



CITY OF ROWLETT CITY COUNCIL 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, December 7, 2021

5:45 P.M.

Municipal Building

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.

Present: Mayor Dana-Bashian, Mayor Pro Tem Grubisich, Deputy Mayor Pro Tem Sherrill, Councilmember Margolis (departed at 8:34 p.m.), Councilmember Laning, Councilmember Bell and Councilmember Brown

1. CALL TO ORDER

Mayor Dana-Bashian called the meeting to order at 5:46 p.m.

2. EXECUTIVE SESSION (5:45 P.M.)* Times listed are approximate.

2A. The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney regarding a proposed Housing Finance Corporation project located north of the intersection of Merritt Road and Castle Drive. (20 minutes)

In Executive Session at 5:47 p.m. Out at 6:06 p.m.

3. WORK SESSION (6:05 P.M.)* Times listed are approximate.

City Council may receive public input on the following items:

3A. Presentation of Year-End Update from the City Manager for FY2021. (45 minutes)

Brian Funderburk, City Manager, presented the update.

3B. Discuss the long-term use of the Fire Station #2 facility and surrounding property located at 5100 Dalrock Road. (30 minutes)

Public input:

Erik Ernst, Rowlett; spoke on behalf of RCCC/CERT

Mayor Dana-Bashian read comments received via email from Scott Hart, Rowlett

Angela Smith, Deputy City Manager, presented the options for the building and property. Council discussion regarding other organizations who may have expressed an interest in using the location and the need for more detailed information. Staff will investigate options for Rowlett Citizen Corps Council (RCCC) use and bring the item back to Council for further discussion at a later date.

4. DISCUSS CONSENT AGENDA ITEMS

After a short break at 7:27 p.m., Council reconvened at 7:32 p.m.

INVOCATION – Adegunle Rotimi Samuel “Pastor Sam”, Redeemed Christian Church

PLEDGES OF ALLEGIANCE

CONVENE REGULAR SESSION (7:30 P.M.)* Times are approximate.

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Deputy Mayor Pro Tem Sherrill made the following announcements:

There are still three more days to participate in the “12 Days of Christmas” events.

The hunt is on for all the holiday lights in Rowlett and we need your help! Nominations for the “Light Up Rowlett” awards are now open and we need all eyes on the streets. Let us know if there is a Griswald-esque home you’ve admired or there’s a real life Deck the Halls competition in your neighborhood. Submission deadline is December 12th. Winners announced on December 17th.

Stop a Cop, Again...

Help the Rowlett Police Officers Association give a less fortunate child a Merry Christmas this year. Wave down any officer out on patrol, if they are not responding to a call, they will be happy to accept donations of toys and other gifts appropriate for children of all ages. New and unwrapped toys may be dropped off 24 hours a day at the lobby of the Rowlett Police Station or at any of our four Fire Stations. All toys and gifts donated will go to Rowlett organizations who target families of children who have fallen on hard times or are less fortunate than others.

The Residential Safe Room Rebate Program helps homeowners who wish to mitigate risk to tornadoes, straight-line winds and hail by installing a residential safe room. Applications being accepted through April 1, 2022. Rebates are considered on a first-come, first-served selection process. This program is not retroactive and applies to qualifying costs up to \$3,000 or 50% - whichever is less.

Notify Me is an email subscription to all things City of Rowlett – meeting agendas, minutes, newsletters and special events. You can specify which notifications you wish to receive or sign up for all of them. You could ensure you receive the Friday @ 5, which is chock full of City-related information.

For more information on these and all other City-related events, please visit Rowlett.com or call the Action Center at 972-412-6100.

Due to the Christmas Holiday, the next City Council meeting has been moved from December 21st to Tuesday, December 14th. The meeting agenda will be posted this Friday afternoon.

Councilmember Brown reported several Councilmembers participated in Garland ISD Foundation's Tinsel & Trivia event and came away with the "Smartest City" trophy and 4th place overall.

Councilmember Bell announced Councilmembers and staff will be manning Salvation Army's red kettles on Saturday, December 11th from 11 a.m. to 7 p.m. at the Walmart Supercenter located at 2501 Lakeview Pkwy. There is a friendly competition among the cities of Rowlett, Garland and Sachse to see who can collect the most.

6. CITIZENS' INPUT

1. Debra Shinder, Rowlett; public speaking
2. Laura Khalil, Rowlett; trouble with contractor
3. Regino Martinez, Wylie; flooding/Trails of Cottonwood Creek
4. John Skola, Rowlett; previous Planning & Zoning Commission meeting
5. Terry Millican, Rowlett; transparency
6. John Shewmaker, Rowlett; meeting with staff
7. Susanne Herrera, Rowlett; FOIA/transparency

Mayor Dana-Bashian read into the record those comments received via email:

1. Stephanie Higgins, Rowlett; multi-family construction/infrastructure
2. Stanley & Virginia Pollard; citizen input/zoning

7. CONSENT AGENDA

7A. Consider approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): November 16, 2021 Regular Meeting and November 18, 2021 Special Meeting.

This item was approved on the Consent Agenda.

7B. Consider a resolution approving the financing and authorize leasing of a fire ladder truck.

Consider action to approve a resolution authorizing the purchase of a 2021 Spartan 75' Ladder Truck with equipment options through the Sourcewell pricing contract with a corresponding rental lease agreement for an S-180 Pumper from Metro Fire Apparatus Specialists, Inc (Metro

Fire), and accepting the bid and approving an associated 2021 Lease Purchasing Finance Agreement with Signature Public Funding Corp in the amount of \$1,121,726 for said purchase.

This item was approved on the Consent Agenda as RES-142-21.

7C. Consider an ordinance abandoning a right-of-way section of Dalrock Road.

Consider and take action on an ordinance vacating and abandoning a portion of Dalrock Road south of Interstate Highway 30 to and in favor of Sapphire Bay Land Holdings I, LLC, consisting of 8,783 square feet of land situated in the H. McMillan Survey Abstract N. 853 and the William Crabtree Survey N.346, City of Rowlett, Dallas County, and the H. McMillan Survey Abstract No.143, City of Rowlett, Dallas County and Rockwall County, Texas.

This item was approved on the Consent Agenda as ORD-043-21.

7D. Consider a resolution to cast a vote for representation.

Consider approval of a resolution casting all 110 of the City of Rowlett's votes for a member of the Rockwall Central Appraisal District (RCAD) Board of Directors.

This item was approved on the Consent Agenda as RES-143-21.

7E. Consider a resolution to cast a vote for representation.

Consider approval of a resolution casting a vote for a representative for the Suburban Cities to the Dallas Central Appraisal District Board of Directors.

This item was approved on the Consent Agenda as RES-144-21.

Passed the Consent Agenda

A motion was made by Councilmember Margolis, seconded by Councilmember Brown, including all the preceding item(s) marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. INDIVIDUAL CONSIDERATION

8A. Consider and take action on a resolution authorizing a bond issuance for financing by the Rowlett Housing Finance Corporation for the residential development known as Vista North Shore Apartments, the 13.94-acre tract of land is located north of the intersection of Merritt Road and Castle Drive, in the City of Rowlett, Dallas County, Texas.

Munal Mauladad, Managing Director of Community Development and Engineering, presented the information for this item. Rowlett Housing Finance Corporation's, Counsel Mark Malvo, was present for additional information. In order to provide additional information, Item 8B was presented as well. Council discussion regarding background of the project and the SUP requirement for multi-family development and how it does not apply to this project.

A motion was made by Councilmember Margolis, seconded by Mayor Pro Tem Grubisich, to DENY the item as presented. The motion passed with a unanimous vote of those members present. THIS ITEM WAS NOT APPROVED.

- 8B.** Consider and take action to adopt a resolution approving a Payment In Lieu of Taxes (PILOT) Agreement with TX Vista Northshore, LP., for the residential development known as Vista North Shore Apartments, the 13.94-acre tract of land is located north of the intersection of Merritt Road and Castle Drive, in the City of Rowlett, Dallas County, Texas.

Ms. Mauladad presented the information for this item during the discussion for Item 8A.

This item was tabled and not considered.

Councilmember Margolis left the meeting at 8:34 p.m.

- 8C.** Conduct a public hearing and take action on a request by Adam Shiffer, Skorburg Company, on behalf of property owners Brookside Lot Venture, Ltd. and Windsor Homes Cumberland, LLC., to: 1) Amend the Planned Development to include a requirement that street-facing garage doors shall comprise no more than 70 percent of the total length of a dwelling's façade; 2) Confirm the rezoning of the subject property to Planned Development (PD) District for Single-Family Residential (SF-5) Uses; 3) Amend the Comprehensive Plan to the extent of any inconsistency; and 4) Amend the zoning map of the City of Rowlett. The subject site is located at the northeast corner of Rowlett and Miller Roads, being the Villas at Long Branch Addition, in the City of Rowlett, Dallas County, Texas.

Alex Koenig, Planning and Urban Design Manager, presented the information for this item. Adam Buczek, Skorburg Company – applicant, provided additional information. The public hearing opened and closed with the following speakers and comments:

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| 1. Dennis O'Riley | 3. John Skola | 5. John Shewmaker |
| 2. Terry Millican | 4. Susanne Herrera | 6. Jeff Winget |

Mayor Pro Tem Grubisich read comments received via email from the following:

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| 1. Tyra Anderson | 2. Susan Henchal | 3. Laura Skola |
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Council discussion regarding clarification of façade percentage requirements and next steps after approval or denial.

A motion was made by Mayor Pro Tem Grubisich, seconded by Deputy Mayor Pro Tem Sherrill, to approve the item as presented. The motion passed with a vote of five (5) in favor and one (1) opposed (Brown). This item was approved as ORD-044-21.

Council took a short break at 9:26 p.m., then reconvened at 9:32 p.m.

- 8D.** Conduct a public hearing and take action on a request by Stefan Sansone regarding a Special Use Permit to allow a carport in excess of 500 square feet on property zoned Single-Family Residential (SF-10) District. The subject property is located at 8010 Garner Road, approximately

1,473 feet west of the intersection of Dalrock and Garner Roads, in the City of Rowlett, Dallas County, Texas.

Mr. Koenig presented the information for this item. Stefan Sansone – applicant, provided additional information. The public hearing opened and closed with the following speaker: Jennifer Dickson. Council discussion regarding next steps if approved or denied.

A motion was made by Councilmember Brown, seconded by Councilmember Bell, to DENY the item as presented. The motion passed with a vote of four (4) in favor and two (2) opposed (Grubisich, Sherrill). THIS ITEM WAS NOT APPROVED.

- 8E.** Conduct a public hearing and take action on a request by Louis Clark, KinoD LLC., on behalf of property owner Skyview at Rowlett, LLC., regarding a request for a Special Use Permit to allow for multi-family dwellings on properties zoned Form-Based Urban Village (FB-UV) District. The subject properties are located at the southwest corner of Main and Oliver Streets, being Lot 1, Block A of Wall Addition, and the northwest corner of Dennis and Oliver Streets, being Lot 6, Block A of Oliver's Addition No. 1, in the City of Rowlett, Dallas County, Texas.

Mr. Koenig presented the information for this item. The applicant was available for additional information if needed. The public hearing opened and closed with the following speaker: Misty Lee. Council discussion regarding the difference between “condominiums” and “apartments.”

A motion was made by Mayor Pro Tem Grubisich, seconded by Councilmember Laning, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-046-21.

- 8F.** Conduct a public hearing and take action on a request by Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings I, LLC, and Sapphire Bay Marina, LLC, regarding a request for a Major Warrant to allow for private streets on properties zoned Form-Based Bayside Special (FB-BS) District. The approximately 115-acre site is located South of the intersection of Dalrock Road and Interstate 30 situated in the H. McMillan Survey Abstract N. 853 and the William Crabtree Survey N.346, City of Rowlett, Dallas County, and the H. McMillan Survey Abstract No.143, City of Rowlett, Rockwall County, Texas.

Ms. Mauladad presented the information for this item. The applicant was available for additional information if needed. The public hearing opened and closed with the following speaker: Jeff Winget.

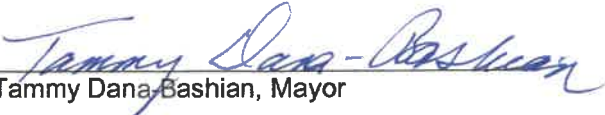
A motion was made by Councilmember Brown, seconded by Deputy Mayor Pro Tem Sherrill, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-047-21.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

There was no action taken.

9. ADJOURNMENT

The meeting adjourned at 10:43 p.m.



Tammy Dana-Bashian, Mayor



Laura Hallmark, City Secretary

Approved on: December 14, 2021