



Rowlett^{TX}

On the Water. On the Move.

Prepared for:
Waterview HOA
November 3, 2022



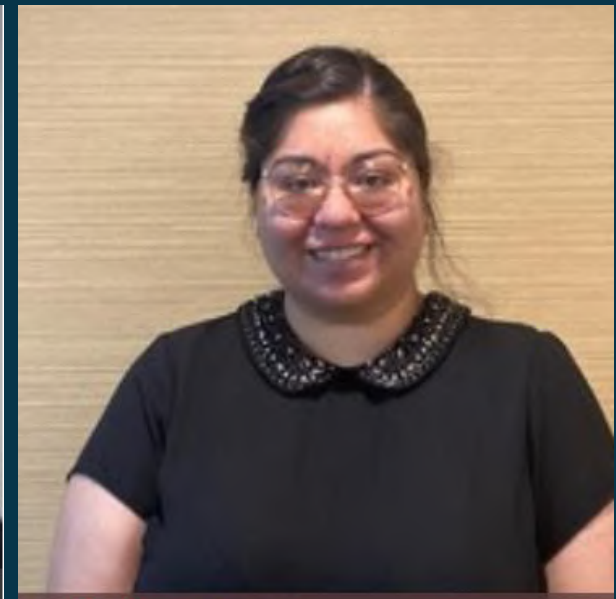
LIBBEY TUCKER

Director of Economic Development



CHARLES MAZARAKES

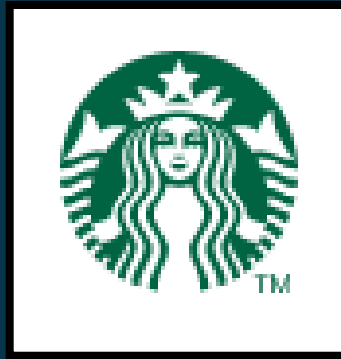
*Assistant Director of Economic
Development*



CLAUDIA FRAUSTO

Senior Administrative Assistant

What IS Economic Development anyway?



Rowlett^{TX}

On the Water. On the Move.



Lake Ray Hubbard-
Bayside Regatta





53 - 350 ACRES

PGBT
TOLL

MERRIT RD.

LIBERTY GROVE RD.

HICKOX RD.

FLEX INDUSTRIAL AND ADVANCED
MANUFACTURING OPPORTUNITY

Google Earth



Zoning Approved at City Council on April 5, 2022

Memorandum of Understanding approved in September.

Creating a Tax Increment Reinvestment Zone (TIRZ) for the entire North Shore Area

CONCEPT AERIAL RENDERING



SITE PLAN

CONTRACTOR'S SITE INFORMATION	10-10-10	10-10-10	10-10-10
LANDSCAPE DESIGNER'S SITE INFORMATION	10-10-10	10-10-10	10-10-10
LANDSCAPE ARCHITECT'S SITE INFORMATION	10-10-10	10-10-10	10-10-10
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CONTRACT INFORMATION			
CONTRACT NO.	DATE		
CONTRACTOR			
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY
PLAT NO.	DATE	DESCRIPTION	BY
LANDSCAPE PLAN			
LAKEVIEW BUSINESS DISTRICT			
SUSTAINABLE DEVELOPMENT AND CONSTRUCTION			



NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL BUILDING DESIGN AND ENGINEERING.

BUILDING DESIGN





IH-30 UPDATES



Sapphirebaytexas.com



Z | A | L | E
P R O P E R T I E S

\$389 MM in
Construction Value
Permits issued & Under
Construction

*KHovnanian®
Homes*

“The View”



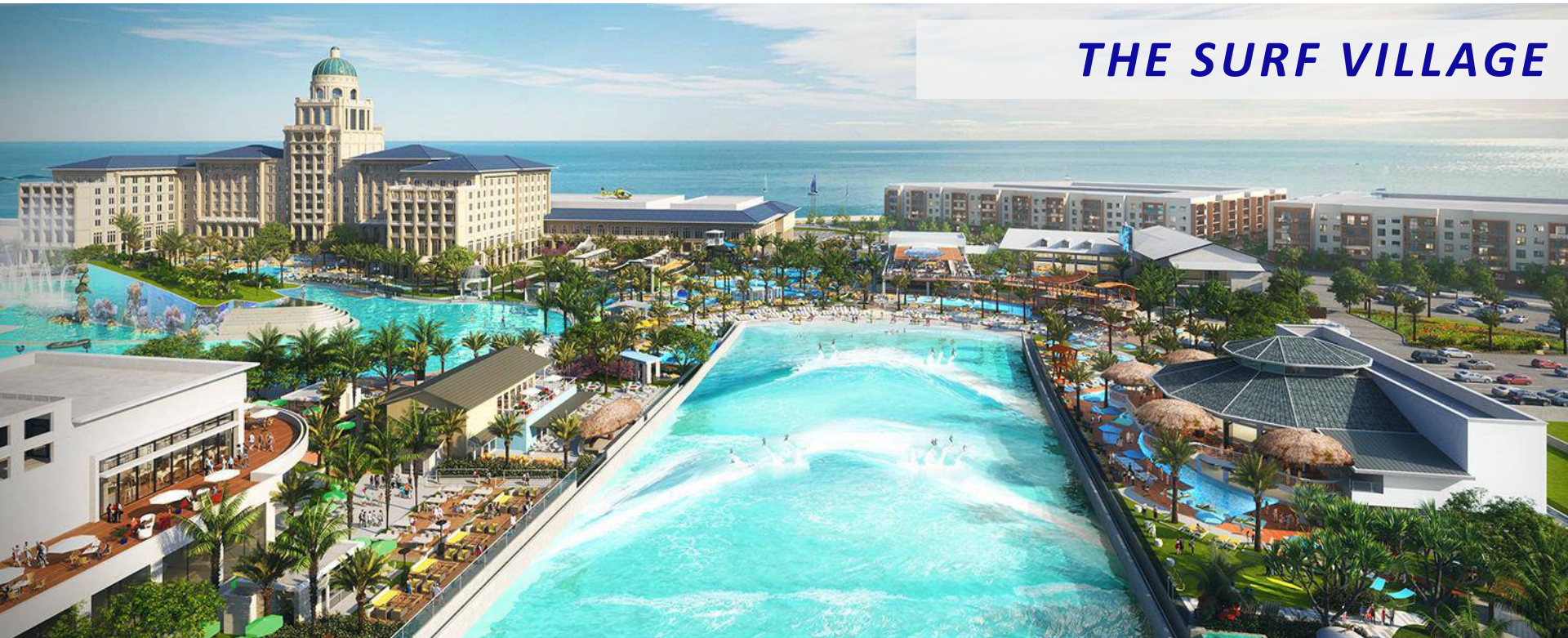
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**DESTINATION
BY HYATT**

SAPPHIRE BAY
ROWLETT, TEXAS - USA



THE SURF VILLAGE



SIMULTANEOUS SEPARATE SKILL-ZONES

EXPERT / INTERMEDIATE

- MORE WAVES
- LESS INTERFERENCE
- BETTER EXPERIENCE

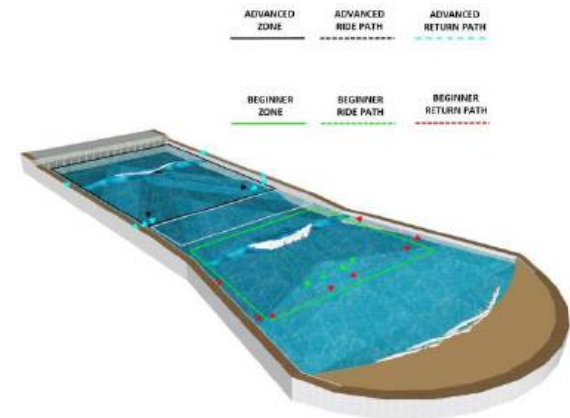
BENEFITS

BEGINNER

- MORE INVITING
- EASIER TO LEARN
- BETTER EXPERIENCE

OVERALL

- RIDER SAFETY
- MAXIMUM EFFECIENCY
- INCREASED REVENUE



***THE PLAZA OFFICE,
RETAIL & RESTAURANT***



Rowlett 
On the Water. On the Move.

SAPPHIRE  BAY
ROWLETT, TEXAS - USA

THE TOWERS



Rowlett 
On the Water. On the Move.

SAPPHIRE BAY

ROWLETT, TEXAS • USA





Baywalk plan - 9000 SF of Restaurant Space
Constructed by Dec. 2023

Sapphirebaymarina.com





BAYWALK

Sapphire Bay | Rowlett, Texas



**Lake Pointe Women's Health Center
(East Lakeview near Scenic Dr.)**



Valvoline (North Rowlett Rd.)



151 Coffee (near McDonald's/Big Lots)



NAPA Auto Parts (Big A & Rowlett Rd.)



CHEESESTEAK
HOUSE





Rowlett
TEXAS



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HOST

HANNAH RABALAIS

ROWLETT.COM/PODCAST



**Our weekly video series that is
released on Fridays @ 4pm to highlight
the top news and events in Rowlett.**

You can find these videos on our social media channels

Newsletters



Friday @ 5
Weekly

Mayor's Spotlight
Monthly

Rowlett.com/newsletters



Social Media



linkedin.com/company/city-of-rowlett



facebook.com/CityofRowlettTexas



[@cityofrowlettexas](https://instagram.com/cityofrowlettexas)



[@RowlettTexas](https://twitter.com/RowlettTexas)



[RowlettTexasVideo](https://youtube.com/RowlettTexasVideo)





Let's Talk **Trash Survey**

Closes November 18

Visit Rowlett.com for more info!

COMMUNITY PREPAREDNESS FAIR

NOVEMBER 5, 2022 • ROWLETT HIGH SCHOOL

EVENT SCHEDULE

11:00 AM - EVENT START

11:15 AM - HANDS ONLY CPR 



12:00 PM - HELICOPTER LANDING

12:30 PM - BE RED CROSS READY 

1:30 PM - DRONE DEMONSTRATION

2:00 PM - FIRE DEPARTMENT DEMONSTRATIONS



3:00 PM - EVENT ENDS

YOU WON'T WANT TO MISS IT!!

PRESENTED BY THE PARKS AND RECREATION BOARD

JOIN US FOR TEXAS ARBOR DAY

AT PECAN GROVE PARK



Giving away 250 trees

Must be Rowlett Resident

2 trees per household

NOVEMBER 5 | 10AM – 1PM

Thank you to Oncor for donating the 250 Trees!



**ACTIVITIES FOR KIDS • ARBORIST ON SITE
FREE TREES • EDUCATIONAL BOOTHS**



5300 MAIN ST | 972.412.6170



12 DAYS OF CHRISTMAS

NOVEMBER 28TH

DECORATE
DOWNTOWN

NOVEMBER 29TH

DIY
HOLIDAY
ORNAMENTS

NOVEMBER 30TH

HOLIDAY
SCAVENGER
HUNT


DECEMBER 1ST

CANDY CANE
FLASHLIGHT
HUNT

DECEMBER 2ND

CHRISTMAS
MOVIE
NIGHT

DECEMBER 3RD


DAN FORD CENTER FOR THE ARTS
MAIN STREET FEST
& HOLIDAY PARADE

DECEMBER 4TH

LETTERS TO
SANTA

DECEMBER 5TH

BRUNCH WITH
SANTA

DECEMBER 6TH

let's decorate a
GINGERBREAD
HOUSE!

DECEMBER 7TH

UGLY
CHRISTMAS
SWEATER DAY

DECEMBER 8TH

REINDEER
GAMES

DECEMBER 9TH

PARENTS
NIGHT OUT

FOLLOW US FOR MORE INFORMATION:



CITY OF ROWLETT PARKS AND RECREATION

@ROWLETT PARKS AND REC



An aerial photograph of a coastal city, likely Galveston, Texas, featuring a large body of water, several high-rise buildings, and a prominent church with a dome. A large, semi-transparent red chevron graphic is overlaid on the image, pointing towards the right. The word "Rowlett" is written in a large, red, serif font, with a small outline of the state of Texas above the letter 't'. Below it, the tagline "On the Water. On the Move." is written in a smaller, black, sans-serif font.

Rowlett

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Libbey Tucker
Director of Economic
Development
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