



City of Rowlett Meeting Minutes City Council

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.

Tuesday, July 29, 2008

6:30 PM

Municipal Building - 4000 Main Street

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.

1. CALL TO ORDER

Mayor Harper called the meeting to order at 6:30 p.m.

CONVENE INTO EXECUTIVE SESSION

The Council did not convene into Executive Session.

2. WORK SESSION DISCUSSION ITEMS

2A General discussion on philosophy of development. (30 minutes)

Deputy Mayor Pro Tem Maggiotto led a general discussion on philosophy of development. Specifically the City Council's thought processes concerning their overturning the Planning and Zoning Commission's recommendations for Service King and the screening between commercial and residential zoning districts. They discussed zoning changes, the Comprehensive Plan and changes regarding screening between commercial and residential zoning districts.

2B General discussion on the PGBT Corridor development standards. (30 minutes)

Commissioner Sheffield spoke concerning experiences that other cities have had with the development of the Presidential George Bush Turnpike (PGBT) and the changes that the City can make to avoid these occurrences. He asked about special regulations specifically for PGBT development. It was stated that the special regulations are similar to the City of Garland's regulations.

Council asked if the special regulations are so strict that they will restrict businesses from looking at the City of Rowlett. It was mentioned that there will be competition between neighboring cities so the restrictions cannot be so tight that it will turn businesses away. High standards are a must but the city must be willing to negotiate if need be.

Mayor Harper stated the tentative groundbreaking date for the PGBT is August 21st.

2C General discussion on energy and water conservation issues. (20 minutes)

City Attorney spoke concerning the Solar Rights Act.

Council asked if the City has standards for solar devices and wind turbines.

Staff answered in the negative.

City Attorney stated it would be advisable to impose some type of limitation or restriction for these types of devices.

Council stated the intent is to have an initiative for future Homeowner Associations (HOA) to make sure solar energy devices are not prohibited, but agreed there should be a standard.

The noise factor with wind turbines was discussed.

Staff spoke regarding water conservation cisterns.

This topic will be brought back during the next joint meeting with the Planning and Zoning Commission. (Tentatively scheduled for March 31, 2009).

2D General discussion on training for Planning and Zoning Commissioners. (5 minutes)

Council encouraged the Planning and Zoning Commissioners to attend yearly training as the training is valuable and is necessary.

2E Update on the target industries for the North Shore and Entertainment Waterfront Districts. (5 minutes)

Mayor Harper brought forth an update on the target industries for the North Shore and Entertainment Waterfront Districts. Focus will turn to the North Shore District once the PGBT Eastern Extension is completed. He stated certain pieces of the North Shore District will be ready for activity as early as July 2010. Possible target industries include higher education, health care, office identification, mass transit, retail, and light industrial.

The Economic Development Committee of the City of Dallas will meet and discuss Elgin B. Robertson Park on August 18th.

2F Overview of annexation statutes and discussion on future plans for the Extraterritorial Jurisdiction (ETJ). (10 minutes)

City Attorney provided a brief overview of annexation laws in the context of those areas that lie within the City's extraterritorial jurisdiction and the process involved in annexing territory.

This item will be brought back to a future Joint Meeting.

2G Overview from the City Attorney on NIMBY (not in my backyard) issues. (10 minutes)

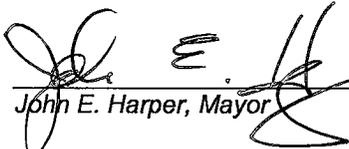
City Attorney provided information concerning 'Not In My Back Yard' (NIMBY).

2H Update on the adoption of the International Codes. (5 minutes)

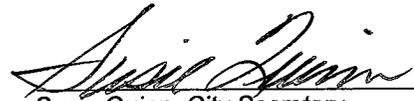
Staff stated the amendments have been reviewed thoroughly and both sets of amendments have been sent to the City Attorney's office for final review.

3. **ADJOURNMENT**

Mayor Harper adjourned the meeting at 8:35 p.m.



John E. Harper, Mayor
Date Approved: August 19, 2008



Susie Quinn, City Secretary