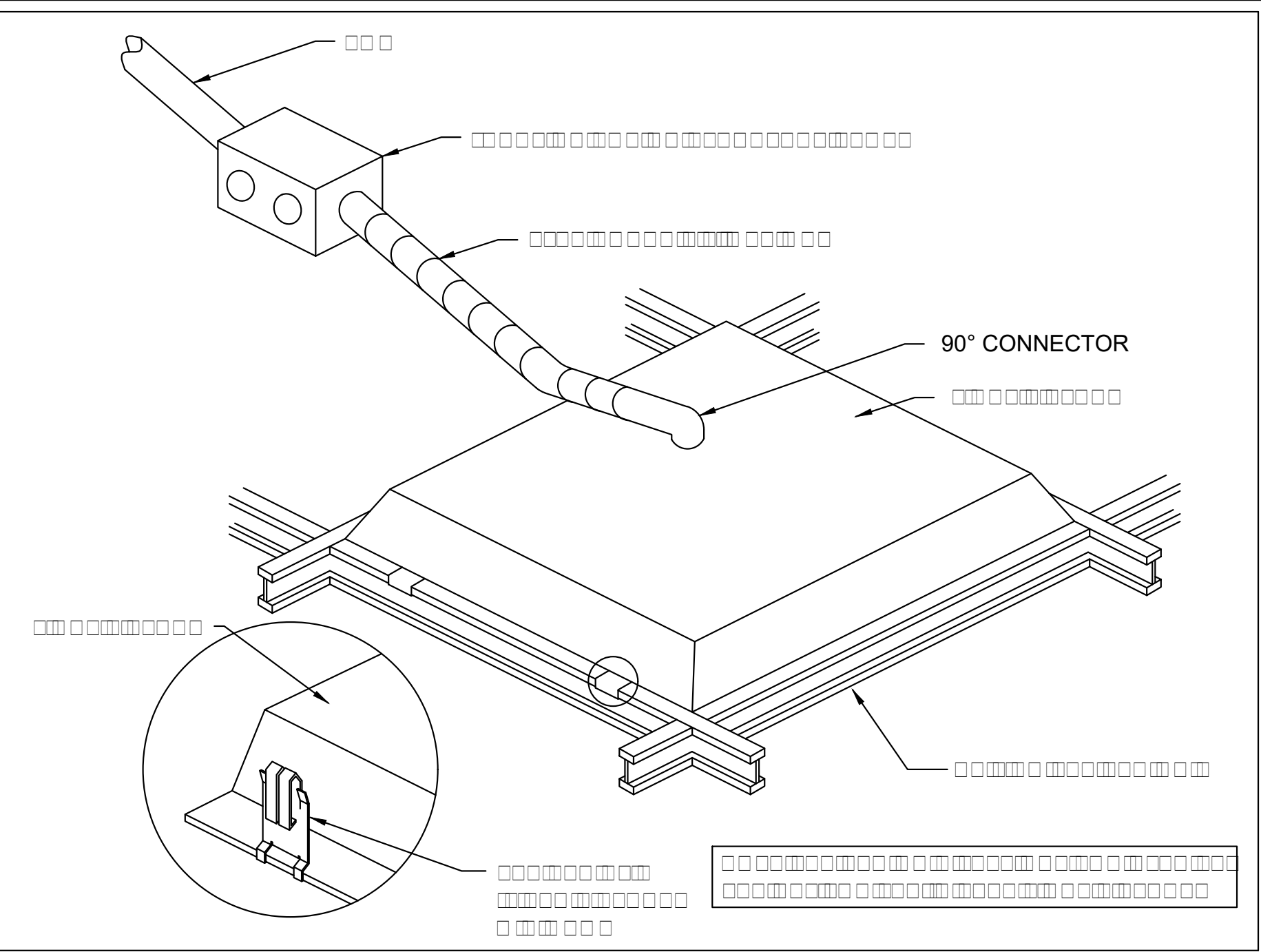
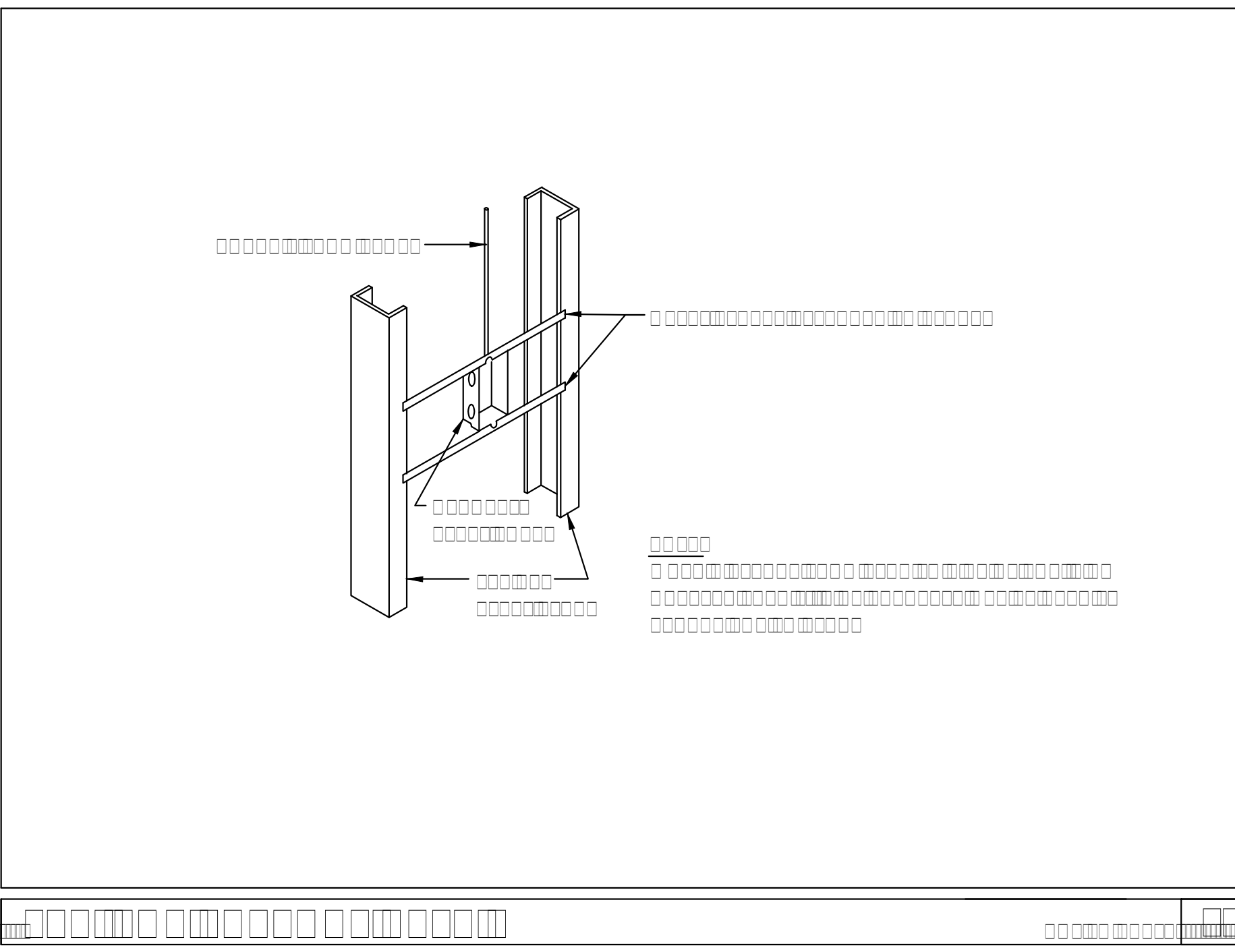
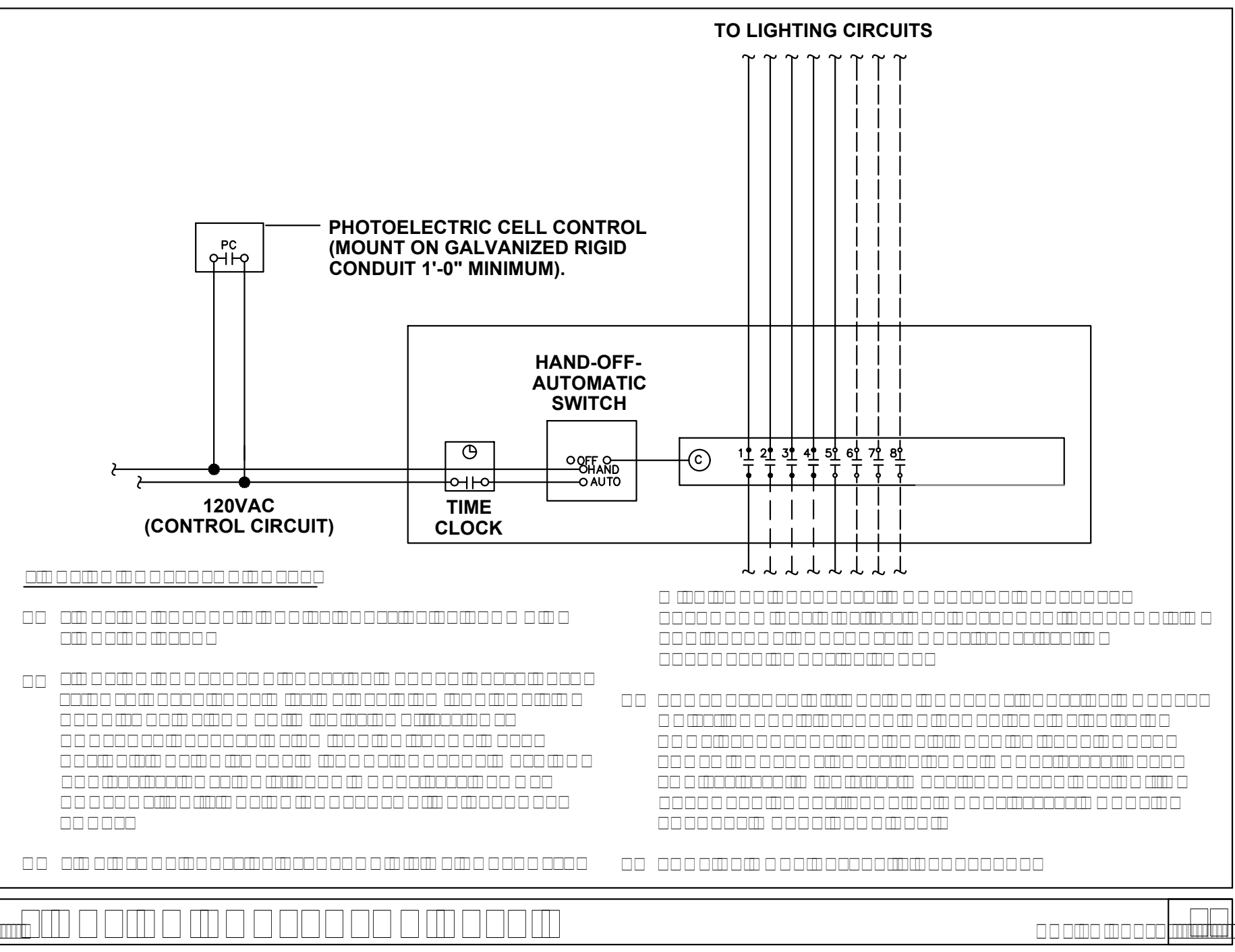
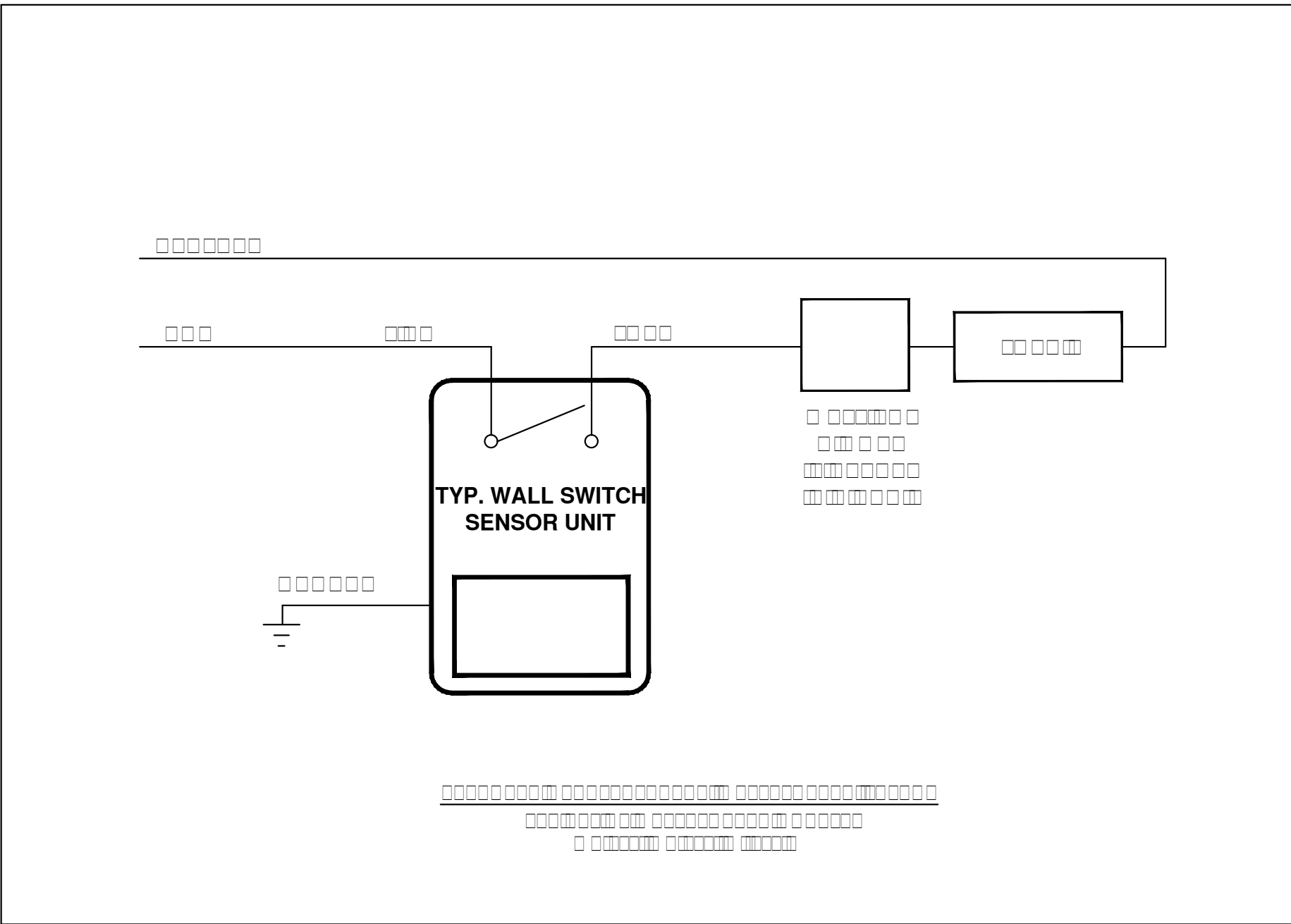
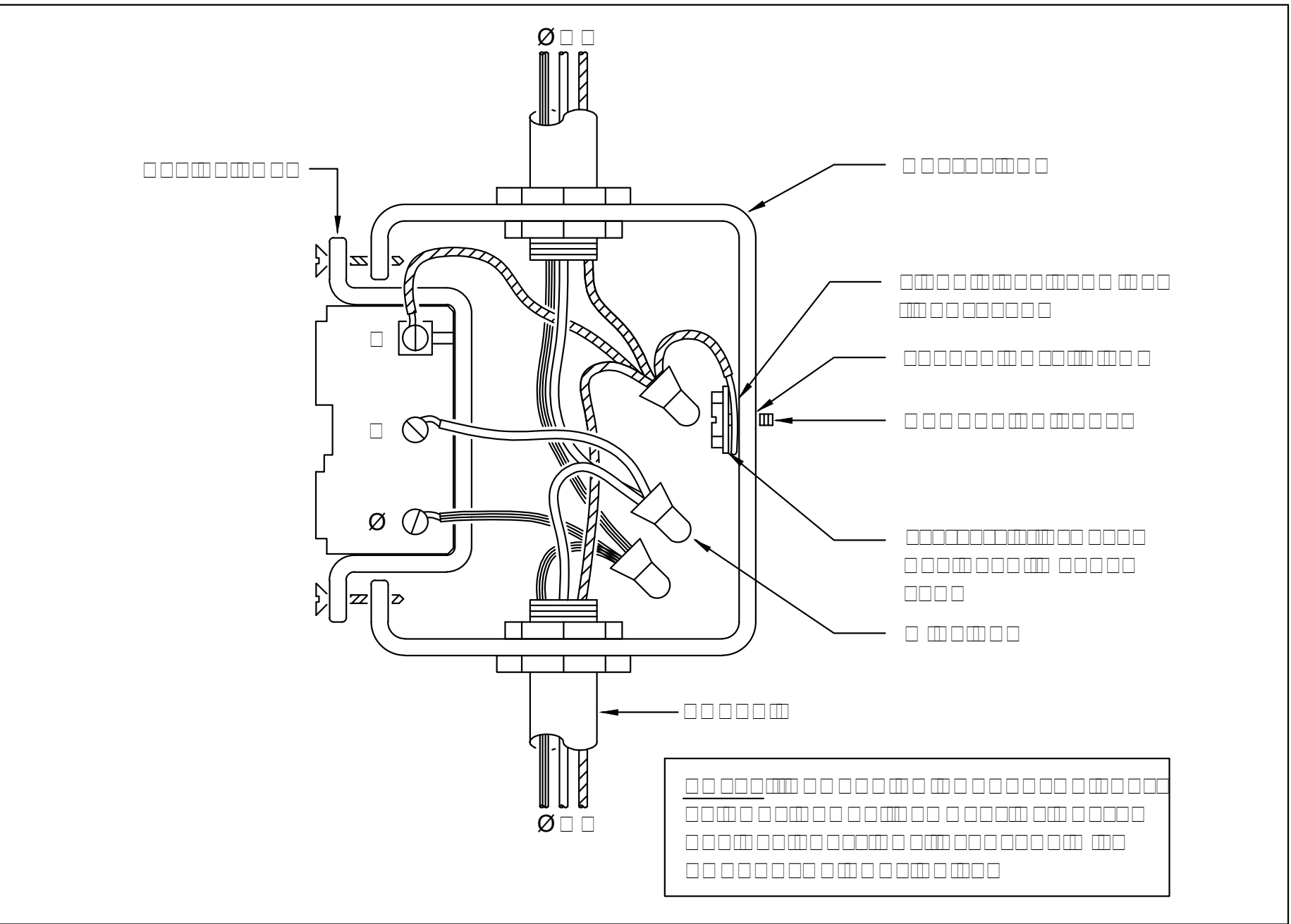
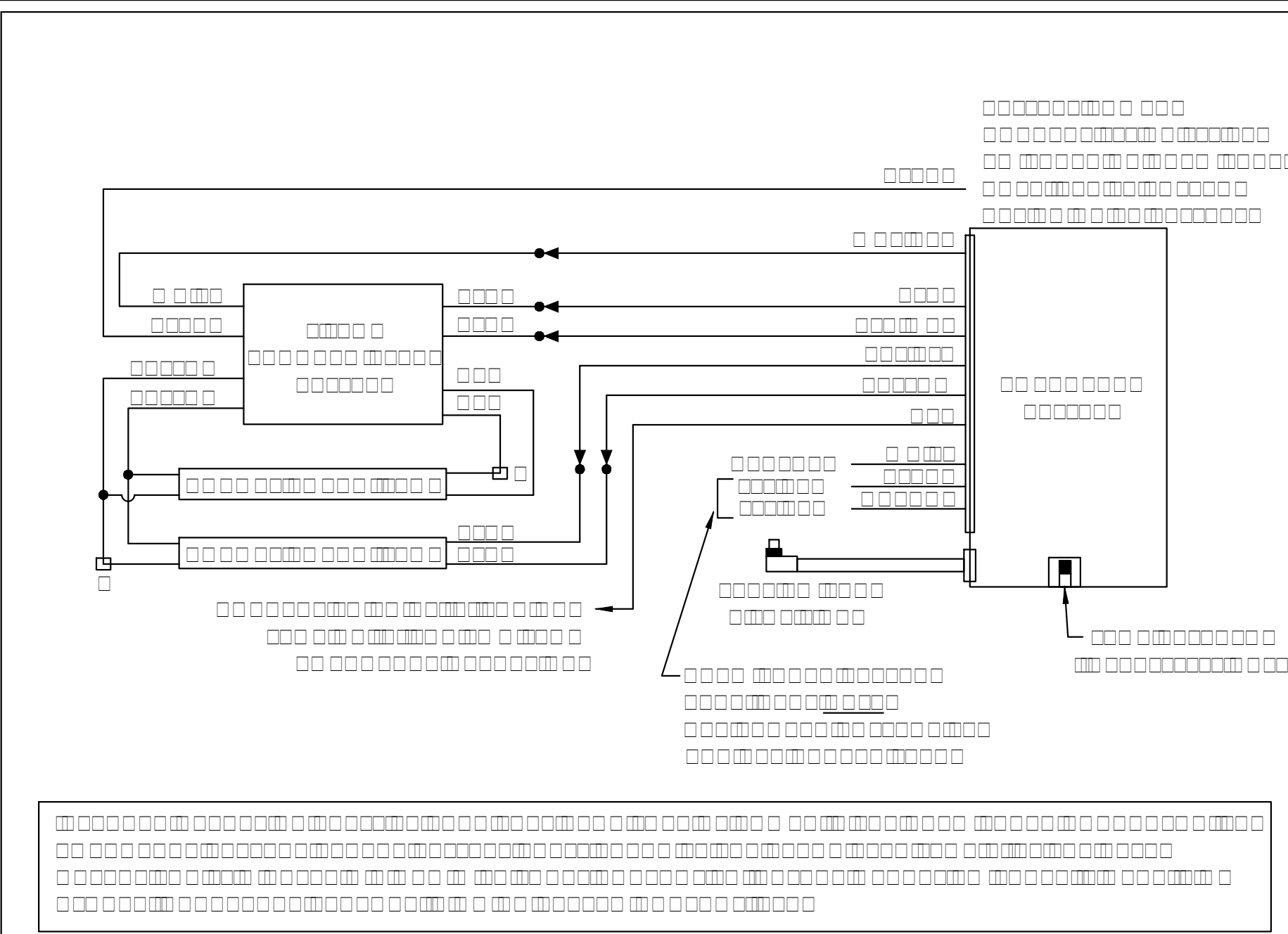
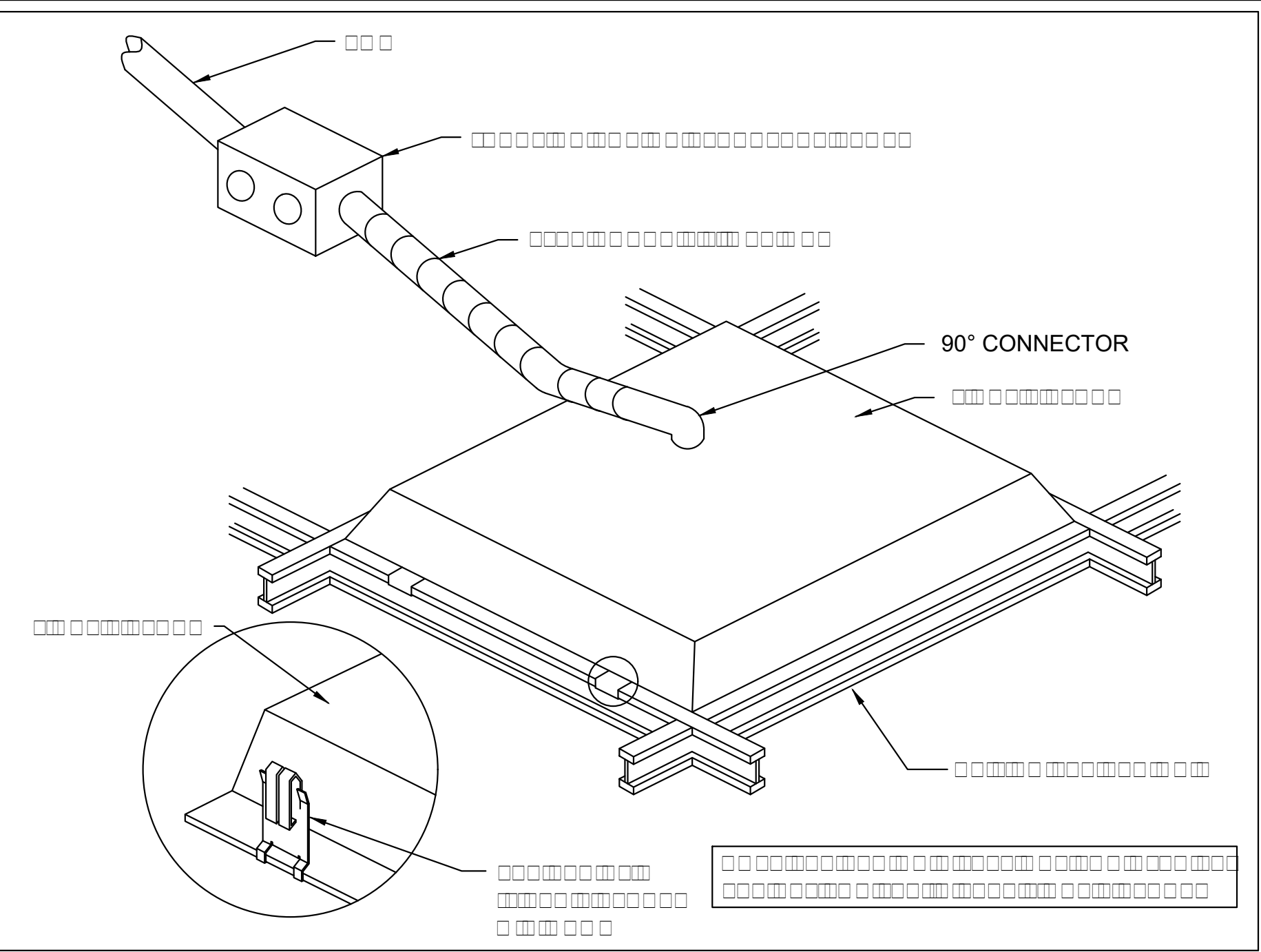
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TITLE
ELECTRICAL
DETAILS

SHEET NO. E3.01





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REVISIONS:

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TITLE

ELECTRICAL
SCHEDULES AND
RISER DIAGRAM

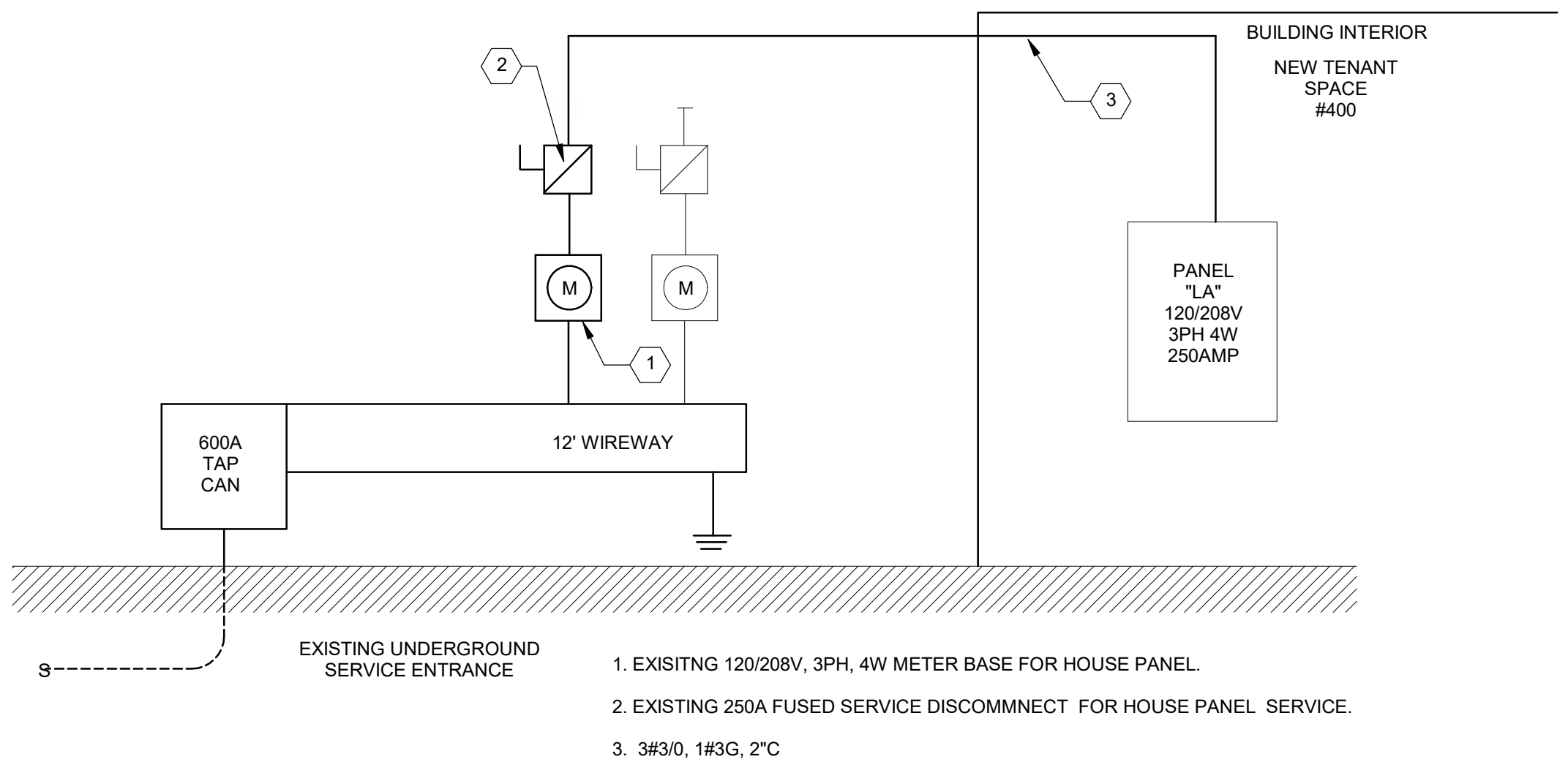
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PANEL 'LA' NEW			SERVICE: 208Y/120V, 3PH, 4W+G MAIN BUS: 250A MCB							
POLE	DESCRIPTION	WIRE + CONDUIT SIZE	TOTAL VA	CB	PHASE	CB	TOTAL VA	WIRE + CONDUIT SIZE	DESCRIPTION	POLE
1	RTU-1	3#8,#10G,3/4"C	4,000	50/3	A	20/1	217	2#12,#12G,3/4"C	LIGHTING	2
3	-	-	4,000	50/3	B	20/1	217	2#12,#12G,3/4"C	LIGHTING	4
5	-	-	4,000	50/3	C	20/1	217	2#12,#12G,3/4"C	LIGHTING	6
7	WH-1	2#12,#12G,3/4"C	1,800	20/1	A	20/1	217	2#12,#12G,3/4"C	TENANT SIGN	8
9	RECEPTACLES	2#12,#12G,3/4"C	540	20/1	B	20/1	540	2#12,#12G,3/4"C	TIME CLOCK	10
11	RECEPTACLES	2#12,#12G,3/4"C	540	20/1	C	20/1	540	2#12,#12G,3/4"C	OPEN SIGN	12
13	RECEPTACLES	2#12,#12G,3/4"C	540	20/1	A	20/1		2#12,#12G,3/4"C	SPARE	14
15	SPARE	2#12,#12G,3/4"C		20/1	B	20/1		2#12,#12G,3/4"C	SPARE	16
17	SPARE	2#12,#12G,3/4"C		20/1	C	20/1		2#12,#12G,3/4"C	SPARE	18
19	SPARE	2#12,#12G,3/4"C		20/1	A	20/1		2#12,#12G,3/4"C	SPARE	20
21	SPARE	2#12,#12G,3/4"C		20/1	B	20/1		2#12,#12G,3/4"C	SPARE	22
23	SPARE	2#12,#12G,3/4"C		20/1	C	20/1		2#12,#12G,3/4"C	SPARE	24

EQUIPMENT DESIGNATION	ELECTRICAL INFORMATION					DISCONNECT				REMARKS
	ELEC LOAD	VOLT	PHASE	CIRCUIT NO.	FEEDER	TYPE	SIZE	POLES	FUSE	
RTU-1	12000 VA	120	3	1,3,5	3/4" C, 3#8, #10G	DIRECT	-	-	-	45A BREAKER
WH-1	1800 VA	120	1	7	1/2" C, 1#10, #10G	DIRECT	-	-	-	30A BREAKER
EF-1	TBA	120	1	6	1/2" C, 1#12, #12G	DIRECT	-	-	-	TBA

NOTES:

- 1 REFER TO HVAC AND PLUMBING PLANS FOR LOCATIONS OF EQUIPMENT. COORDINATE FINAL LOCATIONS IN FIELD.
- 2 PROVIDE 120V CONTROLS CIRCUIT TO EACH 120V/24V CONTROLS TRANSFORMER (TRANSFORMER BY MECHANICAL CONTRACTOR). EACH TRANSFORMER SHALL FEED UP TO SIX (6) CONTROL MODULES. DO NOT EXCEED 150VA PER 120V CONTROLS CIRCUIT. CONDUCTORS BETWEEN THE TRANSFORMERS AND THE CONTROLS SHALL BE BY MECHANICAL CONTRACTOR. REFER TO HVAC PLANS FOR EQUIPMENT LOCATIONS.
- 3 MECHANICAL CONTRACTOR TO PROVIDE VFD. ELECTRICAL CONTRACTOR TO INSTALL.
- 4 PLUMBING CONTRACTOR TO PROVIDE POWER AND ALARM PANEL AS SHOWN ON PLUMBING DETAIL SHEET(S) FOR SUMP PUMP. ELECTRICAL CONTRACTOR TO MAKE CONNECTION TO ALARM PANEL.
- 5 ALTERNATE PHASES FOR CONNECTION TO FAN MOTORS FOR UNITS ON THE SAME CIRCUIT.
- 6 PROVIDE POWER TO LEAK DETECTION AND SOLENOID VALVE FOR WATER HEATER FROM SAME CIRCUIT AS RECIRCULATION PUMP. CIRCUIT LEAK DETECTION AND SOLENOID VALVE UPSTREAM OF MOTOR RATED SWITCH FOR RECIRCULATION PUMP.
- 7 PROVIDE BUILDING STANDARD KWH METER (OR METER EQUAL TO EMON DION CLASS 2000 KWH METER IF NO BUILDING STANDARD). COORDINATE LOCATIONS WITH BUILDING ENGINEER.
- 8 CIRCUIT CONVENIENCE OUTLET FROM CIRCUIT AS SHOWN ON PLANS.
- 9 FOUR-INCH AND CONNECT DUCT COUNTERTOP SMOKE DETECTOR (INSTALLED BY MECHANICAL) TO FIRE ALARM PANEL.
- 10 COORDINATE WITH MECHANICAL REGARDING RESPONSIBILITY OF MOTOR STARTERS, SO THAT DUPLICATE EQUIPMENT IS NOT PURCHASED.
- 11 INDOOR AC UNIT IS POWERED FROM OUTDOOR CU UNIT. ELECTRICAL CONTRACTOR SHALL ROUTE CONDUCTORS AND CONDUIT FROM OUTDOOR CU UNIT TO CORRESPONDING INDOOR AC UNIT. COORDINATE CONDUCTOR AND CONDUIT SIZE WITH EQUIPMENT REQUIREMENTS PRIOR TO ROUGH-IN.
- 12 FOR GRAC UNITS, CONNECT SMOKE DETECTOR (PROVIDED WITH EQUIPMENT) TO FIRE ALARM PANEL.
- 13 ELECTRICAL CONTRACTOR PROVIDE DISCONNECT SWITCH WITH AUXILIARY CONTACTS FOR CONNECTION TO VFD SAFETY INTERLOCK. ELECTRICAL CONTRACTOR SHALL CONNECT DISCONNECT SWITCH AUXILIARY CONTACT TO THE ASSOCIATED VFD SAFETY INTERLOCK VIA 3/4" CONDUIT WITH #212 AND #126 STRANDED THHN CONDUCTORS.
- 14 PLUMBING CONTRACTOR TO PROVIDE CONTROL PANEL AND VFD'S WITH INTEGRAL DISCONNECTS FOR BOOSTER PUMP. ELECTRICAL CONTRACTOR TO MAKE CONNECTION TO CONTROL PANEL.



1) ELECTRICAL RISER DIAGRAM
3/4" = 1'-0"



City of Rowlett
Official Copy

4000 Main Street
 Rowlett, TX 75088
 www.rowlett.com

Ordinance: ORD-027-22

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF ROWLETT, TEXAS, BY AMENDING CHAPTER 10 (BUSINESSES) TO ADD A NEW ARTICLE XII, TO BE ENTITLED "VAPOR STORES," TO REQUIRE SPECIAL USE PERMITS FOR ESTABLISHMENTS THAT SELL ELECTRONIC CIGARETTES AND ACCESSORIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds and determines that the proliferation of stores and shops that sell electronic cigarettes and vapor products, often to minors and often including cannabidiol (CBD) oil and CBD-related products, often has a deleterious effect on existing businesses and surrounding residential areas, decreases public safety and property values, contributes to urban blight, and downgrades the quality of life; and

WHEREAS, the Council further finds that retail establishments whose primary sales involve the sale of electronic cigarettes, devices and accessories should be located in appropriate places within the City so as to encourage proper land use and development and should be situated in locations best suited to accommodate such retail facilities; and

WHEREAS, the Council further finds that requiring special use permits for retail establishments whose primary business involves the sale of electronic cigarettes will enable proper review by the City's Planning Commission and by the Council, will enable the City to impose reasonable conditions to minimize adverse effects, and is in the best interest of the public health, safety, morals and general welfare.

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

SECTION 1: That Chapter 10 (Businesses) of the Code of Ordinances, City of Rowlett, Texas, be and is hereby amended to add a new Article XII to be entitled "Vapor Stores," to read in its entirety as follows:

CHAPTER 10
BUSINESSES

...

ARTICLE XII. VAPOR STORES

Sec. 10-435. - Definitions.

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section, unless the context clearly indicates otherwise:

CBD products means oil, oil-based capsules, vaporized liquid, ingestible solid, or any other product that contains cannabidiol in a form designed for human consumption.

City means the City of Rowlett, Texas.

E-cigarette means:

- a. an electronic cigarette or any other device that simulates smoking by using a mechanical heating element, battery, or

electronic circuit to deliver nicotine or other substances to the individual inhaling from the device; or

b. a consumable liquid solution or other material aerosolized or vaporized during the use of an electronic cigarette or other device described by this section.

c. The term "e-cigarette" includes:

1. a device described by this section regardless of whether the device is manufactured, distributed, or sold as an e-cigarette, e-cigar, or e-pipe or under another product name or description; and

2. a component, part, or accessory for the device, regardless of whether the component, part, or accessory is sold separately from the device.

d. The term "e-cigarette" does not include a prescription medical device related to the cessation of smoking.

Vapor store shall mean a retail establishment that sells or offers for sale e-cigarettes, as defined in this section, which receives at least 90 percent of its gross revenues from the sale of e-cigarettes or e-cigarettes and CBD products.

Sec. 10-436. – Permits.

a. No person may engage in the business of an e-cigarette retailer unless the person has a valid permit from the Texas Comptroller, which shall be kept on public display at the place of business for which the permit was issued.

b. No person may sell, offer for sale, or distribute e-cigarettes to any person under the age of twenty-one (21) years.

c. In addition to any other remedy, the City may suspend or revoke a certificate of occupancy for the premises in which the e-cigarette retailer conducts business for a violation of this section. The suspension or revocation of a certificate of occupancy may be appealed to the city manager of the city within ten (10) days of transmittal of a written notice of suspension or revocation. The notice of appeal must contain a short statement of the basis of the appeal and must state that the suspension or revocation is unduly harsh or must deny the facts on which the suspension or revocation was made, or both. An appeal must be made in writing and will be heard by the city manager promptly after receipt of a notice of appeal. The city manager's decision shall be final and binding.

Sec. 10-437. – Special Use Permit.

a. No person may engage in the business of a vapor store without a special use permit issued in accordance with the Rowlett Development Code. In granting a special use permit, the city may impose reasonable conditions.

b. Special use permits for vapor stores shall expire on the fifth anniversary after issuance. No vested right in a special use permit for a vapor store shall last for a period of more than five years.

c. A special use permit issued under this section shall be applicable to the site at which the business is conducted and not to the person to whom it was granted.

Sec. 10-438. – Verification of compliance.

a. The city may conduct reasonable inspections at any time the business is open or occupied in order to determine compliance with the provisions of this article.

b. It shall be an offense for any person to refuse to allow a city inspection or to deny entry to the premises on which the e-cigarette retailer or vapor store conducts business.

Sec. 10-439. – Revocation of permit.

a. Notwithstanding any other provision of the Rowlett Development Code or the Code of Ordinances, a special use permit issued for a vapor store may be revoked by the city council, on recommendation of the planning commission and after required public hearings, for repeated violations of this article.

b. The administrative official responsible for administering the provisions of this article shall transmit written notice to the owner, operator or occupant of the vapor store at least thirty (30) days prior to the effective date of revocation, delivered to the address of the vapor store. The owner may appeal the revocation by filing a written notice of appeal with the city manager, who shall conduct a hearing on whether the special use permit should be revoked. A failure to timely submit the notice of appeal shall be deemed a consent to revocation for all purposes.

c. If the city manager upholds the revocation of the special use permit, he shall do so in writing and a copy of the determination shall be delivered to the owner, who may appeal the city manager's determination to the city council by written notice of appeal which shall be delivered to the city manager within thirty (30) days of the city manager's determination. A failure to timely submit the notice of appeal shall be deemed a consent to revocation for all purposes.

d. The revocation of a special use permit shall be suspended until the council finally determines the appeal. The city council's decision shall be final and binding.

e. Any vested rights in a special use permit are subject to and limited by the provisions of this section."

SECTION 2: 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 3: 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 4: 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 five hundred dollars (\$500.00) for each offense. Each day in which a continuing violation occurs shall be a separate offense.

SECTION 5: 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.

At a meeting of the City Council on August 16, 2022 this Resolution be adopted. The motion carried by the following vote:

Ayes: 7 Mayor Margolis, Mayor Pro Tem Winget, Deputy Mayor Pro Tem Shinder, Councilmember Galuardi, Councilmember Grubisich, Councilmember Britton, Councilmember Bell

(The remainder of this page was intentionally left blank.)

ATTACHMENT ONE

Approved by *Glenn Meyer*
Mayor

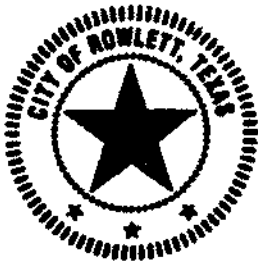
Date August 16, 2022

Approved to form by *[Signature]*
City Attorney

Date August 16, 2022

Certified by *Sandra Hallmark*
City Secretary

Date August 16, 2022





Site

City Limits

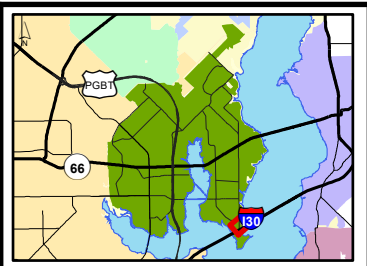
Parcels

Streets

Dalrock Vape Shop
SUP

1800 Dalrock RD- Suite 400

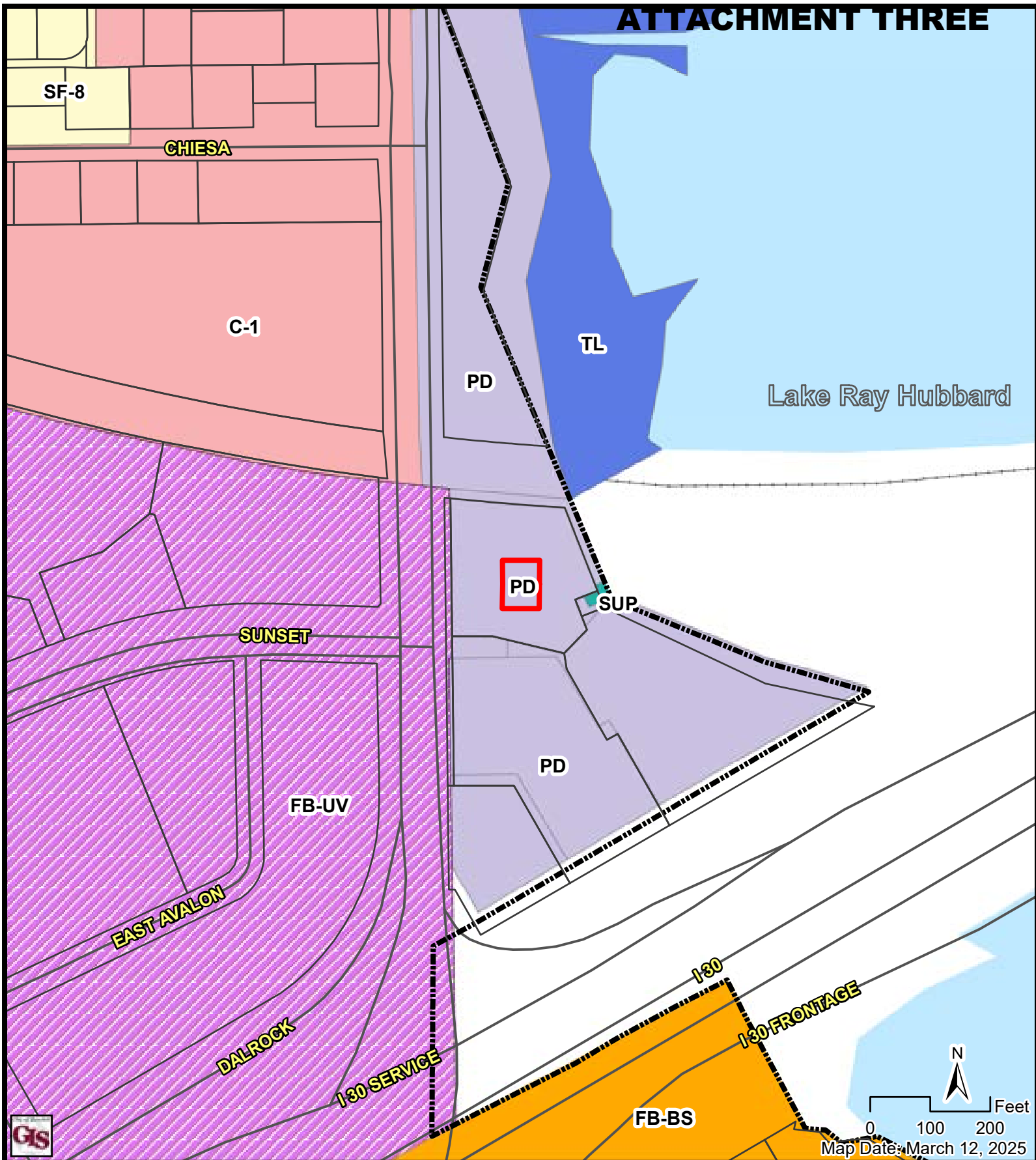
Site Location Map



Rowlett
TEXAS

Page 80 of 323

ATTACHMENT THREE



	Site		C-1		SF-8
	Parcels		FB-BS		SUP
	Streets		FB-UV		TL
	CityLimits		PD		

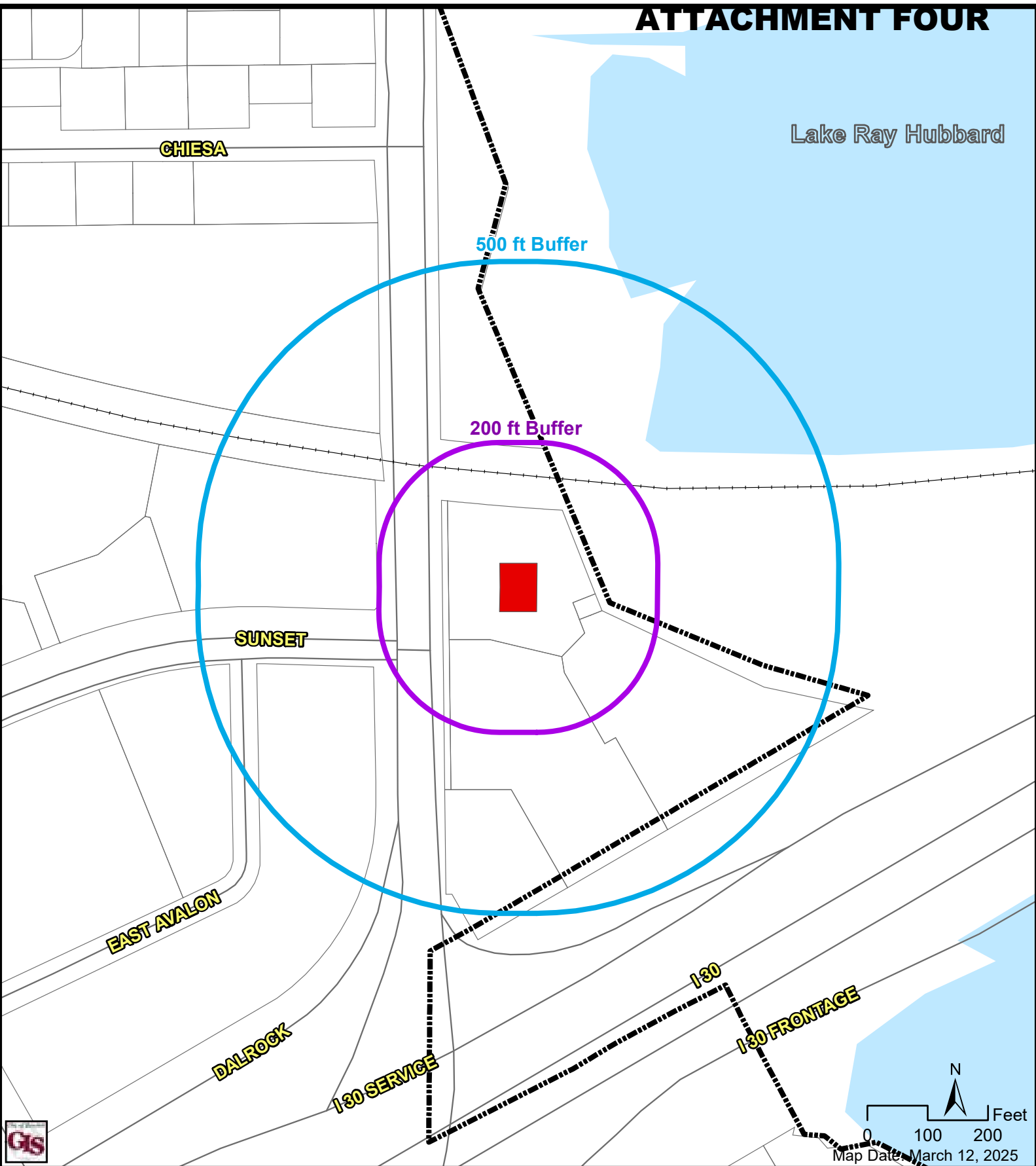
**Dalrock Vape Shop
SUP**

1800 Dalrock RD Suite 400

Existing Zoning Map

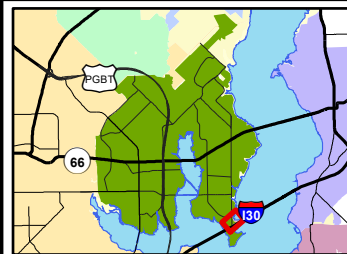
Page 81 of 323

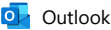
ATTACHMENT FOUR



- Site
- 500 ft Buffer
- Parcels
- 200 ft Buffer
- Streets
- City Limits

Dalrock Vape Shop
SUP
1800 Dalrock RD Suite 400
Property Notice Map





Online Form Submission #16286 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Mon 3/24/2025 7:42 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

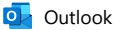
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Claudia Nichols
Are you a Rowlett resident?	Yes
Home address:	Field not completed.
Preferred telephone number (###-###-####):	Field not completed.
Email address:	Claudiaknichols@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Vape shop on Dalrock by Bayside Community
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Rowlett has plenty of these vape shops. Bayside is hoping to get better retail options than this.

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Online Form Submission #16270 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Sat 3/22/2025 8:30 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

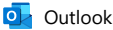
Public Input

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All fields marked with an asterisk are required.

Name:	Georgia Hancock
Are you a Rowlett resident?	Yes
Home address:	8400 Sunset Blvd
Preferred telephone number (### ### ####):	2629944132
Email address:	Georgia.hancock03@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	1. Smoke Shop
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Smoke shops tend to attract people who are looking for trouble, more than the other types of businesses in the area.

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Online Form Submission #16287 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Mon 3/24/2025 7:51 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

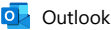
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Gretta Gast
Are you a Rowlett resident?	Yes
Home address:	7825 Bayside Dr
Preferred telephone number (###-###-####):	5178813687
Email address:	gastgret@outlook.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	5A
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	A smoke shop is the last thing we need in the complex on Dalrock. We already have 3 liquor stores and 2 gas stations all which sell nicotine products, and therefor we do not need another store to sell the same product. Not only is it unhealthy for the members of our community but it also brings risk to my neighborhood. As my neighborhood is directly across the street, this decision directly impacts me and my family's safety. There was just an armed robbery at another Rowlett vape shop last month, and this is not the activity we should be promoting by allowing another opportunity to go into business. This complex needs more resources that will actually benefit our community such as a coffee shop, convenience store, restaurant, etc. Please do not allow a smoke shop to open business at this location.

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Online Form Submission #16269 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Sat 3/22/2025 7:28 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

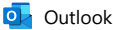
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Hector Andrade
Are you a Rowlett resident?	Yes
Home address:	7412 Palisades Dr
Preferred telephone number (###-###-####):	972-358-8758
Email address:	hec_andrade86@hotmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	5A
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	No to vape/smoke shop.

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Online Form Submission #16294 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Tue 3/25/2025 2:51 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

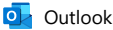
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	jerome watts
Are you a Rowlett resident?	Yes
Home address:	7521 Sunset Blvd
Preferred telephone number (###-###-####):	2144970863
Email address:	wattsjerome64@yahoo.com
To what meeting body should we submit your comments?	City Council
What is the date of the meeting you are referencing?	May
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	PLANNING AND ZONING COMMISSION AGENDA
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	I oppose to having a vape shop at Dalrock/Sunset by 30 Brunch House restaurant, across from Bayside neighborhood. We moved to Bayside development to build nice restaurants and high end stores. We do not need another cape shop in the neighborhood. Rowlett already has three within a five mile radius. Let's please bring in better stores, coffee shop for example. Crime is already bad it's Bayside, so NO to a vapeshop.
Thank you	

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Online Form Submission #16268 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Sat 3/22/2025 6:53 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

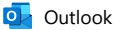
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Kayla Barnes
Are you a Rowlett resident?	Yes
Home address:	7833 Bayside Drive
Preferred telephone number (### ### ####):	6835646048
Email address:	Kaylabarnes@me.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Smoke shop at Dalrock intersection
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	This is an area that is desperate for solid, community based amenities. After a third liquor store was approved in this area, we certainly don't want to add a smoke shop to the mix. This is not a welcomed addition to the community.

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Online Form Submission #16295 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Tue 3/25/2025 2:52 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

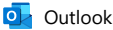
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Laura Watts
Are you a Rowlett resident?	Yes
Home address:	7521 Sunset Blvd, Rowlett, TX 75088
Preferred telephone number (###-###-####):	214-497-2363
Email address:	laura.watts@wnco.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Vape shop at Dalrock/Sunset
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	I am opposed to a vape shop at Dalrock Rd/Sunset by the 30 Brunch restaurant, across from the Bayside neighborhood. We moved here from Dallas because of the promises of the Bayside development to build amazing restaurants and high end stores. We do not need another vape shop in this neighborhood. We have four along a quick drive to 66/Lakeview Parkway already and several off of 205 in Rockwall. Please, let's bring in a better type of store that more in the community can enjoy. Thank you!

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Online Form Submission #16289 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Mon 3/24/2025 9:05 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

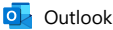
Public Input

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All fields marked with an asterisk are required.

Name:	Ryan Segall
Are you a Rowlett resident?	Yes
Home address:	7525 Sunset Blvd, Rowlett TX 75088
Preferred telephone number (###-###-####):	214-497-7974
Email address:	Segs02@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	5A- smoke shop special use permit
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Allowing a smoke shop to operate in the proposed area would be an absolute abomination. Somehow the commission allowed three (3) liquor stores to be within roughly 200 yards of each other at this intersection. A smoke shop all but guarantees this area to be riddled with homeless and bad actors. This development has the potential to be great. It is the first (or last, depending) exit for Rowlett. It is the gateway to our city. Brunch 30 brought a nice change to the area, a place for our citizens to gather and enjoy a pleasant meal with family. That goodwill will be completely undone by a smoke shop. This type of establishment will doom that intersection. Please act in the best interest of our city and its citizens and deny the special use permit.

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Online Form Submission #16275 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Sun 3/23/2025 9:33 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

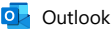
Public Input

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All fields marked with an asterisk are required.

Name:	THY BUI
Are you a Rowlett resident?	Yes
Home address:	7516 Palisades Drive
Preferred telephone number (###-###-####):	Field not completed.
Email address:	thybui02@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	March
Day	25
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Vape shop
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	We oppose the vape shop due to its proximity to a neighborhood. It threatens the safety and well-being of residents, particularly young people, and undermines the community's health-focused values.

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Online Form Submission #16679 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 6/4/2025 11:30 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

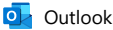
Public Input

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All fields marked with an asterisk are required.

Name:	Amy Heim
Are you a Rowlett resident?	Yes
Home address:	7308 palisades drive, Rowlett, TX, 75088
Preferred telephone number (### ### ####):	Field not completed.
Email address:	Amyjalene04@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	VAPE SHOP
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Not sure what you guys are trying to accomplish by adding an 8th vape shop into the community... especially with the two alcohol shops we have that are not even a mile away from each other.

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Online Form Submission #16687 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Thu 6/5/2025 4:50 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

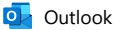
Public Input

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All fields marked with an asterisk are required.

Name:	Georgia Hancock
Are you a Rowlett resident?	Yes
Home address:	8400 Sunset Blvd, 9203
Preferred telephone number (###-###-####):	2629944132
Email address:	Georgia.hancock03@gmail.com
To what meeting body should we submit your comments?	City Council
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Smoke and Vape Shop
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Rowlett has 6+ vape shops. Some research suggests a possible link between vaping and an increased risk of criminal activity, particularly among young people. We have 6+ vape shops so all another shop can offer a community is an increase in crime.

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Online Form Submission #16680 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 6/4/2025 12:51 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

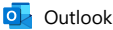
All fields marked with an asterisk are required.

Name:	Jim and Karin Holacka
Are you a Rowlett resident?	Yes
Home address:	7605 Sunset Blvd
Preferred telephone number (###-###-####):	817-403-3442
Email address:	holacka1@mac.com
To what meeting body should we submit your comments?	City Council
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Public Hearing - Smoke Shop Permit
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	To the Rowlett City Council, We became residents of Rowlett and the Bayside community five years ago, drawn by the promise of attractive retail and dining amenities. Regrettably, the development since has primarily consisted of liquor stores, a low-quality breakfast restaurant, and numerous apartment complexes. We strongly oppose the proposed vape shop. This type of establishment continues a concerning trend of approving businesses that, in our view, attract a high-risk clientele and do not align with the vision initially presented for our community. The recent approval of "Bombshells" at Sapphire Bay is another unfortunate example, fostering businesses we believe will detract from our neighborhood's safety and appeal, rather than enhance it. We urge you to model development after successful, family-friendly communities like Frisco and Allen, rather than following patterns seen in Garland or Mesquite. While we acknowledge freeway construction has delayed Bayside and Sapphire Bay enhancements, a focused, timely execution of plans that attract desirable businesses and amenities is now critical. We believe the city's focus should be on cultivating an environment that enhances property values

and community well-being, not on businesses that could potentially introduce negative influences.

We welcome a discussion with any city official to elaborate on our concerns and hopes for Rowlett's future.

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Online Form Submission #16683 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 6/4/2025 7:45 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

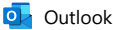
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Kristi Koechel
Are you a Rowlett resident?	Yes
Home address:	7602 Coronado Drive
Preferred telephone number (###-###-####):	214-244-2758
Email address:	Krispykoech@yahoo.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Vape shop
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	There are at least 8 of these in Rowlett already. I feel like the area needs more retail and restaurants especially at this intersection where there is so much traffic to draw in all ages including families.

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Online Form Submission #16686 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Thu 6/5/2025 12:20 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

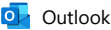
Public Input

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All fields marked with an asterisk are required.

Name:	Merideth Costa
Are you a Rowlett resident?	Yes
Home address:	7841 Bayside Dr
Preferred telephone number (###-###-####):	2145498499
Email address:	Meridethcc@yahoo.con
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Vape shop
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Rowlett has enough vape shops. We would like to keep our community family friendly and free of crime and vagrants.

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Online Form Submission #16688 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Thu 6/5/2025 9:30 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

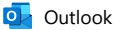
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Phuc Lam
Are you a Rowlett resident?	Yes
Home address:	7516 Palisades Drive
Preferred telephone number (###-###-####):	4693604571
Email address:	phuc.v.lam@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Special Use Permit to allow for a smoke shop
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Let's bring in more businesses that actually add value to our city.
	I want our city to feel welcoming—a place people from nearby areas want to visit and spend time (and money) in.
	That intersection is one of the first things visitors see, and right now, it doesn't send the best message. It already has three liquor stores and two rundown gas stations. Let's not pile onto that. We should be looking for ways to improve that area, not drag it further down.
	Is that really the image we want—being known as the city of liquor and smoke shops? I know I don't.

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Online Form Submission #16678 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 6/4/2025 11:04 AM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

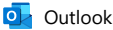
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	T. BUI
Are you a Rowlett resident?	Yes
Home address:	Palisades Drive
Preferred telephone number (###-###-####):	9723457297
Email address:	thybui02@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Vape shop
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	I strongly oppose a vape shop in any area with many children. These shops promote harmful habits and don't belong near kids. Our community should prioritize health and safety—not make risky products more accessible.

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Online Form Submission #16731 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Sat 6/14/2025 6:44 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

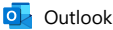
Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Tara Owens
Are you a Rowlett resident?	Yes
Home address:	7824 MANILLA Dr
Preferred telephone number (###-###-####):	4692641954
Email address:	Tlpetty2003@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Vape shop by 30 Brunch
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	This is not the community where I decided to make home.

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Online Form Submission #16699 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>
Date Fri 6/6/2025 11:06 PM
To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Tiffany Gilmore
Are you a Rowlett resident?	Yes
Home address:	7615 Coronado Dr. Rowlett, TX. 75088
Preferred telephone number (###-###-####):	214-893-6364
Email address:	gilmore.tiffany@gmail.com
To what meeting body should we submit your comments?	City Council
What is the date of the meeting you are referencing?	June
Day	17
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	1800 Dalrock Rd. Request for Special Use Permit
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	Dear Mayor and Members of the City Council, I am writing to strongly oppose the request for a Special Use Permit to allow a smoke shop at 1800 Dalrock Road, Suite #400. This location is at the gateway to the Bayside community—an area that represents the future vision of Rowlett as a vibrant, family-friendly, and economically thriving destination. We already have numerous smoke shops throughout the city. Adding another, especially at such a high-profile entrance, undermines the effort to attract quality development and create a welcoming environment for residents, families, and visitors. Smoke shops do not align with the image Rowlett is building for this area and do not contribute positively to the long-term value of nearby homes and businesses. This proposed location is also close to growing neighborhoods. It is not the right fit for a business focused on selling tobacco and vape products. Approving this request could set a precedent that makes it harder to protect the character and appeal of one of Rowlett's most important corridors. Also, Texas lawmakers have made it clear they want to crack down on THC products. Senate Bill 3 bans things like delta-8 because of the risks they pose, especially to kids. House Bill 46 does expand medical marijuana for veterans and people with serious health issues, but only in controlled, medical settings. If

the state is tightening rules to protect public health, why would we as a city allow more easy access through another smoke shop?

I respectfully urge the Council to deny this Special Use Permit. Let's protect the integrity of the Bayside and Sapphire Bay areas and reserve this space for businesses that reflect the high standards and shared vision of the Rowlett community. Thank you for your service and thoughtful consideration.

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City of Rowlett City Council Agenda Item

Meeting Date: 9/2/2025

Agenda Item: 7.D.

Title

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.

Staff Representative

Derek Hull, Director of Community Development

Executive Summary

All supporting information and documents included in staff report for action on this item (see item 7.E.).

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Strengthen Neighborhood Livability	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.

Background Information

All supporting information and documents included in staff report for action on this item (see item 7.E.).

Discussion

All supporting information and documents included in staff report for action on this item (see item 7.E.).

Financial/Budget Implications

N/A

Recommended Action

Open public hearing, hear comments for or against, close public hearing, and move to action item.

Attachments

None

Meeting Date: 9/2/2025

Agenda Item: 7.E.

Title

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.

Staff Representative

Derek Hull, Director of Community Development

Executive Summary

The applicant is requesting to rezone the 16.607-acre tract to a Planned Development (PD) District and develop a neighborhood consisting of 53 single-family homes and 3 open space lots.

A Planned Development District is intended to allow for the integration of various land uses, accommodate the use of alternative development standards which may alter or except any of the design standards and code requirements resulting in a higher quality development, and permit specific development regulations tailored to a certain property and project.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Strengthen Neighborhood Livability	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.

Background Information

The 16.607-acre tract is undeveloped and is currently zoned Single Family – 9 (SF-9) Residential District. The properties to the north and south are existing single family detached subdivisions. To the west of the subject property is President George Bush

Highway and to the east is Lake Ray Hubbard

In the spring of 2024, the applicant submitted a zoning change request for a Planned Development with a base zoning of SF-9 for a 75 residential unit subdivision under the name Columbia Park Estates at this location. The application was ultimately withdrawn before being heard by the Planning and Zoning Commission and City Council. In the winter of 2024, the applicant submitted variance requests for a 56 residential unit subdivision under the name Alford Estates. This request was denied by the Board of Adjustments on February 12, 2025. The applicant has now submitted a zoning change request for a Planned Development with a base zoning of SF-9 for a 53 residential unit subdivision.

A Planned Development District is intended to facilitate the integration of diverse land uses and modification of development standards to enable superior quality development and allows for the implementation of precise development regulations customized to suit the unique characteristics of a particular property and project. It is important to note that commencement of development in the approved planned development district must occur within two years from the rezoning approval. If development has not commenced within this timeframe, the City shall initiate a public hearing process to either restore the previous zoning classification on the property or, considering other conditions, assign another appropriate zoning classification.

Additionally, should this Planned Development be approved, the submission of a Site Development Plan and Civil Engineering plans will be required for staff review, ensuring strict adherence to City Standard and ordinances.

The future use land use map at this location calls for Estate Residential. If an applicant is requesting a zoning change the Comprehensive Plan must be simultaneously amended to reflect a future land use designation that matches the requested zoning. To match the requested zoning, the future land use designation will need to be changed to Low Density Residential.

Discussion

A. Planned Development Conditions and Concept Site Plan



If approved, the proposed PD would result in the following:

- 53 single family residential homes
- 3 open space lots

The proposed development would be governed by the regulations of the Single Family – 9 (SF-9) Residential District, with modifications. Table 1 below reflects the development standards proposed by the PD, comparing the proposed standards to that of the base zoning of SF-9 and Rowlett Development Code.

Regulations	RDC/SF-9 District	PD
ROW Width (ft.)	60	50
Minimum Lot size (sf. ft.)	9,000	9,000
Minimum Lot Width (ft.)	65	65
Minimum Lot Depth (ft.)	110	110
Minimum Front Setback (ft.)	25	25
Minimum Interior Side Setback (ft.)	7.5	7.5
Minimum Street Side Setback (ft.)	10	10
Minimum Rear Setback (ft.)	20	20
Maximum Density (du/acre)	4.8	3.19
Maximum Lot Coverage (%)	45	45
Max. Height (ft.)	35	35

As part of this request, the applicant is seeking the following deviations from the RDC:

RDC Code Variance	RDC Requirement	Alford PD Requirement	Justification
Sec. 77-508.D.3.(a&b)	a) Garages shall use "L" or "J" hook driveway entrances into garages and doors shall not face a public street. Where allowed, garage doors facing the street shall be one of the following options: i. A standard door for each bay; ii. A double-bay door no more than 18-feet in width. (b) Where allowed garage doors that face the street and comprise more than 25 percent of the façade shall be recessed to a minimum of four feet behind either: i. The front wall plan of the house; or ii. The front wall plane of a porch that extends horizontally across at least 25 percent of the house.	All lots shall be front entry. No offset shall be required.	We plan to utilize straight front driveway entrances due to the proposed lot size and to accommodate our builder's product. The product will be comparable to the homes on 60' lots in Lake Shore Village on Dalrock Rowlett. All of the lots in Mariner Park adjacent to our development also utilized straight front driveways.
Sec. 77-603.D.1.	<i>Required.</i> Alleys shall be provided in all new	All lots shall be front entry.	Due to the narrow geometry of the site

	residential developments and replating of existing subdivisions unless otherwise excepted by the planning and zoning commission.		and the existing boundary conditions on both sides of the proposed street, it is not feasible to incorporate alleys into the subdivision. Additionally, the front entry product has proven to be a desired product type within the City of Rowlett.
Sec. 77-603.C.4.(b)	Residential minor streets: 60 feet. A residential minor street shall be connected to a secondary thoroughfare (type B+).	Streets shall have a right-of-way width of 60' and a pavement width of 31' back-to-back for most of the internal street extending from President George Bush Hwy approximately +/- 1150', then transition to a 50' right-of-way width and a pavement width of 31' back-to-back for the remaining eastern street section of approximately +/- 950'	We have incorporated a 60' right-of-way for most of the subdivision, but we have reduced it to 50' where the site is pinched to minimize the number of pads with reduced depth and to match the existing 50' right-of-way along Port Aransas Dr. Since we will be maintaining the front setback of 25' on all lots, the extra 5' on each side of the street allows for an additional 5' of pad depth
Sec. 77-603E.3.D.4	In new subdivisions, block lengths shall be no greater than 1,200 feet. In cases where physical barriers or property ownership creates conditions where it is appropriate that these standards be varied, the length may be increased or decreased to meet the existing conditions having due regard for connecting streets, circulation of traffic, and public safety. Such increases or decreases are subject to the review and recommendation of the city staff with final approval by the planning and zoning commission.	The maximum block length shall be no greater than 2,100.'	Access to the site is constrained by the surrounding communities and the existing street alignments. Additional right-of-way has been secured so fire and emergency services will have two points of access. The proposed block length, as measured along the frontage of the lots, is approximately 2,100 ft.
Sec. 77-504 D.4.(b)(2)	Each primary entryway shall total a minimum of 9,600 square feet; that is, 4,800 square feet of landscaped	The area shall total a minimum of 9,600 square feet with at least 4,800 square feet per side as	The reconfiguration of the entryway open space will allow for a more appealing

	area per side as follows: i. Eighty feet measured from the external street by 40 feet measured from the internal residential street, plus, an additional 1,600 square feet of landscaped area along the external street and adjacent to the required 3,200 square feet. Planting requirements. Entryway plantings shall include two canopy trees per 500 square feet. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504E.3. Trees to be planted shall be selected from the approved plant list in subsection 77-504J.c. Landscape area. The overall primary entryway shall be planted as follows: i. A minimum of 75 percent of the total area must be landscaped with additional combinations of shrubs or groundcover. ii. A maximum of 25 percent of the total area can be treated with grass/groundcover and/or hardscape amenities such as enhanced paving, fountains or sculptures.	follows: i The total landscaped area, consisting of a combination of shrubs or groundcover, shall be at least 5,000 square feet with at least 2,500 square feet per side adjacent to the external street frontage. ii The area shall include two canopy trees per 500 square feet up to the minimum required entryway area. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77- 504.E3. iii There shall be two hardscape entry monumentation signs, one of each side, located outside the visibility triangles of the where both sides of the internal street meet the external street.	landscape design and more desirable lot shapes adjacent to the entrance. The entryway square footage requirement will be significantly exceeded (9,600 SF required, 14,000+ SF proposed). 24 trees are proposed within the entryway and ROW buffer areas which exceeds the planting requirements. The area will also have two quality entry monuments and 5,000 SF of groundcover.
Sec. 77-504.H.	... Tree mitigation fees. In lieu of planting replacement trees, the director or city council, upon recommendation from the planning and zoning commission, may approve a request to pay tree mitigation fees. The city council has the authority to waive or reduce mitigation fees as they see fit...	A minimum of 31,000 SF shall be designated as a tree preservation area in the location depicted on Exhibit "H". One hundred percent of the protected trees identified on Exhibit "H" within the tree preservation area shall be preserved. The area shall include a meandering trail system constructed of decomposed granite and a minimum of two park benches. The developer shall plant a minimum of 66 trees in addition to the tree plantings required under Sec. 77-504 D.4.(a) of the RDC. The trees shall be planted along the northern	A tree preservation area has been incorporated into the site plan. The location was selected to target the most concentrated area of specimen trees on the property. Within the area, 12 trees will be preserved between the sizes of 20"-30". Another 5 trees will be preserved which range from 30"-40". 18 trees smaller than 20" will also be preserved. Three residential lots were removed to create the tree preservation area which will include a trail

		and southern property boundaries as depicted in Exhibits "F" and "H" to enhance the buffering between the neighboring subdivisions. The developer shall make a one-time payment of \$250,000.00 to the city for tree mitigation upon which the requirements outlined in Sec. 77-504 H. of the RDC shall be deemed fully satisfied. The fee shall be collected prior to the issuance of any building permits and shall be deposited into the reforestation fund.	system and park benches for residents to enjoy. In addition to the enhanced tree preservation, the developer will make a payment of \$250k into the reforestation fund as further consideration for tree mitigation.
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Section 77-805 of the RDC requires that recommendations and decisions on rezonings shall be based on considerations of the following criteria:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

The requested rezoning does not correct any errors with respect to zoning. The request meets the changing environment recognized in the Realize Rowlett 2020 Plan. In the "Framework for the Future" section of the Plan, it clearly states, "In 2020, Rowlett will be a community with diverse lifestyle choices for living, working, playing, and learning....additional housing choices will be available for individuals and families that desire homes needing lower maintenance. Young professionals will be attracted to low maintenance, dense housing found in urban or mixed-use neighborhoods." Additionally, the Plan recognizes that, "Rowlett's future as an employment center will blossom", when several actions take place, including, "its housing inventory expands and diversifies." Alford Estates will certainly meet the needs and desires of a more diversified Rowlett resident.

2. Whether the proposed rezoning is consistent with the Comprehensive Plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The proposal is consistent with the Guiding Principles outlined in the Realize Rowlett 2020 Plan. While this area is not one of the strategic opportunity areas detailed in the plan, the plan anticipates areas of Rowlett outside those areas will also experience development overtime. When they do, the development should work within the framework of the Plan's Guiding Principles; two of the key ones being Principle 1: Value Existing Neighborhoods, and Principle 3: Make Rowlett a Community that is Attractive to People at all Stages of Their Lives. The Plan recognizes that to protect the Realize Rowlett 2020 vision, "Actions for Change" need to be implemented. For redevelopment of residential areas and/or new development on green fields in mature residential areas, Action 3 is probably the most important. This Action states, "...and include language

related to the efficient delivery of redeveloped properties and projects that advance the principles of Smart Growth and traditional neighborhood development.” Alford Estates is planned with the principles of providing contemporary products for residents in all stages of life.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

The proposed plan for the Alford Estates neighborhood protects the public by: i) Fostering convenient, compatible, and efficient relationships among land uses; ii) Promoting a healthful and convenient distribution of population; iii) Ensures greater public safety, convenience, and accessibility through physical design; iv) Encourages the efficient use of the available land supply in the city; v) Preserves the character and quality of residential neighborhoods; vi) Promotes a balanced, diverse supply of affordable, quality housing in safe and livable neighborhoods; vii) Facilitates the adequate and safe provision of transportation, water, sewage, drainage, and other public facilities; and viii) Ensures the service demands of new development will not exceed the capabilities of existing streets, utilities, or other public facilities and services.

4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

There is sufficient water and sewer capacity to serve Alford Estates without negatively impacting adjacent properties as confirmed in the Will-Serve Letter, dated 5/14/24. Additionally, the traffic generated by Alford Estates residents will not negatively impact the city’s street system, evidenced by the Trip Generation Report included with this submittal.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

The Alford Estates neighborhood will not have any intention of adversely impacting the natural environment, however, to ensure that there are no unforeseen consequences we have engaged our environmentalist to perform a wildlife and endangered species habitat assessment which we have included with this submittal. There is no floodplain located on the property. We understand that the developer is fully responsible for any compliance requirements that may arise over the course of engineering design.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

The proposed rezoning will not have significant adverse impacts on other property in the vicinity. The proposed rezoning will be harmonious and complementary to the adjacent / existing single- family neighborhoods, and the projected price points of the new housing stock will benefit the surrounding properties.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

The property is well suited for a suburban, infill single family neighborhood. As the

Realize Rowlett 2020 Plan indicates, “The community will support diverse choices—in housing types, neighborhood character and land use patterns—so that people at all stages of their lives can find options here that meets their needs”. Alford Estates will help diversify Rowlett’s housing stock with high-quality homes to further Rowlett’s desire to be a full “Life Cycle” community.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

In this vicinity, there is a deficiency of new, high-quality homes, and right-sized homes for aging “baby boomers” who want to stay in Rowlett as well as young professionals who are drawn toward a more suburban lifestyle with convenient access to Interstate 30, Highway 66, and Lake Ray Hubbard. Alford Estates is intended to meet the demand for this underserved product type. Alford Estates entails housing product consistent with Realize Rowlett 2020.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract;

The requested rezoning is compatible in scale with uses on other properties in the vicinity. There is existing single-family development to the north with lots sizes very similar to the proposed lot mix for this property. The proposed rezoning creates a logical, high-quality zoning with product variety between the larger lots to the south and existing residential uses to the north.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

As identified in the Realize Rowlett 2020 plan, however, “Though surrounded by attractive suburban alternatives, Rowlett is poised to compete for residential expansion, largely due to future transit improvements... demand for residential product types will continue to grow significantly over the next decade (over 21,000 units in the Trade Area) ...” The Plan indicates there is ample demand for the types of residential product proposed in Alford Estates in this general area of the City.

The planned development went before the Planning and Zoning Commission on June 24, 2025, and was recommended for approval without conditions.

The Planning and Zoning Commission meeting may be viewed at the following link: [Jun 24, 2025 Planning and Zoning Commission - Rowlett, TX](#). This request was considered as Item 4A.

PUBLIC HEARING NOTICES:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Seventy-one (71) 200 foot notices and one hundred fifty-two (152) courtesy 500 foot notices were mailed on June 13, 2025, and as of June 20, 2025, Staff received the following:

- Zero (0) notices in favor and two (2) notices in opposition within 200 feet.
- Zero (0) notices in favor and five (5) notices in opposition within 500 feet.

A petition with forty-two (42) residents in opposition to the development and three (3) additional letters were submitted after the notice deadline but before the Planning and Zoning meeting.

Additionally, a public hearing notice was published in the newspaper. As of August 26, 2025, staff has not received additional letters in support or in opposition.

Financial/Budget Implications

N/A

Recommended Action

The governing body may take the following actions:

- Approve
- Approve with conditions
- Deny

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE PLAN, COMPREHENSIVE ZONING ORDINANCE, AND ZONING MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM SINGLE-FAMILY RESIDENTIAL – 9/18 (SF-9) TO PLANNED DEVELOPMENT WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL – 9/18 (PD – SF-9) FOR AN APPROXIMATELY 16.607 ACRE TRACT OUT OF THE HENRY H. HALL SURVEY, ABSTRACT NO. 663, CITY OF ROWLETT, DALLAS COUNTY, TEXAS AND BEING GENERALLY LOCATED NORTH OF CARROLL LANE AND EAST OF PRESIDENT GEORGE BUSH HIGHWAY AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT REGULATIONS; APPROVING A CONCEPT SITE PLAN, LANDSCAPING PLAN, BUILDING ELEVATIONS PLAN, AND TREE PRESERVATION/PLANTING PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein has made application for a change in zoning, requesting that the subject property be rezoned from Single-Family Residential – 9/18 (SF-9) District to a Planned Development with a base zoning of Single-Family Residential – 9/18 (PD – SF-9); and

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to

amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein and should be approved.

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

SECTION 1: The recitals set forth above are determined to be true and correct and are hereby adopted and incorporated herein.

SECTION 2: The Comprehensive Plan, Comprehensive Zoning Ordinance, and Zoning Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by granting a change in zoning from Single-Family Residential – 9/18 (SF-9) to Planned Development with a base zoning of Single-Family Residential – 9/18 (PD – SF-9) for an approximately 16.607 acre tract out of the Henry H. Hall Survey, Abstract No. 663, City of Rowlett, Dallas County, Texas, being generally located north of Carroll Lane and east of President George Bush Highway and being more specifically described and/or depicted in Exhibit “A,” attached hereto and incorporated herein by this reference (hereinafter the “Property”).

SECTION 3: The development, use, occupancy, and maintenance of the Property, including any and all structures thereon or to be placed thereon, shall be governed by the following, which are hereby approved and incorporated by these references as through fully set forth herein:

- Exhibit B – Development Regulations
- Exhibit C – Concept Site Plan
- Exhibit D – Landscape Plan
- Exhibit E – Building Elevation Plan
- Exhibit F - Tree Preservation/Planting Plan.

SECTION 4: The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. The development, use, maintenance, and occupancy of the Property shall conform to the standards and regulations set forth in Exhibits “B” through “F,” the provisions of the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Rowlett Development Code or Code of Ordinances, then the standard or regulation required by the Rowlett Development Code or Code of Ordinances shall apply.

SECTION 5: That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6: 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 7: 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 Comprehensive Zoning Ordinance as a whole.

SECTION 8: 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 9: 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.

Attachments

1. Exhibits to Ordinance
2. Attachments to Staff Report

Legal Description

Being a 718,566 square foot (16.496 acres) tract of land situated in the Henry H. Hall Survey, Abstract No. 633, within the City of Rowlett in Dallas County, Texas, and being comprised of the following tracts of land:

1. All of a tract of land described in Special Warranty Deed from Jerry Wayne Thompson to Rita Gail Thompson, dated July 25, 1983, and recorded in Volume 83162, Page 533, Deed Records, Dallas County, Texas (D.R.D.C.T.);
2. All of a tract of land platted as Lot 1, Block A of the Liberty Grove Road Addition, an addition to the City of Rowlett, dated January 30, 2004, and filed of record in Volume 2004027, Page 166 (D.R.D.C.T.);
3. All of a tract of land platted as the Gilliland Addition No. 1, Lot 1, Block A, dated March 11, 2008, and filed of record in Instrument No. 20080142631 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);
4. All of a tract of land described in General Warranty Deed from Deborah D. McCorkle to Sara Acri, dated July 22, 2019, and recorded in Instrument No. 201900204653 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a Mag Nail found at the southeast corner of said Liberty Grove Road Addition also being the northeast corner of said Gilliland Addition No. 1 and being in the westerly line of a tract of land described in a deed to the City of Dallas dated January 29, 1968 and recorded in Volume 68024, Page 591, (D.R.D.C.T.) and shown in a survey performed for the "Take Line" of Lake Ray Hubbard, July 20, 1961 and recorded in Volume 68103, Page 291, (D.R.D.C.T.), from which a found concrete monument (controlling monument)(broken-brass cap gone, "Take Line" corner number "U23-3/U28-1") bears North 0 degrees 22 minutes 22 seconds West (North 0 degrees 12 minutes 27 seconds-deed), a distance of 96.05 feet;

THENCE with the easterly line of said Gilliland Addition and westerly line of said City of Dallas tract, along said "Take Line", South 0 degrees 22 minutes 22 seconds East, a distance of 19.69 feet to a found concrete monument with a brass cap stamped "U23-2" (controlling monument);

THENCE continuing with the easterly line of said Gilliland Addition and westerly line of said City of Dallas tract, along said "Take Line", South 17 degrees 50 minutes 43 seconds West (South 18 degrees 23 minutes 12 seconds West-deed), a distance of 325.49 (325.35'-deed) feet to the southeast corner of said Gilliland Addition, also being the southwest corner of said City of Dallas tract ("Take Line" corner number "U22-1/U23-1");

THENCE with the southerly line of said Gilliland Addition the following courses and distances:

1. South 89 degrees 20 minutes 08 seconds West, a distance of 916.58 feet to a 1/2-inch iron rod (disturbed) found;
2. South 89 degrees 46 minutes 32 seconds West, a distance of 302.24 feet to a 1/2-inch iron rod with red plastic cap stamped "PJB SURVEYING" set (hereinafter referred to as "with cap");
3. North 00 degrees 41 minutes 02 seconds East, a distance of 3.45 feet to a 1/2-inch iron rod with cap set;
4. South 89 degrees 18 minutes 55 seconds West, a distance of 92.74 feet to an angle point in said Gilliland Addition No. 1 and the southeast corner of a tract of land described in a deed to Rita Gail Thompson, dated July 25, 1983, and recorded in Volume 83162, Page 533

(D.R.D.C.T.), from which a found 1/2-inch iron rod with cap stamped "RPLS 5686" bears North 10 degrees 16 minutes 41 seconds West, a distance of 1.06 feet;

THENCE departing said Gilliland Addition No. 1 and with the south line of said Thompson tract, South 89 degrees 13 minutes 43 seconds West, a distance of 100.00 feet to the southwest corner of said Thompson tract and a reentrant corner to the Gilliland Addition No. 1, from which a 5/8-inch iron rod bears South 61 degrees 16 minutes 37 seconds West, a distance of 1.82 feet;

THENCE continuing with the southerly line of said Gilliland Addition No. 1 the following courses and distances:

1. South 89 degrees 20 minutes 44 seconds West, a distance of 233.56 feet to a found 1/2-inch iron rod with cap stamped "RPLS 5686";
2. South 00 degrees 39 minutes 16 seconds East, a distance of 25.00 feet to a 1/2-inch iron rod with cap set;
3. South 89 degrees 20 minutes 44 seconds West, a distance of 309.72 feet to a magnail set in the easterly line of the President George Bush Tollway as described in a deed to the North Texas Tollway Authority (NTTA), dated May 13, 2008 and recorded in Instrument No. 20080159311, (O.P.R.D.C.T.);

THENCE with the westerly line of said Gilliland Addition No. 1 and the easterly line of said NTTA (President George Bush Tollway) tract, the following courses and distances:

1. North 00 degrees 02 minutes 03 seconds West, a distance of 10.59 feet to a found concrete TxDOT monument;
2. North 48 degrees 06 minutes 37 seconds West, a distance of 47.71 feet to a found concrete TxDOT monument;
3. North 08 degrees 50 minutes 07 seconds East, a distance of 186.83 feet to a 1/2-inch iron rod with cap set at the northwest corner of said Gilliland Addition No. 1, said iron rod also being in the southerly line of said Liberty Grove Road Addition;

THENCE departing the easterly line of said NTTA (President George Bush Tollway) tract and with the northerly line of said Gilliland Addition No. 1 and the southerly line of said Liberty Grove Road Addition, North 88 degrees 49 minutes 48 seconds East, a distance of 47.76 feet to a 1/2-inch iron rod with cap set;

THENCE departing the common line between said Gilliland Addition No. 1 and Liberty Grove Road Addition, North 08 degrees 21 minutes 37 seconds East, a distance of 80.33 feet to a 1/2-inch iron rod with cap set in the south line of a tract of land described in a General Warranty Deed to Sara Acri, dated July 22, 2019 and recorded in Instrument No. 201900204653 (O.P.R.D.C.T.);

THENCE with the northerly line of said Liberty Grove Road Addition and the southerly line of said Acri tract, South 88 degrees 59 minutes 36 seconds West, a distance of 41.47 feet to a 1/2-inch iron rod with damaged cap found at the southwest corner of said Acri tract, also being in the easterly line of President George Bush Tollway;

THENCE with the westerly line of said Acri tract and the easterly line of said President George Bush Tollway, North 03 degrees 34 minutes 53 seconds East, a distance of 80.29 feet to a 1/2-inch iron rod with cap set at the northwest corner of said Acri tract;

THENCE departing the President George Bush Tollway and with said northerly line of said Acri tract, North 89 degrees 13 minutes 31 seconds East, passing at a distance of 48.27 feet the south west corner of Mariner Park, Section One, a plat to the City of Rowlett as recorded in Volume 98143, Page 2408, (D.R.D.C.T.), passing at a distance of 260.71 feet the northeast corner of said Acri tract, also being the most northerly northwest corner of said Liberty Grove Road Addition and continuing for a total distance of 1,213.11 feet to a 1/2-inch iron rod found in an angle point of said Mariner Park, Section One and Liberty Grove Road Addition;

THENCE continuing with the common line of said Liberty Grove Road Addition and Mariner Park, Section One, North 85 degrees 32 minutes 52 seconds East, a distance of 304.04 feet to a 1/2-inch iron rod set;

THENCE departing the common line of Mariner Park, Section One and Liberty Grove Road Addition and over and across said Liberty Grove Road Addition, South 04 degrees 20 seconds 27 seconds East, a distance of 94.71 feet to a 1/2-inch iron rod with cap set in the common line of said Liberty Grove Road Addition and Gilliland Addition No. 1;

THENCE with said common line of Liberty Grove Road Addition and Gilliland Addition No. 1, North 85 degrees 39 minutes 33 seconds East, a distance of 516.05 feet to the POINT OF BEGINNING and containing 16.496 acres of land.



By:

A handwritten signature in blue ink, appearing to read "Dwayne H. Copeland", written over a horizontal line.

Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: 9/5/2024

EXHIBIT B

Alford Estates

PLANNED DEVELOPMENT STANDARDS

General Standards

1. Development shall take place in general accordance with the attached Zoning Concept Plan (Exhibit “E”).
2. The maximum number of homes in the Alford Estates neighborhood shall be 53 with 3.19 +/- units per acre density.
3. There is +/- 49,000 SF designated as HOA owned open space shown as HOA Open Space Block A, Lot 1, HOA Open Space Block B, Lot 1, HOA Open Space Block B, Lot 4 and HOA Open Space Block B, Lot 28 on Exhibit “E”.
4. The development shall be constructed in a single phase prior to the issuance of any residential building permits.

HOA Maintenance Requirements

1. Unless approved otherwise by the City of Rowlett, Alford Estates shall be required to have an active and in good standing Homeowners Association that will own and maintain all HOA open spaces, amenities and fencing as prescribed in this zoning ordinance.
2. All fencing located within and abutting HOA open spaces shall be maintained by the Homeowners Association, including common fence lines with single family residential lots.
3. The Homeowners Association shall maintain all sidewalks, landscaping, irrigation and any other amenities located within the boundaries of the HOA common area lots.
4. The HOA shall maintain all perimeter fencing along the exterior boundary of Alford Estates that is not backing up to a private residence.

Dimensional Standards

Development shall meet the dimensional requirements of the SF-9 zoning district as outlined in *Table 4.1-1: Dimensional Requirements – Residential Districts* under Sec. 77-402 of the City of Rowlett Development Code (RDC).

Neighborhood Standards

Neighborhood buffer yards, entryway treatments, and landscaping shall be designed, developed and maintained in accordance with the standards established in the Rowlett Development Code subject to the following provisions:

1. The HOA shall maintain all HOA open space / common areas including all fencing adjacent to such open space / common areas and the perimeter of the site.
2. A minimum of 49,000 SF shall be designated as private open space. The area may be located within the entryway and right-of-way buffer areas in HOA Open Space Block A, Lot 1 and HOA Open Space Block B, Lot 1 as depicted on Exhibit “E”.

3. A minimum of 31,000 SF shall be designated as a tree preservation area in the location depicted on Exhibit "H". One hundred percent of the protected trees identified on Exhibit "H" within the tree preservation area shall be preserved. The area shall include a meandering trail system constructed of decomposed granite and a minimum of two park benches.
4. The developer shall plant a minimum of 66 trees in addition to the tree plantings required under Sec. 77-504 D.4.(a) of the RDC. The trees shall be planted along the northern and southern property boundaries as depicted in Exhibits "F" and "H" to enhance the buffering between the neighboring subdivisions.
5. The developer shall make a one-time payment of \$250,000.00 to the city for tree mitigation upon which the requirements outlined in Sec. 77-504 H. of the RDC shall be deemed fully satisfied. The fee shall be collected prior to the issuance of any building permits and shall be deposited into the reforestation fund.
6. The requirements for the primary entryway shall be as follows: The area shall total a minimum of 9,600 square feet with at least 4,800 square feet per side as follows: i The total landscaped area, consisting of a combination of shrubs or groundcover, shall be at least 5,000 square feet with at least 2,500 square feet per side adjacent to the external street frontage. ii The area shall include two canopy trees per 500 square feet up to the minimum required entryway area. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504.E3. iii There shall be two hardscape entry monumentation signs, one on each side, located outside the visibility triangles of the where both sides of the internal street meet the external street.
7. There shall be a tubular steel fence with masonry columns and landscaping along the frontage of President George Bush Hwy, as shown on Exhibit "F". All other fencing may be wood.
8. Rear yard fencing along the southern lots may be located north of the property line so that existing trees and drainage patterns can be preserved. A minimum of 50 percent of the existing trees shown on Exhibit "H" outside of the tree preservation area shall be preserved.
9. The maximum block length shall be no greater than 2,100'.
10. Unless otherwise shown on Exhibit "E", streets within the Alford Estates community shall be designated as "Minor Residential Streets" and have a right-of-way width of 60' and a pavement width of 31' back to back for the majority of the internal street extending from President George Bush Hwy approximately +/- 1150', then transition to a 50' right-of-way width and a pavement width of 31' back to back for the remaining eastern street section of approximately +/- 950' to ultimately match the right-of-way width of the street connection to Port Aransas Dr. in Mariner Park.
11. Lots 39 of Block B shall be a "Terminating Vista" lot in accordance with the Rowlett Development Code and shall include extra landscaping abutting the right-of-way within an area that will be approximately (5' deep x 10' wide) as an attractive landscape feature at the terminal vistas of these lots. The developer shall be allowed to adjust the exact location of the terminating vista areas such as to avoid conflicts with the driveways and utilities for the homes.

Architectural Standards

1. All homes within the Alford Estates neighborhood shall comply with the Residential Building Standards established in the Rowlett Development Code with the following exception: If a gable roof extends over an enclosed porch, the gable face may be constructed of hardy-plank or similar cementitious material.
2. A front-facing hip roof which faces the street, and which comprises greater than 35% of the total width of a house's façade shall be broken up with dormers or other architecturally compatible appurtenances.

3. The minimum masonry percentage shall be 85%. The remaining up to 15% will be cementitious fiberboard.
4. Minimum of 8:12 front elevation roof pitch on front elevations, except 3:12 roof pitches on porches/patios/dormers.
5. For homes where garage doors that face the street and comprise more than 25% of the façade, no recession of the garage or the front wall plane will be required. Garage doors facing the street shall comprise no more than 50% of the total length of a dwelling's façade.
6. Architectural laminated shingles shall be used.
7. A minimum 5' wide, dedicated lead walk, separate from a driveway, shall provide connection between the house and the driveway. This lead walk will not connect to the street.

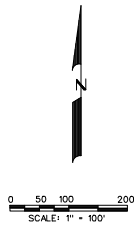
PD Variance Table

RDC Code Variance	RDC Requirement	Alford PD Requirement	Justification
Sec. 77-508.D.3.(a&b)	(a) Garages shall use "L" or "J" hook driveway entrances into garages and doors shall not face a public street. Where allowed, garage doors facing the street shall be one of the following options: i. A standard door for each bay; ii. A double-bay door no more than 18-feet in width. (b) Where allowed garage doors that face the street and comprise more than 25 percent of the façade shall be recessed to a minimum of four feet behind either: i. The front wall plan of the house; or ii. The front wall plane of a porch that extends horizontally across at least 25 percent of the house.	All lots shall be front entry. No offset shall be required.	We plan to utilize straight front driveway entrances due to the proposed lot size and to accommodate our builder's product. The product will be comparable to the homes on 60' lots in Lake Shore Village on Dalrock Rowlett. All of the lots in Mariner Park adjacent to our development also utilized straight front driveways.
Sec. 77-603.D.1.	<i>Required.</i> Alleys shall be provided in all new residential developments and replating of existing subdivisions unless otherwise excepted by the planning and zoning commission.	All lots shall be front entry.	Due to the narrow geometry of the site and the existing boundary conditions on both sides of the proposed street, it is not feasible to incorporate alleys into the subdivision. Additionally, the front entry product has proven to be a desired product type within the City of Rowlett.
Sec. 77-603.C.4.(b)	Residential minor streets: 60 feet. A residential minor street shall be connected to a secondary thoroughfare (type B+).	Streets shall have a right-of-way width of 60' and a pavement width of 31' back-to-back for most of the internal street extending from President George Bush Hwy approximately +/- 1150', then transition to a 50' right-of-way width and a pavement width of 31' back-to-back for the remaining eastern street section of approximately +/- 950'	We have incorporated a 60' right-of-way for most of the subdivision, but we have reduced it to 50' where the site is pinched to minimize the number of pads with reduced depth and to match the existing 50' right-of-way along Port Aransas Dr. Since we will be maintaining the front setback of 25' on all lots, the extra 5' on each side of the street allows for an additional 5' of pad depth.
Sec. 77-603E.3.D.4	In new subdivisions, block lengths shall be no greater than 1,200 feet. In cases where physical barriers or property ownership creates conditions where it is appropriate that these standards be varied, the length may be increased or decreased to meet the existing	The maximum block length shall be no greater than 2,100.'	Access to the site is constrained by the surrounding communities and the existing street alignments. Additional right-of-way has been secured so fire and emergency services will have two points of access. The proposed block length, as measured along the frontage of the lots, is approximately 2,100 ft.

	conditions having due regard for connecting streets, circulation of traffic, and public safety. Such increases or decreases are subject to the review and recommendation of the city staff with final approval by the planning and zoning commission.		
Sec. 77-504 D.4.(b)(2)	Each primary entryway shall total a minimum of 9,600 square feet; that is, 4,800 square feet of landscaped area per side as follows: i. Eighty feet measured from the external street by 40 feet measured from the internal residential street, plus, an additional 1,600 square feet of landscaped area along the external street and adjacent to the required 3,200 square feet. <i>Planting requirements.</i> Entryway plantings shall include two canopy trees per 500 square feet. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504E.3. Trees to be planted shall be selected from the approved plant list in subsection 77-504J.C. <i>Landscape area.</i> The overall primary entryway shall be planted as follows: i. A minimum of 75 percent of the total area must be landscaped with additional combinations of shrubs or groundcover. ii. A maximum of 25 percent of the total area can be treated with grass/groundcover and/or hardscape amenities such as enhanced paving, fountains or sculptures.	The area shall total a minimum of 9,600 square feet with at least 4,800 square feet per side as follows: i The total landscaped area, consisting of a combination of shrubs or groundcover, shall be at least 5,000 square feet with at least 2,500 square feet per side adjacent to the external street frontage. ii The area shall include two canopy trees per 500 square feet up to the minimum required entryway area. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504.E3. iii There shall be two hardscape entry monumentation signs, one of each side, located outside the visibility triangles of the where both sides of the internal street meet the external street.	The reconfiguration of the entryway open space will allow for a more appealing landscape design and more desirable lot shapes adjacent to the entrance. The entryway square footage requirement will be significantly exceeded (9,600 SF required, 14,000+ SF proposed). 24 trees are proposed within the entryway and ROW buffer areas which exceeds the planting requirements. The area will also have two quality entry monuments and 5,000 SF of groundcover.
Sec. 77-504.H.	... <i>Tree mitigation fees.</i> In lieu of planting replacement trees, the director or city council, upon recommendation from the planning and zoning commission, may approve a request to pay tree mitigation fees. The city council has the authority to waive or reduce mitigation fees as they see fit...	A minimum of 31,000 SF shall be designated as a tree preservation area in the location depicted on Exhibit "H". One hundred percent of the protected trees identified on Exhibit "H" within the tree preservation area shall be preserved. The area shall include a meandering trail system constructed of decomposed granite and a minimum of two park benches. The developer shall plant a minimum of 66 trees in addition to the tree plantings required under Sec. 77-504 D.4.(a) of the RDC. The trees shall be planted along the northern and southern property boundaries as depicted in Exhibits "F" and "H" to enhance the buffering between the neighboring subdivisions. The developer shall make a one-time payment of \$250,000.00 to the city for	A tree preservation area has been incorporated into the site plan. The location was selected to target the most concentrated area of specimen trees on the property. Within the area, 12 trees will be preserved between the sizes of 20"-30". Another 5 trees will be preserved which range from 30"-40". 18 trees smaller than 20" will also be preserved. Three residential lots were removed to create the tree preservation area which will include a trail system and park benches for residents to enjoy. In addition to the enhanced tree preservation, the developer will make a payment of \$250k into the reforestation fund as further consideration for tree mitigation.

EXHIBIT B

		tree mitigation upon which the requirements outlined in Sec. 77-504 H. of the RDC shall be deemed fully satisfied. The fee shall be collected prior to the issuance of any building permits and shall be deposited into the reforestation fund.	
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LOT SUMMARY

- 9,000 SF - 53 TOTAL LOTS
FRONT ENTRY
- OPEN SPACE - 4 TOTAL LOTS
(TO BE MAINTAINED BY HOA)
(HOA TO MAINTAIN ALL FENCING ADJACENT
TO THESE LOTS.)

LEGEND:

- PROPOSED FIRE HYDRANT

NOTES:

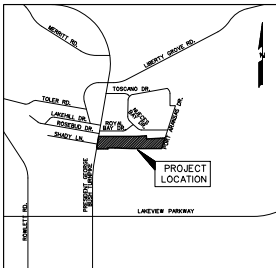
According to Flood Insurance Rate Map (FIRM) Map No. 4813C0245K, dated July 1, 2014, prepared by the Federal Emergency Management Agency (FEMA) for Dallas County, Texas, this property is within Zone X (No floodplain exist on site).

Deviations from current development standards/regulations not specifically addressed/related for approval as part of Planned Development Regulations may require a hearing/approval by the Board of Adjustment (BOA).

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Regulations.

This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Concept Plan as determined by the Director of Planning, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.

Tree survey completed on 4/18/24 by IES.



LOCATION MAP
N.T.S.

Alford Estates	
Lot Summary Table	
Lot No.	Area (Sq. Ft.)
1	9,000
2	9,000
3	9,000
4	9,000
5	9,000
6	9,000
7	9,000
8	9,000
9	9,000
10	9,000
11	9,000
12	9,000
13	9,000
14	9,000
15	9,000
16	9,000
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52	9,000
53	9,000

2	2ND SUBMITTAL	06-10-25
1	1ST SUBMITTAL	05-19-25
NO.	SUBMITTAL/REVISIONS	DATE

EXHIBIT E
PROPOSED SITE CONCEPT
OF
ALFORD ESTATES
16.607 TOTAL GROSS ACRES
16.607 TOTAL NET ACRES
723,396.44 TOTAL SQ. FT.
53 RESIDENTIAL LOTS
SITUATED IN THE
H.H. HALL SURVEY ABSTRACT NO. 633
IN THE
CITY OF ROWLETT
DALLAS COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JUNE 10, 2025
SCALE 1" = 100'

OWNERS
JUDY McALLUM
8201 PORT ARANSIA DR.
ROWLETT, TEXAS 75089
SARA ACRI
6114 LIBERTY GROVE RD.
ROWLETT, TEXAS 75089
RITA ALFORD
6106 LIBERTY GROVE RD.
ROWLETT, TEXAS 75089

CASE# 24-000017

STATEMENT OF INTENT AND PURPOSE Alford Estates

Alford Estates is a sustainable neighborhood with the intent to promote: (1) the natural features of the current landscape, (2) a variety of high-quality housing products that will make a beautiful and enduring community that upholds and enhances the quality of the surrounding environment. The housing products offered in Alford Estates are in high demand and very desirable for suburban areas. The property is currently vacant land that is zoned for 9,000 SF residential lots (SF-9). We are requesting the subject property be rezoned to a Planned Development District only so we can secure a select number of variances that will allow the property to be developed in accordance with the base zoning requirements. The development will incorporate 53 front entry lots and over an acre of open space that includes tree preservation, trails, screening, landscaping and entry monumentation. Additionally, trees will be planted and preserved providing a natural buffer between the two neighboring subdivisions through the preserved and enhanced tree canopy.

Alford Estates strives to be a shining example of what Rowlett has to offer. With its proximity to Lake Ray Hubbard and access via President George Bush Hwy, this property lends its residents who enjoy sprawling lake views with easy access to the conveniences of suburban life. Regarding Alford Estate's regional context, the neighborhood's residents have quick access to Interstate 30 and Highway 66, a variety of recreational activities provided by the lake, and the numerous commercial and business centers located in eastern Dallas County and Western Rockwall County.

Alford Estates contains 53 single family lots, which equates to a residential density for this development of +/- 3.19 units per acre.

Section 77-805.C. of the Rowlett Development Code (RDC) indicates that recommendations and decisions on rezoning shall be based on consideration of the following criteria:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact.

The requested rezoning does not correct any errors with respect to zoning.

The request meets the changing environment recognized in the Realize Rowlett 2020 Plan. In the "Framework for the Future" section of the Plan, it clearly states, "In 2020, Rowlett will be a community with diverse lifestyle choices for living, working, playing, and learning. ...additional housing choices will be available for individuals and families that desire homes needing lower maintenance. Young professionals will be attracted to low maintenance, dense housing found in urban or mixed-use neighborhoods." Additionally, the Plan recognizes that, "Rowlett's future as an employment center will blossom", when several actions take place, including, "its housing inventory expands and diversifies." Alford Estates will certainly meet the needs and desires of a more diversified Rowlett resident.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purpose of this Code stated in subchapter 77-103, Purpose of this Code.

The proposal is consistent with the Guiding Principles outlined in the Realize Rowlett 2020 Plan. While this area is not one of the strategic opportunity areas detailed in the plan, the plan anticipates areas of Rowlett outside those areas will also experience development over time. When they do, the development should work within the framework of the Plan's Guiding Principles; two of the key ones being Principle 1: Value Existing Neighborhoods, and Principle 3: Make Rowlett a Community that is Attractive to People at all Stages of Their Lives.

The Plan recognizes that to protect the Realize Rowlett 2020 vision, “Actions for Change” need to be implemented. For redevelopment of residential areas and/or new development on greenfields in mature residential areas, Action 3 is probably the most important. This Action states, “...and include language related to the efficient delivery of redeveloped properties and projects that advance the principles of Smart Growth and traditional neighborhood development.” Alford Estates is planned with the principles of providing contemporary products for residents in all stages of life.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public.

The proposed plan for the Alford Estates neighborhood protects the public by:

- i) Fostering convenient, compatible, and efficient relationships among land uses;
 - ii) Promoting a healthful and convenient distribution of population;
 - iii) Ensures greater public safety, convenience, and accessibility through physical design;
 - iv) Encourages the efficient use of the available land supply in the city;
 - v) Preserves the character and quality of residential neighborhoods;
 - vi) Promotes a balanced, diverse supply of affordable, quality housing in safe and livable neighborhoods;
 - vii) Facilitates the adequate and safe provision of transportation, water, sewage, drainage, and other public facilities; and
 - viii) Ensures the service demands of new development will not exceed the capabilities of existing streets, utilities, or other public facilities and services.
4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.

There is sufficient water and sewer capacity to serve Alford Estates without negatively impacting adjacent properties as confirmed in the Will-Serve Letter, dated 5/14/24. Additionally, the traffic generated by Alford Estates residents will not negatively impact the city’s street system, evidenced by the Trip Generation Report included with this submittal.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.

The Alford Estates neighborhood will not have any intention of adversely impacting the natural environment, however, to ensure that there are no unforeseen consequences we have engaged our environmentalist to perform a wildlife and endangered species habitat assessment which we have included with this submittal.

There is no floodplain located on the property. We understand that the developer is fully responsible for any compliance requirements that may arise over the course of engineering design.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract.

The proposed rezoning will not have significant adverse impacts on other property in the vicinity. The proposed rezoning will be harmonious and complementary to the adjacent / existing single-

family neighborhoods, and the projected price points of the new housing stock will benefit the surrounding properties.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification.

The property is well suited for a suburban, infill single family neighborhood. As the Realize Rowlett 2020 Plan indicates, “The community will support diverse choices—in housing types, neighborhood character and land use patterns—so that people at all stages of their lives can find options here that meets their needs”. Alford Estates will help diversify Rowlett’s housing stock with high-quality homes to further Rowlett’s desire to be a full “Life Cycle” community.

8. Whether there is determined to be an excessive proliferation of the use or similar uses.

In this vicinity, there is a deficiency of new, high-quality homes, and right-sized homes for aging “baby boomers” who want to stay in Rowlett as well as young professionals who are drawn toward a more suburban lifestyle with convenient access to Interstate 30, Highway 66, and Lake Ray Hubbard. Alford Estates is intended to meet the demand for this underserved product type. Alford Estates entails housing product consistent with Realize Rowlett 2020.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

The requested rezoning is compatible in scale with uses on other properties in the vicinity. There is existing single-family development to the north with lots sizes very similar to the proposed lot mix for this property. The proposed rezoning creates a logical, high-quality zoning with product variety between the larger lots to the south and existing residential uses to the north.

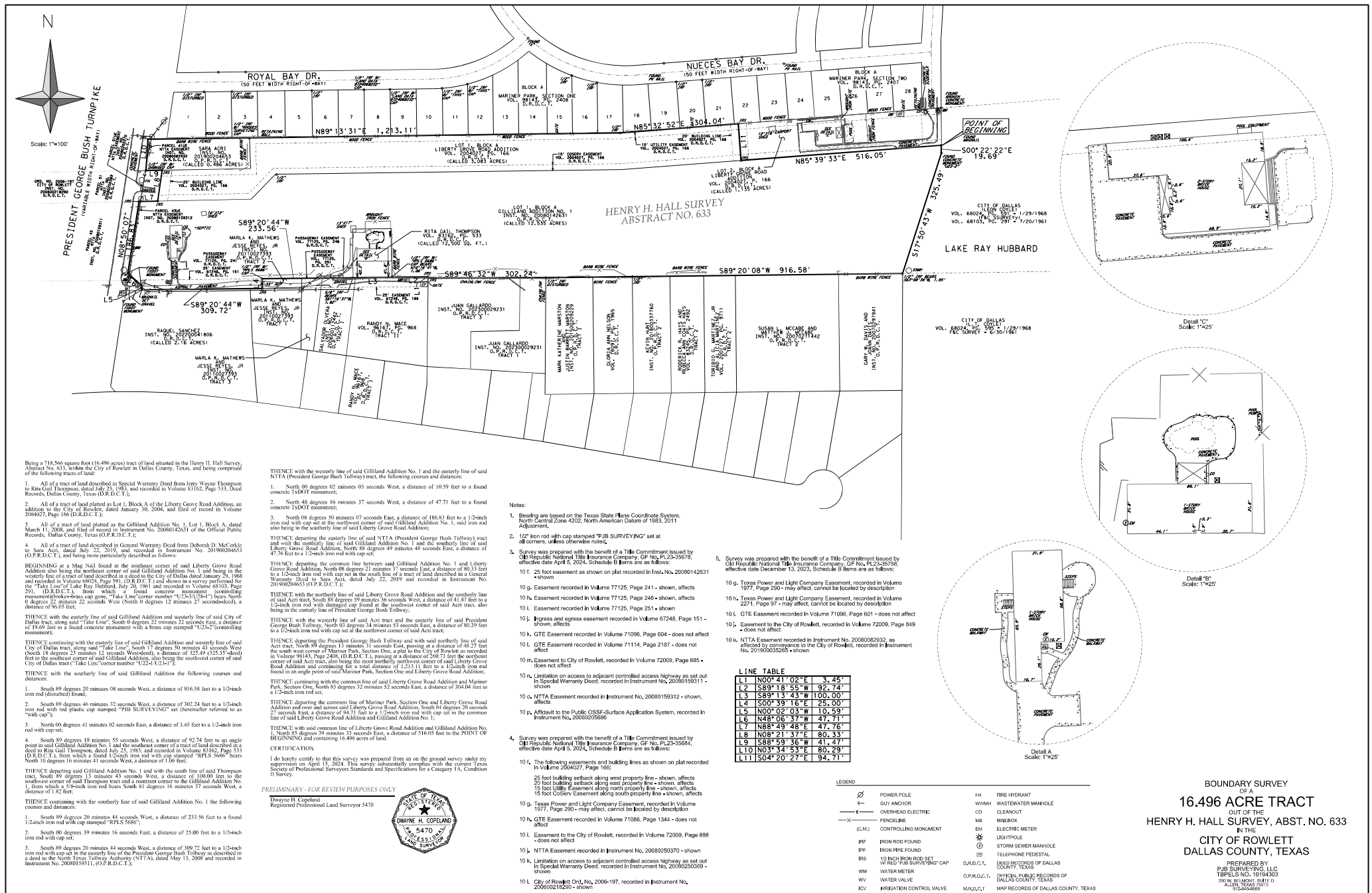
10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

As identified in the Realize Rowlett 2020 plan, however, “Though surrounded by attractive suburban alternatives, Rowlett is poised to compete for residential expansion, largely due to future transit improvements... demand for residential product types will continue to grow significantly over the next decade (over 21,000 units in the Trade Area) ...”

The Plan indicates there is ample demand for the types of residential product proposed in Alford Estates in this general area of the City.

Development Schedule

First Zoning Submittal.....	5/19/2025
Second Zoning Submittal.....	6/10/2025
Planning and Zoning Commission.....	6/24/2025
City Council.....	7/15/2025
First Preliminary Plat Submittal.....	7/28/2025
Second Preliminary Plat Submittal.....	8/11/2025
Preliminary Plat Approval.....	8/26/2025
Plan Set Submittal.....	Q4 2025
Break Ground.....	Q1 2026



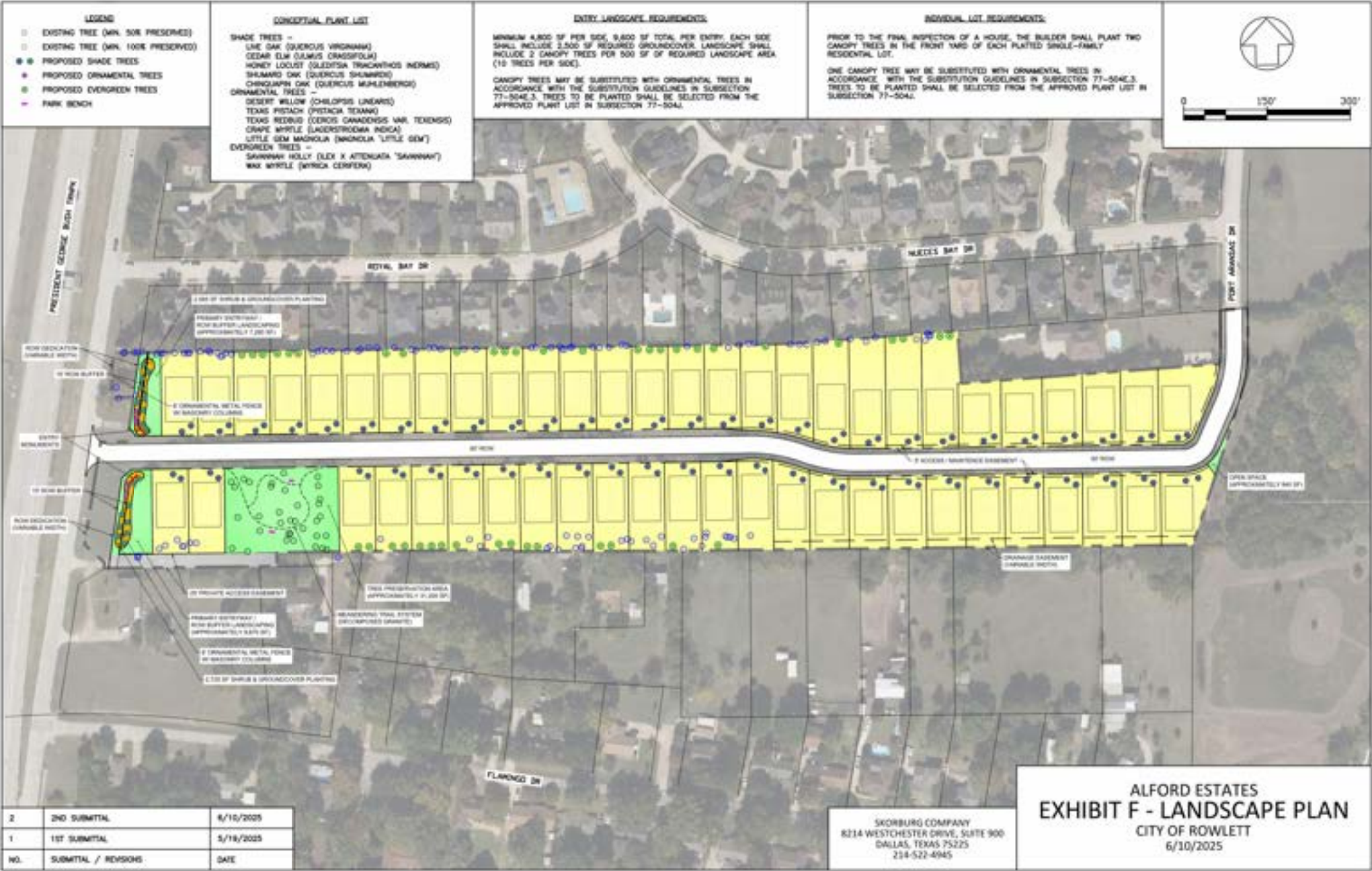


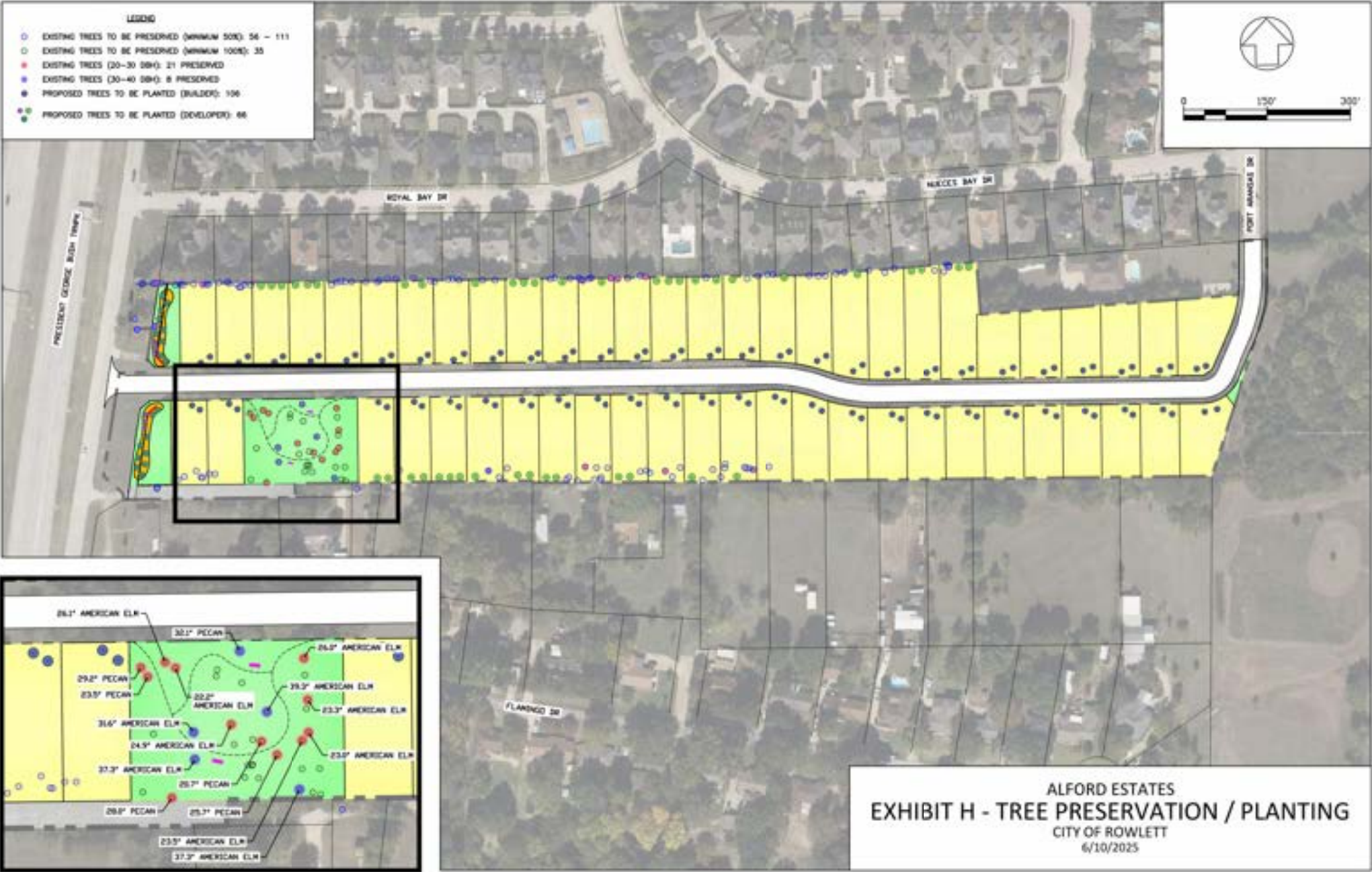
EXHIBIT G

Columbia Park Estates

REPRESENTATIVE PRODUCT OF BUILDING FAÇADE / ELEVATIONS

The following pictures are to illustrate representative product of Columbia Park Estates and are not intended to be all-inclusive of every type of elevation.







Site

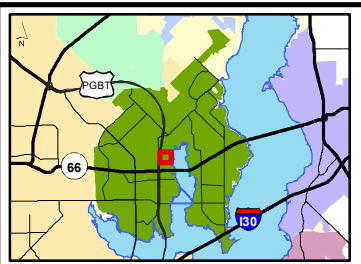
City Limits

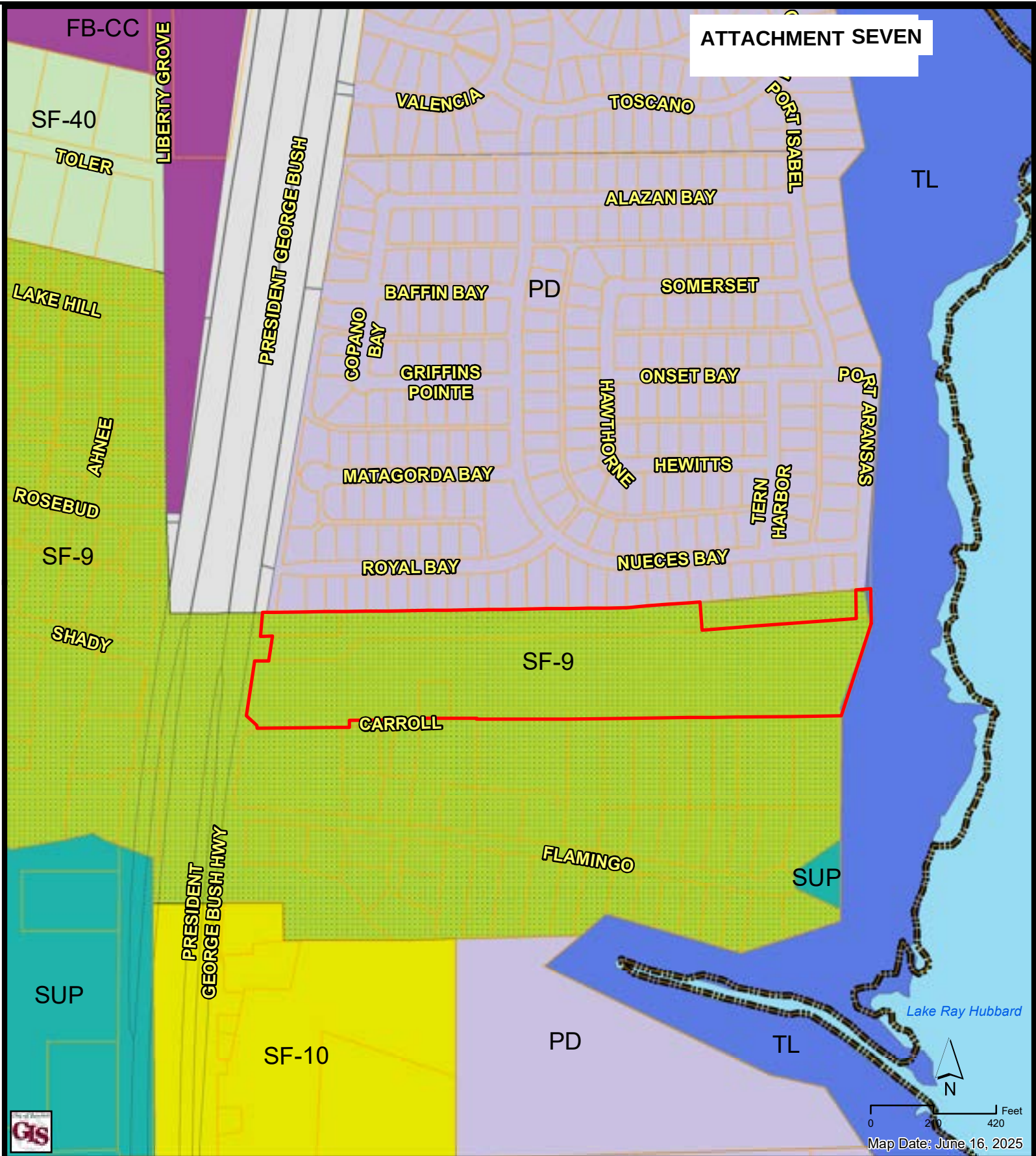
Parcels

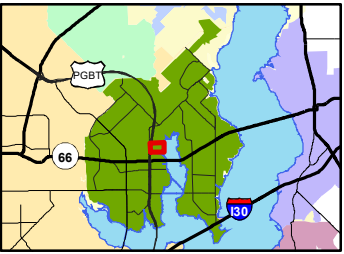
Streets

6106 LIBERTY GROVE RD
ALFORD ESTATES
REZONING

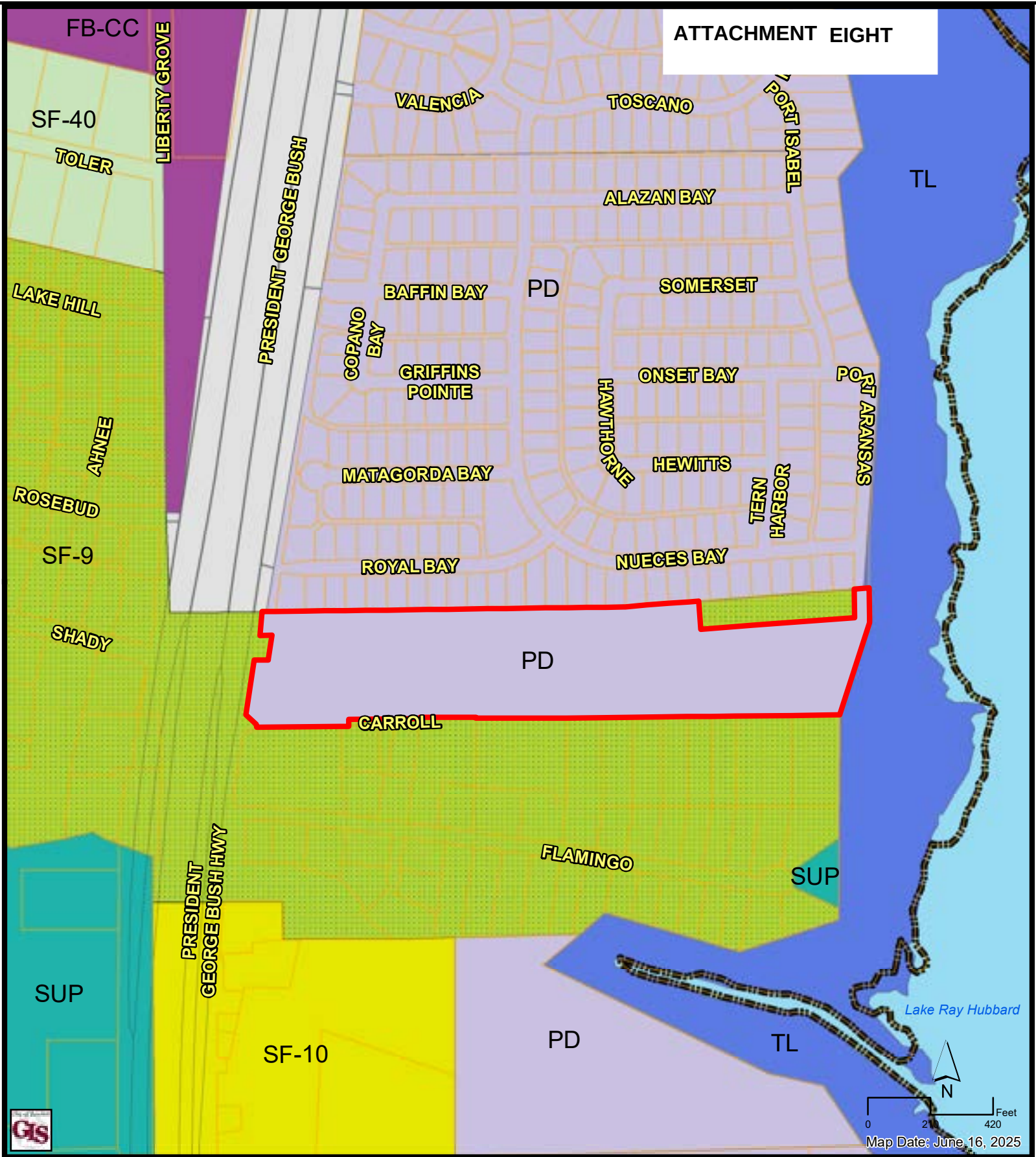
Site Location
Map





 Site	 SF-9	6106 LIBERTY GROVE RD ALFORD ESTATES REZONING Existing Zoning Map		
 SF-10	 FB-CC			
 SUP	 SF-40			
 PD	 Parcels			
 TL	 City Limits			

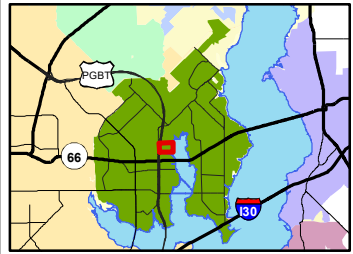
Page 134 of 323



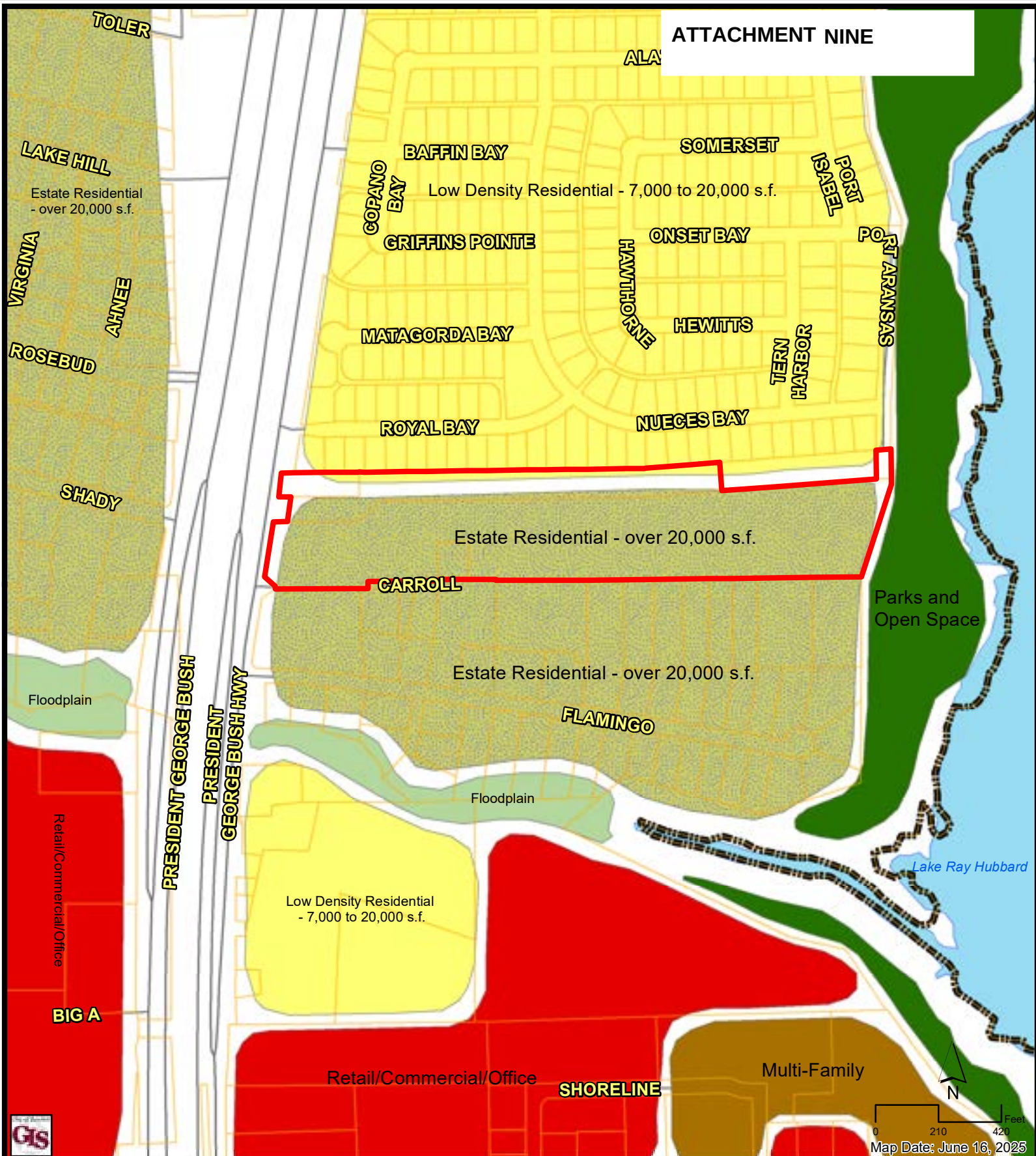
	Site		SF-9
	SF-10		FB-CC
	SUP		SF-40
	PD		Parcels
	TL		City Limits

**6106 LIBERTY GROVE RD
ALFORD ESTATES
REZONING**

Proposed Zoning Map



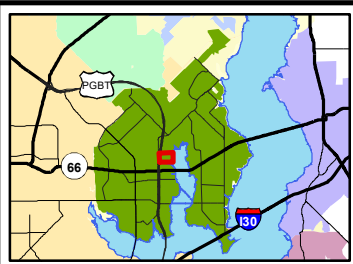
ATTACHMENT NINE



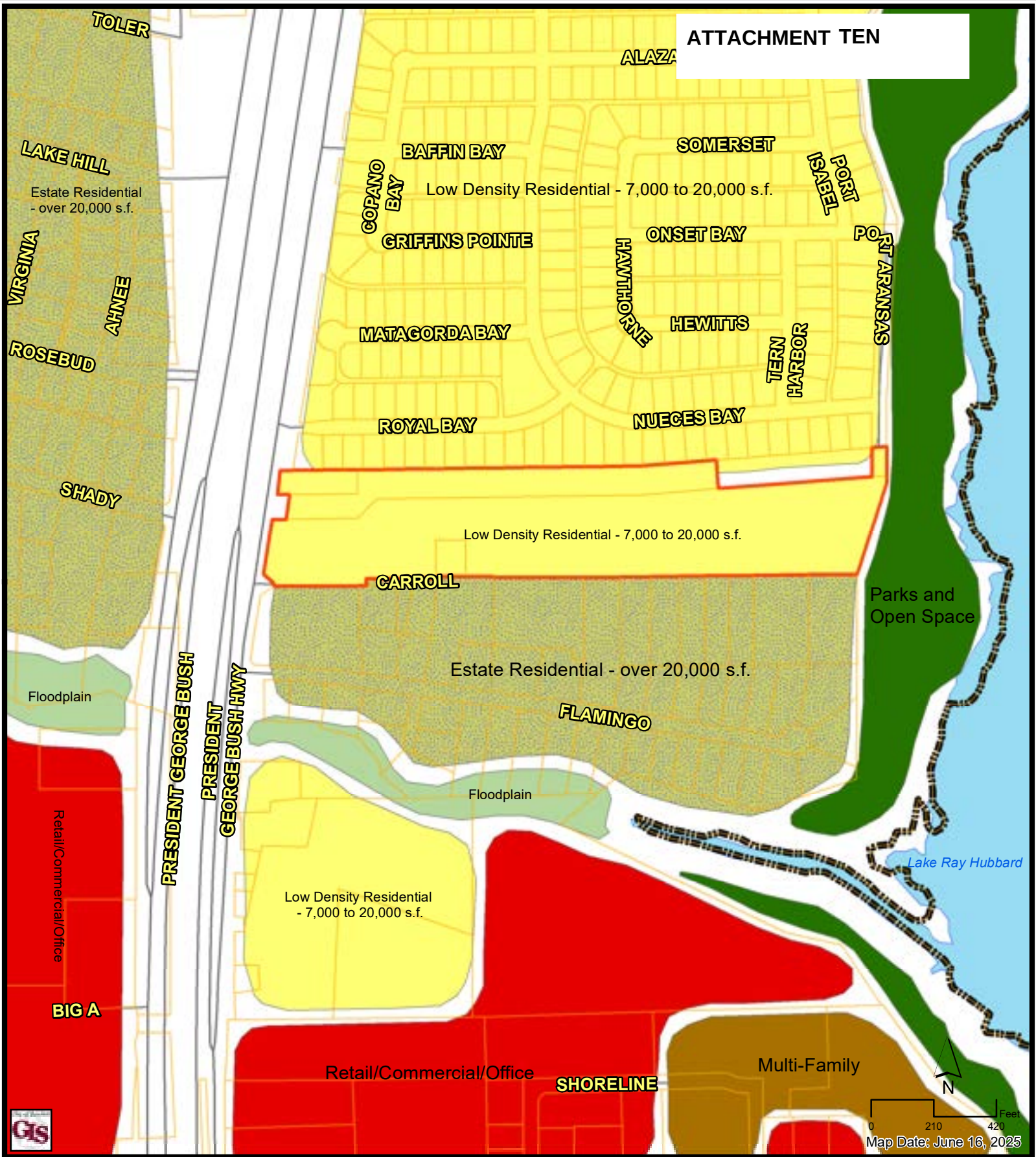
- Site
- Floodplain
- Parcels
- Multi-Family
- Retail/Commercial/Office
- Parks and Open Space
- Estate Residential - over 20,000 s.f.
- Low Density Residential - 7,000 to 20,000 s.f.

**6106 LIBERTY GROVE RD
ALFORD ESTATES
REZONING**

Existing Future Land Use Map



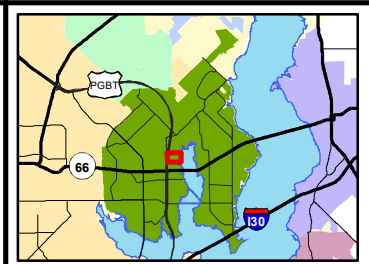
Map Date: June 16, 2025

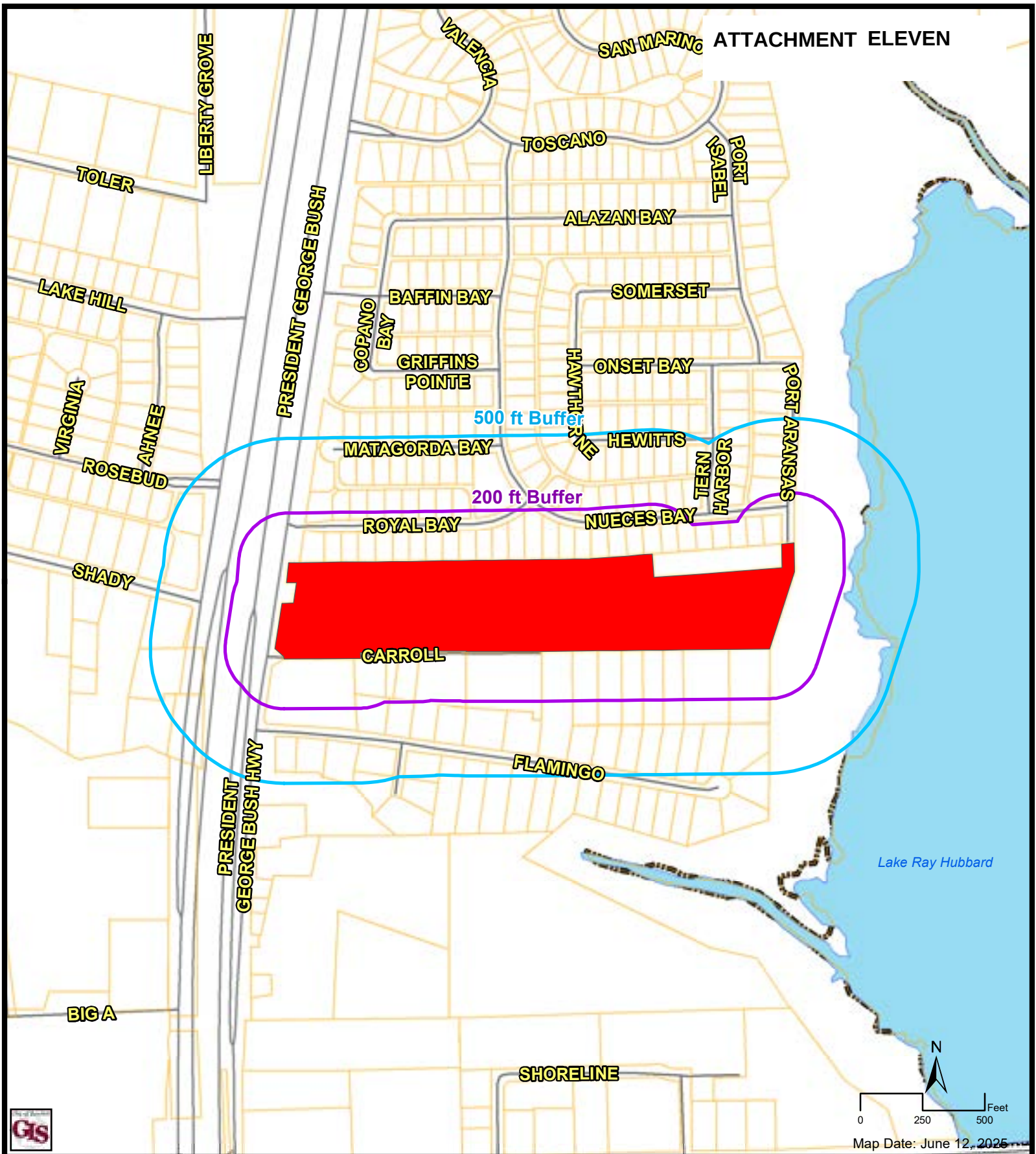


	Site		Floodplain		Parcels
	Multi-Family				
	Retail/Commercial/Office				
	Parks and Open Space				
	Estate Residential - over 20,000 s.f.				
	Low Density Residential - 7,000 to 20,000 s.f.				

**6106 LIBERTY GROVE RD
ALFORD ESTATES
REZONING**

Proposed Future Land Use Map





 Site 500 ft Buffer Parcels 200 ft Buffer Streets City Limits	6106 LIBERTY GROVE RD ALFORD ESTATES REZONING Property Notice Map		Page 138 of 323
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TO: The Rowlett Planning and Zoning Commission
Alford Estates Rezoning Public Hearing
Tuesday, June 24, 2025

We, the undersigned residents and stakeholders of Rowlett, Texas, respectfully submit this petition in **strong opposition to the proposed rezoning of the Alford Estates property from Single-Family Residential (SF-9) to a Planned Development (PD) District for Single-Family Residential (SF-9).**

Over the past two years, the developer has made multiple attempts to rezone this site in order to increase the number of homes far beyond what the **Future Land Use Map intends for this area**. These repeated efforts prioritize density over thoughtful planning and long-term compatibility with the surrounding area.

The property in question is designated on the City of Rowlett's **Future Land Use Map** in the Comprehensive Plan for **"Estate Residential"**, which recommends lot sizes of **½ acre or larger**. This land use designation better reflects the unique characteristics of the site—its topography, proximity to green space, and infrastructure limitations—and would create less strain on surrounding roadways and services. Smaller, more compact lots as proposed in this Planned Development would deviate significantly from that vision.

Furthermore, much of the remaining undeveloped land in northwest Rowlett has already begun to **deviate from the Future Land Use Map**, with developments moving away from the City's original intent for this area. If this trend continues, the **compounding effect** of higher-density projects will further disrupt infrastructure capacity, community character, and the overall balance intended in the Comprehensive Plan.

It's also important to emphasize that **Goal 1 of the City's Comprehensive Plan Implementation Strategy** specifically calls for the **Planning and Zoning Commission to utilize the Future Land Use Map as a guide for daily decision-making** regarding development proposals. Upholding this guidance is critical to maintaining long-term consistency and quality in how Rowlett grows.

While we fully understand the need for development and support **responsible infill development**, the proposed Alford Estates rezoning—particularly at the requested density and as a Planned Development—**is not appropriate for this location**. A Planned Development (PD) designation would allow the developer to sidestep key aspects of the city's development standards in favor of custom regulations tailored to the developer's interests, rather than those of the community or the city's long-range vision.

We respectfully urge the Planning and Zoning Commission to **deny the request for rezoning of the Alford Estates property** and preserve the integrity of the City's Comprehensive Plan and Future Land Use Map.

Thank you for your efforts in making Rowlett a city of smart growth and development,

Please see attached signatures for the petition.

Timestamp	First & Last Name	Address (1001 Main Street, Rowlett 750XX)	Electronic Signature Disclaimer: <i>By checking this box, you are signing this petition electronically, I affirm that the information I have provided is accurate and truthful. I understand that my electronic signature is the legal equivalent of my handwritten signature and indicates my support of this petition. By submitting my name and information, I consent to the use of this electronic signature for the sole purpose of this petition and acknowledge that it carries the same validity and enforceability as a written signature under the U.S. Electronic Signatures in Global and National Commerce Act (E-SIGN Act).</i>	
			Any additional comments to share with the Planning and Zoning Board.	
6/15/2025 22:59:52	Mary Katherine Marston	5401 Flamingo Dr Rowlett 75089	I accept	
6/15/2025 23:31:06	Justin Marston	5401 Flamingo Dr, Rowlett 75089	I accept	
6/15/2025 23:43:12	Norma Gomez	5405 Nueces Bay Drive Rowlett, TX 75089	I accept	
6/16/2025 6:47:31	Angela Hall	5418 Nueces Bay Dr. Rowlett, TX 75089	I accept	
6/16/2025 7:16:08	Lori R Zahn	6402 Nueces Dr Rowlett, Tx 75089	I accept	Please keep Rowlett standards that have been previously and wisely set!
6/16/2025 7:45:40	Louisa Johnson	6310 Nueces Bay Dr, Rowlett 75089	I accept	We understand something will eventually be built on this parcel of land, but this high density community is not the right fit. Please stick to Rowlett's original vision for this property, and future development. Thank you.
6/16/2025 8:40:15	Cynthia Neely	5106 Royal Bay Dr Rowlett, TX 75089	I accept	
6/16/2025 9:31:53	Vicki Ayars	6506 Nueces Bay, Rowlett 75089	I accept	
6/16/2025 9:37:11	Kendal Cook	5505 Flamingo Dr Rowlett TX 75089	I accept	This proposed development would crush the existing infrastructure, including creating a monstrous amount of traffic and destroy the surrounding land and lakefront. The massive scale of the proposed development is wildly inappropriately oversized to the footprint of the suggested land. The developers are trying to cram too many homes into the land to maximize their profit, then will leave the resulting mess for the neighbors to live with forever. I strongly oppose this proposed development as a resident of the neighboring Flamingo Rd.
6/16/2025 10:39:31	Kevin Hunt	5505 Flamingo Dr. Rowlett, TX 75089	I accept	Don't approve!
6/16/2025 10:55:32	Mackenzie Bellomy	5500 Flamingo Drive, Rowlett 75089	I accept	Just because there is land doesn't warrant development. This area is packed. There is only one road to get to our area. The back up from Liberty Grove doesn't need help from more cars and residents. Please vote against and Keep Rowlett Beautiful and Livable.
6/16/2025 15:00:15	Sheree alton	5418 onset bay dr, rowlett 75089	I accept	
6/16/2025 18:32:41	Billy Brothers	5514 Nueces Bay Dr	I accept	
6/16/2025 22:14:01	Patricia Tamez	5308 Flamingo Dr, Rowlett 75089	I accept	
6/16/2025 22:15:00	Daniel Tamez	5308 Flamingo Dr, Rowlett 75089	I accept	
6/17/2025 2:39:20	Loren Nevius	5309 Somerset Dr, Rowlett, TX 75089	I accept	
6/17/2025 3:01:49	Stephanie Hamid	5105 Matagorda Bay Ct Rowlett 75089	I accept	
6/17/2025 8:19:02	Charles Taylor	Against	I accept	

Timestamp	First & Last Name	Address (1001 Main Street, Rowlett 750XX)	Electronic Signature Disclaimer: By checking this box, you are signing this petition electronically, I affirm that the information I have provided is accurate and truthful. I understand that my electronic signature is the legal equivalent of my handwritten signature and indicates my support of this petition. By submitting my name and information, I consent to the use of this electronic signature for the sole purpose of this petition and acknowledge that it carries the same validity and enforceability as a written signature under the U.S. Electronic Signatures in Global and National Commerce Act (E-SIGN Act).	
			Any additional comments to share with the Planning and Zoning Board.	
6/17/2025 8:34:56	Jordan Pitts	5302 Alazan Bay Dr Rowlett TX 75089	I accept	
6/17/2025 8:59:10	Brad spannagel	5521 flamingo drive. Rowlett tx	I accept	
6/17/2025 9:03:32	JoAnn Davis	5607 Flamingo Drive, Rowlett, TX 75089	I accept	HOLD STRONG FOR US, FOR ROWLETT. THIS AREA WAS PURPOSELY ZONED AS SINGLE-FAMILY RESIDENTIAL (SF-9). PLEASE, PLEASE DON'T BE PUSHED INTO CHANGING THAT!!
6/17/2025 10:29:06	Pamela Bell	6501 Copano Bay Dr.	I accept	I see, they are back requesting permission with the New Council. My response as a homeowner in the Mariner Parker Community is NO! I am against their request because as a Realtor has seen Builder/developers promise isn't what delivered!
6/19/2025 12:33:36	Richard Ayars	6506 Nueces Bay	I accept	
6/19/2025 12:52:01	Paul Brabham	5608 Flamingo Dr.	I accept	
6/19/2025 13:13:52	Bruce Noblett	6310 Tern Harbor Drive, Rowlett 75089	I accept	No need or desire for a business to be placed next to our entry to Mariner Park. Also not in favor of smaller lot homes in a proposed over crowded area next to our larger lot subdivision. Do not like their proposed entry to Mariner Park with a street down next to the lake. The idea of a proposed park down by the lake is not wanted by most of us current homeowners - please note this part of the lake does go dry during many of the hot summers. We have "fished" cars out of the dry lake bed when teenagers thought it was hard ground. Waiting for more incidences to happen. Please do NOT allow the contractor to build homes nor add the shop at our corner. Thank you.
6/19/2025 13:33:34	Susan Wright	5418 Hewitts Cove	I accept	Please do not allow this rezoning.
6/19/2025 13:38:04	Delaney Wright	5418 Hewitts Cove, Rowlett 75089	I accept	Traffic along the northbound side of the 190 service road is already horrible, a higher density housing development cannot be supported. This would also make it even more difficult to exit the neighborhoods of Mariner Park and Mariner Cove, both during and after development. We already have higher density housing being built elsewhere in the city, such as along Merritt road, we do not need more.
6/19/2025 13:43:31	Dan grogg	5409 Somerset Dr Rowlett Tx 75089	I accept	
6/19/2025 14:06:33	Rosalie McDonald	5608 Flamingo Dr.	I accept	

Timestamp	First & Last Name	Address (1001 Main Street, Rowlett 750XX)	Electronic Signature Disclaimer: <i>By checking this box, you are signing this petition electronically, I affirm that the information I have provided is accurate and truthful. I understand that my electronic signature is the legal equivalent of my handwritten signature and indicates my support of this petition. By submitting my name and information, I consent to the use of this electronic signature for the sole purpose of this petition and acknowledge that it carries the same validity and enforceability as a written signature under the U.S. Electronic Signatures in Global and National Commerce Act (E-SIGN Act).</i>	
			Any additional comments to share with the Planning and Zoning Board.	
6/19/2025 14:56:13	Christopher DelRegno	5110 Griffins Pointe, Rowlett, TX 75089	I accept	SF-9, as originally zoned in the Rowlett 2020 plan, is still the optimal zoning for this space. The only motivation to change/increase the density is to put more money in the developer's pocket, while bringing marginal increase in the property tax collection opportunity. Further, the planned street connection to the Mariner Park community will bring unplanned, undesigned and unwanted traffic into and out of the neighborhood.
6/19/2025 16:27:20	Sherrie Harmon	5209 Royal Bay Dr.	I accept	
6/19/2025 18:59:42	Patricia Vega	5506 Nueces Bay Drive, Rowlett 75089	I accept	
6/19/2025 20:51:16	Darrell Hall	5418 Nueces Bay Dr	I accept	
6/19/2025 21:37:49	Jeanette Johnson	5201 Baffin Bay Dr, Rowlett TX 75089	I accept	
6/19/2025 22:46:18	Stacey Dupree	5600 Flamingo Drive	I accept	
6/20/2025 12:17:04	James Pellinghelli	630 Port Aransas Dr. Rowlett TX 75089	I accept	This "Planned Development" is not in the best interest of the City or it's residents. We all know the reason the developer keeps pursuing this tract of land for development is that they hope to buy it at very low cost and make a Huge Profit. We've already told this developer no repeatedly. They're just gonna keep coming back until you give them a hars NO.
6/21/2025 13:52:56	Diana Haas	5218 Alazan Bay Dr, Rowlett TX 75089	I accept	There are HUNDREDS of more appropriate sites in Rowlett, many of which are within 2 miles of the proposed location. Don't give into this. Tell them to take their ideas elsewhere.
6/22/2025 13:34:57	JoAnn Davis	5607 Flamingo Drive, Rowlett, TX. 75089	I accept	
6/23/2025 8:14:12	Linda Noblett	6310 Tern Harbor Drive, Rowlett 75089	I accept	
6/23/2025 16:17:03	Joseph healy	5610 nueces bay st	I accept	
6/23/2025 20:34:07	Sara DelRegno	5110 Griffins Pointe Dr.	I accept	
6/24/2025 9:09:44	Thomas Johnson	6310 Nueces Bay Drive Rowlett TX. 75089	I accept	

Project Number: 25-000100
 Project Name: Project Name: Allford Estates PD

June 13, 2025



Please return this page no later than June 19, 2025 to the Case Manager for this project at:

City of Rowlett Planning and Urban Design Division
 Attn: Brittany Musser, Senior Planner

5702 Rowlett Road
 Rowlett, TX 75069

You may also email a copy to Planning@rowlett.com

Address of Responding Property within 500 Feet:

5418 Nucess Bay Dr.

Please Check One:

☐ In Favor of the Request

☒ Opposed to the Request

Comments:

I am writing to express my strong opposition to the proposed plan to demolish the existing forest in order to construct more high-density housing. Clear-cutting these trees would not only displace wildlife, but would also destroy one of the few remaining pockets of biodiversity left in Rowlett.

Owner Printed Name:

Angela Hall

Owner Mailing Address (if Different from Property Address):

Owner Phone Number:

469-682-6419

Owner Email Address:

angelabowenhall@yahoo.com

Owner Signature:

Angela Hall

Project Number: 25-000100

June 13, 2025

Project Name: Project Name: Alford Estates PD



Please return this page no later than **June 19, 2025** to the Case Manager for this project at:

City of Rowlett Planning and Urban Design Division
Attn: Brittany Musser, Senior Planner

5702 Rowlett Road
Rowlett, TX 75089

You may also email a copy to Planning@rowlett.com

Address of Responding Property within 200 Feet:

5314 Nueces Bay Dr. Rowlett, TX 75089

Please Check One:

☐ In Favor of the Request

☒ Opposed to the Request

Comments:

Cars are parked on both sides of the street of Nueces Bay Dr, and entering or leaving the subdivision on this street is already a problem if, upon encountering traffic coming in as you're leaving, because one of the vehicles cars must pull over to the curb in order to allow the other vehicle to safely pass. With the anticipated volume of Traffic that will be added to the problem, this street will become a traffic jam

Owner Printed Name: Robert Arthur

in a subdivision that is already struggling to address this problem.

Owner Mailing Address (If
Different from Property
Address):

Owner Phone Number:

972-333-0714

Owner Email Address:

bobarthur3@yahoo.com

Owner Signature:

Robert Arthur

Project Number: 25-000100
 Project Name: Project Name: Alford Estates PD

June 13, 2025



Please return this page no later than **June 19, 2025** to the Case Manager for this project at:

City of Rowlett Planning and Urban Design Division
 Attn: Brittany Musser, Senior Planner

5702 Rowlett Road
 Rowlett, TX 75089

You may also email a copy to Planning@rowlett.com

5521 Flamingo Drive

Address of Responding Property within 500 Feet: _____

Please Check One:

☐ In Favor of the Request

☒ Opposed to the Request

Comments:

No thank you. 3rd time We moved here because of the location. We all did. Squeezing houses onto this beautiful green belt by the lake is a joke. Taking away more nature to make a dollar. Please leave this small area natural. All residents here are here because it's small, natural, quiet area by the lake. We don't need more house or business squeezed in destroying our neighborhood area. It's why we chose this area and are here.

Owner Printed Name:

Brad Spannager

Owner Mailing Address (If Different from Property Address):

N/A

Owner Phone Number:

214-868-7418

Owner Email Address:

dsdglk22@yahoo.com

Owner Signature:

[Handwritten Signature]

Project Number: 25-000100

June 13, 2025

Project Name: Project Name: Alford Estates PD



Please return this page no later than **June 19, 2025** to the Case Manager for this project at:

City of Rowlett Planning and Urban Design Division
Attn: Brittany Musser, Senior Planner

5702 Rowlett Road
Rowlett, TX 75089

You may also email a copy to Planning@rowlett.com

Address of Responding Property within 500 Feet:

5206 Matagorda Bay Ct Rowlett, TX 75089

Please Check One:

☐ In Favor of the Request☒ Opposed to the Request

Comments:

We are opposed to any variances in this property.
We strongly believe that their request for multiple
variances will have long lasting negative impact on
our property value and our neighborhood.

Owner Printed Name:

Brian and Tara Major

Owner Mailing Address (If
Different from Property
Address):

Owner Phone Number:

214-552-3511

Owner Email Address:

chuckmajor2003@yahoo.com

Owner Signature:

A handwritten signature in black ink, appearing to be 'Brian Major', written over a horizontal line.

Project Number: 25-000100
 Project Name: Project Name: Alford Estates PD

June 13, 2025



Please return this page no later than June 19, 2025 to the Case Manager for this project at:

City of Rowlett Planning and Urban Design Division
 Attn: Brittany Musser, Senior Planner

5702 Rowlett Road
 Rowlett, TX 75089

You may also email a copy to Planning@rowlett.com

Address of Responding Property within 200 Feet:

5418 Nueces Bay Dr.

Please Check One:

☐ In Favor of the Request

☒ Opposed to the Request

Comments:

We are opposed to the development for many different reasons. One reason is the increased traffic that will have to flow through Mariner Park. With only 1 entrance/exit to the front of the neighborhood, all large delivery vehicles will be forced to go through the development and be come out through Mariner Park. This will be a safety concern for Mariner Park.

Owner Printed Name:

Darrell Hill

Owner Mailing Address (If Different from Property Address):

Owner Phone Number:

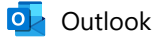
972-977-6446

Owner Email Address:

darrellghill@gmail.com

Owner Signature:

[Handwritten Signature]



Online Form Submission #16761 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>

Date Thu 6/19/2025 3:25 PM

To Citizen Input <citizeninput@rowlett.com>

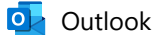
CAUTION: External Email

Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Hatcher Kimrey Trust
Are you a Rowlett resident?	Yes
Home address:	4513 Shady Ln, Rowlett, TX 75089
Preferred telephone number (###-###-####):	469-767-1661
Email address:	michele.kimrey@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	24
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Zoning change to develop neighborhood to 56 SF hms
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	IN FAVOR
Please enter your brief comments here. (Limited to 2200 characters)	Field not completed.



Letter of Opposition to Alford Estates Rezoning Request (SF-9 to PD)

From JoAnn Davis <gary.joann@hotmail.com>
Date Mon 6/23/2025 2:29 PM
To Planning Department <Planning@rowlett.com>
Cc JoAnn Davis <gary.joann@hotmail.com>

CAUTION: External Email

To the City of Rowlett Planning and Zoning Commission,

I am writing to express my **strong opposition** to the proposed rezoning of the property identified as **Alford Estates**, which seeks to change the zoning from **Single-Family Residential (SF-9)** to a **Planned Development (PD) District for SF-9**. This request directly conflicts with Rowlett's established long-range planning principles.

Why would the City continue to allow such rezoning requests? I strongly believe that **neither the city nor its residents benefit** from continued deviations from the long-range plan set forth. I want that Rowlett to thrive, and truly like some of the activities and events the city is adding.

Question on the statement, "There is sufficient water and sewer capacity to serve Alford Estates without negatively impacting adjacent properties as confirmed in the Will-Serve Letter, dated 5/14/24." **Will water and sewer come from the Flamingo Estates area???**

Question on Erosion: The back of my property at 5607 Flamingo Drive has suddenly started eroding badly. After living here almost 2 decades, something has changed on the Alford Estates property in question. Perhaps trees have already been cleared somewhere near the top of the hill? Erosion by my barbed wire fence line started within the last year, but it has become **SIGNIFICANT** in the past several months—toppling over small trees and washing debris and stacked materials into the drainage area. I fear that very large trees will fall soon as the erosion eats away soil with every hard rain....via the new 'drainage' ditch from Alford Estates now connecting to and badly eroding my property!! I will gladly share pictures.

Please hold strong and build our city in a way that makes us all proud. Please deny the rezoning request.

Respectfully,
JoAnn Davis
5607 Flamingo Drive
Rowlett, TX 75089

Subject: Letter of Opposition to Alford Estates Rezoning Request (SF-9 to PD)

To the City of Rowlett Planning and Zoning Commission,

I am writing to express my **strong opposition** to the proposed rezoning of the property identified as **Alford Estates**, which seeks to change the zoning from **Single-Family Residential (SF-9)** to a **Planned Development (PD) District for SF-9**. This request directly conflicts with Rowlett's established long-range planning principles and sets a troubling precedent for how development is approached in our community.

Below are the key reasons for my opposition:

- The proposal **violates the City's Comprehensive Plan**. The Future Land Use Map clearly designates this site for **Estate Residential** (½-acre lots or larger), which better aligns with the site's topography, natural features, and the surrounding area's character.
- The developer has made **multiple attempts over the past two years** to rezone this property to maximize housing density. This persistence prioritizes quantity over quality and disregards the planning vision already set for this area.
- **Higher-density housing will significantly increase the burden** on surrounding infrastructure, particularly roads, drainage, and utility systems that were not designed for this level of development.
- This rezoning would **continue a growing pattern of deviations** from the City's Future Land Use Map in northwest Rowlett, compounding impacts and weakening the reliability of the City's planning documents.
- The Comprehensive Plan's **first implementation goal** is for Planning and Zoning to use the Future Land Use Map as a daily decision-making tool. Ignoring this map undercuts the intent of the plan and erodes public confidence in the planning process.
- Approving this request as a **Planned Development** allows the developer to write custom zoning that **alters key city development standards**, ultimately favoring the developer's interests instead of the city's long-term vision.
- The site's **natural topography and drainage features** make it unsuitable for compact development. These characteristics call for thoughtful planning—not forced density.
- The proposed layout will **alter the established character** of the area, replacing natural open space and estate-style lots with tight configurations that diminish visual and environmental quality.
- The development will **increase traffic volumes**, potentially creating unsafe conditions on local roads and exacerbating congestion.

- Given the site's challenges for traditional development and its **proximity to Columbia Park, Muddy Creek, and the lake**, the property could be better suited for **public green space or natural conservation**, offering greater long-term value to the community.

I fully support responsible growth and well-executed infill development. However, the proposed Alford Estates Planned Development does not represent either. It is an overreach that fails to respect the intent of the City's planning framework, the natural conditions of the land, or the character of the surrounding neighborhoods.

For all of these reasons, I strongly urge the Planning and Zoning Commission to **deny the request for rezoning** and to uphold the standards and vision laid out in the City's Comprehensive Plan.

Respectfully,



Jordan Pitts

5302 Alazan Bay Dr

Rowlett, TX 75089

Project Number: 25-000100
Project Name: Project Name: Alford Estates PD

June 13, 2025



Please return this page no later than **June 19, 2025** to the Case Manager for this project at:

City of Rowlett Planning and Urban Design Division
Attn: Brittany Musser, Senior Planner

5702 Rowlett Road
Rowlett, TX 75089

You may also email a copy to Planning@rowlett.com

Address of Responding Property within 500 Feet:

5401 FLAMINGO DR

Please Check One:

☐ In Favor of the Request

☒ Opposed to the Request

Comments:

SEE ATTACHED.

Owner Printed Name:

JUSTIN + MARK KATHERINE MARSTON

Owner Mailing Address (If
Different from Property
Address):

Owner Phone Number:

210-364-5833

Owner Email Address:

marston.justin.jm@gmail.com

Owner Signature:

Justin Marston

TO: The Rowlett Planning and Zoning Commission

I am writing in **strong opposition to the proposed rezoning of the Alford Estates property from Single-Family Residential (SF-9) to a Planned Development (PD) District for Single-Family Residential (SF-9).**

Over the past two years, the developer has made multiple attempts to rezone this site in order to increase the number of homes far beyond what the **Future Land Use Map intends for this area**. These repeated efforts prioritize density over thoughtful planning and long-term compatibility with the surrounding area.

The property in question is designated on the City of Rowlett's **Future Land Use Map** in the Comprehensive Plan for "**Estate Residential**", which recommends lot sizes of **½ acre or larger**. This land use designation better reflects the unique characteristics of the site—its topography, proximity to green space, and infrastructure limitations—and would create less strain on surrounding roadways and services. Smaller, more compact lots as proposed in this Planned Development would deviate significantly from that vision.

Furthermore, much of the remaining undeveloped land in northwest Rowlett has already begun to **deviate from the Future Land Use Map**, with developments moving away from the City's original intent for this area. If this trend continues, the **compounding effect** of higher-density projects will further disrupt infrastructure capacity, community character, and the overall balance intended in the Comprehensive Plan.

It's also important to emphasize that **Goal 1 of the City's Comprehensive Plan Implementation Strategy** specifically calls for the **Planning and Zoning Commission to utilize the Future Land Use Map as a guide for daily decision-making** regarding development proposals. Upholding this guidance is critical to maintaining long-term consistency and quality in how Rowlett grows.

While we fully understand the need for development and support **responsible infill development**, the proposed Alford Estates rezoning—particularly at the requested density and as a Planned Development—**is not appropriate for this location**. A Planned Development (PD) designation would allow the developer to sidestep key aspects of the city's development standards in favor of custom regulations tailored to the developer's interests, rather than those of the community or the city's long-range vision.

I respectfully urge the Planning and Zoning Commission to **deny the request for rezoning of the Alford Estates property** and preserve the integrity of the City's Comprehensive Plan and Future Land Use Map.

Thank you for your efforts in making Rowlett a city of smart growth and development,

Justin & Mary Katherine Marston
5401 Flamingo Drive

6/24/2025 Rowlett Planning and Zoning Commission,

I'm here tonight to express my concern regarding the proposed rezoning of the property known as the **Alford Estates**. For nearly two years the developer has been trying to find a way to make this development work for their own gain. Now the developer seeking to rezone the site from **Single-Family Residential (SF-9)** to a **Planned Development (PD) District for SF-9**, which would allow for significant deviation from Rowlett's established development standards.

Over the past few years, this Commission has shown leadership and sound judgment in upholding the City's vision for responsible growth, however there have been many changes in the northwest portion of Rowlett which has deviated from the Comprehensive Plan and Future Land Use Map which is in place to set a clear and consistent direction for Rowlett's future in managing things like population growth and infrastructure needs, which directly contributes to quality of life for our residents.

The concern with this rezoning request lies in the use of the **Planned Development (PD)** tool, not simply the idea of development itself. While PDs can be appropriate in special cases, they also present **serious long-term issues** when misused:

- They allow developers to **write their own rules** and bypass important zoning standards like lot size, setbacks, street design, and open space.
- Over time, this leads to a **fragmented and inconsistent development pattern**, undermining the purpose of base zoning categories like SF-9.
- PDs create a **patchwork of one-off exceptions**, placing an administrative burden on staff and making it harder to enforce uniform policies.
- They can erode the public's **trust and predictability** in the planning process by shifting control from the city to private development interests. Much like what we are seeing here.

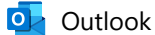
Equally concerning, this property is currently guided by the **Future Land Use Map for Estate Residential**, which recommends half-acre lots or larger. That designation reflects the site's topography, infrastructure limitations, and character of the surrounding area. Approving a PD to override that vision risks further deviation from Rowlett's long-range planning goals, particularly in the northwest area, where we've already seen several developments drift from the intended land use framework.

We understand the city must grow, and we support thoughtful infill development. But growth should occur **in a way that reflects Rowlett's standards, vision, and long-term priorities—not a developer's short-term agenda or profitability.**

We respectfully ask the Commission to remain consistent with the values and diligence you've demonstrated in recent years. Please deny this Planned Development rezoning and encourage future proposals that follow the city's established standards and vision.

Thank you for your service and for continuing to protect the future of Rowlett.

Justin & Mary Katherine Marston
5401 Flamingo Drive



Letter of Opposition to Alford Estates Rezoning Request (SF-9 to PD)

From Mary Katherine Marston <mkwaldie@gmail.com>

Date Thu 6/19/2025 4:13 PM

To Planning Department <Planning@rowlett.com>

CAUTION: External Email

To the City of Rowlett Planning and Zoning Commission,

I am writing to express my **strong opposition** to the proposed rezoning of the property identified as **Alford Estates**, which seeks to change the zoning from **Single-Family Residential (SF-9)** to a **Planned Development (PD) District for SF-9**. This request directly conflicts with Rowlett's established long-range planning principles and sets a troubling precedent for how development is approached in our community.

Below are the key reasons for my opposition:

- The proposal **violates the City's Comprehensive Plan**. The Future Land Use Map clearly designates this site for **Estate Residential** (½-acre lots or larger), which better aligns with the site's topography, natural features, and the surrounding area's character.
- The developer has made **multiple attempts over the past two years** to rezone this property to maximize housing density. This persistence prioritizes quantity over quality and disregards the planning vision already set for this area.
- **Higher-density housing will significantly increase the burden** on surrounding infrastructure, particularly roads, drainage, and utility systems that were not designed for this level of development.
- This rezoning would **continue a growing pattern of deviations** from the City's Future Land Use Map in northwest Rowlett, compounding impacts and weakening the reliability of the City's planning documents.
- The Comprehensive Plan's **first implementation goal** is for Planning and Zoning to use the Future Land Use Map as a daily decision-making tool. Ignoring this map undercuts the intent of the plan and erodes public confidence in the planning process.
- Approving this request as a **Planned Development** allows the developer to write custom zoning that **alters key city development standards**, ultimately favoring the developer's interests instead of the city's long-term vision.
- The site's **natural topography and drainage features** make it unsuitable for compact development. These characteristics call for thoughtful planning—not forced density.
- The proposed layout will **alter the established character** of the area, replacing natural open space and estate-style lots with tight configurations that diminish visual and environmental quality.
- The development will **increase traffic volumes**, potentially creating unsafe conditions on local roads and exacerbating congestion.
- Given the site's challenges for traditional development and its **proximity to Columbia Park, Muddy Creek, and the lake**, the property could be better suited for **public green space or natural conservation**, offering greater long-term value to the community.

I fully support responsible growth and well-executed infill development. However, the proposed Alford Estates Planned Development does not represent either. It is an overreach that fails to respect the intent of the City's planning framework, the natural conditions of the land, or the character of the surrounding neighborhoods.

For all of these reasons, I strongly urge the Planning and Zoning Commission to **deny the request for rezoning** and to uphold the standards and vision laid out in the City's Comprehensive Plan.

Respectfully

Mary Katherine Marston

5401 Flamingo Dr

Rowlett Tx 75089

Project Number: 25-000020
 Project Name: Project Name: Oasis SUP

June 13, 2025



Please return this page no later than June 19, 2025 to the Case Manager for this project at:

City of Rowlett Planning and Urban Design Division
 Attn: Brittany Musser, Senior Planner

5702 Rowlett Road
 Rowlett, TX 75089

You may also email a copy to Planning@rowlett.com

Address of Responding Property within 500 Feet: _____

Please Check One:

☐ In Favor of the Request

☒ Opposed to the Request

Comments:

This project is not suitable for amount of land suggested. Kirby St is barely wide enough for one car, when there are events or the concerts or movies are shown the parking is a nightmare, when Cough is in session there are cars lining both sides of Kirby & Skyline. Rowlett has enough apartments, why cant we have more retail so we all wont have to give our money to Rockwall!

Owner Printed Name:

BARBARA THOMAS

Owner Mailing Address (If Different from Property Address):

Rowlett Nedy Childrens Fund

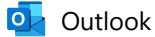
Owner Phone Number:

P.O. Box 1053 Rowlett 75080

Owner Email Address:

Owner Signature:

Barbara Thomas



Online Form Submission #16783 for Public Input

From noreply@civicplus.com <noreply@civicplus.com>

Date Tue 6/24/2025 9:05 AM

To Citizen Input <citizeninput@rowlett.com>

CAUTION: External Email

Public Input

The City of Rowlett welcomes feedback from the public. These comments will not be read during the meeting; however, they will be provided to the members prior to the meeting. You may submit your position through this form by 3:30 p.m. the day of the meeting (or the day prior if it is a morning meeting).

All fields marked with an asterisk are required.

Name:	Yoon Eom
Are you a Rowlett resident?	Yes
Home address:	5118 Royal Bay Drive
Preferred telephone number (###-###-####):	469-879-9009
Email address:	yooneom@gmail.com
To what meeting body should we submit your comments?	Planning and Zoning Commission
What is the date of the meeting you are referencing?	June
Day	24
Year	2025
Current agendas can be found on the "Public Bulletin Board" page of the website: https://www.ci.rowlett.tx.us/980/Public-Bulletin-Board .	Alford Estates
Please specify the agenda item you are addressing. If you have a comment that is not agenda-specific, please list "General Comment."	
For agenda-specific comments: I am in favor of or opposed to this item.	OPPOSED
Please enter your brief comments here. (Limited to 2200 characters)	The Eom household at 5118 Royal Bay is strongly against any type of new development being built adjacent to our homes of Mariner Park, including the zoning changes. We find it offensive and disrespectful for a greedy company to take away the privacy and safety of the current and future residents. It is an

unethical request as it is harmful to the community and the natural habitat. The current zoning laws are in place for a reason. Although we are unable to attend the hearing, we stand firmly on this matter.

ATTACHMENT TWELVE

Email not displaying correctly? [View it in your browser.](#)



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

March 22, 2024

Mr. Ty Young
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, TX 75225

Re: *Trip Generation Estimates for Single-Family Residential Development (Columbia Park Estates) located along the President George Bush Highway, City of Rowlett, TX*

Dear Mr. Neil:

Lee Engineering has analyzed the trip generation characteristics of the Single-Family Residential Development (Columbia Park Estates) along the President George Bush Highway, City of Rowlett, TX. The development is proposed to consist of 75 Dwelling Units.

The number of trips generated by a development is a function of the type and quantity of the land use of the development. The number of vehicle trips generated by the proposed development was estimated based on trip generation information provided in the Trip Generation Manual, 11th Edition publication by the Institute of Transportation Engineers (ITE). The trip generation using peak hour of adjacent street traffic for the proposed development and the entering/exiting splits for traffic generated by the development are shown in **Table 1**. This table also presents the estimated number of trips the proposed development generates at Build-out. As demonstrated by these results, the development is predicted to generate 774 trips daily, with 57 trips during the AM peak hour and 76 trips during the PM peak hour.

Table 1: Trip Generation for the Proposed Residential Development

Land Use (ITE Land Use)	ITE Code	Variable (X)	Average Weekday			AM Peak Hour			PM Peak Hour		
Equation/Rates ¹											
Single-Family Detached	210	Dwelling Units	Ln(T) = 0.92 Ln(X) + 2.68			Ln(T) = 0.91 Ln(X) + 0.12			Ln(T) = 0.94 Ln(X) + 0.27		
Directional Splits ²											
Single-Family Detached	210	Dwelling Units	50/50			25/75			63/37		
Trips Generated											
Land Use	Amount	Variable (X)	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached	75	Dwelling Units	774	387	387	57	14	43	76	48	28

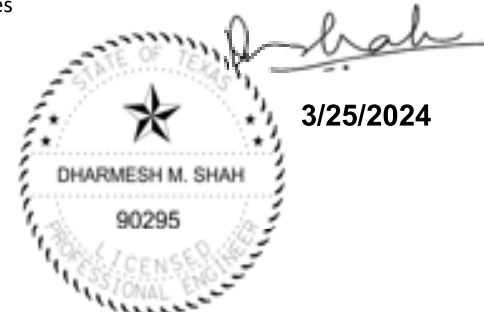
¹T = Trips Ends; X = Dwelling Units

²XX / YY = % entering vehicles / % exiting vehicles

Don't hesitate to contact me if you have any questions regarding this analysis.

Sincerely,

Dharmesh M. Shah, P.E., PTOE
Lee Engineering, LLC, TBPE Firm F-450



3/25/2024



08 April 2024

Mr. Ty Young
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Re: Carroll Lane – Federal Protected Species Habitat Assessment
Approximately 16.6 acres located northeast of the intersection of Carroll Lane and President George Bush Turnpike (PGBT) in the City of Rowlett, Dallas County, Texas.

Dear Mr. Young,

Integrated Environmental Solutions, LLC (IES) performed a protected species habitat assessment on approximately 16.6 acres located northeast of the intersection of Carroll Lane and PGBT in the City of Rowlett, Dallas County, Texas (**Attachment A, Figure 1**) to satisfy Federal Emergency Management Agency (FEMA) and Endangered Species Act (ESA) requirements. The following report lists the federally protected species for Dallas County, their preferred vegetation assemblages, a summary of vegetation communities identified on the site, an evaluation of whether those vegetation communities could support a protected species, and whether proposed actions would affect listed species.

INTRODUCTION

Federal Protected Species

The ESA of 1973 (Public Law [P.L.] 93-205) and amendments of 1988 (P.L. 100-578) were enacted to provide a program of preservation for endangered and threatened species and to provide protection for ecosystems upon which these species depend for their survival. The ESA requires all federal agencies to implement protection programs for designated species and to use their authorities to further the purposes of the Act. Responsibility for the listing of an endangered or threatened species and for the development of recovery plans lies with the Secretary of Interior and Secretary of Commerce. The U.S. Fish and Wildlife Service (USFWS) is responsible for implementing the ESA within the United States.

An endangered species is defined as a species in danger of extinction throughout all or a significant portion of its range. A threatened species is defined as a species likely to become endangered within the near future throughout all or a significant portion of its range. Proposed species are defined as those that have been formally submitted to Congress for official listing as endangered or threatened.

The USFWS has identified species that are candidates for possible addition to the list of Endangered and Threatened Wildlife and Plants (50 Code of Federal Regulations [CFR] 17.11 and 17.12) under the ESA. The USFWS maintains a candidate list to: (1) provide advance knowledge of potential listings that could affect land planning decisions, (2) solicit input to identify candidate species that may require protection under the ESA, and (3) solicit information needed to prioritize the order in which species will be proposed for listing. Candidate species have no legal protection under the ESA.

Federal Emergency Management Agency

On August 28, 2010, FEMA issued a memo (Procedure Memorandum 64) mandating that Conditional Letters of Map Revision (CLOMR) submittals after October 1, 2010, must show how proposed action complies with the ESA. FEMA will process a map change request only after FEMA receives documentation from the requestor that they have demonstrated compliance with the ESA. The requestor may demonstrate ESA compliance by submitting to FEMA either an Incidental Take Permit, Incidental Take Statement, “not likely to adversely affect” determination from USFWS or an official letter from USFWS concurring that the project has “no effect” on listed species or critical habitat. As the USFWS does not typically write official letters for “no effect” on listed species, sufficient documentation must be provided that demonstrates a proposed project would not affect a Federally listed species or their critical habitat. In the experience of IES, these documentation requirements have been met sufficiently through an assessment of habitat located within a proposed project area and a finding as to whether a species is expected to occur within a project area based on this assessment.

METHODOLOGY

Prior to conducting fieldwork, the list of ESA Endangered and Threatened Wildlife and Plants was obtained through the USFWS Information, Planning, and Conservation System (IPaC). Vegetation communities used by each species are detailed below. Mr. Tyler Frohlich of IES evaluated the survey area on 04 April 2024. During the field survey, vegetation composition within and adjacent to the project site was noted to determine the potential for protected species habitat. While this survey was not designed to identify protected species’ presence, such presence was recorded if any species were observed. Photographic documentation was recorded at representative points to illustrate common vegetation communities within the survey area (**Attachment B**). **Attachment C** identifies the federally protected species that could potentially occur within Dallas County from the IPaC list.

RESULTS

Literature Review

According to the USFWS, four species; Golden-cheeked Warbler (*Setophaga chrysoparia*), Piping Plover (*Charadrius melodus*), Red Knot (*Calidris canutus rufa*), and Whooping Crane (*Grus americana*) are listed as federally protected (i.e., threatened or endangered) with the potential to occur within Dallas County. Two of these species are conditionally listed as threatened within Dallas County on the basis that the proposed project is for wind energy production, Red Knot and Piping Plover. The tricolored bat (*Perimyotis subflavus*) is listed as proposed endangered, the alligator snapping turtle (*Macrochelys temminckii*) is listed as proposed threatened, and the monarch butterfly (*Danaus plexippus*) is listed as a candidate species, which are not currently afforded federal protection. No federally listed critical habitat for these species is located within the vicinity of the survey area.

Site Survey

The survey area was characterized by three distinct vegetation communities, **hardwood forest**, **cedar forest**, and **grassland (Attachment A, Figure 2)**. The **hardwood forest** was comprised of woody species including cedar elm (*Ulmus crassifolia*), gum bumelia (*Sideroxylon lanuginosum*), Shumard oak (*Quercus shumardii*), Hercules’s club (*Zanthoxylum clava-herculis*), American elm (*Ulmus americana*), green ash (*Fraxinus pennsylvanica*), box elder (*Acer negundo*), Chinaberry (*Melia azedarach*), eastern redbud (*Cercis canadensis*), eastern red cedar (*Juniperus virginiana*), pecan (*Carya illinoensis*), and sugarberry (*Celtis laevigata*). Shrub species observed within the hardwood forest included Chinese privet (*Ligustrum sinense*), roughleaf dogwood (*Cornus florida*), and coralberry (*Symphoricarpos orbiculatus*). The understory included herbaceous and vine species such as poison ivy (*Toxicodendron radicans*), Virginia wildrye (*Elymus virginicus*), cedar sedge (*Carex planostachys*), Japanese honeysuckle (*Lonicera japonica*), stickyweed (*Galium aparine*), greenbrier (*Smilax bona-nox*), Muscadine grape (*Vitis rotundifolia*), and Alabama supplejack (*Berchemia scandens*). The **cedar forest** was dominated by eastern red cedar with an understory comprised of Chinese privet, poison ivy, Japanese honeysuckle, stickyweed, greenbrier, and Alabama supplejack. The **grassland** was dominated by grasses and forbs including Bermudagrass (*Cynodon dactylon*), cedar sedge, late goldenrod (*Solidago altissima*), Dakota mock vervain (*Glandularia bipinnatifida*), common sunflower (*Helianthus annuus*), prairie broomweed (*Amphiachyris dracunculoides*), common vetch (*Vicia*

sativa), southern dewberry (*Rubus trivialis*), spreading hedge parsley (*Torilis arvensis*), tall dropseed (*Sporobolus compositus*), and little bluestem (*Schizacarium scoparium*).

Protected Species Preferred Habitat Assessment

Table 1 provides a summary of the federally listed species that could potentially occur within Dallas County, as well as a brief description of their preferred habitat, whether this habitat is present within the project site, and whether the proposed action would result in a “take” of the listed species. Based on the information provided by USFWS, the site survey, and the proposed action, it is IES’s professional opinion that the project would not result in the “take” of an ESA listed species.

The following outlines the preferred habitat requirements of each listed species as it compares to the available habitat within the project site:

- Piping Plover and Red Knot are protected conditionally on the basis that a proposed project involves the production of wind energy. Because this project does not meet that condition, no further consideration was required for these species.
- Whooping Cranes occur only in North America with the only known habitats in three locations, Wood Buffalo National Park, Canada; Aransas National Wildlife Refuge, Texas; and a non-migratory population in central Florida. Whooping Cranes utilize estuaries, prairie marshes, savannah, grasslands, croplands, and pastures; they also use large wetland areas associated with lakes for roosting and feeding. The site does not contain adequate structure for this species. USFWS has determined that Whooping Cranes generally prefer croplands and grassland interspersed with wetlands that are generally shallow (less than 20 inches). As such, it is not likely that Whooping Cranes would occupy the site as the conditions present do not meet the parameters of their habitat.
- Golden-cheeked Warbler habitat is comprised of mature Ashe juniper (*Juniperus ashei*) in mixed stands with various oaks (*Quercus spp.*). This unique vegetation community is not present within the survey area.
- The tricolored bat in the Southern United States, hibernates in caves, mines, and potentially in culverts, tree cavities, and abandoned water wells, where caves or mines are scarce. In the Spring, Summer, and Fall, the bat is usually found in forests, primarily roosting among deciduous hardwood tree leaves, but also has been found in Spanish moss (*Tillandsia usneoides*), pines, eastern red cedar, and occasionally artificial roosts like barns, beneath porch roofs, bridges, and concrete bunkers. The forested vegetation communities could provide roosting habitat for this species. However, the tricolored bat maintains the status of proposed endangered. It is not currently afforded protection under the ESA, at the time of this report, and no further consideration is required for this species.
- The alligator snapping turtle prefers perennial water bodies including rivers, canals, lakes, and oxbows as well as swamps, bayous, and ponds near running water. It sometimes enters brackish coastal waters. There were no perennial waters present within the survey area; therefore, suitable habitat for the alligator snapping turtle was not present.
- Monarch butterflies are found in a variety of habitats including native prairies, pastures, open woodlands and savannas, desert scrub, roadsides, and other habitats with abundant nectar plants, including urbanized areas. The grassland community identified within the site may comprise a suitable habitat for this species. However, the monarch butterfly is a candidate species. It is not currently afforded protection under the ESA, at the time of this report, and no further consideration is required for this species.

No habitats located within the survey area met the defined preferred habitats for any species listed as federally threatened or endangered and potentially occurring in Dallas County. Although not the focus of this report, it is worth noting that no protected species were identified on the site at the time of the survey. As such, it is unlikely that federally listed species would utilize the survey area. While suitable habitat was identified for the tricolored bat and monarch butterfly, as these species are currently listed as proposed endangered and candidate species, respectively, they are not currently afforded protection under the ESA, and no further consideration is required at this time.

Mr. Ty Young
Protected Species Habitat Assessment – Carroll Lane
08 April 2024

Table 1. Federally Listed Threatened and Endangered
Species Occurring or Potentially Occurring in Dallas County, Texas

Species	Federal Status	Description of Habitat	Habitat Present ¹	Species Effect ²
MAMMALS				
Tricolored Bat (<i>Perimyotis subflavus</i>)	PE	Forest, woodland, and riparian areas are important. Caves are very important to this species.	Yes	**
BIRDS				
Golden-cheeked Warbler (<i>Setophaga chrysoparia</i>)	LE	Ashe juniper in mixed stands with various oaks (<i>Quercus spp.</i>). Edges of cedar brakes. Dependent on Ashe juniper (also known as cedar) for long fine bark strips, only available from mature trees, used in nest construction; nests are placed in various trees other than Ashe juniper; only a few mature junipers or nearby cedar brakes can provide the necessary nest material; forage for insects in broad-leaved trees and shrubs; nesting late March-early summer.	No	No
Piping Plover (<i>Charadrius melodus</i>)	LT	Beaches, sandflats, and dunes along Gulf Coast beaches and adjacent offshore islands. Also spoil islands in the Intracoastal Waterway. Based on the November 30, 1992, Section 6 Job No. 9.1, Piping Plover and Snowy Plover Winter Habitat Status Survey, algal flats appear to be the highest quality habitat. Some of the most important aspects of algal flats are their relative inaccessibility and their continuous availability throughout all tidal conditions. Sand flats often appear to be preferred over algal flats when both are available, but large portions of sand flats along the Texas coast are available only during low-very low tides and are often completely unavailable during extreme high tides or strong north winds. Beaches appear to serve as a secondary habitat to the flats associated with the primary bays, lagoons, and inter-island passes. Beaches are rarely used on the southern Texas coast, where bayside habitat is always available, and are abandoned as bayside habitats become available on the central and northern coast. However, beaches are probably a vital habitat along the central and northern coast (i.e., north of Padre Island) during periods of extreme high tides that cover the flats. Optimal site characteristics appear to be large in area, sparsely vegetated, continuously available or in close proximity to secondary habitat, and with limited human disturbance.	No	No
Red Knot (<i>Calidris canutus rufa</i>)	LT	Red Knots migrate long distances in flocks northward through the contiguous U.S. mainly April-June, southward July-October. Prefers shorelines of coast and bays, uses mudflats during rare inland encounters. Primary habitats include seacoasts on tidal flats and shores, beaches, and herbaceous wetland.	No	No
Whooping Crane (<i>Grus americana</i>)	LE	Potential migrants via plains throughout most of the state to the coast. Winters in coastal marshes of Aransas, Calhoun, and Refugio counties. Utilizes small ponds, marshes, and flooded grain fields for roosting and foraging.	No	No
REPTILES				
Alligator Snapping Turtle (<i>Macrochelys temminckii</i>)	PT	Aquatic: Perennial water bodies; rivers, canals, lakes, and oxbows; also swamps, bayous, and ponds near running water; sometimes enters brackish coastal waters. Females emerge to lay eggs close to the water's edge.	No	No
INSECTS				
Monarch Butterfly (<i>Danaus plexippus</i>)	C	Adult monarch butterflies are large and conspicuous, with bright orange wings surrounded by a black border and covered with black veins. During the breeding season, monarchs lay their eggs on their obligate milkweed host plant (primarily <i>Asclepias spp.</i>), and larvae emerge after 2 to 5 days. Larvae develop through five larval instars (intervals between molts) over a period of 9 to 18 days, feeding on milkweed and sequestering toxic chemicals (cardenolides) as a defense against predators. The larva then pupates into a chrysalis before emerging 6 to 14 days later as an adult butterfly. There are multiple generations of monarchs produced during the breeding season, with most adult butterflies living approximately 2 to 5 weeks; overwintering adults enter into reproductive diapause (suspended reproduction) and live 6 to 9 months. Individual monarchs in temperate climates, undergo long-distance migration, and live for an extended period of time. In the fall, monarchs begin migrating to their respective overwintering sites.	Yes	**

LE – Federally Listed Endangered, LT – Federally Listed Threatened, PE – Proposed Endangered, PT – Proposed Threatened, C – Candidate

** - This species is not currently afforded federal protection as of the date of this report

¹Habitat Present? – Does the habitat located within the survey area match the habitat requirements for that protected species?

²Species Effect? – Will the proposed project potentially affect a protected species?

Data Sources: USFWS IPaC (published and accessed 04 April 2024) and field survey of the project site

Vegetation Communities

None of the vegetation observed within the survey area would be considered unique or compose a unique vegetation type for the region. The vegetation communities described were composed of species that are not only common to grassland and forested areas, but to the Northern Blackland Prairie eco-region of North Central Texas. It is IES's professional opinion that the proposed project will not have any effect on any unique vegetation, vegetation communities, or habitat types.

PROPOSED ACTION AND SPECIES EFFECT

The proposed project is a residential development that will consist of single-family homes spanning the site and a central, internal road. The Golden-cheeked Warbler and Whooping Crane were the only species listed as protected in Dallas County for this type of project. Suitable habitat for Golden-cheeked Warbler is comprised of mature Ashe juniper in mixed stands with various oaks, which was not present within the survey area. Suitable habitat for the Whooping Crane includes "grasslands," which refers to large areas of undisturbed grassland or prairie, typically isolated from human activity. The project site included a grassland; however, the grassland identified on site is surrounding homes and adjacent to a residential complex. As such, it was determined the habitat would not be a suitable stopover habitat for the Whooping Crane.

CONCLUSIONS

The Golden-cheeked Warbler, Piping Plover, Red Knot, and Whooping Crane were listed as federally threatened and endangered species for Dallas County. As this project will not be related to the production of wind energy, Red Knot and Piping Plover will not be affected. The habitats present within the project site were not suitable for the home environment, nesting, feeding, or stopover migration of any of the listed species. Based on the lack of suitable habitat and no known occurrences of species near the project site, it is the professional opinion of IES that the proposed project would have a "**No Take**" determination on any federally listed threatened or endangered species.

Suitable habitat was identified for the tricolored bat and monarch butterfly, but as these species are federally listed as proposed endangered and candidate, respectively, they are not currently afforded protection under the ESA. If either species is listed prior to or during construction, coordination should be conducted with the USFWS to determine ESA requirements and best management practices moving forward. As such, the proposed project is not expected to have any impact on the currently federally listed threatened or endangered species.

IES appreciates the opportunity to work with you and Skoburg Company on this project, and we hope we may be of assistance to you in the future. If you have any comments, questions, or concerns, please do not hesitate to contact myself or Rudi Reinecke at 972-562-7672 (kfenton@intenvsol.com or rreinecke@intenvsol.com).

Sincerely,

Integrated Environmental Solutions, LLC.



Ms. Karisa Fenton
Biologist

File ref: 04.143.051

Meeting Date: 9/2/2025

Agenda Item: 7.F.

Title

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).

Staff Representative

Christina Turner-Noteware, Director of Public Works

Executive Summary

The TCEQ requires all utilities larger than 3,300 connections to submit a Drought Contingency Plan every five years and Texas Water Development Board (TWDB) requires all utilities larger than 3,300 connections to submit a Water Conservation Plan every five years. These documents—developed with assistance from Freese & Nichols, Inc.—align with regional model plans issued by NTMWD and are intended to ensure continuity in conservation efforts and emergency preparedness throughout the service area.

In compliance with Texas Administrative Code (TAC) requirements, a public hearing will be opened at the beginning of this agenda item and closed at its conclusion, allowing for any public comment before Council consideration and action.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Invest in Transportation & Infrastructure	6.7 Provide a high-quality water supply and distribution system.

Background Information

See Agenda Item 7E.

Discussion

See Agenda Item 7E.

Financial/Budget Implications

There are no additional financial impacts associated with adopting the 2025 Water Conservation Plan and Water Resource and Emergency Management Plan. Funding for the update was previously approved under Task Authorization FY24-FNI-01 on August 20, 2024.

Recommended Action

Open the public hearing, accept any comments, and close the public hearing. Then, move to the action item.

Attachments

None

Meeting Date: 9/2/2025

Agenda Item: 7.G.

Title

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).

Staff Representative

Christina Turner-Noteware, Director of Public Works

Executive Summary

The TCEQ requires all utilities larger than 3,300 connections to submit a Drought Contingency Plan every five years and Texas Water Development Board (TWDB) requires all utilities larger than 3,300 connections to submit a Water Conservation Plan every five years. These documents—developed with assistance from Freese & Nichols, Inc.—align with regional model plans issued by NTMWD and are intended to ensure continuity in conservation efforts and emergency preparedness throughout the service area.

In compliance with Texas Administrative Code (TAC) requirements, a public hearing will be opened at the beginning of this agenda item and closed at its conclusion, allowing for any public comment before Council consideration and action.

Strategic Priority and Goal(s)

Strategic Priority

Strategic Goal



**Invest in
Transportation &
Infrastructure**

6.7 Provide a high-quality water supply and distribution system.

Background Information

The City of Rowlett, as a customer city of the North Texas Municipal Water District (NTMWD), is required to adopt an updated Water Conservation Plan (WCP) and Water Resource and Emergency Management Plan (Drought Contingency Plan, or DCP) every five years, as mandated by TCEQ and TWDB.

The 2025 Plans follow NTMWD's recently updated Model Plans and reflect consistent regional language and strategies. Rowlett's updates address both regulatory compliance

and local system needs.

Past plan adoption milestones include:

- 2000: First DCP adopted by ordinance (ORD 2-15-00C), later amended in 2006.
- 2009: Comprehensive Water Management Plan adopted (ORD-021-09).
- 2012 & 2014: Amendments to the Water Management Plan.
- 2019: Adoption of both WCP and DCP via Ordinance ORD-011-019.

The current plans were drafted in coordination with Freese & Nichols (FNI) and reflect Rowlett-specific adjustments based on infrastructure, service area characteristics, and operational priorities.

Discussion

The updated 2025 Water Conservation Plan and Water Resource and Emergency Management Plan have been prepared to:

- Comply with 30 TAC Chapter 288.
- Align with NTMWD regional conservation and drought protocols.
- Address local considerations for drought response, emergency supply disruptions, and water use education/enforcement.

These plans incorporate TCEQ's minimum requirements, define drought stage triggers based on NTMWD reservoir storage levels, and prescribe enforcement mechanisms for each drought stage. The Water Conservation Plan also maintains key regional conservation efforts, such as twice-per-week irrigation schedules, and provides implementation guidance for public education and resource stewardship.

This item serves both as the public hearing and final consideration. Based on guidance received from Freese & Nichols, the Texas Administrative Code does not require a separate public hearing prior to adoption, allowing this hearing to satisfy the public input requirement.

Upon approval, staff will submit the adopted plans to TCEQ, TWDB, and NTMWD.

Financial/Budget Implications

There are no additional financial impacts associated with adopting the 2025 Water Conservation Plan and Water Resource and Emergency Management Plan. Funding for the update was previously approved under Task Authorization FY24-FNI-01 on August 20, 2024.

Recommended Action

Move to approve an ordinance adopting the 2025 Water Conservation Plan and the 2025 Water Resource and Emergency Management Plan for the City of Rowlett and direct staff to submit the adopted plans to TCEQ, TWDB, and NTMWD.

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING CHAPTER 70 "UTILITIES," ARTICLE II "WATER," DIVISION 4 "WATER CONSERVATION, DROUGHT CONTINGENCY AND ILLEGAL WATER USAGE" BY REPEALING AND REPLACING SECTION 70-75 "DROUGHT CONTINGENCY PLAN," AND BY RENAMING SECTION 70-75 "WATER CONSERVATION AND WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN" AND BY REPEALING SECTION 70-76 "DROUGHT CONTINGENCY PLAN;" DIRECTING CITY STAFF TO SUBMIT THE ADOPTED PLAN TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TEXAS WATER DEVELOPMENT BOARD AND NORTH TEXAS MUNICIPAL WATER DISTRICT; 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 (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City recognizes that due to the natural limitations, drought conditions, system failures and other acts of God which may occur, the City cannot guarantee an uninterrupted water supply for all purposes at all times; and

WHEREAS, the Water Code and the regulations of the Texas Commission on Environmental Quality (the "Commission") require that the City adopt a Water Conservation Plan and a Water Resource and Emergency Management Plan; and

WHEREAS, the City has determined it to be in the best interest of the public to adopt a Water Conservation Plan and a Water Resource and Emergency Management Plan; and

WHEREAS, pursuant to Chapter 54 of the Local Government Code, the City is authorized to adopt such Ordinances as necessary to preserve and conserve its water resources; and

WHEREAS, the City Council desires to amend the Code of Ordinances by adopting the City of Rowlett 2025 Water Conservation and Water Resource and Emergency Management Plan;

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

SECTION 1. The City of Rowlett 2025 Water Conservation and Water Resource and Emergency Management Plan (the "Plan") attached hereto and incorporated herein by this reference as Exhibit "A" is hereby approved and adopted by the City Council of the City of Rowlett Texas and the Code of Ordinances of the City of Rowlett, Texas, as heretofore amended, is hereby amended to incorporate the Plan by reference at Chapter 70 "Utilities," Article II "Water," Division 4 "Water Conservation, Drought Contingency and Illegal Water Usage" by repealing, replacing and renaming section 70-75 to read in its entirety as follows:

“Sec. 70-75. Water conservation and water resource and emergency management plan.

There is hereby adopted a water conservation and water resource and emergency management plan for the City of Rowlett (formerly referred to as the water conservation plan and drought contingency plan) for the purposes of regulating and governing water usage and promoting responsible use of water within the City. The water conservation and water resource and emergency management plan, as amended, with appendix A through H, are incorporated by reference herein as if fully copied, subject to any exceptions and amendments provided herein. One copy of the water conservation and water resource and emergency management plan shall be kept on file in the office of the city secretary, including appendices A through H thereto.”

SECTION 2. The Code of Ordinances of the City of Rowlett, Texas, as heretofore amended, be and the same is hereby amended at Chapter 70 “Utilities,” Article II “Water,” Division 4 “Water Conservation, Drought Contingency and Illegal Water usage” by repealing section 70-76 “Drought Contingency Plan” in its entirety.

SECTION 3. City staff is hereby directed to submit the adopted Plan to the Texas Commission on Environmental Quality, the Texas Water Development Board, and the North Texas Municipal Water District.

SECTION 4. All ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this ordinance is governed by 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. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

SECTION 7. Any person 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.

SECTION 8. This Ordinance shall take effect immediately from and after its

passage as the law in such cases provides.

Attachments

1. Exhibit A City of Rowlett 2025 WCPDCP

DRAFT

City of Rowlett

**2025 Water Conservation and
Water Resource and Emergency
Management Plan**

Adopted on 9/2/2025

TABLE OF CONTENTS

Water Conservation Plan

1.00	Introduction	1
1.01	Minimum Regulatory Requirements Checklist.....	1
1.02	Additional Requirements and Guidance	1
2.00	Water Utility Profile.....	3
2.01	Description of the Service Area	3
2.02	Water Utility Profile.....	3
3.00	Water Conservation Goals	3
3.01	5- and 10-Year Goals	3
3.02	Method for Tracking.....	4
4.00	Metering, Records and Water Loss Control.....	4
4.01	Metering Program	4
4.02	Monitoring and Record Management Program.....	5
4.03	Water Loss Control Program	5
5.00	Contract Requirements for Wholesale Customers	6
6.00	Reservoir System Operations Plan.....	6
7.00	Conservation Plan Adoption and Enforcement	6
7.01	Means of Implementation and Enforcement.....	6
7.02	Review and Update of Water Conservation Plan	7
7.03	Regional Water Planning Group and NTMWD Notification.....	7
8.00	Water Conservation Program.....	7
8.01	Public Education Program	7
A.	NTMWD Public Education Program and Technical Assistance.....	7
B.	Public Education Program	10
8.02	Required Conservation Strategies	10
A.	TCEQ Conservation Plan Requirements	10
B.	Conservation Coordinator	10
C.	Water Conservation Pricing	11

D.	Ordinances, Plumbing Codes, or Rules on Water-Conserving Fixtures	12
E.	Reuse and Recycling of Wastewater	12
F.	Year-Round Outdoor Watering Schedules.....	13
G.	Time of Day Watering Schedule.....	14
H.	Irrigation System Requirements for New and Commercial Systems	14
I.	Water Waste Provisions.....	15
8.03	Additional Conservation Strategies.....	16
A.	Use of ET-Based Weekly Watering Advice/Recommendations.....	16
B.	Water Efficient Landscape Initiatives	17
C.	Additional Water Saving Measures for New Irrigation System Requirements	18
D.	Additional Water Waste Provisions	19
E.	Park/Athletic Field Conservation.....	20
F.	Golf Course Conservation and Reuse	21
G.	Use of Licensed Irrigators to Inspect and Review All Irrigation Permits and Plans....	23
H.	Rebates.....	24
I.	ICIM Recommendations.....	25
J.	Water Efficiency Outreach Program	26

Water Resource and Emergency Management Plan

1.00	Introduction	1
1.01	Minimum Regulatory Requirements.....	1
2.00	Implementation and Enforcement	1
2.01	Provisions to Inform the Public and Opportunity for Input	1
2.02	Program for Continuing Public Education and Information	1
2.03	Coordination with the Regional Water Planning Groups and NTMWD.....	2
2.04	Initiation and Termination of Water Resource Management Statges.....	2
A.	Initiation of a Water Resource Management Stage	2
B.	Termination of a Water Resource Management Stage	3
2.05	Procedure for Granting Variances to the Plan.....	4
2.06	Procedures for Enforcing Mandatory Water use Restrictions	4
2.07	Review and Update of Water Resource and Emergency Management Plan.....	6
3.00	Water Resource and Emergency Management Plan	6
3.01	Water Resource Management – Stage 1	7
A.	Initiation and Termination Criteria for Stage 1	7
B.	Goal for Use Reduction Under Stage 1	9
C.	Water Management Measures Available Under Stage 1.....	9
3.02	Water Resource Management – Stage 2	10
A.	Initiation and Termination Criteria for Stage 2	10
B.	Goal for Use Reduction Under Stage 2	11
C.	Water Management Measures Available Under Stage 2.....	12
3.03	Water Resource Management – Stage 3.....	13
A.	Initiation and Termination Criteria for Stage 3	13
B.	Goal for Use Reduction Under Stage 3	15
C.	Water Management Measures Available Under Stage 3.....	15

APPENDICES

APPENDIX A	List of References
APPENDIX B	Texas Administrative Code Title 30 Chapter 288
APPENDIX C	TWDB Water Utility Profile
APPENDIX D	NTMWD Member City and Customer Annual Water Conservation Report
APPENDIX E	Letters to Regional Water Planning Group and NTMWD
APPENDIX F	Adoption of Plans
APPENDIX G	Landscape Ordinance
APPENDIX H	Irrigation System Ordinance

DEFINITIONS

AQUATIC LIFE means a vertebrate organism dependent upon an aquatic environment to sustain its life.

ATHLETIC FIELD means a public sports competition field, the essential feature of which is turf grass, used primarily for organized sports practice, competition or exhibition events for schools, professional sports and league play sanctioned by the utility providing retail water supply.

BEST MANAGEMENT PRACTICES (BMPs) are voluntary efficiency measures that save a quantifiable amount of water, either directly or indirectly, and that can be implemented within a specific time frame.

COMMERCIAL VEHICLE WASH FACILITY means a permanently located business that washes vehicles or other mobile equipment with water or water-based products, including but not limited to self-service car washes, full-service car washes, roll-over/in-bay style car washes, and facilities managing vehicle fleets or vehicle inventory.

COMMERCIAL FACILITY means business or industrial buildings and the associated landscaping, but does not include the fairways, greens, or tees of a golf course.

CONSERVATION includes those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.

COOL SEASON GRASSES are varieties of turf grass that grow best in cool climates primarily in northern and central regions of the U.S. Cool season grasses include but are not limited to perennial and annual rye grass, Kentucky blue grass and fescues.

CUSTOMERS include those entities to whom NTMWD provides wholesale water that are not member cities of NTMWD.

DESIGNATED OUTDOOR WATER USE DAY means a day prescribed by a rule on which a person is permitted to irrigate outdoors.

DRIP IRRIGATION is a type of micro-irrigation system that operates at low pressure and delivers water in slow, small drips to individual plants or groups of plants through a network of plastic conduits and emitters; also called trickle irrigation.

DROUGHT, for the purposes of this report, means an extended period of time when an area receives insufficient amounts of rainfall to replenish the water supply, causing water supply sources (in this case reservoirs) to be depleted.

ET/SMART CONTROLLERS are irrigation controllers that adjust their schedule and run times based on weather (ET) data. These controllers are designed to replace the amount of water lost to evapotranspiration.

EVAPOTRANSPIRATION (ET) represents the amount of water lost from plant material to evaporation and transpiration. The amount of ET can be estimated based on the temperature, wind, and relative humidity.

EXECUTIVE DIRECTOR means the Executive Director of NTMWD and includes a person the Executive Director has designated to administer or perform any task, duty, function, role, or action related to this Plan or on behalf of the Executive Director.

FOUNDATION WATERING means an application of water to the soils directly abutting (within 2 feet of) the foundation of a building or structure.

INTERACTIVE WATER FEATURES means water sprays, dancing water jets, waterfalls, dumping buckets, shooting water cannons, inflatable pools, temporary splash toys or pools, slip-n-slides, or splash pads that are maintained for recreation.

IRRIGATION SYSTEM means a permanently installed, custom-made, site-specific system of delivering water generally for landscape irrigation via a system of pipes or other conduits installed below ground.

LANDSCAPE means any plant material on a property, including any tree, shrub, vine, herb, flower, succulent, ground cover, grass or turf species, that is growing or has been planted out of doors.

MEMBER CITIES include the cities of Allen, Farmersville, Forney, Frisco, Garland, McKinney, Mesquite, Plano, Princeton, Richardson, Rockwall, Royse City, and Rowlett, Texas, which are members of NTMWD.

MUNICIPAL USE means the use of potable water provided by a public water supplier as well as the use of treated wastewater effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.

NEW LANDSCAPE means: (a) vegetation installed at the time of the construction of a residential or commercial facility; (b) installed as part of a governmental entity's capital improvement project; or (c) installed to stabilize an area disturbed by construction.

ORNAMENTAL FOUNTAIN means an artificially created structure from which a jet, stream, or flow of treated water emanates and is not typically utilized for the preservation of aquatic life.

POND is considered to be a still body of water with a surface area of 500 square feet or more. This does not include recreational swimming pools.

PUBLIC WATER SUPPLIER is an individual or entity that supplies water to the public for human consumption.

REGIONAL WATER PLANNING GROUP is a group established by the Texas Water Development Board to prepare a regional water plan under Texas Water Code, §16.053.

REGULATED IRRIGATION PROPERTY means any property of a designated customer class (i.e., commercial) that uses one million gallons of water or more for irrigation purposes in a single calendar year or is greater than one acre in size.

RESIDENTIAL GALLONS PER CAPITA PER DAY (RESIDENTIAL GPCD) means the total gallons sold for retail residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.

RETAIL CUSTOMERS include those customers to whom the utility provides retail water from a water meter.

REUSE is the authorized use for one or more beneficial purposes of use of water that remains unconsumed after the water is used for the original purpose of use and before that water is either disposed of or discharged or otherwise allowed to flow into a watercourse, lake, or other body of state-owned water.

SOAKER HOSE means a perforated or permeable garden-type hose or pipe that is laid above ground that provides irrigation at a slow and constant rate.

SPRINKLER/SPRAY IRRIGATION is the method of applying water in a controlled manner that is similar to rainfall. The water is distributed through a network that may consist of pumps, valves, pipes, and sprinklers.

SPRINKLER means an above-ground water distribution device that may be attached to a garden hose.

RECREATIONAL/SWIMMING POOL is defined as a body of water that involves contact recreation. This includes activities that are presumed to involve a significant risk of ingestion of water (e.g. wading by children, swimming, water skiing, diving, tubing, surfing, etc.)

TOTAL GALLONS PER CAPITA PER DAY (TOTAL GPCD) means the total amount of water diverted and/or pumped for potable use less wholesale sales divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in TAC 288.1 shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.

WATER CONSERVATION COORDINATOR is the person designated by a retail public water supplier that is responsible for implementing a water conservation plan.

WATER CONSERVATION PLAN means the Member City or Customer water conservation plan approved and adopted by the utility.

WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN means a plan for temporary supply management and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies required by Texas Administrative Code Title 30, Chapter 288, Subchapter B. This is sometimes called a drought contingency plan.

ABBREVIATIONS

Ac-Ft/Yr.....	Acre-Feet per Year
BMP.....	Best Management Practices
CDC.....	Centers for Disease Control and Prevention
DWU.....	Dallas Water Utilities
E&O.....	Education and Outreach
ED.....	Executive Director
EPA.....	Environmental Protection Agency
ET.....	Evapotranspiration
FNI.....	Freese and Nichols, Inc.
gpf.....	Gallons per Flush
gpm.....	Gallons per Minute
LAMP.....	Linear Asset Management Plan
LRWSP.....	Long Range Water Supply Plan
FWSD.....	Fresh Water Supply District
GPCD.....	Gallons per Capita per Day
ICIM.....	Industrial, Commercial, Institutional and Multifamily
MGD.....	Million Gallons per Day
MUD.....	Municipal Utility District
NCTCOG.....	North Central Texas Council of Governments
NTMWD.....	North Texas Municipal Water District
SUD.....	Special Utility District
TCEQ.....	Texas Commission on Environmental Quality
TRWD.....	Tarrant Regional Water District
TWDB.....	Texas Water Development Board
UTRWD.....	Upper Trinity Regional Water District
UD.....	Utility District
WCAC.....	Water Conservation Advisory Council
WCP.....	Water Conservation Plan
WREMP.....	Water Resource and Emergency Management Plan
WSC.....	Water Supply Corporation
WENNT.....	Water Efficiency Network of North Texas
WTP.....	Water Treatment Plant
WWTP.....	Wastewater Treatment Plant

2025 Water Conservation Plan

This Water Conservation Plan has been developed in accordance with the requirements of 30 Texas Administrative Code (TAC) Chapter 288. A copy of the version of 30 TAC Chapter 288 in place at the time of this Plan preparation is included in Appendix B.

1.00 INTRODUCTION

City of Rowlett is a Member City of the North Texas Municipal Water District (NTMWD). This Plan was developed following TCEQ guidelines and requirements governing the development of water conservation plans.

The goal of the Water Conservation Plan is to serve as good stewards of water resources by preserving water supplies for essential uses and the protection of public health. The objectives to achieve this goal are as follows:

- To reduce the loss and waste of water.
- To improve efficiency in both indoor and outdoor water use.
- To maximize the level of recycling and reuse.
- To protect and preserve environmental resources.
- To extend the life of current water supplies.
- To raise public awareness of water conservation and encourage responsible personal behavior through public education programs.

1.01 MINIMUM REGULATORY REQUIREMENTS CHECKLIST

A water conservation plan is defined as “[a] strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water. A water conservation plan may be a separate document identified as such or may be contained within another water management document”. Recognizing the need for efficient use of existing water supplies, the TCEQ has developed guidelines and requirements governing the development of water conservation and drought contingency plans. The minimum TCEQ requirements and where they are addressed within this document are included in **Appendix B**.

1.02 ADDITIONAL REQUIREMENTS AND GUIDANCE

In addition to TCEQ rules regarding water conservation, this Plan also incorporates both minimum requirements as required from NTMWD and elements from several conservation initiatives.

- **2024 NTMWD Water Conservation Plan** – Member Cities and Customers of the NTMWD are required to implement water conservation strategies as designated in the NTMWD Water Conservation Plan. These strategies

represent minimum measures to be implemented and enforced to promote water conservation and are to remain in effect on a permanent basis.

- **Guidance and Methodology for Reporting on Water Conservation and Water Use** - Developed by TWDB and TCEQ in consultation with the Water Conservation Advisory Council (the Guidance). The Guidance was developed in response to a charge by the 82nd Texas Legislature to develop water use and calculation methodology and guidance for preparation of water use reports and water conservation plans in accordance with TCEQ rules.
- **North Texas Regional Landscape Initiative** – The North Texas regional water providers (NTMWD, DWU, UTRWD and TRWD) collaborated to create the Regional Landscape Initiatives. This document was developed as a resource of best management practices for municipal staff to help reduce water waste and encourage long-term water conservation in the North Texas region. Information consists of the background, importance, and benefits of each BMP and key talking points to consider when implementing the strategy. Several of the optional water management measures included in this Plan are from this collaborative initiative.

2.00 WATER UTILITY PROFILE

This section contains a description of City of Rowlett's service area and water system. This information can also be reviewed in **Appendix C**, which contains a completed TWDB Water Utility Profile.

2.01 DESCRIPTION OF THE SERVICE AREA

The City of Rowlett is a growing community which is a part of the Dallas-Fort Worth metroplex and provides water to a retail service area of approximately 66,000 residents as of 2024 (NTMWD Member City and Customer Water Conservation Report). The City of Rowlett is a suburb surrounded by well-established cities to the north and west, and Lake Ray Hubbard to the south and east. The water service area include the city limits except for the northern area that falls within East Fork Special Utility District's Certificate of Convenience and Necessity (CCN). The water distribution system is divided into to pressure planes based on ground elevations in order to maintain appropriate pressures throughout the City.

2.02 WATER UTILITY PROFILE

City of Rowlett's existing water supply is composed of the following sources.

- Purchased Treated Water from NTMWD

3.00 WATER CONSERVATION GOALS

TCEQ rules require the adoption of specific 5-year and 10-year water conservation goals for a water conservation plan.

3.01 5- AND 10-YEAR GOALS

Per capita water use varies from year to year based on several factors including weather conditions, changing demographics and other variables. The TWDB requires specific 5- and 10-year goals which are summarized in **Table 1**. These goals should be measured against a 5-year average per capita, although some (dry) years will see higher per capita usage than these 5- year average goals. A series of dry years may lead to an average exceeding the goal.

Table 1: Five- and 10-Year Per Capita Water Use Goals

	Historic 5-Year Average	Baseline	5-Year Goal 2029	10-Year Goal 2034
Total (GPCD) ¹	92.6	92.6	89.4	87.2
Residential (GPCD) ²	73.2	73.2	70.6	68.9
ICIM (GPCD) ³	15.3	15.3	14.8	14.4
Water Loss (GPCD) ⁴	9.7	9.7	9.4	9.2

Water Loss (Percentage) ⁵	10.4%	10.4%	10.0%	9.8%
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¹Total GPCD = (Total Gallons in System / Permanent Population) / 365

²Residential GPCD = (Gallons Used for Residential Use / Residential Population) / 365

³ICIM GPCD = (Gallons Used for Industrial, Commercial, Institutional and Multi-family Use / Permanent Population) / 365

⁴Water Loss GPCD = (Total Water Loss / Permanent Population) / 365

⁵Water Loss Percentage = (Total Water Loss / Total Gallons in System) x 100; or (Water Loss GPCD / Total GPCD) x 100

3.02 METHOD FOR TRACKING

NTMWD requires Member Cities and Customers to complete annual conservation reports by March 31 of the following year and submit them to NTMWD. A copy of the form is included as **Appendix D**.

The completion of this Annual Water Conservation Report allows City of Rowlett to track the effectiveness of its water conservation programs over time and reassess those programs that are not providing water savings, ensuring maximum water use efficiency and greater levels of conservation.

4.00 METERING, RECORDS AND WATER LOSS CONTROL

4.01 METERING PROGRAM

One of the key elements in water conservation is careful tracking of water use and control of losses. Careful metering of water deliveries and water use, detection and repair of leaks in the distribution system, and regular monitoring of nonrevenue water are important in controlling losses.

ACCURATE METERING OF TREATED WATER DELIVERIES FROM NTMWD

Accurate metering of water diversions and deliveries, detection, and repair of leaks in the raw water transmission and potable water distribution systems and regular monitoring of nonrevenue water are important elements of NTMWD's program to control losses. Water deliveries from NTMWD are metered by NTMWD using meters with accuracy of $\pm 2\%$. These meters are calibrated on an annual basis by NTMWD to maintain the required accuracy. There are three (3) master meters within City of Rowlett's distribution system at which NTMWD delivers water.

METERING OF CUSTOMER AND PUBLIC USES

The provision of water to all customers, including public and governmental users, is metered in the City of Rowlett.

METER TESTING, REPAIR AND REPLACEMENT

The City of Rowlett tests and replaces our customer meters on a regular basis. All residential customer meters are budgeted to be replaced on a minimum of a 15-year cycle.

4.02 MONITORING AND RECORD MANAGEMENT PROGRAM

As required by TAC Title 30, Chapter 288, a record management system should allow for the separation of water sales and uses into residential, commercial, public/institutional, and industrial categories. This information is included in the NTMWD annual water conservation report that is included in **Appendix D**.

4.03 WATER LOSS CONTROL PROGRAM

DETERMINATION AND CONTROL OF WATER LOSS

Total water loss is the difference between treated water pumped and authorized consumption or metered deliveries to customers. Authorized consumption includes billed metered uses, unbilled metered uses, and unbilled unmetered uses such as firefighting and releases for flushing of lines.

Water losses include two categories:

- Apparent losses such as inaccuracies in customer meters. (Customer meters tend to run more slowly as they age and under-report actual use). Apparent losses are the non-physical losses that occur when water is successfully delivered to a water user but for various reasons is not measured or recorded accurately.
- Real losses due to water main breaks and leaks in the water distribution system and unreported losses.

LEAK DETECTION AND REPAIR

Measures to control water loss are a part of the routine operations of the City. Maintenance crews and personnel look for and report evidence of leaks in the water distribution system. Meter readers watch for and report signs of illegal connections so that they can be quickly addressed. With the measures described in this Plan, the City should maintain a water loss percentage below 10.4 percent in 2024 and subsequent years. Areas of the water distribution system in which numerous leaks and line breaks occur are targeted for replacement funds as funds are available.

5.00 CONTRACT REQUIREMENTS FOR WHOLESALE CUSTOMERS

Every water supply contract entered into or renewed after official adoption of this water conservation plan, including any contract extension, will include a requirement that each wholesale customer of City of Rowlett must develop and implement a water conservation plan and water conservation measures. If the customer intends to resell the water, then the contract between the initial supplier and customer must specify that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with the provisions of Title 30 TAC Chapter 388.

6.00 RESERVOIR SYSTEM OPERATIONS PLAN

City of Rowlett purchases treated water from NTMWD and does not have surface water supplies for which to implement a reservoir system operations plan. NTMWD operates multiple sources of water supply as a system. The operation of the reservoir system is intended to optimize the use of the District's sources (within the constraints of existing water rights) while minimizing energy use cost for pumping, maintaining water quality, minimizing potential impacts on recreational users of the reservoirs and fish and wildlife.

7.00 CONSERVATION PLAN ADOPTION AND ENFORCEMENT

7.01 MEANS OF IMPLEMENTATION AND ENFORCEMENT

Staff will implement the Plan in accordance with adoption of the Plan. **Appendix G** contains a copy of the ordinance adopted regarding this Plan. The document designates responsible officials to implement and enforce the Plan.

An ordinance adopted by the City Council on September 2, 2025 designating responsible officials to implement and enforce the Water Conservation Plan can be found in **Appendix F**. The Plan will be enforced by warning and penalties as follows:

- On the first violation customers will be given a written warning that they have violated the mandatory water use restriction.
- On the second and subsequent violations citations may be issued to customers with fines established by ordinance.

For violations of the Water Resource and Emergency Management Plan, enforcement is outlined in Section 2.06 of that Plan.

7.02 REVIEW AND UPDATE OF WATER CONSERVATION PLAN

TCEQ requires that the water conservation plan be updated every five years. This Plan will be updated as required and as appropriate based on new or updated information.

7.03 REGIONAL WATER PLANNING GROUP AND NTMWD NOTIFICATION

In accordance with TCEQ regulations, a copy of this water conservation plan was provided to the Region C Water Planning Group. In accordance with NTMWD contractual requirements, a copy of this water conservation plan was also sent to NTMWD. **Appendix F** includes a copy of the letters sent.

8.00 WATER CONSERVATION PROGRAM

8.01 PUBLIC EDUCATION PROGRAM

A. NTMWD PUBLIC EDUCATION PROGRAM AND TECHNICAL ASSISTANCE

City of Rowlett obtains water conservation support from the NTMWD. This includes several public education and outreach efforts such as:

- Beginning in 2006 and continuing through 2018, NTMWD invested in the development and implementation of the “Water IQ: Know Your Water” campaign, including newspaper ads, radio spots, billboards, a website, and other forms of communication all intended to educate the public regarding water use and water conservation. During the 2017 campaign, over a quarter of a million people were reached by the program through media relations, outreach and interactive media. The total audience reached through the campaign in 2017 was over 88 million impressions.
- In 2013, NTMWD participated in the “Water My Yard” program to install weather stations throughout its service area to provide consumers with a weekly email or text message and information through the Water My Yard website recommending the adequate amount of supplemental water that is needed to maintain healthy grass in specific locations. This service represents the largest network of weather stations providing ET-based irrigation recommendations in the state of Texas and provides the public with advanced information regarding outdoor irrigation needs, thereby reducing water use. Through a series of selections on the type of irrigation system a consumer has, a weekly email or text message is provided that will recommend how long (in minutes) that an irrigation system needs to run based on the past seven days of weather. This recommendation provides the actual amount of supplemental water that is required for a healthy lawn based on research of the Texas A&M Agrilife Extension Service and proven technologies.

- “Water4Otter” is a water conservation campaign for kids launched by NTMWD in 2014. It is based on the insight that most parents agree they would listen if their kids asked them to conserve water. The TWDB awarded the NTMWD a conservation grant to develop Water4Otter as a model program that could be used throughout the state. The 2023 program included 22 performances at 11 schools in eight different ISDs including stops at elementary schools in Rowlett, Garland, Mesquite, Plano, Princeton, Richardson, and Royse City.
- “Love Lavon Lake” is a water conservation campaign designed to help North Texans know their primary water source. The campaign launched in 2018 with a call to action to, “Conserve your water source. Love Lavon Lake”. The campaign was based on market research showing the more people know the source of their drinking water, the more likely they are to use it wisely and efficiently.
- NTMWD implemented the “#PledgetoPlantSmart” initiative that seeks to inspire positive change in water conservation by encouraging North Texas residents to do their part and plant smart by selecting native or adapted plants for their garden and landscaping.

NTMWD also participates in a regional outreach campaign called “Water is Awesome” partnering with the City of Dallas and Tarrant Regional Water District. NTMWD Member Cities and Customers have access to the campaign materials which include:

- In 2019, an additional tagline, “Keep Texas Water on Tap”, was incorporated to promote the Water is Awesome brand and direct traffic to waterisawesome.com.
- In 2020, a “customer city toolkit” provided customizable resources allowing cities to incorporate their logos with the campaign brand for their website, social media, and print. Cities are encouraged to use campaign resources to advance conservation efforts.
- In 2021, the regional water providers collaborated to create the Regional Landscape Initiatives. This document was developed as a resource of best management practices for municipal staff to help reduce water waste and encourage long-term water conservation in the North Texas region. Information consists of the background, importance, and benefits of each BMP and key talking points to consider when implementing the strategy. Several of the optional water management measures included in this Plan are from this collaborative initiative.
- The 2023 campaign will include a focus on short HGTV-style web series about converting yards into drought-resistant, water-conservative yardscapes.

Conservation materials and more are made available to Member Cities and Customers through an online portal that is hosted by NTMWD. In addition to the portal the NTMWD actively provides technical assistance through the following:

- NTMWD holds **Regularly Scheduled Meetings** with Member Cities and Customers for water supply updates, public campaign strategies, and legislative activities related to water and water conservation.
- NTMWD purchases **American Water Works Association Research Foundation Publications** for use by Member Cities and Customers to further enhance resources for water efficiency, water rate structures, etc. Additionally, NTMWD pays for Member City and Customer membership to the **Alliance for Water Efficiency**.
- Since 2003, NTMWD has held **Water Conservation Workshops** for staff of its Member Cities and Customers. These workshops have covered several conservation-related topics, including TCEQ requirements for water conservation and drought contingency plans, advanced water conservation strategies, current NTMWD water conservation efforts, water conservation programs of the cities, current drought status, progress on future water supplies, and related topics. These workshops also provide training and education regarding water use accounting, irrigation evaluations, industrial, commercial, and institutional audits, and other procedures. Additional examples include workshops on Water Loss Audit Training as well as on the TWDB Water Conservation Planning Tool.
- Based on the annual reporting data collected from Member Cities and Customers from 2022, approximately 24% of the District's treated water sales went to supply ICIM users within their service area. To target programs for this customer base, the District hired Plummer Associates, Inc. to create the **Industrial, Commercial, Institutional and Multifamily Program**. The ICIM program provides NTMWD Member City and Customer staff with the knowledge and tools necessary to identify ICIM customers with high water usage. This program was created to categorize water use data to find outliers and identify areas to concentrate water conservation efforts. This program can help Member Cities and Customers' ICIM water customers develop targeted methods for increasing water efficiency as an alternative to a traditional voluntary approach for water consumption improvement.
- As part of the ICIM program, the District is currently engaging with the Member and Customer Cities to encourage their ICIM customers to participate in **Water Efficiency Opportunity Surveys**. These surveys encompass a building audit that recommends various water conservation measures that can be implemented to save both money and water. Items addressed include toilet retrofits, urinal retrofits, showerhead retrofits,

lavatory retrofits, non-lavatory faucet retrofits, leak repair, water cooled ice machine retrofit, commercial disposer, food steam, cooling tower efficiency and irrigation system efficiency. As of June 2023, NTMWD has utilized the ICIM program to audit four buildings resulting in an estimated annual water savings of 87.4 million gallons.

- As part of its wastewater system, NTMWD has developed **Industrial Pretreatment Programs** for the cities of Allen, Forney, Frisco, McKinney, Mesquite, Murphy, Plano, Richardson, Rockwall, Terrell, and Rowlett. The pretreatment programs developed by NTMWD are adopted and implemented by the cities, which are also responsible for enforcement of the programs. By reducing allowable volumes of specific pollutants and encouraging pretreatment of industrial wastes, this joint effort by NTMWD and the cities has improved water quality in the region's streams and reservoirs. NTMWD industrial pretreatment personnel are also available to assist cities on request in the review or design of systems to allow industrial recycling and reuse of wastewater. Such systems have reduced water use by some industries, while also reducing wastewater volumes and saving money for the industries.
- NTMWD encourages its Member Cities and Customers to develop and implement **Rebate and Bulk Purchasing Programs** that help the Member Cities and Customers achieve overall water savings. Further, NTMWD provides technical assistance to those Member Cities and Customers who wish to implement rebate and bulk purchasing programs.

B. PUBLIC EDUCATION PROGRAM

In addition to utilizing public education resources shared by North Texas Municipal Water District, Rowlett has developed its own public education program. On its Public Works webpage, Water Conservation Guidelines are available for citizens, providing links to helpful conservation resources.

8.02 REQUIRED CONSERVATION STRATEGIES

The following water conservation strategies are required. These strategies represent minimum measures to be implemented and enforced to promote water conservation and are to remain in effect on a permanent basis.

A. TCEQ CONSERVATION PLAN REQUIREMENTS

The preceding sections cover the regulatory requirements identified in TAC Title 30, Part 1, Chapter 288, Subchapter B, Rule 288. These rules are included in **Appendix B**.

B. CONSERVATION COORDINATOR

The designation of a Conservation Coordinator is required by House Bill 1648, effective September 1, 2017 for all retail public water utilities with 3,300 service connections or more. The NTMWD requires that all Member Cities and Customers, regardless of number of connections, appoint a Conservation Coordinator who will serve as the primary point of contact between the entity and the District on conservation matters.

The duties of the Conservation Coordinator are as follows:

- Submit an annual conservation report to NTMWD by March 31. This is referred to as the 'Appendix D Report'. NTMWD will provide a blank workbook for each Member City and Customer to fill out prior to the deadline.
- Submit an adopted water conservation and water resource and emergency management plan by May 1, 2024 (and every five years afterwards). These plans must be submitted to NTMWD, the applicable Regional Water Planning Group, TCEQ and TWDB. The conservation coordinator is also responsible for submitting a copy of the Plan if it is updated after initial adoption and submission.

Rowlett's Conservation Coordinator is identified below. City of Rowlett will notify NTMWD if this changes at any point before the water conservation plan is updated.

City of Rowlett Public Works
972-412-6287
thejny@rowlett.com

C. WATER CONSERVATION PRICING

Rowlett has adopted an increasing block rate water structure that is intended to encourage water conservation and to discourage excessive use and waste of water. Rowlett will continue to analyze and adjust its increasing block rate structure during its next rate study or within five years. For any updates to water rates that might occur subsequent to the adoption of this plan, please visit <https://www.Rowlettx.gov/398/Water-Service>

From and after the effective date hereof, the monthly minimum base charges and usage charges for water utility services for all residential and commercial customers of the City of Rowlett, Texas shall be as set forth below until amended by ordinance of City Council:
Rowlett's water rate structure is as follows:

Residential/Commercial Monthly Base Charges

Meter Size	Base Fee (Monthly) Residential/Commercial
Less than 1"	\$22.00/\$29.01
1"	\$46.58/\$48.46
1.5"	\$67.28/\$68.58
2"	\$92.00/\$92.00
3"	\$176.67/\$176.67
4"	\$291.67/\$291.67
6"	\$583.33/\$583.33
8"	\$953.33/\$953.33

Residential Volume Charges

Up to 3,000 gallons	\$4.13 / thousand gallon
3,000 to 15,000 gallons	\$6.71 / thousand gallon
15,001 and above gallons	\$8.37 / thousand gallon

Commercial Volume Charges

All Usage	\$6.84 / thousand gallon
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D. ORDINANCES, PLUMBING CODES, OR RULES ON WATER-CONSERVING FIXTURES

City of Rowlett's plumbing code standards encourages water conservation and meets the minimum statutory requirements. The state has required water-conserving fixtures in new construction and renovations since 1992. The state standards call for flows of no more than 2.5 gallons per minute (gpm) for faucets, 2.5 gpm for showerheads. As of January 1, 2014, the state requires maximum average flow rates of 1.28 gallons per flush (gpf) for toilets and 0.5 gpf for urinals. Similar standards are now required under federal law. These state and federal standards assure that all new construction and renovations will use water-conserving fixtures.

E. REUSE AND RECYCLING OF WASTEWATER

NTMWD currently has the largest wastewater reuse program in the state. NTMWD has water rights allowing reuse of up to 71,882 acre-feet per year (64 MGD) of treated wastewater discharges from the Wilson Creek Wastewater Treatment Plant for municipal purposes. Additionally, NTMWD has permitted and is currently constructing the Sister Grove Regional Water Resource Recovery Facility (WRRF) in the Lavon Lake watershed. This facility will have an initial capacity of 16 MGD and an ultimate capacity of 64 MGD.

NTMWD has also developed the East Fork Water Reuse Project which can divert treated wastewater discharges by NTMWD and purchased wastewater return flows from TRA via Main Stem Pump Station. NTMWD also provides treated effluent from its wastewater treatment plants available for direct reuse for landscape irrigation and industrial use.

City of Rowlett wastewater is treated by City of Garland at its Rowlett Creek Wastewater Treatment Plant.

F. YEAR-ROUND OUTDOOR WATERING SCHEDULES

A mandatory weekly watering schedule has been gradually gaining acceptance in the region and the state. NTMWD requires all Member Cities and Customers to adhere to a permanent outdoor watering schedule.

- **Summer (April 1 – October 31)** – Spray irrigation with sprinklers or irrigation systems at each service address must be limited to no more than **two days per week**. Additionally, prohibit lawn irrigation watering from **10 a.m. to 6 p.m.** Education should be provided that irrigation **should only be used when needed**, which is often less than twice per week, even in the heat of summer.

For residential water customers, watering days are defined as the assigned trash/recycle pickup day for the property address associated with the irrigation system, plus three days subsequent. If there is no street address associated with the property, or there is more than one street address associated with a single contiguous property, the watering days are Wednesday and Saturday. For industrial, commercial, and institutional water customers, watering day is defined as Wednesday and Saturday.

- **Winter (November 1 – March 31)** – Spray irrigation with sprinklers or irrigation systems at each service address must be limited to no more than **one day per week** with education that less than once per week (or not at all) is usually adequate.

For residential water customers, watering day is defined as the assigned trash/recycle pickup day for the property address associated with the irrigation system. If there is no street address associated with the property, or there is more than one street address associated with a single contiguous property, the watering day is Wednesday. For

industrial, commercial, and institutional water customers, watering day is defined as Wednesday.

Additional irrigation may be provided by hand-held hose with shutoff nozzle, use of dedicated irrigation drip zones, and/or soaker hose provided no runoff occurs. Many North Texas horticulturists have endorsed twice-weekly watering as more than sufficient for landscapes in the region, even in the heat of summer. Citizens are encouraged to enroll in the Weekly Watering Advice service offered by the Water Is Awesome campaign that is supported by North Texas Municipal Water District, Tarrant Regional Water District, and Dallas Water Utilities. This can be accessed at <https://waterisawesome.com/weekly-watering-advice>.

G. TIME OF DAY WATERING SCHEDULE

NTMWD requires that during the summer months (April 1 – October 31) under normal conditions, spray irrigation with an irrigation system or sprinkler is only permitted on authorized watering days, before 10 a.m. or after 6 p.m. The primary purpose of this measure is to reduce wind drift and evaporation losses during the active growing season. The time-of-day watering schedule requirement increases watering efficiency by eliminating outdoor irrigation use when climatic factors negatively impact irrigation system efficiencies. Midday irrigation is not an optimal time to irrigate because evapotranspiration rates are higher, and plants are more susceptible to stress associated with factors such as higher temperatures and lower relative humidity.

H. IRRIGATION SYSTEM REQUIREMENTS FOR NEW AND COMMERCIAL SYSTEMS

In 2007, the 80th Texas Legislature passed House Bill 1656, Senate Bill 3, and House Bill 4 related to regulating irrigation systems and irrigators by adopting minimum standards and specifications for designing, installing, and operating irrigation systems. The Texas legislation required cities with a population over 20,000 to develop a landscape irrigation program that includes permitting, inspection, and enforcement of water conservation for new irrigation systems.

NTMWD **requires** all Member Cities and Customers adhere to a minimum set of irrigation standards:

- 1) Require that all new irrigation systems be in compliance with state design and installation regulations (Texas Administrative Code Title 30, Chapter 344).
- 2) Require operational rain and freeze sensors and/or ET or Smart controllers on all new irrigation systems. Rain and freeze sensors and/or ET or Smart controllers must be properly maintained to function properly.

- 3) Require that irrigation systems be inspected at the same time as initial backflow preventer inspection.
- 4) Require the owner of a regulated irrigation property to obtain an evaluation of any permanently installed irrigation system on a 10-year basis. The irrigation evaluation shall be conducted by a licensed irrigator in the state of Texas and be submitted to the local water provider (i.e., city, water supply corporation).

Appendix H contains City of Rowlett's irrigation system standards, and **Appendix G** contains City of Rowlett's landscaping ordinance.

I. WATER WASTE PROVISIONS

NTMWD requires all Member Cities and Customers prohibit activities that waste water. The main purpose of a water waste ordinance is to provide for a means to enforce that water waste is prevented during lawn and landscape irrigation, that water resources are conserved for their most beneficial and vital uses, and that public health is protected. It provides a defined enforcement mechanism for exceptional neglect related to the proper maintenance and efficient use of water fixtures, pipes, and irrigation systems. The ordinance can provide additional assistance or enforcement actions if no corrective action has been taken after a certain number of correspondences.

NTMWD **requires** that the following water waste ordinance offenses include:

- 1) The use of irrigation systems that water impervious surfaces. (Wind-driven water drift will be taken into consideration.)
- 2) Outdoor watering during precipitation or freeze events.
- 3) The use of poorly maintained sprinkler systems that waste water.
- 4) Excess water runoff or other obvious waste.
- 5) Overseeding, sodding, sprigging, broadcasting or plugging with cool season grasses or watering cool season grasses, except for golf courses and athletic fields.
- 6) The use of potable water to fill or refill residential, amenity, and any other natural or manmade ponds. A pond is considered to be a still body of water with a surface area of 500 square feet or more. This does not include recreational swimming pools.
- 7) Non-commercial car washing that does not use a water hose with an automatic shut-off valve.
- 8) Hotels and motels that do not offer a linen reuse water conservation option to customers.

- 9) Restaurants, bars, and other commercial food or beverage establishments that provide drinking water to customers unless a specific request is made by the customer for drinking water.

8.03 POTENTIAL FUTURE STRATEGIES

A. USE OF ET-BASED WEEKLY WATERING ADVICE/RECOMMENDATIONS

NTMWD requires that Member Cities and Customers adhere to a year-round outdoor watering schedule. However, this conservation practice can be improved with the use of ET-based weekly watering advice and recommendations. Landscapes frequently require less watering than the year-round water schedule allows. This measure can be particularly useful for entities with a significant percentage of customers using automated landscape irrigation systems.

Water providers in the Dallas-Fort Worth area (including NTMWD) sponsor weather stations to collect daily weather data and provide the most accurate watering recommendations. Many cities in the DFW area can already take advantage of these ET-based recommendations and incorporate them into their water conservation programs, at no cost to the city. Examples of such a service are shown below.

- **Water My Yard** – An online platform where homeowners can sign up to receive weekly watering recommendations based on their location and a few specifications about their sprinkler system. Users can then choose to accept the recommendations by email, text, or both. Recommendations are available for select cities in Collin, Dallas, Denton, Fannin, Hunt, Kaufman and Rockwall Counties. Sponsored by NTMWD and Texas A&M AgriLife Extension Service. (WaterMyYard.org).
- **Water Is Awesome Weekly Watering Advice** – Weekly watering recommendations for most of North Texas based on data from weather stations scattered throughout the DFW area. The recommendations are distributed by email and text every week and are provided in inches of water needed and the number of minutes necessary to apply that amount of water for spray, rotor, and multi-stream sprinklers. Advice service is available for all of North Central Texas and sponsored by DWU and TRWD. (<https://waterisawesome.com/weekly-watering-advice>).
- **WaterWise Newsletter and Hotline** – The City of Frisco provides weekly lawn watering advice on the city’s website and through the WaterWise Newsletter distributed to subscribers every Monday. Frisco also has a “Weekly Watering Advice Hotline” you can call into weekly to get this information. Frisco has a weather station that is used to determine how much water is needed each particular week.

Providing evapotranspiration (ET)-based weekly watering recommendations can reduce the amount of water applied for outdoor watering if customers follow the guidance. A drawback with this BMP is the adoption rate. Since these recommendations may change every week, it requires customers to adjust their controllers more often.

It is important to note that at a minimum, Member Cities and Customers must adhere to the year-round outdoor watering schedule set by NTMWD.

B. WATER EFFICIENT LANDSCAPE INITIATIVES

A water efficient landscape is a landscape that is designed and maintained according to basic good horticultural principles that allow for a beautiful healthy landscape with minimal or no supplemental irrigation and no adverse runoff from the landscape property. Water efficient landscapes limit or exclude non-functional turf where possible. Examples of nonfunctional turf include streetscape turf and turf that is purely ornamental. As an alternative to non-functional turf grasses, water efficient landscapes use appropriate plants or other landscaping materials that require little or no supplemental irrigation. Appropriate plants are those selected based on their adaptability to the region's soil and climate. NTMWD's #PledgeToPlantSmart initiative seeks to inspire positive change in water conservation by encouraging North Texas residents to do their part and plant smart by selecting native or adaptive plants for their garden and landscaping. Water efficient landscapes can be an alternative to non-functional turf grasses and may be appropriate for application in new development or retrofits of existing landscapes for both commercial and residential areas.

Water efficient landscape initiatives can be encouraged through financial incentives or required through ordinance. Member cities and customers should also consider review of their existing requirements and removal of current codes that may impede or limit the application of water efficient landscapes. Property code 202.007 may be a helpful resource for language for removing potential barriers to water efficient landscapes.

In lieu of an ordinance, water efficient landscapes can be encouraged through rebates for landscape conversion or installation or award programs. Good examples of water efficient landscapes should also be encouraged through public outreach, demonstration gardens, and/or used in public landscapes and rights-of-way. NTMWD has a great example of the implementation of native plants and xeriscaping at the Bois d'Arc Lake Operations Center.

There are several programs available that offer a wealth of information on designing and implementing water efficient landscape.

- Water Wise (<http://urbanlandscapeguide.tamu.edu/waterwise.html>)
- Texas SmartScape™ (<http://www.txsmartscape.com/>)

- EARTH-KIND™ (<https://aggie-horticulture.tamu.edu/earthkind/publications/#water>)

C. ADDITIONAL WATER SAVING MEASURES FOR NEW IRRIGATION SYSTEM REQUIREMENTS

NTMWD requires certain irrigation system requirements for new and commercial systems. However, this conservation practice can be improved with additional water savings measures. As discussed previously, the Texas legislation regulates irrigation systems and irrigators by adopting minimum standards and specifications for designing, installing, and operating irrigation systems.

Many cities within Region C have adopted irrigation system standards above the minimum state requirements. Some of these standards include:

- Require property owners who install their irrigation system to also comply with the adopted city ordinance.
- Require submission of the irrigation plan in conjunction with the permit application to the applicable city official/department.
- Require all new irrigation systems to not utilize above-ground spray in landscapes that are less than 60 inches in either length or width and which contain impervious pedestrian or vehicular traffic surfaces along two or more perimeters. The use of subsurface or drip irrigation and pressure compensating tubing is permitted if the qualifying area will be irrigated.
- Require all non-turf landscape areas included in the irrigation plan to be designed with subsurface irrigation, drip irrigation, and/or pressure compensating tubing. If the irrigation plan includes a foundation watering system, require a separate zone to be dedicated for drip irrigation for the purpose of watering a structure's foundation.
- Require a flow control master valve to be installed on the discharge side of the backflow prevention device on all new installations.
- Require check valves where elevation differences may result in low head drainage. Check valves may be located at the sprinkler head(s) or on the lateral line.
- Require that pop-up heads shall be installed at grade level and operated to extend above all landscape turfgrass.
- Require that all new irrigation systems must include an automatic controller capable of providing the following features:
 - Multiple irrigation programs with at least three start times per program

- Limiting the irrigation frequency to once every 7 days and once every 14 days
 - Water budgeting feature
- Require additional information and description for the required “walk-through”. This may include but is not limited to a checklist of things to cover on the “walk-through” with the homeowner or educational leave behind materials.
- Require the signed maintenance checklist be submitted to the applicable city official/department. Require the irrigator’s name, license number, company name, telephone number, and the dates of the warranty period to be on the maintenance checklist.
- Require the irrigation plan indicating the actual installation of the system and the associated seasonal watering schedule be submitted to the applicable city official/department.
- Require the irrigation plan and maintenance checklist be transferred from the new home builder to the first home buyer with documentation confirming the transaction provided to the applicable city official/department.

D. ADDITIONAL WATER WASTE PROVISIONS

NTMWD requires certain water waste provisions. However, this conservation practice can be improved with the inclusion of additional water waste provisions suited for your entity. As discussed previously, the main purpose of a water waste ordinance is to provide a means for enforcement that water waste is prevented during lawn and landscape irrigation, that water resources are conserved for their most beneficial and vital uses, and that public health is protected. It provides a defined enforcement mechanism for exceptional neglect related to the proper maintenance and efficient use of water fixtures, pipes, and irrigation systems. The ordinance can provide additional assistance or enforcement actions if no corrective action has been taken after a certain number of correspondences.

NTMWD **recommends, but does not require**, the following additional water waste ordinance offenses:

- 1) Sprinkler runoff from a property greater than 50 feet.
- 2) Operating an irrigation system or other lawn watering device during any form of precipitation or when temperatures are below 32 degrees Fahrenheit.
- 3) Irrigation to pond in a street or parking lot to a depth greater than 1/4 inch.

- 4) Failure to repair a controllable leak, including but not limited to a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet.
- 5) Operating a permanently installed irrigation system with a broken head or a head that is out of adjustment where the arc of the spray head is over a street or parking lot.
- 6) Washing of driveways, sidewalks, parking lots or other impervious surface areas with an open hose or spray nozzle attached to an open hose, except when required to eliminate conditions that threaten public health, safety or welfare.
- 7) Installation of splash pads that use a flow-through system instead of a cycle tank.

All splash pads should follow the manufacturer's recommendations and health agency guidance for the operation and management of splash pads and have standard operating procedures that help ensure water quality and promote conservation. Standard operating procedures should be tailored to the type of splash-pad (flow-through or cycle tank). Regardless of splash pad type or configuration, consideration should be given towards conservation efforts. For example, operating hours could be adjusted often based on frequency and duration of public use or the runoff can be diverted to serve a functional purpose, such as maintaining native and adapted vegetation.

E. PARK/ATHLETIC FIELD CONSERVATION

This conservation practice is intended to address park and athletic field conservation if the water provider manages and/or serves customers with irrigated parks and/or athletic fields. These facilities often face scrutiny by the public for using large amounts of water or being perceived as using excessive amounts. Athletic field and park irrigation conservation practices and the careful use of water in the operation and maintenance of park facilities can effectively reduce water demands. Once a water provider or customer adopts this practice, it should be followed closely to achieve maximum water efficiency benefits. With the dedication of an athletic field manager, athletic field conservation can effectively reduce system water demand. A manager can implement a watering regimen that only uses the amount of water necessary to maintain the viability of the turf and health of its users.

All park facilities should be metered, and water use billed to reinforce the importance of water efficiency. Before developing an efficient watering program, the water provider should consider meeting with parks irrigation personnel, management, and authorized landscape manager. This discussion should focus on water conservation issues and developing an adequate scope of action for efficiency. The first key is to understand the performance and capabilities of your irrigation system at these facilities. Requiring automatic irrigation systems and controllers at all facilities is recommended. It is essential to have training in soil

management, proper aeration methods, nutrient management, mowing, soil testing, and irrigation management.

Achieving conservation can be voluntary or regulatory, based on the needs of the city. Cities may also consider if there is an opportunity to use reclaimed, reused, or recycled water for parks to conserve potable water. However, specific uses must meet TCEQ water quality standards for reclaimed water and human contact, and they must be appropriate for the particular use of the park. Reclaimed water should be applied based on the appropriate water budget. When developing athletic field conservation practices, identify the various stakeholders, including the school district staff, nonprofit athletic associations, private sports complex managers, and city staff. Meeting with them will help achieve long-term results.

F. GOLF COURSE CONSERVATION AND REUSE

Golf courses can use a considerable amount of water for irrigation, especially during the summer. The Environmental Institute for Golf found that from 2003-2005, an 18-hole course in the southeast region of the country (including North Central Texas) applied an average of 29 inches of irrigation water per acre every year. Irrigation of course play areas, such as fairways, is necessary to support healthy turfgrass and landscape plants, which are important for course playability and aesthetics. However, golf courses can employ several practices to reduce water use while maintaining the course's playability and aesthetics. Also, overwatering and over-fertilization can negatively impact the water quality in local streams and lakes.

By adopting a conservation plan, golf courses can benefit by:

- Being a good neighbor by conserving local water supplies
- Saving money by reducing water use
- Protecting local water quality
- Maintaining playing conditions on the course
- Increasing irrigation equipment longevity

Water providers may take different golf course conservation approaches: encouraging voluntary efforts by the golf courses to conserve water, making it required as part of a contract, or, if possible, passing an ordinance requiring golf courses to develop and implement a conservation plan. It is important for water providers to work closely with golf courses since they know which practices will have the greatest potential for implementation. The courses may have already completed some best management practices and knowledge which may be effective or not. Water providers should work to coordinate and implement conservation practices on courses that are owned and operated by the local government.

Water conservation and water quality protection measures for golf courses may include, but are not limited to, the following:

Golf Course Landscape Design and Water Sources

- When feasible, use alternative water sources, such as reclaimed or reuse water from wastewater treatment facilities, to supplement or replace potable water sources. Monitor reclaimed water tests regularly for salinity. Rainwater harvesting and on-site pond storage are additional alternative water sources to consider.
- Select drought-tolerant turfgrass varieties to minimize water use while maintaining a high-quality playing surface.
- Reduce the number of irrigated acres on the course by converting non-play and rough areas to native grasses and other drought-tolerant plants. These plants will provide an attractive and low-maintenance landscape.
- Reduce water use by limiting the number and/or size of water features that only serve an aesthetic function.
- Develop a drought management plan that can be implemented when water supplies are low enough to enact local drought mitigation efforts.

Irrigation System Design and Maintenance

- Irrigation systems should be properly designed and installed to maximize water use efficiency while reducing operational costs and maintaining a healthy and playable course.
- Utilize new technology, such as soil moisture sensors, evapotranspiration data, and computer-controlled systems that maximize water efficiency by irrigating based on the turfgrass's moisture needs.
- Hand watering greens or other smaller areas will save water compared to running the entire zone in that area.
- Design the irrigation system to ensure that the irrigation water is distributed evenly and efficiently, with a Distribution Uniformity of 80% or better.
- Frequently inspect all sprinkler heads and other components of the irrigation system and make any adjustments or repairs as needed to improve water use efficiency. Conducting a system-wide audit by a licensed irrigation professional annually can help identify inefficiencies in the system.
- Fix leaks in the system immediately.

- Rain sensors can shut off the irrigation system when an adequate amount of rainfall is received.
- Irrigating in the early morning hours before temperatures rise and when wind speeds are low will reduce the amount of water lost to evaporation.
- Use mowing, aeration, nutrients, and soil amendments to improve soil condition and increase water infiltration.

Water Quality Protection

- Obtain a soil test before applying fertilizer to ensure the correct type and amount is used.
- Apply fertilizers and chemicals according to the directions on the label. Do not overapply.
- Do not overwater fertilizers when applying, resulting in runoff that could carry fertilizers into a nearby stream or pond.
- Maintain vegetated buffers at least 15 feet from the edge of a stream or pond to capture pollutants that may runoff from the course.

G. USE OF LICENSED IRRIGATORS TO INSPECT AND REVIEW ALL IRRIGATION PERMITS AND PLANS

Another potential conservation practice to implement is the requirement of licensed irrigation inspectors to review and inspect all irrigation system plans and installed components before a permit is released. Many cities use licensed plumbing inspectors, as allowed by TCEQ rules, to perform these duties. However, having dedicated licensed irrigation inspectors to implement all aspects of an irrigation system permitting program provides a certain level of focus for complying with water efficiency standards. Reviewing irrigation permits and plans before installing allows for changes to be made to the plans and not after the pipe is already in the ground. This ensures the irrigation system's overall quality, promotes irrigation efficiency and guarantees that the system will comply with state and local requirements.

Developing a review and inspection program at the municipal level reduces the chance for unlicensed irrigators to install irrigation systems improperly. Improper installation can waste water, money, cause future maintenance issues, but most importantly, it may contaminate the public water supply. It is crucial to prevent non-potable water in lawn irrigation pipes from flowing into public water supply pipes.

Inspecting the system provides benefits for water conservation. With open-trench inspections, you can check:

- Depth of piping-which protects from freezing temperatures
- Potential invasion of plant/shrubbery roots
- Joints are glued appropriately, and no leaks occur
- Pipe size-to eliminate water hammer
- Pressure management requirements
- The overall layout of the system

Staff can hold an irrigator's license and inspector's license, but to prevent them from installing and inspecting their work, staff can't have both running concurrently. In 2011, the 82nd Texas Legislature passed House Bill 2507, making it a Class C misdemeanor for an individual to operate as an irrigator in the state of Texas without a valid irrigation license. Therefore, effective September 1, 2011, individuals operating without a license are in direct violation of the Texas Occupational Code, Sec. 1903.256.

According to the Texas Administrative Code, upon completion of the irrigation system, four items must be completed to inform and educate the owner of the system: a final walk-through, a maintenance checklist, licensed irrigator contact information, and an as-built plan. All irrigation system plans, installation, and review requirements must be followed for long-term water efficiency. Minimum state requirements for Landscape Irrigation can be found in Chapter 344 of the Texas Administrative Code.

H. REBATES

NTMWD recommends that Member Cities and Customers consider offering a rebate program as a conservation practice to be included as part of their water conservation plan. As the population increases in the North Texas region, the demand for water grows, especially because many newer cities require irrigation systems in new developments.

Creating a program that encourages residents to become educated on their irrigation system can improve operation and efficiency. Furthermore, when it comes to the type of irrigation system and standard efficiencies, the Texas AgriLife Research and Extension Urban Solutions Center provides the following average efficiencies by system type:

- Surface/Subsurface drip – 90%
- Surface micro drip irrigation – 85%
- Large Rotors – 70%
- Small Rotors – 65%

- Spray Heads – 50%

This conservation practice of a rebate program provides, in conjunction with a sprinkler evaluation (check-up) program, an incentive to have an evaluation done and make recommended changes. With such a substantial opportunity for efficiency gains, some entities may wish to consider offering rebates to both residential and commercial customers for upgrading their current irrigation systems. By changing out less efficient equipment, this conservation practice intends to increase the irrigation efficiency by 10% or more. With 31% of all residential water use statewide attributed to irrigation, and most of that conducted using spray heads with an average efficiency of 50%, there is a real benefit for developing a rebate program for irrigation systems.

Although rebates for irrigation systems can have large impacts, there are also several other water conservation incentive programs that can be implemented. Other examples include:

- Commercial clothes washer rebates for the purchase and installation of high efficiency card- or coin-operated commercial clothes washers
- Low-flow toilet replacement and rebate programs
- Rebates for rain/freeze sensors and/or ET or Smart controllers
- Low-flow showerhead and sink aerators replacement programs or rebates
- Residential water efficient clothes washer rebates
- Pressure reducing valve installation programs or rebates
- Rain barrel rebates
- Pool cover rebates
- On-demand hot water heater rebates
- Other water conservation incentive programs

I. ICIM RECOMMENDATIONS

NTMWD has partnered with Plummer Associates, Inc. to develop the ICIM program to identify where additional ICIM water savings can be achieved. Member Cities and Customers can adopt a similar approach by implementing the following conservation practices:

- **Classification of Customers by Specific End Use** - A billing system that identifies customers by criteria specific enough to assess usage patterns can greatly assist in reviewing drivers of demand and developing targeted conservation efforts. For example, rather than identify customers as residential, commercial, industrial, or

institutional, which is very broad, utilities can classify customers by specific end uses such as Veterinary Hospitals, Full-Service Hotels, or Day Care Centers.

- **End Use Analysis** - In order to determine what water conservation and efficiency programs and policies will be most effective in managing demand, a water utility needs to understand the makeup of its customer base and conduct a thorough assessment of end use water efficiency measures. Understanding what technologies are available, understanding how far along end users are in adopting these new technologies, and understanding the potential impacts to long-term water use trends, allow planners to target the most effective drivers of change.
- **Benchmarking** - As businesses grow, they tend to add more customers and productions. As such, it can be difficult to see the benefit of targeted conservation efforts if you are only looking at the total annual water use. Development of effective and meaningful benchmarking, such as gallons per pound of product, gallons per guest per day, gallons per meal, etc., allows end users to gauge their effectiveness in using water and energy efficiently by providing measures that are easy to define and allow for comparison amongst peers. Additionally, benchmarking allows end users to gauge the effectiveness of their efforts year over year.
- **Providing Water Efficiency Opportunity Surveys for ICIM Customers** - A detailed water efficiency survey can enable end users to understand how they use water, develop a complete inventory of water using equipment and processes, identify potential leaks and losses, set realistic reduction goals, identify and implement useful policies, identify low cost/no cost projects and assess potential investments in significant projects aimed at reducing long-term water demand. Members can reach out to NTMWD to participate in the ongoing Water Efficiency Opportunity Surveys.

NTMWD recommends that all Member Cities and Customers participate in the ICIM program and takes advantage of the Water Efficiency Opportunity Surveys.

J. WATER EFFICIENCY OUTREACH PROGRAM

NTMWD provides a wealth of technical assistance and outreach. Wholesale and retail water providers benefit from a consistent water conservation message across multiple cities and can enhance their reputation in the community. Utilizing resources and programs from NTMWD's conservation portal allows Member Cities and Customers to save money by not producing the resources or operating the programs themselves and amplifies a common message. Outreach assistance from NTMWD accomplishes public outreach and education elements in both the wholesale and retail water providers respective water conservation plans.

However, it is recommended that each member city and customer develop their own water efficiency outreach program as well. Perhaps one of the most important actions a utility can take in increasing water use efficiency among its customers is through public education and outreach programs (E&O). The goal of E&O programs is to influence behavioral change for short and long-term water savings. Regular and consistent messaging in customer education will provide an overall picture of water resources in the community. Communicating the need for conservation helps manage existing water supplies and avoids or delays the need for expanded or new infrastructure to meet increased water demands. Customer education also provides valuable information on specific actions they can take in their home or business to meet these community goals while also benefiting from them personally (i.e., managing their water bill).

Each utility should develop an education and outreach plan suited to their community that is adaptable over time. Understanding which messages need to be conveyed regularly and identifying the target audience(s) is key to a successful program. An effective public education program will help develop trust between the community and the utility as relevant, timely, and fact-based information is provided, and customer service is enhanced.

Many cities have dedicated water conservation web pages located within the main city or utility website that provide tips and other resources. The TWDB is one source that provides publications and other materials that can be placed online or made available in city/utility buildings. NTMWD's online conservation portal is another. The various education and outreach tools also allow cities to promote other programs offered, such as rebates or events, and to communicate other important messages, such as drought conditions or water service outages.

Some customers prefer to learn in a classroom setting or to tour facilities or demonstration areas to better understand certain conservation techniques. Offering in-person or virtual classes or workshops provides an opportunity to connect with these customers, provides hands-on experience, and allows questions on a range of conservation issues to be answered. NTMWD offers several programs such as these described in **Section 8.02**.

2025 Water Resource and Emergency Management Plan

Under Texas Water Code Chapter 11 and Title 30 Texas Administrative Code Chapter 288, Retail, Irrigation and Wholesale Public Water Suppliers are required to develop, implement and submit updated Drought Contingency Plans to the TCEQ every five years.

1.00 INTRODUCTION

City of Rowlett is a Member City of the North Texas Municipal Water District (NTMWD). This Plan was developed following TCEQ guidelines and requirements governing the development of drought contingency plans.

The goal of the water resource and emergency management plan is to prepare for potential water shortages and to preserve water for essential uses and the protection of public health. The objectives to achieve this goal are as follows:

- To save water during droughts, water shortages, and emergencies.
- To save water for domestic use, sanitation, and fire protection.
- To protect and preserve public health, welfare, and safety.
- To reduce the adverse impacts of shortages.
- To reduce the adverse impacts of emergency water supply conditions.

Note: NTMWD refers to their drought contingency plan (DCP) as the water resource and emergency management plan (WREMP) and should be considered synonymous with a DCP.

1.01 MINIMUM REGULATORY REQUIREMENTS

A drought contingency plan is defined as “a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies”. Recognizing the need for efficient use of existing water supplies, the TCEQ has developed guidelines and requirements governing the development of water conservation and drought contingency plans.

The minimum TCEQ requirements and where they are addressed within this document are described in **Appendix B**.

2.00 IMPLEMENTATION AND ENFORCEMENT

2.01 PROVISIONS TO INFORM THE PUBLIC AND OPPORTUNITY FOR INPUT

The City of Rowlett provided opportunity for public input in the development of this Plan by the following means:

- Providing written notice of the proposed Plan and the opportunity to comment on the Plan by newspaper and posted notice.
- Posting the draft Plan on the community website and/or social media.
- Providing the draft Plan to anyone requesting a copy.

- Holding a public meeting regarding the Plan on 9/2/2025. Public notice of this meeting was provided on the community website and in local newspapers.
- Approving the Plan at a public Council meeting on 9/2/2025. Public notices of this meeting were provided on the community website and live audio was available during the meeting.

2.02 PROGRAM FOR CONTINUING PUBLIC EDUCATION AND INFORMATION

City of Rowlett informs and educates the public about the Plan by the following means:

- Preparing a bulletin describing the plan and making it available at City Hall and/or other appropriate locations.
- Including information and making the Plan available to the public through the community website and/or social media.
- Notifying local organizations, schools, and civic groups that utility staff are available to make presentations on the Plan (usually in conjunction with presentations on water conservation programs).
- At any time that the Plan is activated or changes, City of Rowlett will notify local media of the issues, the water resource management stage (if applicable), and the specific actions required of the public. The information will also be publicized on the community website and/or social media. Billing inserts will also be used as appropriate.

2.03 COORDINATION WITH THE REGIONAL WATER PLANNING GROUPS AND NTMWD

Appendix F of this Plan includes copies of letters sent to the Chairs of the appropriate regional water planning groups as well as NTMWD.

2.04 INITIATION AND TERMINATION OF WATER RESOURCE MANAGEMENT STATGES

A. INITITATION OF A WATER RESOURCE MANAGEMENT STAGE

The City Manager or his/her designee may order the implementation of a water resource management stage when one or more of the trigger conditions for that stage is met.

- NTMWD has initiated a water resource management stage. (Stages imposed by NTMWD action **must** be initiated by Member Cities and Customers.)
- Other trigger conditions internal to Rowlett specified for each drought stage. For these types of internal conditions, the official designee may decide not to order the

implementation of a stage even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision could include, but are not limited to, the time of the year, weather conditions, the anticipation of replenished water supplies, or the anticipation that additional facilities will become available to meet needs. The reason for this decision must be documented.

The following actions will be taken when a water resource management stage is initiated:

- The public will be notified through local media and the supplier's website.
- Wholesale customers and NTMWD will be notified by email that provides details of the reasons for initiation of the water resource management stage.
- If any mandatory provisions of the Plan are activated, City of Rowlett will notify the TCEQ and the NTMWD Executive Director within five business days. Instructions can be accessed on the NTMWD portal online at <https://www.ntmwd.com/login/portal/>.

B. TERMINATION OF A WATER RESOURCE MANAGEMENT STAGE

Water resource management stages initiated by NTMWD may be terminated after NTMWD has terminated the stage. For stages initiated by the City Manager or his/her official designee, they may order the termination of a water resource management stage when the conditions for termination are met or at their discretion.

The following actions will be taken when a water resource management stage is terminated:

- The public will be notified through local media and the supplier's website.
- Wholesale customers and NTMWD will be notified by email.
- If any mandatory provisions of the Plan that have been activated are terminated, the City of Rowlett will notify the TCEQ Executive Director and the NTMWD Executive Director within five business days. Instructions can be accessed on the NTMWD portal online at <https://www.ntmwd.com/login/portal/>.

The City Manager or his/her official designee may decide not to order the termination of a water resource management stage even though the conditions for termination of the stage are met. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, or the anticipation of potentially changed conditions that warrant the continuation of the water resource management stage. The reason for this decision must be documented.

2.05 PROCEDURE FOR GRANTING VARIANCES TO THE PLAN

The City Manager or his/her official designee may grant temporary variances for existing water uses otherwise prohibited under this Plan if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person or entity requesting the variance.
- Compliance with this Plan cannot be accomplished due to technical or other limitations.
- Alternative methods that achieve the same level of reduction in water use can be implemented.

Variances shall be granted or denied at the discretion of the City Manager or his/her official designee. All petitions for variances should be in writing and should include the following information:

- Name and address of the petitioners.
- Purpose of water use.
- Specific provisions from which relief is requested.
- Detailed statement of the adverse effect of the provision from which relief is requested.
- Description of the relief requested.
- Period of time for which the variance is sought.
- Alternative measures that will be taken to reduce water use and the level of water use reduction.
- Other pertinent information.

2.06 PROCEDURES FOR ENFORCING MANDATORY WATER USE RESTRICTIONS

Mandatory water use restrictions may be imposed in Stage 1, Stage 2 and Stage 3. The penalties associated with the mandatory water use restrictions are explained below and included in the ordinance enacting this plan.

Stage 1:

- Violations must be observed by the City Manager or their designee. Violations will be documented by electronic photographs and filed for review.

- First-time violations in Stage 1 will be notified of their violation and be warned of the actions that will be imposed after additional violations.
- For the second violation in Stage 1, a \$100.00 administrative fee will be included on the next available water bill. If that second time violation in Stage 1 involved an irrigation system, the \$100.00 administrative fee can be waived or credited after the completion of a free irrigation check-up of the violating system, performed by a licensed irrigator contracted with the City. For the third and subsequent violations in Stage 1, a \$200.00 administrative fee per violation will be included on the next available water bill.
- Unpaid assessed administrative fees related to violations of water use restrictions shall incur late payment penalties and may result in termination of water service.

Stage 2:

- Violations must be observed by the City Manager or their designee. Violations will be documented by electronic photographs and filed for review.
- First-time violations in Stage 2 will be assessed a \$100.00 administrative fee on the next available water bill. If that first time violation involved an irrigation system, the \$100.00 administrative fee can be waived or credited after the completion of a free irrigation check-up of the violating system, performed by a licensed irrigator contracted with the City.
- For the second violation in Stage 2, a \$200.00 administrative fee will be included on the next available water bill. For the third and subsequent violations in Stage 2, a \$300.00 administrative fee per violation will be included on the next available water bill.
- Upon the second violation in Stage 2 involving an irrigation system, the irrigation system associated with that property will be disconnected, which could incur additional fees.
- Unpaid assessed administrative fees related to violations of water use restrictions shall incur late payment penalties and may result in termination of water service.

Stage 3:

- Violations must be observed by the City Manager or their designee. Violations will be documented by electronic photographs and filed for review.

- First-time violations in Stage 3 will be assessed a \$200.00 administrative fee on the next available water bill.
- For the second violation in Stage 3, a \$300.00 administrative fee will be included on the next available water bill. For the third and subsequent violations, a \$400.00 administrative fee per violation will be included on the next available water bill.
- Upon the first violation in Stage 3 involving an irrigation system, the irrigation system associated with that property will be disconnected, which could incur additional fees.
- Unpaid assessed administrative fees related to violations of water use restrictions shall incur late payment penalties and may result in termination of water service.

OPTIONAL ADMINISTRATIVE REMEDIES

Contesting Administrative Fees

A customer may appeal the assessment of an administrative fee by requesting in writing to the City Manager or their designee that the fee be waived, providing all information to support the removal of the fee. The customer shall bear the burden of proof to show why the administrative fee should not be assessed. The City Manager or their designee shall send written notice within seven business days after receiving the first packet of information, and that decision shall be final and binding.

2.07 REVIEW AND UPDATE OF WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN

As required by TCEQ rules, City of Rowlett must review their respective Plan every five years. The plan will be updated as appropriate based on new or updated information.

3.00 WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN

Initiation and termination criteria for water management stages include general, demand, supply, and emergency criteria. One of the major indicators of approaching or ongoing drought conditions is NTMWD's combined reservoir storage, defined as storage at Lavon Lake plus storage in Bois d'Arc Lake. Percent storage is determined by dividing the current storage by the total conservation storage when the lakes are full. **Table 2** summarizes the water management stages by triggers based on percent combined storage and associated demand

reduction goals and outdoor watering restrictions. The following sections go into more detail on the three water management stages.

TCEQ requires notification when mandatory restrictions are placed on a customer. NTMWD must notify TCEQ when they impose mandatory restrictions on Member Cities and Customers. Member Cities and Customers must likewise notify TCEQ when they impose mandatory restrictions on their customers (wholesale or retail). Measures that impose mandatory requirements on customers are denoted with “**requires notification to TCEQ**”. NTMWD and the utilities must notify TCEQ within five business days if these measures are implemented (<https://www.tceq.texas.gov/response/drought/drought-and-public-water-systems>).

Table 2: Water Management Plan Stages Summary

Drought Stage		April to October	November to March	Demand Reduction Goal	Outdoor Watering Restrictions
		Percent Combined Storage			
Stage 1	Initiation	70%	60%	2%	2X per week (Apr-Oct) 1X per week (Nov-Mar)
	Termination	75%	65%		
Stage 2	Initiation	55%	45%	5%	1X per week (Apr-Oct) 1X every other week (Nov-Mar)
	Termination	70%	60%		
Stage 3	Initiation	30%	20%	30%	No outdoor watering
	Termination	55%	45%		

3.01 WATER RESOURCE MANAGEMENT – STAGE 1

A. INITIATION AND TERMINATION CRITERIA FOR STAGE 1

NTMWD has initiated Stage 1, which may be initiated when one or more of the following criteria is met:

- **General Criteria**
 - The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 1.
 - One or more source(s) is interrupted, unavailable, or limited due to contamination, invasive species, equipment failure or other cause.
 - The water supply system is unable to deliver needed supplies due to the failure or damage of major water system components.

- Part of the system has a shortage of supply or damage to equipment. (NTMWD may implement measures for only that portion of the system impacted.)
- A portion of the service area is experiencing an extreme weather event or power grid/supply disruptions.
- **Demand Criteria**
 - Water demand has exceeded or is expected to exceed 90% of maximum sustainable production or delivery capacity for an extended period.
- **Supply Criteria**
 - The combined storage in Lavon and Bois d'Arc Lake, as published by the TWDB, is less than:
 - 70% of the combined conservation pool capacity during any of the months of April through October
 - 60% of the combined conservation pool capacity during any of the months of November through March
 - The Sabine River Authority (SRA) has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a Stage 1 drought.
 - NTMWD is concerned that Lake Texoma, Jim Chapman Lake, the East Fork Water Reuse Project, Main Stem Pump Station, and/or some other NTMWD water source may be limited in availability within the next six months.

In addition to NTMWD triggers, listed below are internal triggers that may cause Rowlett to initiate Stage 1 restrictions:

- The City's water demand has exceeded 95% of the amount that can be delivered to customers for three consecutive days.
- The City's water demand for all or part of the delivery system equals delivery capacity because delivery capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components, supply source becomes contaminated, power outage, grid failure, natural disaster, or extreme weather event.
- The City Manager or his/her designee determines that it is appropriate to initiate Stage 1.

Stage 1 may terminate when one or more of the following criteria is met:

- **General Criteria**

- The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the termination of Stage 1.
- The circumstances that caused the initiation of Stage 1 no longer prevail.

- **Supply Criteria**

- The combined storage in Lavon and Bois d’Arc Lakes, as published by the TWDB, is greater than:
 - 75% of the combined conservation pool capacity during any of the months of April through October
 - 65% of the combined conservation pool capacity during any of the months of November through March

In situations in which NTMWD is not in any stages, listed below are internal triggers that may cause Rowlett to terminate Stage 1 restrictions:

- The circumstances that caused Rowlett to initiate Stage 1 no longer prevail.

B. GOAL FOR USE REDUCTION UNDER STAGE 1

The goal for water use reduction under Stage 1 is an annual reduction of 2% in the use that would have occurred in the absence of water management measures. Because discretionary water use is highly concentrated in the summer months, savings should be higher than 5% in summer to achieve an annual savings goal of 2%. **If circumstances warrant, the Executive Director can set a goal for greater or less water use reduction.**

C. WATER MANAGEMENT MEASURES AVAILABLE UNDER STAGE 1

The actions listed below are provided as potential measures to reduce water demand. NTMWD may choose to implement any or all of the available restrictions in Stage 1.

- Continue actions described in the water conservation plan.
- Increase enforcement of landscape watering restrictions from the water conservation plan.
- Initiate engineering studies to evaluate alternative actions that can be implemented if conditions worsen.
- Accelerate public education efforts on ways to reduce water use.
- Encourage the public to wait until the current drought or water emergency situation has passed before establishing new landscaping.
- Encourage all users to reduce the frequency of draining and refilling swimming pools.

- **Requires notification to TCEQ.** Parks, golf courses, and athletic fields using potable water for landscape watering are required to meet the same reduction goals and measures outlined in this stage. As an exception, golf course greens and tee boxes may be hand watered as needed.

3.02 WATER RESOURCE MANAGEMENT – STAGE 2

A. INITIATION AND TERMINATION CRITERIA FOR STAGE 2

NTMWD has initiated Stage 2, which may be initiated due to one or more of the following criteria is met:

- **General Criteria**
 - The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 2.
 - One or more supply source(s) is interrupted, unavailable, or limited due to contamination, invasive species, equipment failure or other cause.
 - The water supply system is unable to deliver needed supplies due to the failure or damage of major water system components.
 - Part of the system has a shortage of supply or damage to equipment. (NTMWD may implement measures for only that portion of the system impacted.)
 - A portion of the service area is experiencing an extreme weather event or power grid/supply disruptions.
- **Demand Criteria**
 - Water demand has exceeded or is expected to exceed 95% of maximum sustainable production or delivery capacity for an extended period.
- **Supply Criteria**
 - The combined storage in Lavon and Bois d’Arc Lake, as published by the TWDB, is less than
 - 55% of the combined conservation pool capacity during any of the months of April through October
 - 45% of the combined conservation pool capacity during any of the months of November through March
 - SRA has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a Stage 2 drought.

- NTMWD is concerned that Lake Texoma, Jim Chapman Lake, the East Fork Water Reuse Project, the Main Stem Pump Station, and/or some other NTMWD water source may be limited in availability within the next three months.

In addition to NTMWD triggers, listed below are internal triggers that may cause Rowlett to initiate Stage 2 restrictions:

- The City's water demand has exceeded 98% of the amount that can be delivered to customers for three consecutive days.
- The City's water demand for all or part of the delivery system equals delivery capacity because delivery capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components, supply source becomes contaminated, power outage, grid failure, natural disaster, or extreme weather event.
- The City Manager or his/her designee determines that it is appropriate to initiate Stage 2.

Stage 2 may terminate when one or more of the following criteria is met:

- **General Criteria**
 - The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the termination of Stage 2.
 - The circumstances that caused the initiation of Stage 2 no longer prevail.
- **Supply Criteria**
 - The combined storage in Lavon and Bois d'Arc Lake, as published by the TWDB, is greater than
 - 70% of the combined conservation pool capacity during any of the months of April through October
 - 60% of the combined conservation pool capacity during any of the months of November through March

In situations in which NTMWD is not in any stages, listed below are internal triggers that may cause Rowlett to terminate Stage 2 restrictions:

- The circumstances that caused Rowlett to initiate Stage 2 no longer prevail.

B. GOAL FOR USE REDUCTION UNDER STAGE 2

The goal for water use reduction under Stage 2 is an annual reduction of 5% in the use that would have occurred in the absence of water resource management measures. Because discretionary water use is highly concentrated in the summer months, savings should be higher than 5% in summer to achieve an annual savings goal of 5%. **If circumstances warrant, the Executive Director can set a goal for greater or less water use reduction.**

C. WATER MANAGEMENT MEASURES AVAILABLE UNDER STAGE 2

The actions listed below are provided as potential measures to reduce water demand. NTMWD may choose to implement any or all of the available restrictions in Stage 2.

- Continue or initiate any actions available under the water conservation plan and Stage 1.
- Implement viable alternative water supply strategies.
- **Requires notification to TCEQ.** Limit landscape watering with sprinklers or irrigation systems at each service address to once per week on designated days between April 1 and October 31. Limit landscape watering with sprinklers or irrigation systems at each service address to once every other week on designated days between November 1 and March 31. For residential water customers, watering day is defined as the assigned trash/recycle pickup day for the property address associated with the irrigation system. If there is no street address associated with the property, or there is more than one street address associated with a single contiguous property, the watering day is defined as Wednesday. For industrial, commercial, and institutional water customers, watering day is defined as Wednesday. Exceptions are as follows:
 - New construction may be watered as necessary for 30 days from the installation of new landscape features.
 - Foundation watering (within 2 feet), watering of new plantings (first year) of shrubs, and watering of trees (within a 10-foot radius of its trunk) for up to two hours on any day by a hand-held hose, a soaker hose, or a dedicated zone using a drip irrigation system, provided no runoff occurs.
 - Athletic fields may be watered twice per week.
 - Locations using alternative sources of water supply only for irrigation may irrigate without day-of-the-week restrictions provided proper signage is employed to notify the public of the alternative water source(s) being used. However, irrigation using alternative sources of supply is subject to all other restrictions applicable to this stage. If the alternative supply source is a well, proper proof of well registration with your local water supplier (e.g., city, water supply corporation) is required. Other sources of water supply may not include imported treated water.

- An exemption is for drip irrigation systems from the designated outdoor water use day limited to no more than one day per week. Drip irrigation systems are, however, subject to all other restrictions applicable under this stage.

The City of Rowlett's Stage 2 watering schedule is as follows:

Day	Address Ending in
Sunday	0
Monday	3-4
Tuesday	1
Wednesday	6-7
Thursday	2
Friday	8-9
Saturday	5

- **Requires notification to TCEQ.** Prohibit overseeding, sodding, sprigging, broadcasting or plugging with or watering, except for golf courses and athletic fields.
- **Requires notification to TCEQ.** Parks and golf courses using potable water for landscape watering are required to meet the same reduction goals and measures outlined in this stage. As an exception, golf course greens and tee boxes may be hand watered as needed.

3.03 WATER RESOURCE MANAGEMENT – STAGE 3

A. INITIATION AND TERMINATION CRITERIA FOR STAGE 3

NTMWD has initiated Stage 3, which may be initiated due to one or more of the following criteria is met:

- **General Criteria**
 - The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 3.
 - One or more supply source(s) is interrupted, unavailable, or limited due to contamination, invasive species, equipment failure, or other cause.
 - The water supply system is unable to deliver needed supplies due to the failure or damage of major water system components.
 - Part of the system has a shortage of supply or damage to equipment. (NTMWD may implement measures for only that portion of the system impacted.)
 - A portion of the service area is experiencing an extreme weather event or power grid/supply disruptions.

- **Demand Criteria**
 - Water demand has exceeded or is expected to exceed maximum sustainable production or delivery capacity for an extended period.
- **Supply Criteria**
 - The combined storage in Lavon and Bois d'Arc Lake, as published by the TWDB, is less than
 - 30% of the combined conservation pool capacity during any of the months of April through October
 - 20% of the combined conservation pool capacity during any of the months of November through March
- SRA has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a drought and have significantly reduced supplies available to NTMWD.
- The supply from Lake Texoma, Jim Chapman Lake, the East Fork Water Reuse Project, the Main Stem Pump Station, and/or some other NTMWD water source has become limited in availability.

In addition to NTMWD triggers, listed below are internal triggers that may cause Rowlett to initiate Stage 3 restrictions:

- The City's water demand exceeds the amount that can be delivered to customers.
- The City's water demand for all or part of the delivery system seriously exceeds delivery capacity because delivery capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components, supply source becomes contaminated, power outage, grid failure, natural disaster, or extreme weather event.
- The City Manager or his/her designee determines that it is appropriate to initiate Stage 3.

Stage 3 may terminate when one or more of the following criteria is met:

- **General Criteria**
 - The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the termination of Stage 3.
 - Other circumstances that caused the initiation of Stage 3 no longer prevail.

- **Supply Criteria**

- The combined storage in Lavon and Bois d'Arc Lake, as published by the TWDB, is greater than:
 - 55% of the combined conservation pool capacity during any of the months of April through October
 - 45% of the combined conservation pool capacity during any of the months of November through March

In situations in which NTMWD is in Stage 2, Stage 1 or not in any stages, listed below are internal triggers that may cause Rowlett to terminate Stage 3 restrictions:

- The circumstances that caused Rowlett to initiate Stage 3 no longer prevail.

B. GOAL FOR USE REDUCTION UNDER STAGE 3

The goal for water use reduction under Stage 3 is an annual reduction of 30% in the use that would have occurred in the absence of water resource management measures, or the goal for water use reduction is whatever reduction is necessary. Because discretionary water use is highly concentrated in the summer months, savings should be higher than 30% in summer to achieve an annual savings goal of 30%. **If circumstances warrant, the Executive Director can set a goal for greater or less water use reduction.**

C. WATER MANAGEMENT MEASURES AVAILABLE UNDER STAGE 3

The actions listed below are provided as potential measures to reduce water demand. NTMWD may choose to implement any or all of the available restrictions in Stage 3.

- Continue or initiate any actions available under the water conservation plan and Stages 1 and 2.
- Implement viable alternative water supply strategies.
- **Requires notification to TCEQ.** Initiate mandatory water use restrictions as follows:
 - Hosing and washing of paved areas, buildings, structures, windows or other surfaces is prohibited except by variance and performed by a professional service using high efficiency equipment.
 - Prohibit operation of ornamental fountains or ponds that use potable water except where supporting aquatic life.
- **Requires notification to TCEQ.** Prohibit new sod, overseeding, sodding, sprigging, broadcasting or plugging with or watering.
- **Requires notification to TCEQ.** Prohibit the use of potable water for the irrigation of new landscape.

- **Requires notification to TCEQ.** Prohibit all commercial and residential landscape watering, except foundations (within 2 feet) and trees (within a 10-foot radius of its trunk) may be watered for two hours one day per week with a hand-held hose, a soaker hose, or a dedicated zone using a drip irrigation system provided no runoff occurs. Drip irrigation systems are not exempt from this requirement.
- **Requires notification to TCEQ.** Prohibit washing of vehicles except at a commercial vehicle wash facility.
- **Requires notification to TCEQ.** Landscape watering of parks, golf courses, and athletic fields with potable water is prohibited. As an exception, golf course greens and tee boxes may be hand watered as needed. Variances may be granted by the water provider under special circumstances.
- **Requires notification to TCEQ.** Prohibit the filling, draining, and/or refilling of existing swimming pools, wading pools, Jacuzzi and hot tubs except to maintain structural integrity, proper operation and maintenance or to alleviate a public safety risk. Existing pools may add water to replace losses from normal use and evaporation. Permitting of new swimming pools, wading pools, Jacuzzi and hot tubs is prohibited.
- **Requires notification to TCEQ.** Prohibit the operation of interactive water features such as water sprays, dancing water jets, waterfalls, dumping buckets, shooting water cannons, inflatable pools, temporary splash toys or pools, slip-n-slides, or splash pads that are maintained for recreation.
- **Requires notification to TCEQ.** Require all commercial water users to reduce water use by a percentage determined by the City Manager or his/her designee.

Appendix A

List of References

The following appendix contains a list of references used throughout the plans.

APPENDIX A

LIST OF REFERENCES

1. Texas Commission on Environmental Quality Water Conservation Implementation Report. <https://www.tceq.texas.gov/assets/public/permitting/forms/20645.pdf>
2. Title 30 of the Texas Administrative Code, Part 1, Chapter 288, Subchapter A, Rules 288.1 and 288.5, and Subchapter B, Rule 288.22, downloaded from [http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288), April 2023.
3. Water Conservation Implementation Task Force: “Texas Water Development Board Report 362, Water Conservation Best Management Practices Guide,” prepared for the Texas Water Development Board, Austin, November 2004.
4. Texas Water Development Board, Texas Commission on Environmental Quality, Water Conservation Advisory Council: Guidance and Methodology for Reporting on Water Conservation and Water Use, December 2012
5. Freese and Nichols, Inc.: Model Water Conservation Plan for NTMWD Members Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, January 2019.
6. Freese and Nichols, Inc.: Model Water Resource and Emergency Management Plan for NTMWD Members Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, January 2019.
7. Freese and Nichols Inc, Alan Plummer Associates, Inc., CP & Y Inc., Cooksey Communications. “2021 Region C Water Plan”

Appendix B

Texas Administrative Code Title 30

Chapter 288

The following appendix contains the Texas Administrative Code that regulates both water conservation and drought contingency plans. Prior to the code, a summary is given that outlines where each requirement is fulfilled within the plans.

APPENDIX B

TEXAS ADMINISTRATIVE CODE TITLE 30 CHAPTER 288

The TCEQ rules governing development of water conservation plans are contained in Title 30, Chapter 288, Subchapter A of the Texas Administrative Code, which is included in this Appendix for reference.

The water conservation plan elements required by the TCEQ rules that are covered in this water conservation plan are listed below.

Minimum Conservation Plan Requirements for Public Water Suppliers

- 288.2(a)(1)(A) – Utility Profile – Section 2
- 288.2(a)(1)(B) – Record Management System – Section 4
- 288.2(a)(1)(C) – Specific, Quantified Goals – Section 3
- 288.2(a)(1)(D) – Accurate Metering – Section 4
- 288.2(a)(1)(E) – Universal Metering – Section 4
- 288.2(a)(1)(F) – Determination and Control of Water Loss – Section 4
- 288.2(a)(1)(G) – Public Education and Information Program – Section 8
- 288.2(a)(1)(H) – Non-Promotional Water Rate Structure – Section 8
- 288.2(a)(1)(I) – Reservoir System Operation Plan – Section 6
- 288.2(a)(1)(J) – Means of Implementation and Enforcement – Section 7
- 288.2(a)(1)(K) – Coordination with Regional Water Planning Group – Section 7
- 288.2(c) – Review and Update of Plan – Section 7

Additional Requirements for Public Water Suppliers (Population over 5,000)

- 288.2(a)(2)(A) – Leak Detection, Repair, and Water Loss Accounting – Section 4

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 288</u>	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
<u>SUBCHAPTER A</u>	WATER CONSERVATION PLANS
RULE §288.1	Definitions

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

(1) Agricultural or Agriculture--Any of the following activities:

(A) cultivating the soil to produce crops for human food, animal feed, or planting seed or for the production of fibers;

(B) the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or non-soil media by a nursery grower;

(C) raising, feeding, or keeping animals for breeding purposes or for the production of food or fiber, leather, pelts, or other tangible products having a commercial value;

(D) raising or keeping equine animals;

(E) wildlife management; and

(F) planting cover crops, including cover crops cultivated for transplantation, or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure.

(2) Agricultural use--Any use or activity involving agriculture, including irrigation.

(3) Best management practices--Voluntary efficiency measures that save a quantifiable amount of water, either directly or indirectly, and that can be implemented within a specific time frame.

(4) Conservation--Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.

(5) Commercial use--The use of water by a place of business, such as a hotel, restaurant, or office building. This does not include multi-family residences or agricultural, industrial, or institutional users.

(6) Drought contingency plan--A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. A drought contingency plan may be a separate document identified as such or may be contained within another water management document(s).

(7) Industrial use--The use of water in processes designed to convert materials of a lower order of value into forms having greater usability and commercial value, and the development of power by means other than hydroelectric, but does not include agricultural use.

(8) Institutional use--The use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.

(9) Irrigation--The agricultural use of water for the irrigation of crops, trees, and pastureland, including, but not limited to, golf courses and parks which do not receive water from a public water supplier.

(10) Irrigation water use efficiency--The percentage of that amount of irrigation water which is beneficially used by agriculture crops or other vegetation relative to the amount of water diverted from the source(s) of supply. Beneficial uses of water for irrigation purposes include, but are not limited to, evapotranspiration needs for vegetative maintenance and growth, salinity management, and leaching requirements associated with irrigation.

(11) Mining use--The use of water for mining processes including hydraulic use, drilling, washing sand and gravel, and oil field re-pressuring.

(12) Municipal use--The use of potable water provided by a public water supplier as well as the use of sewage effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.

(13) Nursery grower--A person engaged in the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or nonsoil media, who grows more than 50% of the products that the person either sells or leases, regardless of the variety sold, leased, or grown. For the purpose of this definition, grow means the actual cultivation or propagation of the product beyond the mere holding or maintaining of the item prior to sale or lease, and typically includes activities associated with the production or multiplying of stock such as the development of new plants from cuttings, grafts, plugs, or seedlings.

(14) Pollution--The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

(15) Public water supplier--An individual or entity that supplies water to the public for human consumption.

(16) Regional water planning group--A group established by the Texas Water Development Board to prepare a regional water plan under Texas Water Code, §16.053.

(17) Residential gallons per capita per day--The total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.

(18) Residential use--The use of water that is billed to single and multi-family residences, which applies to indoor and outdoor uses.

(19) Retail public water supplier--An individual or entity that for compensation supplies water to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants when that water is not resold to or used by others.

(20) Reuse--The authorized use for one or more beneficial purposes of use of water that remains unconsumed after the water is used for the original purpose of use and before that water is either disposed of or discharged or otherwise allowed to flow into a watercourse, lake, or other body of state-owned water.

(21) Total use--The volume of raw or potable water provided by a public water supplier to billed customer sectors or nonrevenue uses and the volume lost during conveyance, treatment, or transmission of that water.

(22) Total gallons per capita per day (GPCD)--The total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in this chapter shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.

(23) Water conservation coordinator--The person designated by a retail public water supplier that is responsible for implementing a water conservation plan.

(24) Water conservation plan--A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the

recycling and reuse of water, and for preventing the pollution of water. A water conservation plan may be a separate document identified as such or may be contained within another water management document(s).

(25) Wholesale public water supplier--An individual or entity that for compensation supplies water to another for resale to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants as an incident of that employee service or tenancy when that water is not resold to or used by others, or an individual or entity that conveys water to another individual or entity, but does not own the right to the water which is conveyed, whether or not for a delivery fee.

(26) Wholesale use--Water sold from one entity or public water supplier to other retail water purveyors for resale to individual customers.

Source Note: The provisions of this §288.1 adopted to be effective May 3, 1993, 18 TexReg 2558; amended to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective August 15, 2002, 27 TexReg 7146; amended to be effective October 7, 2004, 29 TexReg 9384; amended to be effective January 10, 2008, 33 TexReg 193; amended to be effective December 6, 2012, 37 TexReg 9515; amended to be effective August 16, 2018, 43 TexReg 5218

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 288</u>	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
<u>SUBCHAPTER A</u>	WATER CONSERVATION PLANS
RULE §288.2	Water Conservation Plans for Municipal Uses by Public Water Suppliers

(a) A water conservation plan for municipal water use by public water suppliers must provide information in response to the following. If the plan does not provide information for each requirement, the public water supplier shall include in the plan an explanation of why the requirement is not applicable.

(1) Minimum requirements. All water conservation plans for municipal uses by public water suppliers must include the following elements:

(A) a utility profile in accordance with the Texas Water Use Methodology, including, but not limited to, information regarding population and customer data, water use data (including total gallons per capita per day (GPCD) and residential GPCD), water supply system data, and wastewater system data;

(B) a record management system which allows for the classification of water sales and uses into the most detailed level of water use data currently available to it, including, if possible, the sectors listed in clauses (i) - (vi) of this subparagraph. Any new billing system purchased by a public water supplier must be capable of reporting detailed water use data as described in clauses (i) - (vi) of this subparagraph:

- (i) residential;
 - (I) single family;
 - (II) multi-family;
- (ii) commercial;

- (iii) institutional;
- (iv) industrial;
- (v) agricultural; and,
- (vi) wholesale.

(C) specific, quantified five-year and ten-year targets for water savings to include goals for water loss programs and goals for municipal use in total GPCD and residential GPCD. The goals established by a public water supplier under this subparagraph are not enforceable;

(D) metering device(s), within an accuracy of plus or minus 5.0% in order to measure and account for the amount of water diverted from the source of supply;

(E) a program for universal metering of both customer and public uses of water, for meter testing and repair, and for periodic meter replacement;

(F) measures to determine and control water loss (for example, periodic visual inspections along distribution lines; annual or monthly audit of the water system to determine illegal connections; abandoned services; etc.);

(G) a program of continuing public education and information regarding water conservation;

(H) a water rate structure which is not "promotional," i.e., a rate structure which is cost-based and which does not encourage the excessive use of water;

(I) a reservoir systems operations plan, if applicable, providing for the coordinated operation of reservoirs owned by the applicant within a common watershed or river basin in order to optimize available water supplies; and

(J) a means of implementation and enforcement which shall be evidenced by:

(i) a copy of the ordinance, resolution, or tariff indicating official adoption of the water conservation plan by the water supplier; and

(ii) a description of the authority by which the water supplier will implement and enforce the conservation plan; and

(K) documentation of coordination with the regional water planning groups for the service area of the public water supplier in order to ensure consistency with the appropriate approved regional water plans.

(2) Additional content requirements. Water conservation plans for municipal uses by public drinking water suppliers serving a current population of 5,000 or more and/or a projected population of 5,000 or more within the next ten years subsequent to the effective date of the plan must include the following elements:

(A) a program of leak detection, repair, and water loss accounting for the water transmission, delivery, and distribution system;

(B) a requirement in every wholesale water supply contract entered into or renewed after official adoption of the plan (by either ordinance, resolution, or tariff), and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements in this chapter. If the customer intends to resell the water, the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with the provisions of this chapter.

(3) Additional conservation strategies. Any combination of the following strategies shall be selected by the water supplier, in addition to the minimum requirements in paragraphs (1) and (2) of this subsection, if they are necessary to achieve the stated water conservation goals of the plan. The commission may require that any of the following strategies be implemented by the water supplier if the commission determines that the strategy is necessary to achieve the goals of the water conservation plan:

(A) conservation-oriented water rates and water rate structures such as uniform or increasing block rate schedules, and/or seasonal rates, but not flat rate or decreasing block rates;

(B) adoption of ordinances, plumbing codes, and/or rules requiring water-conserving plumbing fixtures to be installed in new structures and existing structures undergoing substantial modification or addition;

(C) a program for the replacement or retrofit of water-conserving plumbing fixtures in existing structures;

(D) reuse and/or recycling of wastewater and/or graywater;

(E) a program for pressure control and/or reduction in the distribution system and/or for customer connections;

(F) a program and/or ordinance(s) for landscape water management;

(G) a method for monitoring the effectiveness and efficiency of the water conservation plan; and

(H) any other water conservation practice, method, or technique which the water supplier shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

(b) A water conservation plan prepared in accordance with 31 TAC §363.15 (relating to Required Water Conservation Plan) of the Texas Water Development Board and substantially meeting the requirements of this section and other applicable commission rules may be submitted to meet application requirements in accordance with a memorandum of understanding between the commission and the Texas Water Development Board.

(c) A public water supplier for municipal use shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. The public water supplier for municipal use shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

APPENDIX B

TEXAS ADMINISTRATIVE CODE TITLE 30 CHAPTER 288

The TCEQ rules governing development of drought contingency plans are contained in Title 30, Chapter 288, Subchapter B of the Texas Administrative Code, which is included in this Appendix for reference.

The drought contingency plan elements required by the TCEQ rules that are covered in this drought contingency plan are listed below.

Minimum Drought Contingency Plan Requirements for Public Water Suppliers

- **288.20(a)(1)(A)** – Provisions to Inform Public and Provide Opportunity for Public Input - Section 2
- **288.20(a)(1)(B)** – Program for Continuing Public Education and Information – Section 2
- **288.20(a)(1)(C)** –Coordination with Regional Water Planning Groups – Section 2
- **288.20(a)(1)(D)** – Description of Information to Be Monitored and Criteria for the Initiation and Termination of Water Resource Management Stages – Sections 2
- **288.20(a)(1)(E)** – Stages for Implementation of Measures in Response to Situations – Section 3
- **288.20(a)(1)(F)** – Specific, Quantified Targets for Water Use Reductions During Water Shortages – Section 3
- **288.20(a)(1)(G)** – Specific Water Supply or Water Demand Measures to Be Implemented at Each Stage of the Plan – Section 3
- **288.20(a)(1)(H)** – Procedures for Initiation and Termination of Drought Contingency and Water Emergency Response Stages – Section 2
- **288.20(a)(1)(I)** – Description of Procedures to Be Followed for Granting Variances to the Plan – Section 2
- **288.20(a)(1)(J)** – Procedures for Enforcement of Mandatory Water Use Restrictions – Section 2
- **288.20(b)** – TCEQ Notification of Implementation of Mandatory Provisions – Sections 2 and 3
- **288.20(c)** – Review of Drought Contingency and Water Emergency Response Plan Every Five (5) Years – Section 2

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 288</u>	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
<u>SUBCHAPTER B</u>	DROUGHT CONTINGENCY PLANS
RULE §288.20	Drought Contingency Plans for Municipal Uses by Public Water Suppliers

(a) A drought contingency plan for a retail public water supplier, where applicable, must include the following minimum elements.

(1) Minimum requirements. Drought contingency plans must include the following minimum elements.

(A) Preparation of the plan shall include provisions to actively inform the public and affirmatively provide opportunity for public input. Such acts may include, but are not limited to, having a public meeting at a time and location convenient to the public and providing written notice to the public concerning the proposed plan and meeting.

(B) Provisions shall be made for a program of continuing public education and information regarding the drought contingency plan.

(C) The drought contingency plan must document coordination with the regional water planning groups for the service area of the retail public water supplier to ensure consistency with the appropriate approved regional water plans.

(D) The drought contingency plan must include a description of the information to be monitored by the water supplier, and specific criteria for the initiation and termination of drought response stages, accompanied by an explanation of the rationale or basis for such triggering criteria.

(E) The drought contingency plan must include drought or emergency response stages providing for the implementation of measures in response to at least the following situations:

- (i) reduction in available water supply up to a repeat of the drought of record;
 - (ii) water production or distribution system limitations;
-

(iii) supply source contamination; or

(iv) system outage due to the failure or damage of major water system components (e.g., pumps).

(F) The drought contingency plan must include specific, quantified targets for water use reductions to be achieved during periods of water shortage and drought. The entity preparing the plan shall establish the targets. The goals established by the entity under this subparagraph are not enforceable.

(G) The drought contingency plan must include the specific water supply or water demand management measures to be implemented during each stage of the plan including, but not limited to, the following:

(i) curtailment of non-essential water uses; and

(ii) utilization of alternative water sources and/or alternative delivery mechanisms with the prior approval of the executive director as appropriate (e.g., interconnection with another water system, temporary use of a non-municipal water supply, use of reclaimed water for non-potable purposes, etc.).

(H) The drought contingency plan must include the procedures to be followed for the initiation or termination of each drought response stage, including procedures for notification of the public.

(I) The drought contingency plan must include procedures for granting variances to the plan.

(J) The drought contingency plan must include procedures for the enforcement of mandatory water use restrictions, including specification of penalties (e.g., fines, water rate surcharges, discontinuation of service) for violations of such restrictions.

(2) Privately-owned water utilities. Privately-owned water utilities shall prepare a drought contingency plan in accordance with this section and incorporate such plan into their tariff.

(3) Wholesale water customers. Any water supplier that receives all or a portion of its water supply from another water supplier shall consult with that supplier and shall include in the drought contingency plan appropriate provisions for responding to reductions in that water supply.

(b) A wholesale or retail water supplier shall notify the executive director within five business days of the implementation of any mandatory provisions of the drought contingency plan.

(c) The retail public water supplier shall review and update, as appropriate, the drought contingency plan, at least every five years, based on new or updated information, such as the adoption or revision of the regional water plan.

Source Note: The provisions of this §288.20 adopted to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective October 7, 2004, 29 TexReg 9384

Appendix C

TWDB Water Utility Profile



Texas Commission on Environmental Quality

**UTILITY PROFILE AND WATER CONSERVATION PLAN
REQUIREMENTS FOR MUNICIPAL WATER USE
BY RETAIL PUBLIC WATER SUPPLIERS**

This form is provided to assist retail public water suppliers in water conservation plan development. If you need assistance in completing this form or in developing your plan, please contact the conservation staff of the Resources Protection Team in the Water Availability Division at (512)239-4691.

City of Rowlett - Utility Profile Based on TCEQ Format

Name:	City of Rowlett
Address:	4310 Industrial St
	Rowlett, TX 75088
Telephone Number:	(972)412-6100
Water Right No.(s):	--
Regional Water Planning Group:	Region C
Form Completed by:	Jasyn Twine
Title:	Freese and Nichols
Person responsible for implementing conservation program:	Gary Schatz
Signature:	Date:

NOTE: If the plan does not provide information for each requirement, include an explanation of why the requirement is not applicable.

UTILITY PROFILE

I. POPULATION AND CUSTOMER DATA

A. Population and Service Area Data

1. Attach a copy of your service-area map.
See figure of service area in WCP

2. Service area size (square miles): 20.83

3. Current population of service area: 65,030

4. Current population served for:

a. water: 65,030

b. wastewater: 65,030

5. Population served by utility for the previous five years:

<u>Year</u>	<u>Population</u>
<u>2019</u>	<u>59,300</u>
<u>2020</u>	<u>67,000</u>
<u>2021</u>	<u>67,000</u>
<u>2022</u>	<u>68,385</u>
<u>2023</u>	<u>65,030</u>

6. Projected population for service area in the following decades:

<u>Year</u>	<u>Population</u>
<u>2030</u>	<u>77,875</u>
<u>2040</u>	<u>81,935</u>
<u>2050</u>	<u>95,181</u>
<u>2060</u>	<u>100,871</u>
<u>2070</u>	<u>105,095</u>

7. List source or method for the calculation of current and projected population size.

Historical populations reflect the total served retail population by the City of Rowlett. Projected populations are from the draft 2026 Region C Water Plan (1.0 migration).

B. Customers Data

Senate Bill 181 requires that uniform consistent methodologies for calculating water use and conservation be developed and available to retail water providers and certain other water use sectors as a guide for preparation of water use reports, water conservation plans, and reports on water conservation efforts. A water system must provide the most detailed level of customer and water use data available to it, however, any new billing system purchased must be capable of reporting data for each of the sectors listed below. http://www.tceq.texas.gov/assets/public/permitting/watersupply/water_rights/sb181_guidance.pdf

1. Current number of active connections. Check whether multi-family service is counted as

Residential ☒ or Commercial? ☐

Note: This represents retail connection count in 2023

<i>Treated Water Users</i>	<i>Metered</i>	<i>Non-Metered</i>	<i>Totals</i>
Residential - Single Family	20,725		20,725
Residential - Multi Family	4,959		4,959
Institutional	97		97
Commerical	787		787
Industrial	27		27
Agriculture	541		541
Reuse	0		0
Total Unmetered	0	185	185
TOTAL	27,136	185	27,321

2. List the number of new connections per year for most recent three years.

City of Rowlett: Is the large increase in MF connections in 2022 is due to the fact that the City went from counting just the meter to counting every MF unit?

<i>Year</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
<i>Treated Water Users</i>			
Residential - Single Family	237	19	88
Residential - Multi Family	314	1,697	-22
Institutional	2	0	-183
Commerical	1	11	-192
Industrial	0	0	-1
Agriculture	0	0	541
Reuse	0	0	0
Total Unmetered	-13	2	0
TOTAL	541	1,729	231

3. List of annual water use for the five highest volume customers.

Note: This represents highest retail customers in 2023

	<i>Customer</i>	<i>Use (1,000 gal/year)</i>	<i>Treated or Raw Water</i>
1.			
2.			
3.			
4.			
5.			

II. WATER USE DATA FOR SERVICE AREA

A. Water Accounting Data

1. List the amount of water use for the previous five years (in 1,000 gallons.)

Indicate whether this is ☐ diverted or ☒ treated water.

<u>Year</u> <u>Month</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
January	117,284	150,913	130,419	159,234	161,124
February	119,731	120,623	148,907	145,899	134,343
March	150,823	149,390	159,548	168,481	166,594
April	155,071	185,998	199,608	203,071	194,951
May	176,728	181,582	165,631	213,070	220,839
June	164,355	267,896	226,792	268,866	284,760
July	273,021	307,709	277,371	414,422	331,669
August	367,076	383,087	329,359	329,040	431,170
September	294,484	247,831	304,278	253,497	302,076
October	231,245	283,453	246,935	263,578	270,085
November	162,487	193,880	187,637	149,443	197,720
December	134,724	175,896	182,394	156,383	159,534
Totals	2,347,028	2,648,258	2,558,879	2,724,984	2,854,865

Describe how the above figures were determined (e.g, from a master meter located at the point of a diversion from the source, or located at a point where raw water enters the treatment plant, or from water sales).

2. Amount of water (in 1,000 gallons) delivered/sold as recorded by the following account types for the past five years.

<u>Year</u> <u>Account Types</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Residential	1,687,652	1,873,004	1,783,376	2,006,507	1,863,204
Single-Family	1,635,335	1,756,938	1,652,905	1,859,988	1,815,282
Multi-Family	52,318	116,066	130,471	146,518	47,922
Commercial	227,494	189,303	178,553	210,456	212,218
Industrial/Mining	12,387	700	3,124	4,165	13,129
Institutional	118,774	77,311	60,638	82,678	207,239
Agriculture	0	0	0	0	215,756
TOTAL	2,046,307	2,140,317	2,025,690	2,303,805	2,511,546

3. List the previous records for water loss for the past five years (the difference between water diverted or treated and water delivered or sold).

<i>Year</i>	<i>Amount (gallons)</i>	<i>Percent</i>
2019	220,263,000	9.3%
2020	191,591,000	7.2%
2021	180,000,000	7.0%
2022	241,000,000	8.8%
2023	324,000,000	11.1%

B. Projected Water Demands

If applicable, attach or cite projected water supply demands from the applicable Regional Water Planning Group for the next ten years using information such as population trends, historical water use, and economic growth in the service area over the next ten years and any additional water supply requirements from such growth.

Year	Projected Demand of Served Population (AF/Y)	Source of data
2023	7,708	<i>Actual Demand</i>
2024	8,264	<i>Interpolated</i>
2025	8,821	<i>Interpolated</i>
2026	9,378	<i>Interpolated</i>
2027	9,935	<i>Interpolated</i>
2028	10,491	<i>Interpolated</i>
2029	11,048	<i>Interpolated</i>
2030	11,550	<i>2026 Region C Plan</i>
2031	11,605	<i>Interpolated</i>
2032	11,660	<i>Interpolated</i>

Note: Projections for 2022-2030 are calculated by taking the 2023 actual demand and interpolating to the 2030 projection from the draft 2026 Region C Plan. Projections for 2030-2040 are calculated by interpolating between the 2030 and 2040 projections from the 2026 Region C Plan. Projections include TWDB estimated reductions for plumbing fixtures.

III. WATER SUPPLY SYSTEM DATA

A. Water Supply Sources

List all current water supply sources and the amounts authorized (in acre feet) with each.

<i>Water Type</i>	<i>Source</i>	<i>Amount Authorized</i>
Surface Water	-	-
Groundwater	-	-
Contracts	North Texas Municipal Water District	???
Other	-	-
Total	-	0

B. Treatment and Distribution System

1. Design daily capacity of system: ??? MGD

Treatment Plant	Design Well Pumping Capacity (MGD)	Firm Well Pumping Capacity (MGD)
TOTAL		

2. Storage capacity: 19.3 MG
 a. Elevated 5.8 MG
 b. Ground 13.5 MG

3. If surface water, do you recycle filter backwash to the head of the plant?
 ☐ Yes ☒ No If yes, approximate amount (MGD):

IV. WASTEWATER SYSTEM DATA

A. Wastewater System Data (if applicable)

1. Design capacity of wastewater treatment plant(s) (MGD):

2. Treated effluent is used for:

- ☐ on-site irrigation,
- ☐ off-site irrigation,
- ☐ plant wash-down, and or
- ☐ chlorination/dechlorination.

If yes, approximate amount (in gallons per month):

3. Briefly describe the wastewater system(s) of the area serviced by the water utility. Describe how treated wastewater is disposed. Where applicable, identify treatment plant(s) with the TCEQ name and number, the operator, owner, and the receiving stream if wastewater is discharged.

Treatment Plant Name	TCEQ Number	Permitted Discharge (MGD)*	Operator	Owner	Receiving Stream

**Note: Permitted discharges listed represent the current and build-out facility design capacities (MGD).*

B. Wastewater Data for Service Area (if applicable)

1. Percent of water service area served by wastewater system:

100%

2. Monthly volume treated for previous five years (in 1,000 gallons):

Year	2019	2020	2021	2022
Month				
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	0	0	0	0
May	0	0	0	0
June	0	0	0	0
July	0	0	0	0
August	0	0	0	0
September	0	0	0	0
October	0	0	0	0
November	0	0	0	0
December	0	0	0	0
Totals	0	0	0	0

Appendix D

**NTMWD Member City and
Customer Annual Water
Conservation Report**

APPENDIX D
NTMWD MEMBER CITY AND CUSTOMER WATER CONSERVATION REPORT
Due: March 31 of every year

Contact Information

TWDB Survey Number:	749000
Name of System:	City of Rowlett
PWS ID:	570056
Contact Name:	Patrick May
Title:	Water Quality Tech.
Email Address:	Pmay@Rowlett.com
Telephone Number:	972-463-3912
Year Covered:	2023
Days in Year	365

Water System Information

Estimated Water Service Area Population:	66,212	Source:	Rowlett Economic Development
# of Irrigation Systems:	546		

Peak Day Usage

Delivery Point	Total System	1	2	3
Peak Day (MG)	18.2	9.9	8.4	2.2
Average Day (MG)	8.0	3.5	1.3	3.2
Peak/Average Day Ratio	2.3	2.9	6.3	0.7
Firm Pumping Capacity (MGD)	29.2	18.7	10.7	4.9
Storage Volume (MG)	19.3	6.5	5.0	2.0

Authorized Consumption and Water Loss

Total System Input Volume:	2,928	
Billed Metered:	2,355	
Billed Unmetered (MG):		Description:
Unbilled Metered (MG):	230	Description: Municipal use & Pitot flushung(pitot device used to calculate gallons)
Unbilled Unmetered (MG):	19	Description: flushing, vac truck and fire department usage
Total Authorized Consumption:	2,604	
Water Loss (MG):	324	
Water Loss (gpcd):	13	
Water Loss (percent):	11%	

Per Capita Use (Gallons per person per day)

Total Use (MG)	2,928
Residential Use (MG)	1,863
Municipal Use (MG)	2,915
ICIM Use (MG)	527
Total Per Capita Use (gpcd)	121
Residential Per Capita Use (gpcd)	77
Municipal Per Capita Use (gpcd)	121
ICIM Per Capita Use (gpcd)	22

Water Conservation Plan 5- and 10-Year Goals for Water Savings

	5-Year Goal	10-Year Goal	
Total GPCD	119	119	Total GPCD = (Total Gallons in System / Permanent Population) / 365
Residential GPCD	85	83	Residential GPCD = (Gallons Used for Residential Use / Residential Population) / 365
Water Loss (GPCD)	13	13	Water Loss GPCD = (Total Water Loss / Permanent Population) / 365
Water Loss (Percentage)	12%	12%	Water Loss Percentage = (Total Water Loss / Total Gallons in System) x 100; or (Water Loss GPCD / Total GPCD) x 100

Retail Water Metered by Month (in Million Gallons):

Month	Sales by Category								
	Residential Single Family	Residential Multi-Family	Public/ Institutional	Commercial	Industrial	Agriculture	Metered Irrigation	Wholesale	Direct Reuse
January	99.57	1.35	14.36	11.47	1.24	-	1.24	-	-
February	94.54	0.61	13.54	10.61	1.13	-	1.13	-	-
March	86.47	0.74	12.50	11.61	0.75	-	0.75	-	-
April	101.00	1.23	14.78	12.71	1.13	-	1.13	-	-
May	118.24	1.71	16.78	15.10	1.28	-	1.28	-	-
June	143.00	2.89	18.20	16.09	1.22	-	1.22	-	-
July	197.59	4.89	22.64	20.14	0.65	-	0.65	-	-
August	249.90	6.55	34.80	22.76	1.57	-	1.57	-	-
September	285.07	10.61	46.55	27.28	1.25	-	1.25	-	-
October	198.91	10.01	33.83	21.01	0.92	-	0.92	-	-
November	135.52	5.70	23.63	16.33	1.13	-	1.13	-	-
December	105.46	1.64	16.13	13.19	0.86	-	0.86	-	-
TOTAL	1,815.28	47.92	267.74	198.28	13.13	-	13.13	-	-
# of Connections (or Units)	20,491.00	159.00	92.00	605.00	25.00	-	546.00	-	-

Recorded Supplies from Sources by Month (in Million Gallons):

Month	Deliveries from NTMWD	Other Sources							Total Supplies
January	161.12								161.12
February	134.34								134.34
March	166.59								166.59
April	194.95								194.95
May	220.84								220.84
June	284.76								284.76
July	331.67								331.67
August	431.17								431.17
September	375.12								375.12
October	270.09								270.09
November	197.72								197.72
December	159.53								159.53
TOTAL	2,927.91	-	-	-	-	-	-	-	2,927.91

Recorded Supplies by Delivery Point from NTMWD by Month (in Million Gallons):

Month	NTMWD Delivery Point								Total System
	1	2	3						
January	65.27	31.67	64.18						161.12
February	55.40	23.13	55.81						134.34
March	71.16	32.78	62.66						166.59
April	80.03	39.60	75.31						194.95
May	94.25	41.22	85.37						220.84
June	124.71	46.77	113.28						284.76
July	164.06	35.00	132.61						331.67
August	198.27	46.04	186.86						431.17
September	151.85	73.04	150.22						375.12
October	110.30	49.92	109.87						270.09
November	75.62	44.30	77.80						197.72
December	70.16	19.43	69.94						159.53
TOTAL	1,261.09	482.90	1,183.92	-	-	-	-	-	2,927.91

Wholesale Water Sales to Other Water Systems (in Million Gallons):

	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8	Total Wholesale Sales
<i>Buyer Name</i>									
<i>Type of Water</i>									
<i>Name of Source</i>									
<i>Estimated Water Service Area Population</i>									
January	-	-	-	-	-	-	-	-	-
February	-	-	-	-	-	-	-	-	-
March	-	-	-	-	-	-	-	-	-
April	-	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-	-	-

Water Sales to Industrial Production Facilities (in Million Gallons):

	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8	Total Industrial Production Facilities Sales
<i>Buyer Name</i>									
<i>Type of Water</i>									
<i>Name of Source</i>									
January									-
February									-
March									-
April									-
May									-
June									-
July									-
August									-
September									-
October									-
November									-
December									-
TOTAL	-	-	-	-	-	-	-	-	-

Additional Information

Describe Any ICIM (Industrial, Commercial, Institutional & Multi-Family) Practices being Implemented to Improve Water Efficiency

Describe any Unusual Circumstances

Provide an Update on Progress in Implementation of Conservation Plan

What Conservation Measures are Planned for Next Year?

Do City Limits Differ Significantly from Water Service Area? If so, explain.

Is there any Assistance Requested from the North Texas Municipal Water District?

Other?

Historical Water Use Data for City of Rowlett

Year	Days in Year	Connections	Estimated Population	Deliveries from NTMWD (MG)	Other Supplies (MG)	Metered Sales by Category (Million Gallons)									
						Residential Single Family	Residential Multi-Family	Public/ Institutional	Commercial	Industrial	Agriculture	Metered Irrigation	Wholesale	Direct Reuse	Total
1990	365	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1991	365	9,090	25,360	1,108	0	0	0	0	0	0	0	0	0	0	0
1992	366	9,535	27,460	1,208	0	0	0	0	0	0	0	0	0	0	0
1993	365	10,053	29,560	1,450	0	0	0	0	0	0	0	0	0	0	0
1994	365	11,615	31,660	1,383	0	0	0	0	0	0	0	0	0	0	0
1995	365	11,855	33,760	1,774	0	0	0	0	0	0	0	0	0	0	0
1996	366	13,063	35,860	1,763	0	0	0	0	0	0	0	0	0	0	0
1997	365	9,566	37,960	1,808	0	0	0	0	0	0	0	0	0	0	0
1998	365	10,219	40,060	2,550	0	1,567	0	0	183	0	0	0	0	0	1,750
1999	365	11,618	42,160	2,401	0	1,906	0	0	498	0	0	0	0	0	2,404
2000	366	13,399	44,503	2,698	0	1,795	0	0	296	0	0	0	0	0	2,091
2001	365	15,513	45,643	2,721	0	1,925	0	0	300	1	0	0	0	0	2,226
2002	365	17,267	47,950	2,569	0	0	0	0	292	10	0	0	0	0	302
2003	365	18,001	49,500	2,885	0	2,184	0	0	298	68	0	0	0	0	2,550
2004	366	19,253	50,072	2,620	0	1,916	0	0	321	89	0	0	0	0	2,326
2005	365	19,190	51,133	3,070	0	2,450	0	0	364	82	0	0	0	0	2,896
2006	365	19,433	52,193	2,838	0	2,286	0	0	226	11	0	0	0	0	2,523
2007	365	19,534	53,254	2,111	0	1,694	0	0	298	31	0	0	0	0	2,023
2008	366	19,901	55,223	2,600	0	1,951	0	0	393	26	0	0	0	0	2,370
2009	365	19,668	54,240	2,445	0	1,796	21	58	261	22	0	0	0	0	2,158
2010	365	19,986	54,500	2,796	0	2,022	23	119	267	3	0	0	0	0	2,434
2011	365	20,553	56,230	3,055	0	2,264	0	244	188	15	0	0	0	0	2,711
2012	366	20,621	56,310	2,560	0	1,959	21	183	187	25	0	0	0	0	2,375
2013	365	20,703	57,703	2,382	0	1,868	14	171	186	25	0	0	0	0	2,264
2014	365	20,793	58,043	2,176	0	1,591	20	78	216	6	0	0	0	0	1,912
2015	365	21,064	58,407	2,463	0	1,751	19	180	209	11	0	0	0	0	2,171
2016	366	21,641	58,407	2,452	0	1,665	38	136	220	44	0	0	0	0	2,102
2017	365	21,660	62,000	2,243	0	1,611	56	86	170	12	0	143	0	0	2,078
2018	365	22,754	58,830	2,285	0	1,703	7	35	169	19	0	147	0	0	2,081
2019	365	24,465	59,300	2,358	0	1,635	52	119	240	12	0	0	0	0	2,059
2020	366	24,624	67,000	2,648	0	1,757	116	83	190	1	0	0	0	0	2,146
2021	365	21,614	67,000	2,559	0	1,653	130	61	245	3	0	0	0	0	2,092
2022	365	21,849	68,385	2,725	0	1,860	147	83	304	4	0	0	0	0	2,397
2023	365	21,918	66,212	2,928	0	1,815	48	268	198	13	0	13	0	0	2,355

Note: After 2020, Residential sales were divided into single and multi-family classifications. Historical information from the TWDB Water Use Surveys were incorporated where available. The category of 'Other' was removed and replaced with 'Reuse'. Historical volumes for 'Other' were redistributed into the appropriate category when appropriate. These changes were made to be consistent with TWDB terminology.

Historical Per Capita Use Data and Water Loss for City of Rowlett

Year	Estimated Population	Total Use			Residential Use			Municipal Per Capita Use (gpcd)	ICIM Per Capita Use (gpcd)	Authorized Consumption				Water Loss						
		Total Per Capita Use (gpcd)	Total 5-Year Per Capita Goal	Total 10-Year Per Capita Goal	Residential Per Capita Use (gpcd)	Residential 5-Year Per Capita Goal	Residential 10-Year Per Capita Goal			Billed Metered (MG)	Billed Unmetered (MG)	Unbilled Metered (MG)	Unbilled Unmetered (MG)	Water Loss (MG)	Water Loss (gpcd)	Water Loss 5-Year Per Capita Goal	Water Loss 10-Year Per Capita Goal	Water Loss (percentage)	Water Loss (percentage) 5-Year Goal	Water Loss (percentage) 10-Year Goal
1995	33,760	144			0			144	0	0	0	0	0	0	0			0%		
1996	35,860	134			0			134	0	0	0	0	0	0	0			0%		
1997	37,960	130			0			130	0	0	0	0	0	0	0			0%		
1998	40,060	174			107			174	13	1,750	0	0	0	800	55			31%		
1999	42,160	156			124			156	32	2,404	0	0	0	-3	0			0%		
2000	44,503	166			110			166	18	2,091	0	0	0	607	37			22%		
2001	45,643	163			116			163	18	2,226	0	0	0	495	30			18%		
2002	47,950	147			0			146	17	302	0	0	0	2,267	130			88%		
2003	49,500	160			121			156	20	2,550	0	0	0	335	19			12%		
2004	50,072	143			105			138	22	2,326	0	0	1	293	16			11%		
2005	51,133	164			131			160	24	2,896	0	0	2	172	9			6%		
2006	52,193	149			120			148	12	2,523	0	0	2	313	16			11%		
2007	53,254	109			87			107	17	2,023	0	0	4	85	4			4%		
2008	55,223	129			97			127	21	2,370	0	0	8	222	11			9%		
2009	54,240	123			92			122	18	2,157	0	0	13	275	14			11%		
2010	54,500	141			103			140	21	2,433	0	2	7	354	18			13%		
2011	56,230	149			110			148	22	2,711	0	2	8	334	16			11%		
2012	56,310	124			96			123	20	2,375	0	1	8	177	9			7%		
2013	57,703	113			89			112	19	2,249	0	1	13	119	6			5%		
2014	58,043	103			76			102	15	1,892	0	0	13	271	13			12%		
2015	58,407	116			83			115	20	2,152	0	0	64	247	12			10%		
2016	58,407	115			80			113	20	2,064	0	0	23	365	17			15%		
2017	62,000	99			74			99	14	2,022	0	49	44	128	6			6%		
2018	58,830	106			80			106	11	2,057	0	7	118	103	5			5%		
2019	59,300	109	119	119	78	85	83	108	20	2,058	0	0	80	220	10	13	13	9%	12%	12%
2020	67,000	108	119	119	76	85	83	108	16	2,146	0	50	260	192	8	13	13	7%	12%	12%
2021	67,000	105	119	119	73	85	83	105	18	2,092	0	272	15	180	7	13	13	7%	12%	12%
2022	68,385	109	119	119	80	85	83	109	22	2,397	0	62	25	241	10	13	13	9%	12%	12%
2023	66,212	121	119	119	77	85	83	121	22	2,355	0	230	19	324	13	13	13	11%	12%	12%

Note:

In-city municipal use = total water supplied less sales to industry, wholesale sales and other sales.

After 2017 - Unaccounted Water has been removed and replaced with Water Losses (per TWDB definition). This category is inclusive of real and apparent losses. Categories for authorized consumption were also added; Unbilled metered replaced estimated fire use, unbilled unmetered replaced estimated line flushing, and a new category for billed unmetered sales was added.

Appendix E

Letters to Regional Water Planning Group and NTMWD

[Enter Date]

Region C Water Planning Group
c/o Trinity River Authority
P.O. Box 60
Arlington, TX 76004

Dear Chair:

Enclosed please find a copy of the Water Conservation and Water Resource and Emergency Management Plan for the City of Rowlett. I am submitting a copy of this plan to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The plans were adopted on 9/2/2025.

Sincerely,

Willis Wolverton
City of Rowlett

[Enter Date]

North Texas Municipal Water District
501 East Brown St.
P.O. Box 2408
Rowlett, TX 75098

Dear Ms. Fonnville:

Enclosed please find a copy of the Water Conservation and Water Resource and Emergency Management Plan for the City of Rowlett. I am submitting a copy of this plan to the North Texas Municipal Water District in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The plans were adopted on 9/2/2025.

Sincerely,

Willis Wolverton
City of Rowlett

Appendix F

Adoption of Plans

Appendix G

Landscape Ordinance

Sec. 77-504. - Landscaping and screening.

A. *Purpose.* The purposes of this section are as follows:

1. To aid in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater or irrigation runoff retardation, while at the same time aiding in noise, glare and heat abatement;
2. To assist in providing adequate light and air and preventing overcrowding of land;
3. To ensure that landscaping is an integral part of a development or redevelopment;
4. To enhance the beautification of the city;
5. To enhance property values and to protect public and private investments;
6. To preserve and protect the unique identity and environment of the city and preserve the economic base attracted to the city by such factors;
7. To conserve energy and natural resources; and
8. To protect and enhance the public health, safety and general welfare.

B. *Applicability.*

1. *General applicability.* This section shall apply to all development and improvements to property. This shall include, but shall not be limited to the following:
 - (a) *Enlargement of existing development.* Applications for building permits for construction work that:
 - (1) Increases the number of stories in a building on the lot, or
 - (2) Increases by more than ten percent or 10,000 square feet, whichever is less, of the combined floor areas of a building, or
 - (3) Increases the impermeable lot coverage by more than 2,000 square feet.
 - (b) *Change of use.* Change of use where the value of improvements to the existing building to accommodate the new use exceeds 30 percent of the tax-appraised value of the structure immediately prior to issuance of a building permit.
 - (c) *Nonconformities.* Lots and properties to which lawful nonconforming status is terminated for any reason.
2. *Timing of applicability to individual lots.* Landscaping plans shall be submitted at such time a site plan is submitted for review or an application for a building permit or certificate of occupancy (whichever is earlier) on such lot is made. When the regulations of this section become applicable to a lot, the requirements are binding on all current and subsequent owners of the lot.
3. *Relationship to other requirements.*
 - (a)

Use-specific standards. Any use required to provide landscaping or screening pursuant to the use-specific standards of this Code shall provide such use-specific landscaping or screening. In the event of a conflict between the use-specific requirements and the general requirements of this section, the use-specific provisions shall control.

- (b) *Tree preservation requirements.* The general landscaping and screening requirements of this section shall be in addition to the requirements of subsection 77-504H., tree preservation. However, if an area designated for tree preservation is located in an area where general landscaping or screening would be required and where the preservation of existing vegetation would serve the same purpose as required landscaping or screening, then the applicant may receive a credit for the protected trees against the required landscaping as dictated in [subsection] 77-504H., tree preservation.

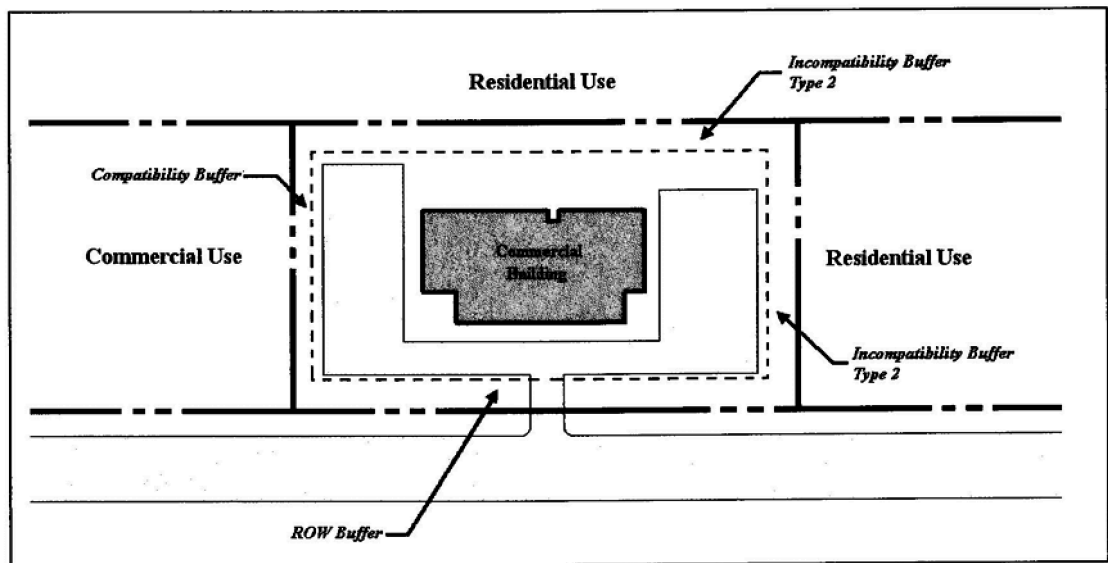
C. *Administration and enforcement of landscaping provisions.*

1. *Form and content of application.* To be accepted as complete, landscape plans shall be prepared by a person knowledgeable in plant material usage and landscape design (e.g., landscape architect, landscape contractor, landscape designer, etc.), prepared in the format specified by the director of planning or his/her designee and shall contain all information and supporting materials required by this section. Landscape plans involving grade work or retaining walls shall be prepared and sealed by a professional engineer licensed to practice in the State of Texas. Irrigation plans shall be submitted with building plans when the building permit application is submitted to the chief building official for review. In addition, irrigation plans shall be prepared by a licensed irrigator.
2. *Surety.* When a property owner seeks a certificate of occupancy prior to landscaping being installed, the director of planning shall require an irrevocable letter of credit or cash escrow equivalent to 135 percent of the total cost of the landscaping.
3. *Deferral of planting.* In any case in which a certificate of occupancy is sought during a season of the year in which the director of planning determines that it would be impractical to plant trees or shrubs, or to lay turf, a temporary certificate of occupancy may be issued, if a letter of agreement from the property owner is provided stating when the installation shall occur. All landscaping required by the approved landscape plan shall be installed within a growing season as determined by the director of planning or no longer than 90 days from the date of issuance of the temporary certificate of occupancy or the site shall be deemed to be in violation of this Code and the temporary certificate of occupancy shall be revoked.
- 4.

Certificate of occupancy. No certificate of occupancy shall be issued prior to the complete installation and approval of the irrigation system as indicated on the approved landscape and irrigation plans, unless otherwise provided in this section. Permits issued contrary to this provision are void from the moment of issuance and may not be relied on by the permit recipient.

D. *Required landscaping.*

1. *General.* In all areas other than single-family and two-family dwellings, at least 15 percent of the gross lot area (excluding rights-of-way) shall be maintained as landscaped area and shall comply with the following standards. In manufacturing or industrial zoning districts, at least 10 percent of gross lot area (excluding rights-of way) shall be maintain as landscaped area and comply with the following standards:
 - (a) All required perimeter buffers and off-street parking interior landscaping shall be included in the overall minimum 15 percent of gross site landscaping.
 - (b) Decorative paving square footage may be included in the required landscape area square footage if approved by the director of planning or his/her designee in lieu of the standard city sidewalk specifications.
 - (c) No tree may be planted within five feet of any impermeable surface or area, unless approved by the director of planning or a greater distance is required due to tree species.
 - (d) The existing natural landscape character shall be preserved to the extent reasonable and feasible. In an area of the street frontage containing a stand of trees, the developer shall use good-faith efforts to preserve such trees, and also shall comply with subsection 77-504H., tree preservation.
 - (e) No unapproved landscaping, object, structure, or sign shall be placed within a visibility easement.
2. *Perimeter buffer landscape requirements.*
 - (a) *Buffer types.*
 - (1) *Right-of-way.* Right-of-way (ROW) buffers shall be provided along all street frontages except alleys. ROW buffers shall not be required for individual single-family or duplex dwellings.
 - (2) *Compatibility.* Compatibility buffers shall be provided between all compatible use types, except the case where single-family residential subdivisions are adjacent to other single-family residential subdivisions.
 - (3) *Incompatibility.* Incompatibility buffers shall be provided between all incompatible use types or incompatible zoning districts.



- (b) *Trees and shrubs.* Trees and shrubs shall be provided in all perimeter buffers in accordance with the following standards:
- (1) *Trees.*
 - a. *ROW buffers.* One canopy tree per 35 lineal feet.
 - b. *Compatibility buffers.* One tree per 50 lineal feet.
 - c. *Incompatibility buffer.* One canopy tree per 35 lineal feet.
 - (2) *Shrubs.*
 - a. *ROW buffers.* Ten evergreen shrubs per 30 lineal feet.
 - b. *Compatibility buffers.* Ten evergreen shrubs per 30 lineal feet.
 - c. *Incompatibility buffers.* Ten evergreen shrubs per 30 lineal feet.
- (c) *Walls and fences.* If a masonry wall is required within an incompatibility buffer or otherwise provided as part of the proposed landscaping, the wall shall adhere to the masonry wall standards provided in subsection 77-504F.4.
- (d) *Area measurement.* The width of access ways that traverse required perimeter landscape buffers shall not be included in the calculation of linear dimension.
- (e) *Buffer width reduction.* The required buffer width may be reduced by 50 percent where a project is separated from a ROW by a lake, stream, open space, or combination thereof, with a minimum width of 80 feet. The director of planning or his/her designee may reduce the required incompatibility buffer width by 50 percent for development tracts adjacent to a lake, stream or open space area 100 feet in width or if the same type of buffer exists on the adjacent property. The quantity of required plant material shall not be reduced in proportion to the reduction in the buffer width. A minimum of five clear feet for planting, or ten feet if a wall with a continuous footer is used, shall be maintained.
- (f) *ROW buffer.*

- (1) *Width.* The total width of the buffer along streets, thoroughfares, or other means of vehicular access shall depend on the thoroughfare classification as indicated in table 5.4-1, width of ROW buffer. The thoroughfare classification shall be determined by reference to the master thoroughfare plan map. Non-thoroughfare plan streets shall utilize the buffer width for "type C or lower" streets as indicated in table 5.4-1, width of ROW buffer, below.

TABLE 5.4-1.

WIDTH OF ROW BUFFER

Thoroughfare Classification	Minimum Width of Buffer
Type A/A+	20 feet
Type B/B+	15 feet
Type C or lower	15 feet

- (2) *Planting pattern for perimeter ROW buffer.* One hundred percent of the buffer length shall be composed of a continuous opaque vertical landscape screen. The area of the buffer not planted with trees and shrubs shall be landscaped with ground cover or turf grasses.
- (3) *Clustering.* Canopy trees and ornamental trees may be clustered in ROW buffers, subject to the following standards:
- Clusters shall be spaced no more than 50 feet on center.
 - Clusters shall consist of trees of varied height, which when averaged, equal the minimum tree height requirements.
- (g) *Compatibility buffer.* Compatibility buffers shall serve to provide a minor transitional buffer between similar land uses. A compatibility buffer with a minimum width of six feet shall be provided along all property lines where there is no existing buffer.
- (h) *Incompatibility buffer.* An incompatibility buffer shall be required between all incompatible use types or incompatible tracts in a planned development in accordance with the requirements of table 5.4-2, incompatibility buffer standards.

TABLE 5.4-2.

INCOMPATIBILITY

BUFFER STANDARDS

Buffer Type	Width	Wall/Fencing Type Required	Maximum Tree Spacing
Type 1	10-ft	None	35-ft O.C.
Type 2	15-ft	Masonry Wall (§ 77-504.F.4) Or Living Screen (§77-504.F.5)	35-ft O.C.
Type 3	20-ft	Masonry Wall (§ 77-504.F.4)	35-ft O.C.

- (1) *Landscape requirements.* An incompatibility buffer shall consist of a continuous, opaque landscape barrier. The landscape barrier shall either be a hedge, fence or a wall. Shrubs and trees required pursuant to other sections of this Code shall be provided in addition to the wall/fencing type requirements shown in table 5.4-2.
- (2) *Determining incompatibility buffer type.* The type of incompatibility buffer required shall be the highest buffer type based on the height or use difference between adjacent uses, in accordance with table 5.4-3, required incompatibility buffer types—height and table 5.4-4, required incompatibility buffer types—use. In the case of a conflict, the most restrictive buffer type shall be required.

TABLE 5.4-3

REQUIRED INCOMPATIBILITY

BUFFER TYPES—HEIGHT

Building Height Difference Between Adjacent Uses	Required Buffer Type
14—28 feet	Type 1
28—35 feet	Type 2
Greater than 35 feet	Type 3

TABLE 5.4-4

REQUIRED INCOMPATIBILITY

BUFFER TYPES—USE

Existing Use Type	Proposed Use Type	Required Buffer Type
Single-Family	Multifamily	Type 1
Residential (All types)	Commercial	Type 2
Residential (All types)	Institutional/Public	Type 2
Residential (All types)	Industrial	Type 3
Residential (All types)	Utility	Type 3

3. *Off-street parking landscaping requirements.* Off-street parking and interior vehicular use areas shall be subject to the following landscaping requirements. Plantings required by this section's perimeter buffer landscape requirements may be used to satisfy these requirements.

- (a) *General.* The required percentage of interior parking lot landscaping shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees.
- (b) *Required percentage of planting area.* The required percentage of interior parking lot landscaping shall be determined based upon table 5.4-5, parking lot interior landscaping requirements. The total square footage of all areas within the parking lot perimeter, including parking spaces, islands, curbed areas, and all interior driveways and aisles with parking spaces on any side, shall be included to determine the total parking area and the required percentage of interior planting area.

TABLE 5.4-5

PARKING LOT INTERIOR

LANDSCAPING REQUIREMENTS

Total Parking Area	Interior Planting Area
7,000—49,999 square feet	5%
50,000—149,999 square feet	8%
150,000 square feet and greater	10%

- (c) *Exemption.* Areas used for parking or vehicular storage which are under, on, or within buildings are exempt from these standards.
- (d) *Parking landscape islands.* Interior areas of parking lots shall contain landscape islands located so as to best relieve the expanse of paving. Landscape islands must be located no farther apart than every 12 parking spaces and at the terminus of all rows of parking. Such islands shall contain at least one tree. The remainder shall be landscaped with

shrubs, turf, ground cover or other appropriate material not to exceed three feet in height. Landscaping islands shall have a minimum size of ten feet by 18 feet and shall be separated from vehicular use areas by a six-inch non-mountable curb.

- (e) *Trees.* In addition to the trees required to be planted in parking landscape islands, there shall be a minimum of one tree planted for each 400 square feet or fraction thereof of required interior landscape area. A minimum of 75 percent of all trees required in the interior planting area shall be canopy trees. Ornamental trees substituted at a rate of 3:1 may count as one required tree, not to exceed 25 percent of the total required trees. Where only three or fewer trees are required, those trees shall all be canopy trees. Interior parking lot landscaping trees should not be placed in compatibility buffers. The number of interior parking lot landscaping trees may be reduced by the director of planning if the applicant provides written information documenting that providing the required interior parking lot landscaping trees would result in unhealthy conditions for tree growth.
- (f) *Wheelstops.* Wheelstops shall be installed no closer than two feet from the landscaped area to prevent cars from parking too close to trees or damaging shrubs and screens and to allow routine landscape maintenance.
- (g) *Parking structures.* Perimeter planters shall be provided along the exterior of parking structures located within 500 feet of a public right-of-way or residential zoning district. Planters shall provide a total of one-half square foot of planting area for each linear foot of facade per parking level. Planting areas may be arranged in linear fashion or clustered at intervals or on levels, and shall be provided with permanent irrigation to permit watering of plant materials. The perimeter planter requirement may be altered if in conflict with the architectural character of the structure, subject to approval of an alternative landscape plan as provided in subsection 77-504I.

4. *Single-family residential development requirements.*

- (a) *Individual lot requirements.* Prior to the final inspection of a house in any subdivision, the builder shall plant two canopy trees in the front yard of each platted single-family residential lot. One canopy tree may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504E.3. Trees to be planted shall be selected from the approved plant list in subsection 77-504J.
- (b) *Entryway areas.* Entryway areas are required regardless of whether the entryway is a primary or secondary entry into the subdivision as defined in this section. Entryway areas are required in addition to perimeter landscape buffer requirements contained in this section.
 - (1) *General.*

- a. The entry area will flank each side of the intersection formed by an external or perimeter street and an internal street.
 - b. All dimensioning for entryway areas shall be measured from right-of-way lines.
 - c. All improvements within entryway areas shall conform to regulations governing sight distance for traffic safety and other standards.
- (2) *Primary entryway.* The primary entryway shall be the major entrance into a residential subdivision, as identified by the developer. Both sides of the primary entryway shall be part of the subdivision.
- a. *Dimensional and area requirements.* Each primary entryway shall total a minimum of 9,600 square feet; that is, 4,800 square feet of landscaped area per side as follows:
 - i. Eighty feet measured from the external street by 40 feet measured from the internal residential street, plus, an additional 1,600 square feet of landscaped area along the external street and adjacent to the required 3,200 square feet.
 - ii. The planning and zoning commission may reduce the above landscaping requirements by up to 25 percent if landscaped street medians are provided.
 - b. *Planting requirements.* Entryway plantings shall include two canopy trees per 500 square feet. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504E.3. Trees to be planted shall be selected from the approved plant list in subsection 77-504J.
 - c. *Landscape area.* The overall primary entryway shall be planted as follows:
 - i. A minimum of 75 percent of the total area must be landscaped with additional combinations of shrubs or groundcover.
 - ii. A maximum of 25 percent of the total area can be treated with grass/groundcover and/or hardscape amenities such as enhanced paving, fountains or sculptures.
- (3) *Secondary entryway.* The secondary entryway(s) shall include entrance(s) from an external or perimeter street into a residential subdivision. Both sides of a secondary entrance shall be part of the subject subdivision. Secondary entrances where access into the subdivision is from a residential street stub in an adjacent subdivision or is separated from an external street by another subdivision or property under different ownership, are not subject to the secondary entryway requirements of this section.
- a. *Dimensional and area requirements.* Each secondary entryway shall total a minimum of 6,400 square feet; that is, 3,200 square feet of landscaped area per side as follows:

- i. Eighty feet measured from the external street by 40 feet measured from the internal residential street.
 - ii. The planning and zoning commission may reduce the above landscaping requirements by up to 25 percent if landscaped street medians are provided.
- b. *Planting requirements.* Entryway plantings shall include two canopy trees per 500 square feet. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504E.3. Trees to be planted shall be selected from the approved plant list in subsection 77-504J.
- c. *Landscape area.* The overall secondary entryway shall be planted as follows:
 - i. A minimum of 75 percent of the total area must be landscaped with additional combinations of shrubs or ground cover.
 - ii. A maximum of 25 percent of the total area can be treated with grass/groundcover and/or hardscape amenities such as enhanced paving, fountains or sculptures.

(4) *Entryway medians.*

- a. *Minimum dimensions.*
 - i. Primary entryway median shall be a minimum of 24 feet in width.
 - ii. Secondary entryway median shall be a minimum of 16 feet in width.
 - iii. The minimum depth for primary and secondary entryway medians shall be 40 feet.
- b. *Planting requirements.* Median plantings shall include one canopy tree per 500 square feet. Canopy trees may be substituted with ornamental trees in accordance with the substitution guidelines in subsection 77-504E.3. Trees to be planted shall be selected from the approved plant list in subsection 77-504J.
- c. *Landscape area.* The overall median shall be planted as follows:
 - i. A minimum of 85 percent of the total area must be landscaped with additional combinations of shrubs or ground cover.
 - ii. A maximum of 15 percent of the total area can be treated with grass/groundcover and/or hardscape amenities such as enhanced paving, fountains or sculptures.
- (c) *Masonry wall requirements.* A masonry screening wall is required for all residential development that has a side yard or rear yard directly adjacent to a right-of-way. The masonry wall shall be a minimum height of six feet and meet the requirements for masonry walls in subsection 77-504F.4 of this Code.

(d)

Common areas. For purposes of this section, "common areas" are defined as real property and improvements (including, but not limited to, private storm drains, private streets and sidewalks, private parks, lakes and ponds, screening walls, open space, trails, and/or floodplain management areas) that are owned or controlled by a homeowner's association (HOA) for the common use, enjoyment and benefit of the owners of lots in the subdivision. Common areas shall be platted as separate tracts of land and the city shall not be responsible for maintenance of common areas. Common areas may include the following:

- (1) Medians;
- (2) Entryways;
- (3) Internal streetscape (within residential minor street rights-of-way);
- (4) Landscape buffers;
- (5) Buffer yards;
- (6) Cul-de-sac landscaped areas (center interior radii).

E. *General landscaping requirements and standards.* The following criteria and standards shall apply to landscape materials and installation:

1. *Quality.*

- (a) *Conformance.* The best professional practices of the American Society of Landscape Architects, the International Society of Arboriculture and the American Nursery and Landscape Association regarding planting, installation, trimming, and fertilization, shall apply to this section. In addition, plant materials used in conformance with the provisions of this chapter shall conform to the standards of the American Standard for Nursery Stock, ANSI Z60.1-2004, or equivalent thereof.
- (b) *Approved plant list.* Plant materials shall be from the City of Rowlett Approved Plant List (subsection 77-504J.). Plant materials must be suitable for local soil conditions and climate. Specifically, plant materials should have high heat tolerance and lower water consumption, where possible.
- (c) *Material.* Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.
- (d) *Species diversification.* Plant material selection for any area of a lot shall provide species diversity so as to minimize impacts from species-specific disease. No more than 25 percent of any tree type (e.g., canopy tree, ornamental tree) shall be of the same species. A minimum of four different species shall be used as canopy trees and a minimum of four different species shall be used as ornamental trees. The various species shall not be grouped in close proximity and should be distributed throughout the lot.

2.

Plant measurements. Minimum plant measurements shall only apply to those plants that are required by this Code. Any proposed additional plants shall not be subject to these minimum requirements.

(a) *Canopy trees.*

- (1) *Minimum height.* Canopy trees shall have a minimum height of 12 feet at time of installation.
- (2) *Minimum caliper size.* Canopy trees shall be a minimum of three-inch caliper as measured 12 inches above ground.

(b) *Ornamental trees.*

- (1) *Minimum height.* Ornamental trees shall have a minimum height of eight feet at time of installation.
- (2) *Minimum container size.* Ornamental trees shall be a minimum of 30-gallon-container size.

(c) *Shrubs.*

- (1) *Minimum container size.* The minimum container size for shrubs shall be three gallons.
- (2) *Minimum height.* Shrubs shall have a minimum height of 24 inches at time of installation and shall obtain a minimum height of 36 inches within two years of planting.
- (3) *Minimum spacing.* Shrubs shall be planted at a minimum spacing of three feet on center and capable of achieving a solid visual screen within one year of planting.

3. *Plant material substitutions.*

- (a) Due to seasonal planting issues and a lack of plant availability, approved landscape plans may require minor revisions. Revisions to approved plans shall be approved by the director of planning or his/her designee.
- (b) Ornamental trees may be substituted for canopy trees at a ratio of three ornamental trees to one canopy tree.

4. *Proximity to overhead utilities.* To minimize conflicts with overhead power lines and overhead utility installations, the applicant may substitute canopy trees with ornamental trees from the approved plant list in section 77-504.J. at a ratio of three ornamental trees to one canopy tree when located under overhead utilities. Where overhead utilities exist, trees shall be maintained so that the mature tree canopy is a minimum of ten feet from the overhead utilities.

5. *Irrigation and maintenance.* All landscape areas and open space shall be provided with an adequate, inconspicuous, and complete-coverage automatic irrigation system according to the following standards:

- (a) All planted areas shall be irrigated.
 - (b) Irrigation systems shall be calibrated and designed to provide the appropriate amount of water that relates to the plant species, and shall not overwater.
 - (c) All irrigation systems shall be equipped with functioning rain and freeze sensors and shall comply with backflow and cross-connection regulations.
 - (d) Drip or soaker irrigation shall be used in all vegetated areas exclusive of turf grass areas.
 - (e) Under high-voltage power lines (operating voltages greater than 60,000 volts) and in easements for transmission towers, low pressure systems (drip and soaker hoses) shall be used. No control valve shall be located within an easement for transmission towers.
6. *Shrub beds.* All shrub beds shall be separated from turf areas with steel edging, concrete edging, or other similar material. Beds shall be mulched with a minimum two-inch layer of shredded hardwood or cypress mulch. Irrigation for shrub beds shall be separated from turf areas.
7. *Maintenance.* Every owner and person in control of property shall keep landscaped areas in a well-maintained, safe, clean, and attractive condition at all times. Such maintenance shall include, but is not limited to, the following:
- (a) Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscape.
 - (b) All plant material shall be maintained in a healthy and growing condition, and must be replaced within 30 days with plant material of similar variety and size (size not to be smaller than the minimum required by this section at the time of replacement) if diseased, damaged, destroyed, or removed. If replacement cannot or should not be effected within the 30-day period due to seasonal temperatures, an extension may be approved by the director of planning if requested in writing, stating when such planting is to be accomplished. No planting delay of over 90 days shall occur.
 - (c) Turf, grass and ground cover shall be mowed, trimmed and edged, and maintained at the proper height.
 - (d) Proper pruning shall be done.
 - (e) Watering shall be done on a regular basis, subject to any city drought contingency plan in effect at the time.
 - (f) Landscape lighting shall be maintained in working order.
 - (g) Irrigation systems shall be maintained in working order.
 - (h) Property owners and persons in control shall maintain and keep clean property and areas situated between the property and the paved portion of any street, alley or right-of-way, as well as any abutting waterway.

- (i) The property owner shall be responsible for any landscaping, irrigation and maintenance of any right-of-way area between the property line and the curb line. In the case of new development, turf grass/ground cover shall be installed in the right-of-way area between the property line and the curb line and be consistent in material and/or type with the installed turf grass/groundcover on the adjacent property.

8. *Landscaping on or affecting public property.*

- (a) The city has the authority to plant, preserve, spray, trim, or remove any tree, shrub, or plant on any parkway, alley, or public ground belonging to the city to protect the public health, safety, and general welfare.
- (b) It shall be unlawful for any person to cut or break any branch of any tree or shrub or injure in any way the bark of such tree or shrub growing on public property.
- (c) The city has the authority to trim or remove, or to order the trimming or removal, of vegetation that conflicts or interferes with the delivery of public services, or that creates a hazard or nuisance to public rights-of-way or easements.

9. *Utility easements.* When locating landscaping and/or irrigation within a public or private utility easement, the applicant shall first obtain consent from the owner(s) of the utility easement. An easement owner's refusal to consent shall not relieve or exempt the applicant from compliance with the landscaping and irrigation requirements of this section; provided, however, that if consent cannot be obtained, plants and irrigation required in the easement area shall be located in the same yard as approved by the city.

F. *Screening standards.*

- 1. *General.* The placement of natural landscape materials (e.g., trees, shrubs, and hedges) is the preferred method for buffering differing land uses, for providing a transition between adjacent properties, and for screening the view of any parking or storage area, refuse collection, utility enclosures, or other service area visible from a public street, alley, or pedestrian area. Plants may be used with fences or berms to achieve the desired screening or buffering effect. Plant material should be mature enough at the time of planting to provide an effective buffer or screen, and should be planted in an appropriate location to allow for desired growth within a reasonable period of time.

When used to screen an activity area such as a parking lot, landscaping shall not obstruct the visibility of motorists or pedestrians or interfere with public safety.

- 2. *Screening of service and off-street loading spaces.* All service areas and designated off-street loading spaces on a site shall be screened from all public and more restrictive, conforming adjacent uses. Screening shall comply with the following standards:

- (a)

To the maximum extent feasible, service and off-street loading areas shall not be visible from public streets. If a service or loading area will be visible from a public street, approval of the planning and zoning commission shall be required.

- (b) No service and off-street loading areas shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian walkway.
- (c) Vehicle maneuvering areas shall not encroach into required landscaped areas.
- (d) Service and off-street loading areas shall be incorporated into the overall design of the building and landscaping so that visual and acoustic impacts are fully contained and out of view from adjacent properties and public streets.
- (e) Service areas shall be concealed by a method of screening comprised of materials at least eight feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or service area. Such screening may be provided by using one of any of the following methods; however, off-street loading spaces located adjacent to residentially zoned property or existing residential uses shall utilize a masonry wall per subsection 77-504F.4. below:

- (1) Masonry wall pursuant to the standards set forth in subsection 77-504F.4.

- (2) Ornamental metal fence and/or berm in conjunction with solid landscape screening, per the following standards:

- a. The ornamental metal fence shall have a minimum height of six feet.
- b. The berm shall have a maximum side slope of four to one and a minimum crown width of one and one-half feet.
- c. The area shall be designed so that a berm will undulate from its lowest point to maximum height, not to exceed five feet in height.
- d. Large evergreen-type shrubs shall be selected from the approved plant list in subsection 77-504J. and planted in accordance with specifications herein. In addition, the plant materials shall:
 - i. Be located in a bed that is of a width suitable for the required plant spacing, but at least five feet wide. The director of planning may require a wider bed width depending on type, species and/or growing habit.
 - ii. Be planted in staggered rows over the entire length of the bed unless the director of planning approves an alternative planting density as being capable of providing a solid screen within two years of planting.
 - iii. Be a minimum of five feet in height at time of planting and provides the required visual barrier.

3. *Dumpster and trash compactor screening.*

- (a) Dumpsters shall be enclosed on three sides with six-foot masonry walls constructed of the same materials and finishes as the buildings; a solid double metal gate shall be required on the fourth side, and shall be kept closed at all times other than for immediate access. The opening shall not face, or shall be screened from, a public street or access easement.
- (b) An eight-foot wall constructed of the same materials and finishes as the buildings shall be provided around compactors.
- (c) Screens are not required for dumpsters in nonresidential developments when located in the service area and screened by the buildings, wing wall or screening wall from public view.
- (d) Dumpsters are required and shall be identified on a site plan for all developments that require a site plan. The specific screening requirements specified in this section shall be placed on the site plan.

4. *Masonry wall standards.*

- (a) *Design and materials.* A masonry screening wall shall consist of a reinforced wall of the same materials, color, and texture as used on the primary structure on the site, having a minimum height of six feet and a maximum height of eight feet. The wall shall include masonry details and form varying angles similar to the primary structure. A graphic detail and schedule of materials shall be shown on the facade plan. Reinforced concrete footings are required and shall be designed, and signed by a structural engineer licensed to practice in the State of Texas.
- (b) *Engineering requirements.* Plans and specifications for the wall shall be submitted with the civil plans and approved by the city engineer.
- (c) *Installation of landscaping between wall and alley prohibited.* Where a masonry screening wall erected pursuant to this section abuts an alley, any required landscaping shall be installed between the nonresidential use and the screening wall, rather than between the screening wall and the alley.
- (d) *Maintenance easement.* A minimum five-foot wall maintenance easement shall be required within residential lots that abut the masonry screening wall. Wall maintenance easements shall be dedicated to or owned, and maintained, by the homeowners' association.
- (e) *Conflict with easements.* If the placement of the wall conflicts with an easement, the wall shall not encroach upon the easement, unless otherwise approved by the city engineer.
- (f) *Public visibility.* Landscaping shall be required to be planted along the face of masonry walls that are visible from public parking or public rights-of-way. The landscape area shall be equal in length to 25 percent minimum of the adjacent exterior wall with a minimum landscape area at least three feet by five feet in plan dimension. Said landscaping shall

consist of native shrubs or plant material evenly distributed along the wall frontage. Where a masonry wall is adjacent to a public right-of-way, the landscaping requirements for the ROW buffer shall satisfy the requirements of this section.

(g) *Additional requirements.*

- (1) The wall shall be designed so that water will drain under, through, and away from the wall on all sides. No ponding of water shall be allowed.
 - (2) The wall shall be designed with footing or pier and sized to allow for no more than one inch of movement over eight feet.
 - (3) Unless otherwise constrained by topography, curvature, and location of infrastructure, where walls are aligned with residential alleys, the face of the wall or column shall be a minimum of one foot from the property line.
 - (4) Masonry wall construction shall be in accordance with city design specifications.
 - (5) Slip-form or similar type walls are prohibited.
5. *Living screen standards.* If a living screen is authorized, it shall consist of a berm and plant materials and shall comply with the following standards:
- (a) The berm shall have a minimum side slope of four to one and a minimum crown width of one and one-half feet.
 - (b) The berm shall undulate from one foot to the maximum height not to exceed five feet in height.
 - (c) Large evergreen-type shrubs shall be selected from the approved planting materials list and planted in accordance with specifications herein. In addition, the plant materials shall:
 - (1) Be located in a bed that is of a width suitable for the required plant spacing, but at least five feet wide. The director of planning or his/her designee may require a wider bed width depending on type, species and/or growing habit.
 - (2) Be planted in staggered rows over the entire length of the bed unless the director of planning or his/her designee approves an alternative planting density as being capable of providing a solid screen within one year of planting.
 - (3) Be a minimum of eight feet in height at time of planting and provides the required visual barrier.
 - (4) A wrought iron fence having a minimum height of not less than six feet nor more than eight feet in combination with evergreen plant material (minimum eight feet in height at time of planting) is required if a living screen is proposed.
 - (d) When large evergreen-type shrubs are planted as part of the living screen, other shrub requirements contained in this Code shall be waived only for the particular buffer where the living screen is planted.

G. [Reserved for future use.]

H. *Tree preservation.*

1. *Purpose.* The purpose of this section is to encourage the preservation of long-established trees of sizes that, once removed, can be replaced only after many generations of tree growth; to preserve protected trees during construction; and to control the removal of protected trees. It is the intent of this section to achieve the following:
 - (a) Prohibit the indiscriminate clearing of trees from property;
 - (b) To the greatest extent possible, preserve and maintain protected trees so as to enhance the quality of development;
 - (c) Protect and increase the value of residential and commercial properties within the city by maintaining the city's current tree inventory;
 - (d) Maintain and enhance a positive image for the attraction of new business enterprises to the city;
 - (e) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city; and
 - (f) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.
2. *Applicability.*
 - (a) *Definition of "protected tree".* For purposes of this Chapter a "protected tree" is any tree with a minimum eight inch caliper at DBH (11 inches DBH for Hackberry) that is not listed on the Prohibited Plant List.
 - (b) *Removal of protected trees prohibited without tree removal permit.* Unless the area or activity is exempt under subsection H.2 below, no person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any protected tree situated on property regulated by this section without first obtaining a tree removal permit under subsection H.4.(c) below.
 - (c) *Exemptions.* Subsection 77-504(H) shall not apply to the following areas or activities:
 - (1) *Single-family residential uses.* Property of not more than two acres, already occupied by a single-family detached, single-family attached, duplex, or townhouse dwelling. However, any construction, paving, or other activity on the property that may damage trees on the public right-of-way shall comply with the standards of subchapter 77-504H.(e)(2), Tree protection during construction.
 - (2) *Damaged/diseased trees.* The removal of a tree that is dead, diseased, naturally fallen, damaged beyond the point of recovery, or in danger of falling, or a tree that the director of parks and recreation or designee finds to be a threat to public health,

welfare, or safety. This would include requiring the removal of a diseased tree to reduce the chance of spreading the disease to adjacent healthy trees. Mitigation will be required if damage is caused by construction activity.

- (3) *Irregularly pruned trees.* A tree that has been irregularly pruned in such a way so that it is damaged beyond the point of recovery and has lost its aesthetic value. Mitigating may be required at the direction of the director of planning or director of parks and recreation.
- (4) *Utility service interruption.* The removal of a tree that has disrupted a public utility service due to a tornado, storm, flood, or other act of God. Removal shall be limited to the portion of the tree reasonably necessary to reestablish and maintain reliable utility service.
- (5) *Public right-of-way.* Removal of a tree in the right-of-way owned or leased by a governmental entity.
- (6) *Public utility.* Removal of a tree on property owned or leased by a public utility excluding property used for administration offices or functions.
- (7) *Landscape nursery.* All licensed plant or tree nurseries shall be exempt from the tree protection and replacement requirements and from the tree removal permit requirements only in relation to those trees planted and growing on the premises that are so planted and growing for sale to the general public.
- (8) *Golf course.* Golf courses shall be exempt from the tree protection and replacement requirements and from the tree removal permit requirements for removal of protected trees within areas designated as tee boxes, fairways, or greens. All other areas shall be subject to the requirements of this section.

3. *Tree removal permits.*

- (a) *Purpose.* This section sets forth the procedure for review and approval of tree removal permits, which are required prior to removal of any protected tree.
- (b) *Tree location map.*
 - (1) *General requirement.* Applications for tree removal permits must be obtained from the planning department. All requests for tree removal permits shall be accompanied by a map showing at a minimum the requirements listed in subsection 8.c.ii.(B). below. These requirements may be modified by the director of planning as needed to administer this section. Upon prior approval by the director, the map exhibit may be limited only to the applicable portion of the site. An aerial photograph may be allowed to satisfy a portion of the requirements if densely populated by trees and no construction activity is to take place in this area.

(2)

Map requirements. The location of all buildings, structures, and other improvements intended on the lot shall be shown. The limits of the construction line shall be shown, if applicable. The location of trees to be removed shall be located by measurements from the two nearest property lines and assigned a reference number as required by (D) below. The caliper (DBH) and common name of all protected tree(s) shall be shown. Any required replacement trees shall be shown with the caliper size, and the common name and scientific name of the tree. The scientific name will include Genus and species (e.g., *Ulmus americana*).

(c) *Authority for review.*

- (1) The director shall be responsible for the review and approval of all requests for tree removal permits and associated tree survey and preservation plan for three trees or less submitted in accordance with the requirements specified in this section. Unless otherwise exempted above, the removal of more than three trees shall be approved by city council upon recommendation of the planning and zoning commission.
- (2) At the discretion of the director applicants submitting a tree removal permit application not associate with development plans may be required to submit a final or preliminary landscape plan, and elevation renderings, depending on the scope of activity involved and the sensitivity of the location or the perceived value of any relative stand of trees in the permit request.
- (3) The director may defer the approval of a tree removal permit and associated tree survey and preservation plan to the city council with recommendation of the planning and zoning commission for any reason. All decisions made by the city council shall be final and binding.

(d) *Approval criteria.* The director or the city council shall deny a tree removal permit and associated tree survey and preservation plan if it is determined that:

- (1) Removal of the tree is not reasonably required in order to conduct anticipated activities;
- (2) A reasonable accommodation can be made to preserve the tree; or
- (3) The purpose and intent of this subchapter is not being met by the applicant.

(e) *Appeal.* Any tree removal permit and associated tree survey and preservation plan decision made by the director may be appealed to the planning and zoning commission, whose decision may be appealed to the city council. An appeal must be filed in writing with the director not more than 20 days after the rendering of a decision by the director or action taken by the planning and zoning commission. All decisions made by the council shall be final and binding.

(f) *Permit expiration.* Permits for tree removal shall be issued in connection with a building permit or site plan, and shall be valid for the period of that building permit's or site plan's validity. Permits for tree removal not issued in connection with a building permit or a site

plan shall become void 180 days after the issue date on the permit.

4. *Tree survey/preservation plan.*

- (a) *When required.* For all development subject to this subchapter 77-504H the applicant or developer shall prepare and submit a tree survey/preservation plan along with the site plan.
- (b) *Contents.* The tree survey/preservation plan shall be a separate plan, and shall be submitted with the landscaping plan required in subchapter 77-504, Landscaping and screening, and any development required by subchapter 77-807. The tree survey/preservation plan shall contain sufficient detail and legibility to enable the city to verify compliance with this subchapter 77-504. The tree survey/preservation plan shall, at a minimum, include the following information:
 - (1) Identification and location of individual trees that are healthy and classified as a protected tree, or that are otherwise noteworthy because of species, age, size, or rarity. Each tree shall be referenced by a distinct number and the plan shall indicate the approximate canopy width of each tree or, if within a grove of protected trees where canopies combine, the overall width of the canopy.
 - (2) A summary table of protected trees on the site, containing:
 - a. Individual tree reference number;
 - b. Both the common name and the botanical name of each tree including Genus and species;
 - c. DBH, diameter of protected canopy trees and height of protected understory trees on the site;
 - d. General appearance of the tree(s) with regard to health;
 - e. Inches of credit, if applicable, and
 - f. Whether the tree is proposed for removal.
 - (3) Calculation (indicating formula) of total protected tree inches on site, number of protected tree inches to be removed, any credits, and mitigation tree inches required.
 - (4) The range of height, caliper, and canopy width of the trees on the site.
 - (5) Individual trees proposed for removal shall be indicated by a heavy line with an "X." A tree survey/preservation plan that shows protected trees proposed for removal shall be accompanied by an application for a tree removal permit (subsection 3 above).
- (c) *Prepared by knowledgeable professional.* Tree survey/preservation plans shall be prepared by persons such as arborists, foresters, or landscape architects, who have the competence and knowledge to satisfactorily develop plans required by this section.
- (d)

Relationship to landscaping requirements. The requirements of this subchapter shall be in addition to the general landscaping requirements set forth in subchapter 77-504A through G.

(e) *Standards for tree protection and replacement.*

(1) *Early tree removal prohibited.* Thinning of trees is permitted prior to approval of a site plan; however, the removal of any protected tree, or the clearing or damage of trees from any contiguous area of 500 square feet or more, is prohibited unless authorized by an approved tree survey/preservation plan or site plan. Removal of any protected tree, or the clearing or damage of trees from any contiguous area less than 500 square feet must be approved by the director of parks and recreation or their designee.

(2) *Tree protection during construction.* During construction, the following limitations shall be observed in order to protect all protected trees that are not going to be removed:

a. *Prior to construction.*

- i. *Tree flagging.* All protected trees or groups of trees to be saved on the subject property shall be flagged with bright, fluorescent, orange vinyl tape wrapped around the main trunk at a height of four feet or more such that the tape is visible to workers operating construction equipment. Such fencing shall be placed beneath the dripline/canopy edge to prevent all possible access or intrusion by construction equipment. Fencing shall be supported at a maximum of six-foot intervals by 4-stakes or by other approved methods. Single-incident access for the purposes of clearing underbrush with handheld equipment is allowed. A tag with an assigned reference number shall be located on each protected tree for future identification. It shall be the responsibility of the property owner and/or developer to ensure that such fencing and reference tags remain as required during the construction process.
- ii. *Protective fencing.* Protective fencing around the critical root zone shall be required in the area of intended construction or grading.
- iii. *Bark protection.* In situations where a protected tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree with two-inch by four-inch lumber encircled with wire or other means that do not damage the tree. The intent is to protect the bark of the tree against contact by large construction equipment.

b. *Permanent construction methods.*

- i.

Boring. Boring of utilities under protected trees may be required in certain circumstances. When required, the length of the bore shall be the width of the critical root zone at a minimum and shall be a minimum depth of 48 inches.

ii. *Trenching.* All trenching where possible shall be designed to avoid trenching across the critical root zone of any protected tree. This shall not inhibit the placement of necessary underground services such as water, sanitary sewer, storm sewer, electric, telephone, or gas.

iii. *Root pruning.* All roots two inches or larger in diameter that are exposed as a result of trenching or other excavation shall be cut off square with a sharp medium-tooth saw and covered with pruning compound within two hours of initial exposure.

c. *Issuance of permit; conditions.* No building permit or grading permit shall be issued unless the applicant signs an application or permit that states that all construction activities have met the requirements of this subsection. The building official shall make available to the applicant a copy of this subsection.

(3) *Prohibited activities.* The following activities shall be prohibited within the limits of the critical root zone of any protected tree:

i. *Material storage.* No materials intended for use in construction, or soil and waste materials accumulated due to excavation or demolition, shall be placed within the limits of the critical root zone of any protected tree.

ii. *Equipment cleaning; liquid disposal.* No liquid used to clean equipment (other than water) shall be deposited or allowed to flow overland within the limits of the critical root zone of a protected tree. Materials removed by cleaning, such as paint, oil, solvents, asphalt, concrete, mortar, or similar materials, shall not be deposited or allowed to flow within the limits of the critical root zone of a protected tree.

iii. *Tree attachments.* No signs, wires, or other attachments, other than those of a protective nature, shall be attached to any protected tree.

iv. *Vehicular traffic.* No vehicular and/or construction equipment traffic or parking shall take place within the limits of the critical root zone of any protected tree other than on an existing pavement. This subsection does not apply to occasional access within a critical root zone for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service, or routine mowing operations.

v.

Grade changes. No grade changes (cut or fill) shall be allowed within the limits of the critical root zone of any protected tree unless adequate construction methods are approved by the director of planning.

- vi. *Impervious paving.* Unless otherwise approved where no other option is available, no paving with asphalt, concrete, or other impervious materials in a manner that may reasonably be expected to kill a tree shall be placed within the limits of the critical root zone of a protected tree.

(4) *Replacement of protected trees.* Protected trees removed pursuant to an approved tree removal permit and associated tree survey and preservation plan shall be replaced according to the following requirements:

- a. *Plan submittal.* At the discretion of the director, applicants submitting a tree removal permit application not associated with development plans may be required to submit a final or preliminary landscape plan and elevation renderings, depending on the scope of activity involved and the sensitivity of the location or the perceived value of any relative stand of trees in the permit request.
- b. *Amount of replacement trees required.* For each caliper inch removed, protected trees must be replaced at the following ratio: each caliper inch removed will be replaced with one caliper inch. Replacement trees must be a minimum of four-inch caliper.
- c. *Replacement restriction.* Any required replacement tree shall be planted such that the mature canopy of the tree will not interfere with overhead utility lines.
- d. *Landscaping plans.* Trees required to be added per the landscaping requirements in section 77-504 shall not be considered as replacement trees. Trees used as replacement trees must be clearly indicated as such on the landscaping plan.
- e. *Credit for saved trees.* For every one-caliper inch that is saved, the developer shall receive a credit of one-caliper inch that does not have to be replaced.
- f. *Replacement trees planted off site.* Replacement trees may be planted off site in areas or locations approved by the director or city council upon recommendation from the planning and zoning commission and may be planted:
 - i. Within a specified city-designated park or other city-owned property or facility;
 - ii. Within a specified private open space (i.e. private park, preserve, or similar property that is open for public use); or
 - iii. Within a specified public right-of-way median.

g.

Tree mitigation fees. In lieu of planting replacement trees, the director or city council, upon recommendation from the planning and zoning commission, may approve a request to pay tree mitigation fees. The city council has the authority to waive or reduce mitigation fees as they see fit:

- i. The director shall assess tree mitigation fees paid in lieu of replacement tree planting during submission and review of a tree survey and preservation plan and/or tree removal permit application. Fees shall be collected prior to issuance of a tree removal permit and deposited into the reforestation fund.
- ii. The director shall determine the monetary value of a replacement tree by contacting landscape companies, plant nurseries, or garden centers for the price of a four-inch caliper tree installed, then averaging that cost to determine the mean cost of a four-inch tree; and then dividing by four to determine the mean cost of a one-inch tree installed. The mean cost of a one-inch tree installed is then multiplied by the required number of replacement tree inches proposed for fee payment in lieu of planting. Said formula is represented as follows:

$((A+B+C+D)/4)/4 * X = \text{Replacement Tree Escrow Fee}$ where A, B, C, and D represent the installed cost of a four-inch tree from four sources, and where X represents the required number of replacement tree inches.

(5) *Tree pruning restrictions.*

- a. *Generally.* No protected tree shall be pruned in such a manner that significantly disfigures the tree or in a manner that would reasonably lead to the death of a tree, except where such pruning is necessary for safety and function of utilities.
- b. *Pruning standards.* All pruning shall be in accordance with the National Arborist Association Standards for Pruning of Canopy Trees.

(6) *Maintenance or replacement.* If any of the trees proposed for protection or trees planted as a part of this section should die within a period of one year after completion of the activities associated with construction, the owner of the property shall replace the trees within six months at a ratio of one-to-one with an approved tree.

(7) In the event of a conflict or inconsistency with the provisions of this section and any other provision in the Code of Ordinances, this section shall prevail.

(8) *Violations.* A violation of this section, including but not limited to illegal or unauthorized tree removal, is a zoning and land use violation and shall be subject to the fines and penalties thereof.

(f)

Incentive for additional tree protection. Applicants are encouraged to save as much existing vegetation and tree cover on a development site as possible. A reduction in the number of required parking spaces may be granted for preservation of additional tree cover beyond that required by this section, so that the reduction in the amount of required pavement can help preserve existing healthy trees in an undisturbed, natural condition. The amount of reduction can be determined only after taking into consideration any unique site conditions and the impact of the reduction on parking needs for the use. The reduction of parking shall only occur where the trees being protected are within the parking area. The maximum reduction in parking under this section shall not exceed 20 percent.

I. *Alternative landscape plan.*

1. *Purpose and intent.* An alternative landscape plan (ALP) is intended to promote the preservation and incorporation of existing native vegetation or specimen trees, or for the innovative use of plant material and improved site design.
2. *Applicability.* Any development plan application may be eligible to apply for an ALP.
 - (a) *Design principles.* To qualify for consideration an application for an ALP shall demonstrate compliance with the following principles:
 - (1) Innovative use of plant materials and design techniques in response to unique characteristics of the specific site.
 - (2) Preservation and/or incorporation of existing native vegetation.
 - (3) Use of a variety of plant material in excess of minimum requirements.
 - (4) Incorporation of naturalistic design principles, such as variations in topography, meandering or curvilinear plantings, and grouping of dominant plant materials in a manner consistent with existing native vegetation.
 - (5) Integration of landscaping with on-site pedestrian facilities as well as potential connections to existing or proposed adjacent pedestrian facilities.
 - (6) Use of additional shade trees to create a greater canopy effect.
 - (7) A greater degree of compatibility with surrounding uses than a standard landscape plan would offer, provided the resulting landscape conforms to the design principles and guidelines of this section.
 - (8) Use of water-efficient irrigation systems and xeriscaping at appropriate locations.
 - (9) Incorporation of specific environmental attributes such as soil, hydrology, and vegetative communities unique to the site, and which are compatible with environmental features on-site and on adjacent properties.
 - (b) *Allowable modifications to standards.* The standards that can be modified through the use of an ALP are listed below. Any standard not listed herein shall not be eligible to be modified through an ALP.

- (1) Perimeter buffer landscape requirements; trees and shrubs;
 - (2) Perimeter buffer landscape requirements, ROW buffer width;
 - (3) Perimeter buffer landscape requirements, compatibility buffer standards;
 - (4) Perimeter buffer landscape requirements, incompatibility buffer standards;
 - (5) Single-family residential development requirements, landscape buffer;
 - (6) Single-family residential development requirements, entryway areas;
 - (7) Single-family residential development requirements, masonry wall requirements;
 - (8) Dumpster and trash compactor screening.
3. *Application requirements.* An application for an ALP shall be in a form established by the director of planning or his/her designee, and shall include a narrative and any necessary supporting documentation that clearly details and demonstrates compliance with this section.
 4. *Approval.* ALPs must be submitted in conjunction with a development plan application subject to the following requirements:
 - (a) *Required findings.* An ALP shall only be approved upon finding that:
 - (1) There are unique characteristics of the property, site design or use that warrant special consideration to modify or deviate from the requirements of this section and that these characteristics are not self-created.
 - (2) The ALP meets or exceeds the minimum requirements of this section, while recognizing the unusual site design or use restraints on the property.
 - (3) Approval of the ALP will provide for both increased consistency and compatibility with adjacent projects located in the general vicinity of the property.
 - (4) The ALP conforms to the requirements of this section and no modifications are requested except those explicitly provided in subsection 77-504I.2(b).
 - (b) *Approval process.* The planning and zoning commission may approve an ALP, provided the subject property is less than one gross acre and the total right-of-way frontage is less than 250 feet. If the subject property is at least one gross acre or the total right-of-way frontage is greater than 250 feet, then an ALP may be allowed by recommendation of the planning and zoning commission and approval of the city council.
 - (c) *Appeals.* The decision of the planning and zoning commission to approve, approve with conditions, or deny an alternative landscape plan may be appealed to the city council. An appeal shall be filed in writing with the director of planning not more than 20 days after the rendering of the decision or action taken by the planning and zoning commission. The city council shall vote by simple majority vote of those members present at the meeting to either approve or deny the appeal, which decision shall be final and binding.

Approved plant list. The following is a list of plants and trees recommended for required landscape areas. Plants and trees marked with an asterisk require lower water needs.

TABLE 5.4-7 GRASSES (TURF)	
Common Name	Botanical Name
Bermuda Grass	Cynodon dactylon
Big Blue Stem	Andropogon gerardii
Blue gamma*	Bouteloua gracilis
Buffalo Grass*	Buchloe dactyloides
Eastern gamma grass	Tripsacum dactyloides
Green, Sprangletop	Leptochloa dubia
Indian Grass	Sorghastrum nutans
Little Blue Stem	Schizachyrium scoparium
Muhly Deer	Muhlenbergia lindheimer
Muhly Seep	Muhlenbergia reverchonii
Prairie Dropseed	Sporobolus heterolepis
Prairie Wild Rye	Elymus canadensis
St. Augustine	Stenotaphrum secundatum
Zoysia Grass	Zoysia sp.

TABLE 5.4-8
GRASSES (ORNAMENTAL)

Common Name	Botanical Name
Big Bluestem*	Andropogon gerardii
Muhly Grass*	Muehlenbergia lindheimeri
Pampas Grass*	Cortaderia selloana
Sideoats gramma*	Bouteloua curtipendula
Silver Bluestem*	B. laguroides
Spithead Bluestem*	Andropogon ternarius
Switchgrass*	Panicum virgatum

TABLE 5.4-9
GROUNDCOVERS

Common Name	Botanical Name
Ajuga	Ajuga reptans
Asiatic Jasmine	Trachelospermum asiaticum
Avens White*	Geum Canadense
English Ivy	Hedera helix
Frogfruit*	Phyla nodiflora

Horseherb*	Calypocarpus vialis
Liriope	Liriope muscari
Monkey Grass*	Ophiopogon japonicus
Mountain Pea*	Leguminosae
Pigeonberry*	Rivina humilis
Santolina*	Santolina sp.
Snake Herb*	Dyschoriste linearis
Trailing Juniper*	Juniperus sp.
Vinca	Vinca major
Water Clover	Marsilea macropoda
Wintercreeper Euonymous	Euonymous fortunei
Wood Violet*	Viola sp.
Woody Stemodia	Stemodia lanata

TABLE 5.4-10

VINES

Common Name	Botanical Name
Alerian Ivy	Hedera canariensis
Boston Ivy	Parthenocissus tricuspidata
Carolina Jessamine	Gelsemium sempervirens

Clematis	Clematis sp.
Confederate Jasmine	Trachelospermum jasminoides
Coral Honeysuckle	Lonicera sempervirens
Coralvine*	Antigonon leptopus
Crossvine	Bignonia capreolata
English Ivy	Hedera helix
Fig Ivy	Ficus pumila (repens)
Ground Ivy*	Glechoma hederacea
Lady Banksia Rose*	Rosa banksia
Silverlace Vine	Polygonum aubertii
Trumpet vine	Campsis radicans
Virginia Creeper	Parthenocissus
Wisteria*	Wisteria sp.

TABLE 5.4-11

DWARF SHRUBS (1 to 3 feet)

Common Name	Botanical Name
Coral Berry*	Symphoricarpos orbiculatus
Dwarf Burford Holly*	Ilex cornuta rotunda burfordii
Dwarf Chinese Holly*	Ilex cornuta rotunda

Dwarf Pittosporum*	Pittosporum tobira wheeleri
Dwarf Yaupon Holly*	Ilex vomitoria nana
Nandina: Harbour Dwarf, Gulf Stream, nana*	Nandina sp.
Red Yucca*	Hesperaloe parvifolia
Rosemary	Rosmarinus officinalis
Sacahuista	Nolina texana
Yucca	Yucca sp.

TABLE 5.4-12

SMALL SHRUBS (3 to 5 feet)

Common Name	Botanical Name
American Beautyberry	Callicarpa americana
Aromatic Sumac*	Rhus aromatica
Black Dalea	Dalea frutescens
Bridal Wreath Spirea	Spirea cantoniensis
China Rose	Rosa chinensis
Damianita	Compositae chrysactinia mexicana
Desert Spoon	Dasyilirion wheeleri
Drawf Burning Bush*	Euonymus alata "Compacta"

Dwarf Burford Holly*	Ilex cornuta rotunda burfordii
Dwarf Yaupon Holly*	Ilex vomitoria "Nana"
Edward Goucher Abelia	Abelia goucher
Flame Anisacanthus	Anisacanthus q. wrightii
Flowering Quince	Chaenomeles japonica
Glossy Abelia	Abelia grandiflora
Grayleaf Cotoneaster	Cotoneaster glaucophylla
Indian hawthorne	Raphiolepis indica
Japanese Boxwood*	Buxus japonica
Juniper*	Juniperus sp.
Knockout Rose	Rosa "Radcon"
Leatherleaf mahonia*	Mahonia bealeii
Miniature Crepe Myrtle*	Lagerstroemia indica
Nandina compact*	Nandina domestica compacta
Nolina, Lindheimer*	Nolina lindheimeri
Nolina, Texas*	Nolina texana
Red Barberry*	Berberis thunbergii atropurpurea

Skeleton-Leaf Goldeneye*	Viguiera stenoloba
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TABLE 5.4-13

MEDIUM SHRUBS (6 to 9 feet)

Common Name	Botanical Name
Agarita*	Mahonia trifoliata
Althea	Hibiscus syriacus
American Beautyberry*	Callicarpa americana
Apache Plum	Fallugia paradoxa
Aromatic Sumac*	Rhus aromatica
Bridal Wreath Spirea*	Spiraea spp.
Burford Holly*	Ilex cornuta burfordii
Chinese Horned Holly	Ilex cornuta
Dwarf Burning Bush*	Euonymus alata "Compacta"
Dwarf Crepe Myrtle*	Lagerstroemia indica
Dwarf Wax Myrtle*	Myrica pusilla
Eleagnus	Eleagnus fruitlandi
Forsythia	Forsythia intermedia spectabilis
Fraser Photinia	Photinia x fraseri

Glossy Abelia	Abelia grandiflora
Green Pittosporum	Pittosporum tobira
Indian Hawthorne	Raphiolepis indica
Italian Jasmine	Jasminum humile
Juniper*	Juniperus sp.
Nandina*	Nandina domestica
Pomegranate*	Punica granatum
Smooth Sumac*	Rhus glabra
Texas Sage*	Leucophyllum sp.
Variegated Pittosporum*	Pittosporum tobira variegata
Winter Honeysuckle	Lonicera fragrantissima

TABLE 5.4-14

ORNAMENTAL TREES (10 to 35 feet)

Common Name	Botanical Name
American Holly*	Ilex opaca
American Smoke Tree	Cotinus obovatus
Aristocrat Pear	Pyrus calleryana "Aristocrat"
Arizona Cypress	Cupressus arizonica

Birds of Paradise*	Caesalpinia gilliesii
Buckeye, Mexican*	Ungnadia speciosa
Buckeye, Red*	Aesculus pavia
Buckeye, Texas*	Aesculus arguta
Carolina Buckthorn*	Rhamnus caroliniana
Cherry Laurel	Prunus caroliniana
Chinese Photinia	Photinia serrulata
Chinese Pistache	Pistacia chinensis
Crape Myrtle	Lagerstroemia indica
Desert Willow*	Chilopsis linearis
Eastern Red Cedar	Juniperus virginiana
Eve's Necklace	Sophora affinis
Flameleaf Sumac	Rhus lanceolata
Goldenball Lead Tree	Leucaena retusa
Goldenrain Tree	Koelreuteria paniculata
Hawthorne*	Crataegus spp.
Hollywood Juniper*	Juniperus chinensis "Torulosa"
Japanese Black Pine	Pinus thunbergi

Japanese Persimmon*	Diospyros kaki
Juniper, Blue Point*	Juniperus chinensis "Blue Point"
Juniper, Wichita Blue*	Juniperus scopulorum "Wichita"
Magnolia "Little Gem"	Magnolia "Little Gem"
Maple, shantung	Acer truncatum
Mexican Plum*	Prunus mexicana
Panicked Golden Raintree	Koelreuteria paniculata
Pomegranate*	Punica granatum
Possumhaw*	Ilex decidua
Redbud*	Cercis sp.
Russian Olive*	Eleagnus angustifolia
Rusty Blackhaw	Viburnum rufidulum
Savannah Holly	Ilex x attenuata "Savannah"
Texas Persimmon	Diospyros texana
Texas Pistache	Pistacia texana
Vitex*	Vitex agnus-castus
Wax Myrtle	Myrica cerifera
Yaupon Holly*	Ilex vomitoria

TABLE 5.4-15

CANOPY TREES (above 35 feet)

Common Name	Botanical Name
American Elm*	Ulmus americana
Arizona Cypress*	Cupressus arizonica
Bald Cypress	Taxodium distichum
Bigelow Oak*	Quercus sinuata var. breviloba
Black Locust	Robinia pseudoacacia
Bur Oak*	Quercus macrocarpa
Caddo Maple*	Acer saccharum var. caddo
Cedar Elm*	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Deodar Cedar	Cedrus deodora
Durrand Oak*	Quercus sinuata var. sinuata
Lace Bark Elm	Ulmus parvifolia
Lacey Oak*	Quercus glaucoides
Live Oak	Quercus virginiana
Magnolia, Southern	Magnolia grandiflora
Maple, Bigtooth	Acer saccharum "Caddo"

Pecan	<i>Carya illinoensis</i>
Persimmon, common	<i>Diospyros virginiana</i>
Pine, Afghan, Mondell or Eldarica*	<i>Pinus eldarica</i>
Pistachio, chinese	<i>Pistacia chinensis</i>
Shumard Red Oak*	<i>Quercus shumardii</i>
Texas Ash*	<i>Fraxinus texensis</i>
Texas Red Oak*	<i>Quercus texana</i>
Thornless Honey Locust*	<i>Gleditsia triacanthos</i>
Western Soapberry*	<i>Sapindus drummondii</i>

(Ord. No. 025-06, § 1(Exh. A), 6-6-2006; Ord. No. 012-08, §§ 3—9, 16, 17, 4-1-2008; Ord. No. 019-08, § 3, 7-15-2008; Ord. No. 016-09, § 11, 6-2-2009; Ord. No. 033-09, § 1, 10-20-2009; Ord. No. 018-11, § 1, 8-16-2011; Ord. No. 001-12, § 3, 1-3-2012; Ord. No. 013-13, § 11, 5-21-2013; Ord. No. 025-15, §§ 1—4, 7-7-2015)

Appendix H

Irrigation System Ordinance

ARTICLE XIII. - LAWN IRRIGATION SYSTEMS

Sec. 78-450. - Definitions.

The following words and terms have the following meanings, unless the context clearly indicates otherwise:

Auxiliary water supply shall mean any water supply other than the City of Rowlett's approved public water supply, including water from another public water supply or from a natural source including, but not limited to, wells, cisterns, springs, rivers, streams, used waters, or industrial fluids.

Backflow prevention shall mean the mechanical prevention of reverse flow, or back siphonage, of non-potable water from an irrigation system into the potable water source.

Backflow prevention assembly shall mean an assembly which, when properly installed between the city water supply system and the terminus or point of ultimate use will prevent backflow. Examples of such include, but are not limited to, reduced pressure backflow assemblies, double check valve assemblies, pressure vacuum breakers, and air gap separation.

City shall mean the City of Rowlett, Texas and its duly authorized representatives.

Commission shall mean the Texas Commission on Environmental Quality.

Cross-connection shall mean a physical connection between a public water system and either another supply of unknown or questionable quality, any source which may contain contaminating or polluting substances, or any source of water treated to a lesser degree than approved or auxiliary water supply source in the treatment process.

Design pressure shall mean the pressure that is required for an emission device to operate properly. Design pressure is calculated by adding the operating pressure necessary at an emission device to the total of all pressure losses accumulated from an emission device to the water source.

Emission device shall mean any device that is contained within an irrigation system and that is used to apply water. Common emission devices in an irrigation system include, but are not limited to, spray and rotary sprinkler heads, and drip irrigation emitters.

Installer shall mean a person who actually connects an irrigation system to a private or public raw or potable water supply system or any water supply, who is licensed according to 30 TAC Chapter 30 (relating to occupational licenses and registrations).

Irrigation plan shall mean a scaled drawing of a landscape irrigation system which lists required information, the scope of the project, and represents the changes made in the installation of the irrigation system.

Irrigation services shall mean selling, designing, installing, maintaining, altering, repairing, servicing, permitting, providing consulting services regarding, or connecting an irrigation system to a water supply.

Irrigation system shall mean an assembly of component parts that is permanently installed for the controlled distribution and conservation of water to irrigate any type of landscape vegetation in any location, and/or to reduce dust or control erosion. This term does not include a system that is used on or by an agricultural operation as defined by section 251.002 of the Texas Agricultural Code, as amended.

Irrigation technician shall mean a person who works under the supervision of a licensed irrigator to install, maintain, alter, repair, service or supervise installation of an irrigation system, including the connection of such system in or to a private or public, raw or potable water supply system or any water supply, and who is required to be licensed under 30 TAC Chapter 30 (relating to occupational licenses and registrations).

Irrigation zone shall mean a subdivision of an irrigation system with a matched precipitation rate based on plant material type (such as turf, shrubs, or trees), microclimate factors (such as sun/shade ratio), topographic features (such as slope) and soil conditions (such as sand, loam, clay, or combination) or for hydrological control.

Irrigator shall mean a person who sells, designs, offers consultations regarding, installs, maintains, alters, repairs, services or supervises the installation of an irrigation system, including the connection of such system to a private or public, raw or potable water supply system or any water supply, and who is required to be licensed under 30 TAC Chapter 30.

Mainline shall mean a pipe within an irrigation system that delivers water from the water source to the individual zone valves.

Maintenance checklist shall mean a document made available to the irrigation system's owner or owner's representative that contains information regarding the operation and maintenance of the irrigation system, including, but not limited to: checking and repairing the irrigation system, setting the automatic controller, checking the rain or moisture sensor, cleaning filters, pruning grass and plants away from irrigation emitters, using and operating the irrigation system, the precipitation rates of each irrigation zone within the system, any water conservation measures currently in effect from the water purveyor, the name of the water purveyor, a suggested seasonal or monthly watering schedule based on current evapotranspiration data for the geographic region, and the minimum water requirements for the plant material in each zone based on the soil type and plant material where the system is installed.

Major maintenance, alteration, repair, or service shall mean any activity that involves opening to the atmosphere the irrigation mainline at any point prior to the discharge side of any irrigation zone control valve. This includes, but is not limited to, repairing or connecting into a main supply pipe, replacing a zone control valve, or repairing a zone control valve in a manner that opens the system to the atmosphere.

Master valve shall mean a remote control valve located after the backflow prevention device that controls the flow of water to the irrigation system mainline.

Matched precipitation rate shall mean the condition in which all sprinkler heads within an irrigation zone apply water at the same rate.

New installation shall mean an irrigation system installed at a location where one did not previously exist or the replacement of all or substantially all of an existing system.

Non-potable water shall mean a water supply, which has not been approved for human consumption by the commission.

Potable water shall mean any public water supply which has been investigated and approved by the commission as satisfactory for drinking, culinary and domestic purposes.

Pressure vacuum breaker shall mean an assembly which contains an independently operating internally loaded check valve and an independently operating loaded air inlet valve located on the discharge side of the check valve, with properly located resilient-seated test cocks and tightly closing resilient-seated shutoff valves attached at each end of the assembly. Pressure vacuum breakers shall not be subjected to back pressure situations.

Reclaimed water shall mean the domestic or municipal wastewater which has been treated to a quality suitable for beneficial use, such as landscape irrigation.

Records of landscape irrigation activities shall mean the irrigation plans, contracts, warranty information, invoices, copies of permits, and other documents that relate to the installation, maintenance, alteration, repair, or service of a landscape irrigation system.

Zone flow shall mean a measurement, in gallons per minute or gallons per hour, of the actual flow of water through a zone valve, calculated by individually opening each zone valve and obtaining a valid reading after the pressure has stabilized. For design purposes, the zone flow is the total flow of all nozzles in the zone at a specific pressure.

Zone valve shall mean an automatic valve that controls a single zone of a landscape irrigation system.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-451. - Valid license required.

Any person who connects an irrigation system to the water supply within the city must hold a valid state irrigation license or plumbing license, unless exempt by law.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-452. - Permit required.

It shall be unlawful for any person to install or cause to be installed, or to permit any person to install an irrigation system, or to make any alterations, additions or changes to an irrigation system, without first having procured a permit to do so from the building official. Any plan approved for a permit must be in compliance with the requirements of this article. All irrigation systems must be installed in compliance with the cross connection control and prevention requirements of chapter 70 of the Code of Ordinances.

The following are exempt from the provisions of this section:

- (1) An irrigation system that is a component of an aerobic-based on-site sewage facility;
- (2) An irrigation system used on or by an agricultural operation as defined by section 251.002, Texas Agriculture Code, as amended; or
- (3) An irrigation system connected to a groundwater well used by the property owner for domestic use.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-453. - Water conservation.

All irrigation systems shall be designed, installed, maintained, altered, repaired, serviced, and operated in a manner that will promote water conservation.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-454. - Irrigation plan design: Minimum standards.

- (a) An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. A paper or electronic copy of the irrigation plan must be on the job site at all times during the installation of the irrigation system. A drawing showing the actual installation of the system shall be provided to each irrigation system owner after all new irrigation system installations. During the installation of the irrigation system, variations from the original plan may be authorized by the licensed irrigator if the variation from the plan does not:
 - (1) Diminish the operational integrity of the irrigation system;
 - (2) Violate any requirements of this article; and
 - (3) Go unnoted in red on the irrigation plan.
- (b) The irrigation plan should include complete coverage of the area to be irrigated. If a system does not provide complete coverage of the area to be irrigated, it must be noted on the irrigation plan.
- (c) All irrigation plans used for new irrigation systems must be drawn to scale. The plan must include, at a minimum, the following information:
 - (1) The irrigator's seal, signature, and date of signing;

- (2) All major physical features and the boundaries of the areas to be watered;
- (3) A North arrow;
- (4) A legend;
- (5) The zone flow measurement for each zone;
- (6) Location and type of controller and sensor (for example, but not limited to, rain, moisture, wind, flow, or freeze);
- (7) Location, type, and size of each:
 - a. Water source, such as, but not limited to a water meter and point(s) of connection;
 - b. Backflow prevention assembly;
 - c. Water emission device, including, but not limited to, spray heads, rotary sprinkler heads, quick-couplers, bubblers, drip, or micro-sprays;
 - d. Valves, including but not limited to, zone valves, master valves, and isolation valves;
 - e. Pressure regulation component; and
 - f. Main line and lateral piping.
- (8) The scale used; and
- (9) The design pressure.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-455. - Design and installation: Minimum requirements.

- (a) No irrigation design or installation shall require the use of any component, including the water meter, in a way which exceeds the manufacturer's performance limitations for the component.
- (b) Spacing.
 - (1) The maximum spacing between emission devices must not exceed the manufacturer's radius or spacing of the device(s). The radius or spacing is determined by referring to the manufacturer's specifications for a specific emission device at a specific operating pressure.
 - (2) New irrigation systems shall not utilize above-ground spray emission devices in landscapes that are less than 48 inches (not including the impervious surfaces) in either length or width and which contain impervious pedestrian or vehicular traffic surfaces along two or more perimeters. If pop-up sprays or rotary sprinkler heads are used in a new irrigation system, the sprinkler heads must direct flow away from any adjacent impervious surface and shall not be installed closer than four inches from a hardscape, such as, but not limited to, a building foundation, fence, concrete, asphalt, pavers, or stones set with mortar.
 - (3) Narrow paved walkways, jogging paths, golf cart paths or other small areas located in cemeteries, parks, golf courses or other public areas may be exempted from this requirement if the runoff drains into a landscaped area.

- (c) Water pressure. Emission devices must be installed to operate at the minimum and not above the maximum sprinkler head pressure as specified by the manufacturer for the nozzle and head spacing that is used. Methods to achieve the water pressure requirements include, but are not limited to, flow control valves, a pressure regulator, or pressure compensating spray heads.
- (d) Piping. Piping in irrigation systems must be designed and installed so that the flow of water in the pipe will not exceed a velocity of five feet per second for polyvinyl chloride (PVC) pipe.
- (e) Irrigation zones. Irrigation systems shall have separate zones based on plant material type, microclimate factors, topographic features, soil conditions, and hydrological requirements.
- (f) Matched precipitation rate. Zones must be designed and installed so that all of the emission devices in that zone irrigate at the same precipitation rate.
- (g) Irrigation systems shall not spray water over surfaces made of concrete, asphalt, brick, wood, stones set with mortar, or any other impervious material, such as, but not limited to, walls, fences, sidewalks, and streets.
- (h) Master valve. When provided, a master valve shall be installed on the discharge side of the backflow prevention device on all new installations.
- (i) PVC pipe primer solvent. All new irrigation systems that are installed using PVC pipe and fittings shall be primed with a colored primer prior to applying the PVC cement in accordance with the International Plumbing Code as adopted by the city.
- (j) Rain, moisture, and freeze shut-off devices or other technology. All new automatically controlled irrigation systems must include sensors or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture, rainfall, and freezing temperatures. Rain, moisture, and freeze shut-off technology must be installed according to the manufacturer's recommendations. Repairs to existing automatic irrigation systems that require replacement of an existing controller must include a sensor or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture, rainfall, and freezing temperatures.
- (k) Isolation valve. All new irrigation systems must include an isolation valve between the water meter and the backflow prevention assembly.
- (l) Depth coverage of piping. Piping in all irrigation systems must be installed according to the manufacturer's specifications for depth coverage of piping.
 - (1) If the manufacturer has not promulgated specifications for depth coverage of piping, the piping must be installed to provide minimum depth coverage of six inches of select backfill, between the top of the pipe and the natural grade of the topsoil. All portions of the irrigation system that fail to meet this standard must be noted on the irrigation plan. If the area being irrigated has rock at a depth of six inches or less, select backfill may be mounded over the pipe. Mounding must be noted on the irrigation plan and discussed with the irrigation system owner or owner's representative to address any safety issues.

- (2) If a utility, man-made structure or roots create an unavoidable obstacle that makes the six-inch depth coverage requirement impractical, the piping shall be installed to provide a minimum of two inches of select backfill between the top of the pipe and the natural grade of the topsoil.
 - (3) All trenches and holes created during installation of an irrigation system must be backfilled and compacted to the original grade.
- (m) Wiring irrigation systems.
- (1) Underground electrical wiring used to connect an automatic controller to any electrical component of the irrigation system must be listed by Underwriters Laboratories as acceptable for burial underground or must be in compliance with the then-most current edition of the National Electrical Code as adopted by the city.
 - (2) Electrical wiring that connects any electrical components of an irrigation system must be sized according to the manufacturer's recommendation.
 - (3) Electrical wire splices which may be exposed to moisture must be waterproof.
 - (4) Underground electrical wiring that connects an automatic controller to any electrical component of the irrigation system must be buried with a minimum of six inches of select backfill.
- (n) Water contained within the piping of an irrigation system is deemed to be non-potable. No drinking or domestic water usage, including but not limited to filling swimming pools or decorative fountains, shall be connected to an irrigation system. If a hose bib (an outdoor water faucet that has hose threads on the spout) is connected to an irrigation system for the purpose of providing supplemental water to an area, the hose bib must be installed using a quick coupler key on a quick coupler installed in a covered purple valve box and the hose bib and any hoses connected to the bib must be labeled "non-potable, not safe for drinking." An isolation valve must be installed upstream of a quick coupler connecting a hose bib to an irrigation system.
- (o) Either a licensed irrigator or a licensed irrigation technician shall be on-site at all times while the landscape irrigation system is being installed. When an irrigator is not onsite, the irrigator shall be responsible for ensuring that a licensed irrigation technician is on-site to supervise the installation of the irrigation system.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-456. - Completion of irrigation system installation.

Upon completion of the irrigation system, the irrigator or irrigation technician who provided supervision for the on-site installation shall be required to complete the following four items:

- (a) A final "walk through" with the irrigation system's owner or the owner's representative to explain the operation of the system;

- (b) The maintenance checklist on which the irrigator or irrigation technician shall obtain the signature of the irrigation system's owner or owner's representative and shall sign, date, and seal the checklist. If the irrigation system's owner or owner's representative is unwilling or unable to sign the maintenance checklist, the irrigator shall note the time and date of the refusal on the irrigation system's owner or owner's representative's signature line. The irrigation system owner or owner's representative will be given the original maintenance checklist and a duplicate copy of the maintenance checklist shall be maintained by the irrigator. The items on the maintenance checklist shall include but are not limited to:
- (1) The manufacturer's manual for the automatic controller, if the system is automatic;
 - (2) A seasonal (spring, summer, fall, winter) watering schedule based on either current/real time evapotranspiration or monthly historical reference evapotranspiration (historical ET) data, monthly effective rainfall estimates, plant landscape coefficient factors, and site factors;
 - (3) A list of components, such as the nozzle, or pump filters, and other such components; that require maintenance and the recommended frequency for the service; and
 - (4) The statement, "This irrigation system has been installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the Irrigation Plan and is properly adjusted for the most efficient application of water at this time."
- (c) A permanent sticker which contains the irrigator's name, license number, company name, telephone number and the dates of the warranty period shall be affixed to each automatic controller installed by the irrigator or irrigation technician. If the irrigation system is manual, the sticker shall be affixed to the original maintenance checklist. The information contained on the sticker must be printed with waterproof ink.
- (d) The irrigation plan indicating the actual installation of the system must be provided to the irrigation system's owner or owner representative.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-457. - Maintenance, alteration, repair, or service of irrigation systems.

- (a) The licensed irrigator is responsible for all work that the irrigator performed during the maintenance, alteration, repair, or service of an irrigation system during the warranty period. The irrigator or business owner is not responsible for the professional negligence of any other irrigator who subsequently conducts any irrigation service on the same irrigation system.
- (b) All trenches and holes created during the maintenance, alteration, repair, or service of an irrigation system must be returned to the original grade with compacted select backfill.
- (c)

Colored PVC pipe primer solvent must be used on all pipes and fittings used in the maintenance, alteration, repair, or service of an irrigation system in accordance with the then most recent edition of the International Plumbing Code as adopted by the city.

- (d) When maintenance, alteration, repair or service of an irrigation system involves excavation work at the water meter or backflow prevention device, an isolation valve shall be installed if an isolation valve is not present.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-458. - Reclaimed water.

Reclaimed water may be utilized in landscape irrigation systems if:

- (a) There is no direct contact with edible crops, unless the crop is pasteurized before consumption;
- (b) The irrigation system does not spray water across property lines that are not all owned by the irrigation system's owner;
- (c) The irrigation system is installed using purple components;
- (d) The domestic potable water line is connected using an air gap or a reduced pressure principle backflow prevention device;
- (e) A minimum of an eight-inch by eight-inch sign, in English and Spanish, is prominently posted on/in the area that is being irrigated, that reads, "RECLAIMED WATER - DO NOT DRINK" and "AGUA DE RECUPERACION - NO BEBER"; and
- (f) Backflow prevention on the reclaimed water supply line shall be in accordance with the regulations of the city and the city's water provider.

(Ord. No. 016-21, § 1, 3-16-2021)

Sec. 78-459. - Fees.

Prior to issuance of a permit the applicant shall pay a permit fee in accordance with the City of Rowlett building inspections fee schedule as adopted by the city council, as it exists or may be amended.

(Ord. No. 016-21, § 1, 3-16-2021)

Meeting Date: 9/2/2025

Agenda Item: 7.H.

Title

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.

Staff Representative

Kristoff Bauer, Deputy City Mgr
 James Hatfield, Const. Project Mgr.

Executive Summary

Council ratified a construction services contract with Circle H Contractors, LP, on July 15th for the construction of the Liberty Grove Sewer Line Replacement (Emergency Purchase). Unforeseen conditions and phase two of the project have resulted in change orders and the addition of a second contractor, Vortex Services, to complete both phases of this replacement and repair project.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Invest in Transportation & Infrastructure	6.8 Provide a high-quality wastewater collection system.

Background Information

On June 4, 2025, the 24" gravity sanitary sewer main in Liberty Grove Road experienced breaks within the line near Chiesa Road. The Public Works Department responded to the initial break and discovered that the sewer line is buried approximately twenty feet deep. Since the City does not have equipment able to access those depths, three contractors were contacted to provide emergency repair services. Circle H Contractors, LP, was responsive and provided a quote to perform repair work within four hours. Upon further investigation, it was discovered that the sewer line failed and required immediate replacement and upgrade from just south of Chiesa Road to Princeton Road, as opposed to just an emergency spot repair. The same three contractors were contacted to provide a proposal for the replacement and Circle H

Contractors, LP responded within the allotted time with a comprehensive scope for replacement.

Council ratified the contract with Circle H in the amount of \$4,402,544.80 on July 15, 2025. The project has been proceeding as additional research and work has been performed on what has been referred to as Phase II of the project, the line extending over the Muddy Creek area.

Change orders applicable to the original contract with Circle H and a new contract with Vortex Services addressing Phase II of the project are proposed for consideration.

Discussion

Phase I Change Order:

The existing 24" gravity sanitary sewer main extends from just south of Muddy Creek to Princeton Road. The initial area of concern (Phase I) is near Chiesa Road, where there are numerous documented breaks in the sewer main, sink holes and undermining of the roadway as a result of those breaks.

The contract with Circle H Contractors, LP's ratified on July 15th included replacement of the 24" gravity sanitary sewer main with a 30" gravity sanitary sewer main from south of Chiesa Road to Princeton Road, along with ancillary items such as manhole replacement, removal of the existing 24" sewer line and pavement repair. Due to the emergency nature of this situation, to protect the life, health and safety of our residents, work commenced on June 26, 2025 and was initially scheduled to be completed in October.

The proposed change order reflects the cost of:

- Additional work related to Phase II (discussed below),
- The cost of additional service connections not previously identified,
- Third party testing to ensure appropriate compaction,
- The cost of unforeseen subsurface conditions,
- Addressing abandoned infrastructure, and,
- A credit or deduction of \$367,353 for the removal of finished paving or road patching from the scope of work (this is being completed by City Staff).

Phase II Change Order & Contract:

The investigation of the sewer line extending from the previously approved repair scope near the intersection of Liberty Grove and Chiesa west across Muddy Creek for approximately 1,000 linear feet has identified significant line corrosion undermining the integrity of the line. The proposed contract with Vortex Services includes the utilization of a "slip lining" process that will restore the integrity of this line. That process can only be effective, however, when there are no current breaks in the existing line. It is also limited to approximately 900 linear feet.

The 100-foot section of this line from the current end of Phase I heading west, does include some existing pipe failures that have been temporarily repaired with external support devices. The proposed change order with Circle H includes the replacement of this 100-foot section and the installation of a manhole. This will allow the slip lining of the remaining 900-foot section by Vortex Services.

Financial/Budget Implications

Budget (\$4,568,233.72) has been transferred from the project SS2105 SH66 West Force Main to SS2154 Liberty Grove Sewer Line Replacement. An additional budget (\$1,500,000) is proposed to be transferred from WA2160 Other Infrastructure to cover the cost of the change order, Phase II repairs, and paving and restoration costs.

Budget Account Number	Account or Project Title	Budget Amount	Proposed/ Est. Amount	Remainder
SS2105	SH66 West Force Main	\$5,239,674.74	\$4,568,233.72	\$671,441.02
WA2160	Other Infrastructure	\$5,650,000.00	\$1,500,000.00	\$4,150,000.00
SS2154	Liberty Grove Sewer Line Replacement (Emergency Purchase)		(\$4,402,544.80)	
SS2154	Liberty Grove Sewer Line Replacement (Bypass – Barco)		(\$137,320.00)	
SS2154	Testing, Equipment Rental, Pipe Clearing		(\$28,357.40)	
	Circle H Change Order		(\$361,599.01)	
	Vortex Services (Slip Lining)		(\$643,510.00)	
	Est. Paving Costs		(\$376,000)	
	Est. Restoration Costs		(Unknown)	
Total		\$10,889,674.74	\$118,902.51	\$4,821,441.02

Recommended Action

Move to approve a resolution approving and ratifying a change order to the emergency construction agreement with Circle H Contractors, LP, for the Liberty Grove Sewer Line Replacement (Emergency Purchase), in the amount not to exceed \$361,599.01; and the contract with Vortex Services in the amount not to exceed \$643,510; and authorize the Mayor to execute the agreement for said services; and provide an effective date.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING AND RATIFYING COMBINED CHANGE ORDERS 1, 2 AND 3 TO THE CITY'S EMERGENCY CONSTRUCTION AGREEMENT WITH CIRCLE H CONTRACTORS, LP, IN AN AMOUNT NOT TO EXCEED \$361,599.01 AND AUTHORIZING THE MAYOR TO EXECUTE SAID COMBINED CHANGE ORDER; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND THE MAYOR TO EXECUTE A CONTRACT WITH VORTEX SERVICES IN AN AMOUNT NOT TO EXCEED \$643,510.00 FOR SERVICES RELATED TO THE LIBERTY GROVE SEWER LINE REPLACEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City recently experienced collapses of the 24" gravity sanitary sewer main located at Liberty Grove Road, which breaks pose a public safety hazard and further constitute unforeseen damage to public property; and

WHEREAS, the immediate procurement of goods and services related to the repair and replacement of the sewer main with a 30" gravity sanitary sewer main along Liberty Grove Road is necessary for (i) the preservation of the public health and safety of the City's residents and (ii) to repair unforeseen damage to public property and pursuant to Texas Local Government Code section 252.022(a)(2) and (3) such procurement shall be exempt from the competitive sealed bidding requirements set forth in Chapter 252 of the Texas Local Government Code; and

WHEREAS, on an emergency basis, the City has contracted with Circle H Contractors, LP for required emergency work to replace the sanitary sewer line and the City's contract with Circle H now requires amending by change order, specifically Combined Change Order 1, 2 and 3 in an amount not to exceed \$361, 599.01; and

WHEREAS, additional emergency services are required and Vortex Services has provided a quote to provide the required services for a price not to exceed \$643,510.00; and

WHEREAS, the City Council of the City of Rowlett, Texas finds it to serve the health, safety and general welfare of the citizens and to be in the best interest of the City and its citizens to approve and ratify the execution by the City Manager of the Combined Change Order 1, 2 and 3 with Circle H Contractors, LP and to authorize the City Manager to negotiate and execute a contract with Vortex Services for additional

emergency services relative to the Liberty Grove Emergency Sewer Line Repair for a price not to exceed \$643,510.00;

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

SECTION 1: An emergency exists under Texas Local Government Code section 252.022(a)(2) and (3) with regard to the urgent need for immediate repair and/or replacement of the gravity sanitary sewer line along Liberty Grove Road.

SECTION 2: The City Manager's execution of Combined Change Order 1, 2 and 3 to the Construction Agreement with Circle H Contractors, L.P. in an amount not to exceed \$362,599.01, attached hereto and incorporated herein by this reference as Exhibit "A," is hereby approved and ratified. The City manager is hereby further authorized to execute such other necessary and related documents as may be necessary for completion of this emergency construction project.

SECTION 3: the City Manager is authorized to negotiate and the Mayor to execute an agreement for emergency services related to the Liberty Grove Emergency Sewer Line Repair, as set forth on the price quote attached hereto and incorporated herein by this reference as Exhibit "B," for a price not to exceed \$643,510.00. The City Manager is further authorized to execute such other necessary and related documents as may be necessary for completion of this emergency construction project.

SECTION 4: This resolution shall become effective immediately upon its passage.

Attachments

1. Exhibit A Combined Change Order 1, 2, and 3 to Construction Agreement with Circle H Contractors, LP
2. Exhibit B Vortex Services Scope

Exhibit A



BORING & UTILITIES
MIDLOTHIAN, TX

CHANGE ORDER # 1,2,3 COMBINED

DATE: August 12, 2025
TO: CITY OF ROWLETT
JOB: LIBERTY GROVE EMERGENCY REPAIR ATTN: JAMES HARTFIELD

Bid Item	Item Description	Unit	Qty	UP	Total
	6' CIP DH SSMH (12' AVERAGE DEPTH) EA		3	\$47,200.00	\$141,600.00
	SURVEY LAYOUT/ ENGINEERING IFC PLANS LS		1	\$9,000.00	\$9,000.00
	MANHOLE GOOSENECK VENT (NO ODOR CONTROL) EA		4	\$9,126.00	\$36,504.00
	GROUT EXISTING 24" SEWER LINE LF		800	\$34.00	\$27,200.00
	TESTING LAB (DENSITY TESTING) COST PLUS 20% BUDGET		1	\$10,566.00	\$10,566.00
	6" SDR 26 SANITARY SEWER LINE LF		90	\$108.69	\$9,782.10
	CONNECT TO EXISTING MANHOLE EA		2	\$2,963.82	\$5,927.64
	4"SEWER SERVICE CONNECTION EA		2	\$2,247.98	\$4,495.96
	REMOVE PAVING & SIDEWALK ONLY (Excludes Sidewalk and Pavement Repair) SF		376	\$13.40	\$5,038.40
	24 SDR-26 SEWER SANITARY LINE LF		100	\$454.57	\$45,457.00
	6' CIP DH SSMH EA		1	\$47,200.00	\$47,200.00
	REMOVE EXISTING 24" SL LF		100	\$40.00	\$4,000.00
	CONNECT TO EXISTING 24 SSL EA		1	\$24,814.56	\$24,814.56
	6' PRECAST SSMH 17' DEEP EA		1	\$63,783.33	\$63,783.33
	MOBILIZATION EA		1	\$5,000.00	\$5,000.00
	DEDUCTS				
	TRENCH BACK FILL WITH ROAD BASE UNDER PAVING ONLY TN		6860	-\$53.55	-\$367,353.00
	REMOVE EXISTING 24" SL LF 800 -\$40.00			-\$32,000.00	
	PAVING ONLY SF 20700 -			\$19.45	-\$402,615.00
20					-
				Total	\$361,599.01
	Additional Working days required to complete the above Working Days				
Clarifications:					
	Taxes (Federal, State, Local) -----				EXCLUDED
	Material testing -----				EXCLUDED
	Traffic control devices -----				EXCLUDED
	Permit and fees -----				EXCLUDED
	Fine grade Landscape areas -----				EXCLUDED
	Demolition of structures, foundations, buildings, and appurtenances -----				EXCLUDED
	Removal, Cap, plug any existing Utilities -----				EXCLUDED
	Excavation or Dump fees associated with unsuitable soils -----				EXCLUDED
	Excavation for sidewalks, islands, garage ramps -----				EXCLUDED
	Chemical Injections for soil conditioning -----				EXCLUDED
	Retaining/Foundation wall footings, grade beams, pier caps, temp shoring, backfill -----				EXCLUDED
	Backfill (including pads, paving, curbs, islands) -----				EXCLUDED
	Structural excavation (grade beams, footings, retaining walls, etc.) -----				EXCLUDED
	Placement of hydromulch, sod, seeding - including watering -----				EXCLUDED
	Respreding top soil -----				EXCLUDED
	Import of improved top soil -----				EXCLUDED
	New inlet protection -----				EXCLUDED
	Termite treatment -----				EXCLUDED

Tack coat after lime -----	EXCLUDED
Maintenance of lime -----	EXCLUDED
Dewatering of groundwater -----	EXCLUDED
Rock Excavation -----	EXCLUDED
Haul off of Bldge/Utility Spoils -----	EXCLUDED
Export or process spoils generated by any other contractor -----	EXCLUDED
Incorporation of Utility spoils into earthwork balance (? CY) All other spoils shall be hauled off by OTHERS-----	EXCLUDED
Rough grading of UTILIZED building/utility spoils shall be left in ROADWAY by others-----	EXCLUDED
Fine grading of building pads +/- 0.10' -----	EXCLUDED
Building pads held down 10" from finish floor (FF) -----	EXCLUDED
Dust control during earthwork, as necessary -----	EXCLUDED
City Inspection fees -----	EXCLUDED
Compaction of utility trenches -----	EXCLUDED
4' Over excavation for slip form paving -----	EXCLUDED
Stabilized staging area -----	EXCLUDED
Tree Protection-----	EXCLUDED
Removal of BMPs -----	EXCLUDED
Pool accounted for in Proposal-----	EXCLUDED
Landscape areas between BOC - Building and court yards are held down 3" for landscape -----	EXCLUDED
Haul off of Excess topsoil-----	EXCLUDED
Pavement Removal for Proposed Utilities -----	EXCLUDED
Demo of Existing Utilities -----	EXCLUDED
Bond-----	EXCLUDED
Trench Safety-----	INCLUDED
Meter Impact Fees-----	EXCLUDED
Landscaping or Irrigation-----	EXCLUDED
Downspout / Roof Drain Connections-----	EXCLUDED
Fence R&R-----	EXCLUDED

Respectfully submitted by,
Circle H Contractors, LP

Approved By:

Signature:

Date:

Exhibit B



To:	City Of Rowlett	Contact:	Willis Wolverton
Address:	4310 Industrial St. Rowlett, TX 75088 US	Phone:	(972) 463-3947
		Email:	wwolverton@rowlett.com
Project Name:	TX - Rowlett - Liberty Grove Road 24in CIPP	Bid Number:	2507627
Project Location:	Rowlett, TX	Bid Date:	8/14/2025

Proposal Based on BuyBoard Contract 731-24

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
I.20A.048	Mobilization - Texas Cleaning / CCTV Crew	1.00	EACH	\$6,000.00	\$6,000.00
I.5A.008	Clean & CCTV Sewer - 24"	2,000.00	LF	\$19.00	\$38,000.00
I.5A.031	21" - 36" Post TV Inspection After Rehabilitation	2,000.00	LF	\$10.00	\$20,000.00
I.5A.028	Heavy Clean & CCTV *will Based On Actual Hours To Descale / Chain Cut (assumed 10 Days X 10 Hr / Day For Estimating Purposes)	100.00	HR	\$850.00	\$85,000.00
I.20A.048	Mobilization - Texas - UV	1.00	EACH	\$35,000.00	\$35,000.00
1,1A.007	1,1A.007 - UV Liner - 24" X 5.6 Mm	2,000.00	LF	\$225.00	\$450,000.00
Bid Price Subtotal:					\$634,000.00
Total Performance & Payment Bond 1.50%:					\$9,510.00
Total Bid Price:					\$643,510.00

Notes:

- Since these runs are located right off the road, the Owner will have to provide site access improvements including (but not limited to) clearing of any trees, shrubs, fence, sheds, vegetation etc. to provide an unobstructed access for our work. This also includes coordinating site access permissions with the property owners and the City. We will need a road for our trucks to drive the equipment to each manhole and it needs to be somewhat of level. Therefore it may be required for the owner to install a temporary easement access road by installing rock / road base, installing culverts, matting etc to aid in creek crossings or wet areas. The install and removal of these site improvements will be provided by Others.
- All dewatering, damming, flow control, and / or bypass pumping will be provided by Others.
- All maintenance of traffic (MOT) and / or traffic control, including light plants will be provided by Others.
- Owner will provide a portable hydrant meter and access to onsite water for our use free of charge.
- Owner will provide a local area and pay disposal fees to dispose the debris that is pulled from the cleaning process after it is decanted. Disposal site must be less than 5 miles away from job site.
- Owner will provide access to each and every manhole and or structure. This may include but not limited locating, exposing, and raising buried MH's prior to our crew mobilizing.
- If necessary, Owner will provide Permits & Fees. Vortex will provide our standard insurance coverage. OCP or railroad insurance & or longshoreman insurance is not included.
- Our Bid Proposal is valid for 30 days from the bid date.
- Site Restoration will be performed by Others.
- This is a unit priced contract and the actual billing will be based on installed quantities
- Standard wages are included. Therefore, Prevailing wages / Union Wage Rates / Apprenticeships are not included in this bid proposal. Client / GC must notify Vortex if the project is Certified payroll prior to contract execution or additional fees may apply.
- Payment terms: Net 30 days. Interest will be added to balances outstanding after 30 days
- Vortex's bid proposal shall be incorporated into the subcontract agreements. Vortex will initiate this project upon an agreement or receipt of a subcontract or purchase order. Copies of payment and performance bonds must be provided to Vortex.
- Any delays besides weather that is outside of our control will be billed at a standby rate of \$1,250 / hour, for the CIPP Lining Crew & \$750/ hour for the Clean & CCTV Crew.

Meeting Date: 9/2/2025

Agenda Item: 7.I.

Title

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.

Staff Representative

Deborah Sorensen, City Secretary

Executive Summary

In accordance with Texas Property Tax Code Sec. 6.051(b), the Rockwall County Appraisal District (RCAD) has requested the governing bodies of the taxing units approve the renovation of the second floor (approximately 7,500 square feet) of a building currently owned by RCAD.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 GOVERN TRANSPARENTLY & INCLUSIVELY	1.8 Provide accurate and timely information to policy-makers and the public.

Background Information

The RCAD Board of Directors adopted a resolution on August 13, 2025, which proposes to complete the 7,500 sq. ft. interiors of the second floor of the current appraisal office. The completion costs will not exceed \$500,000 and consist of office finish outs and update of the existing space.

Texas Property Tax Code Sec. 6.051(b) states:

(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's

resolution, together with information showing the costs of other available alternatives to the proposal. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.

Discussion

Because of the Property Tax Code requirement, the City Council has been asked by the RCAD Board of Directors and Chief Appraiser, Kevin Passons, to issue a resolution in support of the building renovation. The deadline to adopt a resolution is September 13, 2025, and it must be returned to RCAD by September 23, 2025.

Financial/Budget Implications

There is no financial impact to the City of Rowlett. According to Chief Appraiser, Kevin Passons, "RCAD has the funds available to complete this project and there will be no impact to the 2026 or future budgets due to the completion of the second floor."

Recommended Action

Approval of a resolution in support of and congruent with RCAD's request.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS APPROVING RENOVATION BY ROCKWALL COUNTY APPRAISAL DISTRICT OF THE SECOND FLOOR OF THE CURRENT ROCKWALL COUNTY APPRAISAL DISTRICT OFFICES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rockwall County Appraisal District ("RCAD") is charged by Texas Tax Code to appraise property and perform other functions authorized or required by law; and

WHEREAS, Texas Tax Code section 6.05(a) requires that each appraisal district shall establish an appraisal office; and

WHEREAS, Texas Tax Code section 6.051 authorizes the board of directors of an appraisal district to purchase or lease real property and construct improvements as necessary to establish and operate the appraisal office; and

WHEREAS, the Board of Directors of RCAD has determined that the renovation of the second floor of its current offices is the most appropriate and effective plan for obtaining an appraisal office that is sufficient for the needs of RCAD; and

WHEREAS, RCAD proposes to undertake construction to renovate the second floor of its current facility, the cost of which are not expected to exceed \$500,000 and which shall be paid wholly by RCAD; and

WHEREAS, Texas Tax Code section 6.051(b) provides that acquisition or conveyance of real property or the construction of improvements by an appraisal district must be approved by the governing bodies of three quarters of the taxing units entitled to adopt resolutions

pursuant to that section; and

WHEREAS, the Board of Directors of RCAD has resolved to undertake the construction to renovate the second floor of its current office facility upon approval of three quarters of the taxing units entitled to adopt resolutions;

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

SECTION 1. The recitals set forth above are found and determined to be true and correct and are incorporated herein by this reference.

SECTION 2. In accordance with Texas Tax Code section 6.051, the City Council of the City of Rowlett does hereby approve the construction by Rockwall County Appraisal District of renovations to the second floor of RCAD's current office facility, the cost of which is not expected to exceed \$500,000.00 and further approves the resolution by the RCAD Board of Directors to that effect.

SECTION 2. This resolution shall take effect immediately upon its passage.

Attachments

None