



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 25, 2014**

The Planning and Zoning Commission will convene into a Work Session at 6:15 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- I. Call to Order
- II. Staff Update
- III. Discuss items on the regular agenda
- IV. Adjournment

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 p.m. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

B. CONSENT AGENDA

1. Minutes of the Regular Meetings of February 11, 2014.
2. Consider and take action on a replat application for a property located at 3840 and 3900 Main Street, further described as a being Replat of Lot 3, Block A, Municipal Complex Addition, Lots 42 & 43, Original Town of Rowlett and abandoning a portion of Ponder Street public right-of-way (FP14-702).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider an approval for Development Plans for a 41,839 square-foot grocery store building with a 6-pump fueling station. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (DP13-695)
2. Conduct a public hearing and make a recommendation to City Council regarding a request for a Major Warrant to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development. The subject property is located at 10000 Beacon Harbor, being 2.61 +/- acres further described as Block 1, Lot 2 of the Homestead at Lakepointe Addition, Rowlett, Rockwall County, Texas.
3. Conduct a public hearing and make a recommendation to City Council regarding a request for a Major Warrant related to the following Form Based Code standards in order to develop a civic building (Church): building orientation, block dimension, building height (The code requires a two story minimum; the applicant requests a one story maximum), and façade rhythm. The subject property is located at 8701

Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, Rowlett, Dallas County, Texas.

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.



Erin L. Jones, Director of Development Services

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., February 11, 2014**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Karl Crawley, Clayton Farrow, Gregory Peebles

ALSO PRESENT: Alternates James Moseley

ABSENT: Commissioners Michael Lucas, Jonas Tune, Alternates Thomas Newsom, Gabriela Borcoman

STAFF PRESENT: Director of Development Services Erin Jones, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Lola Isom

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

- 1. Minutes of the Regular Meetings of January 28, 2014.**
- 2. Consider and take action on a replat application for a property located at 3102, 3202 and 3206 Century Drive, further described as a being Replat of all of Lots 11-13, Block 3 of the Toler Business Park No. 2 (FP13-684).**

Commissioner Karl Crawley made a motion to approve the consent agenda. Commissioner Clayton Farrow seconded the motion. The agenda passed 6-0-1.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a mini-warehouse in the Industrial Overlay District and General Manufacturing (M-2) zoning district. The subject property is located at 2416 Lakeview Parkway, further described as Lot 1R, Block A of the Storage Max of Rowlett No. 2 Addition to the City of Rowlett, Dallas County, Texas. (SUP14-697)**

Garrett Langford, Principal Planner, came forward to present the case. He stated that Extra Space Storage is making a request for a Special Use Permit to add a 5,600 square foot mini warehouse. He revealed that the Rowlett Development Code requires a Special Use Permit for the use of a mini warehouse. Mr. Langford provided background information on the subject property as well as past and present zoning requirements. He provided a location map and zoning map of the property. Mr. Langford presented photographs of the site. He stated that the proposal is to increase the storage from 502 to 594 storage units and increase the number of RV/boat stalls from 60 to 80. Mr. Langford presented the concept plan as provided by the applicant. He gave a brief summary of the staff analysis regarding the request. He stated that 37 public hearing notices were sent out. Four responses were received; three were in favor and one was in opposition citing concerns of water runoff. Mr. Langford noted that the civil plans will require a drainage plan to ensure that there is no lot to lot runoff. He said that staff recommends approval of this item.

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
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4000 MAIN STREET, AT 7:00 P.M., February 11, 2014**

Chairman Rick Sheffield opened the item up for questioning.

Vice-Chairman Greg Landry inquired about the parking requirements for the site. Mr. Langford displayed the concept plan again and indicated the parking spaces provided.

Chairman Rick Sheffield opened the public hearing.

The following speaker came forward:

Jim Dewey
Owner's Representative
2500 Texas Drive, Suite 100
Irving, TX 75062

Mr. Dewey introduced himself and stated that he would be happy to answer any questions. He addressed Vice-Chairman Greg Landry's parking inquiry and further described the specific locations of the parking spaces on the site. He also addressed a drainage concern noted in the public responses by stating that detention has already been provided for the project.

No additional speakers came forward.

Chairman Rick Sheffield closed the public hearing.

Commissioner Karl Crawley made a motion to recommend approval of the item to City Council. Vice-Chairman Greg Landry seconded the motion. The item passed 6-0.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:12 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 2/25/2014

AGENDA ITEM: B.2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a replat application for a property located at 3840 and 3900 Main Street, further described as a being Replat of Lot 3, Block A, Municipal Complex Addition, Lots 42 & 43, Original Town of Rowlett and abandoning a portion of Ponder Street public right-of-way (FP14-702).

STAFF REPRESENTATIVE

Garrett Langford, AICP – Principal Planner

BACKGROUND / HISTORY

The subject property is located is located at 3840 and 3900 Main Street. (Attachment 1 – Location Map). The subject property includes the City Library, Veterans Park and the former fire station at 3840 Main Street. The location is zoned Urban Village district. The City has submitted the replat for the subject properties to establish three lots (Attachment 2 – Replat).

The City is replatting the subject properties in order to establish the lot boundaries of Veterans Park separate from rest of the City owned property. In addition, the unimproved right-of-way of Ponder Street located between the former fire station and the City Library will be abandoned. The lot for the former fire station will be replatted with the abandon right-of-way of Ponder Street to create a larger lot that will be used for future economic development purposes.

POLICY EXPLANATION

A replat is required to create three lots and to abandon Ponder Street right-of-way.

Section 77-806.C.6 of the RDC further states,

The approval criteria for plats are outlined in Section 77-806.C.6 of the RDC:

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;

- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the replat for compliance. It is their opinion that all of the above criteria have been met.

FISCAL IMPACT

N/A

STAFF RECOMMENDATION

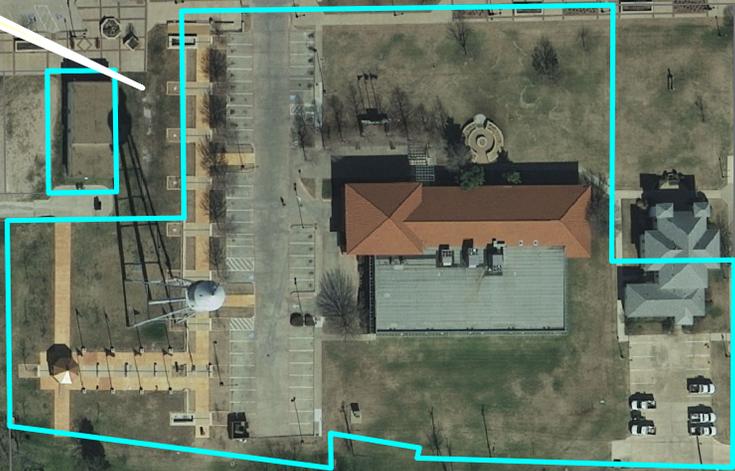
Based on meeting the approval criteria in the RDC, staff recommends the Planning and Zoning Commission approve the proposed replat.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Final Plat

Ponder Street



Municipal Complex Addition
3840 and 3900 Main Street
Map Created: February 20, 2014



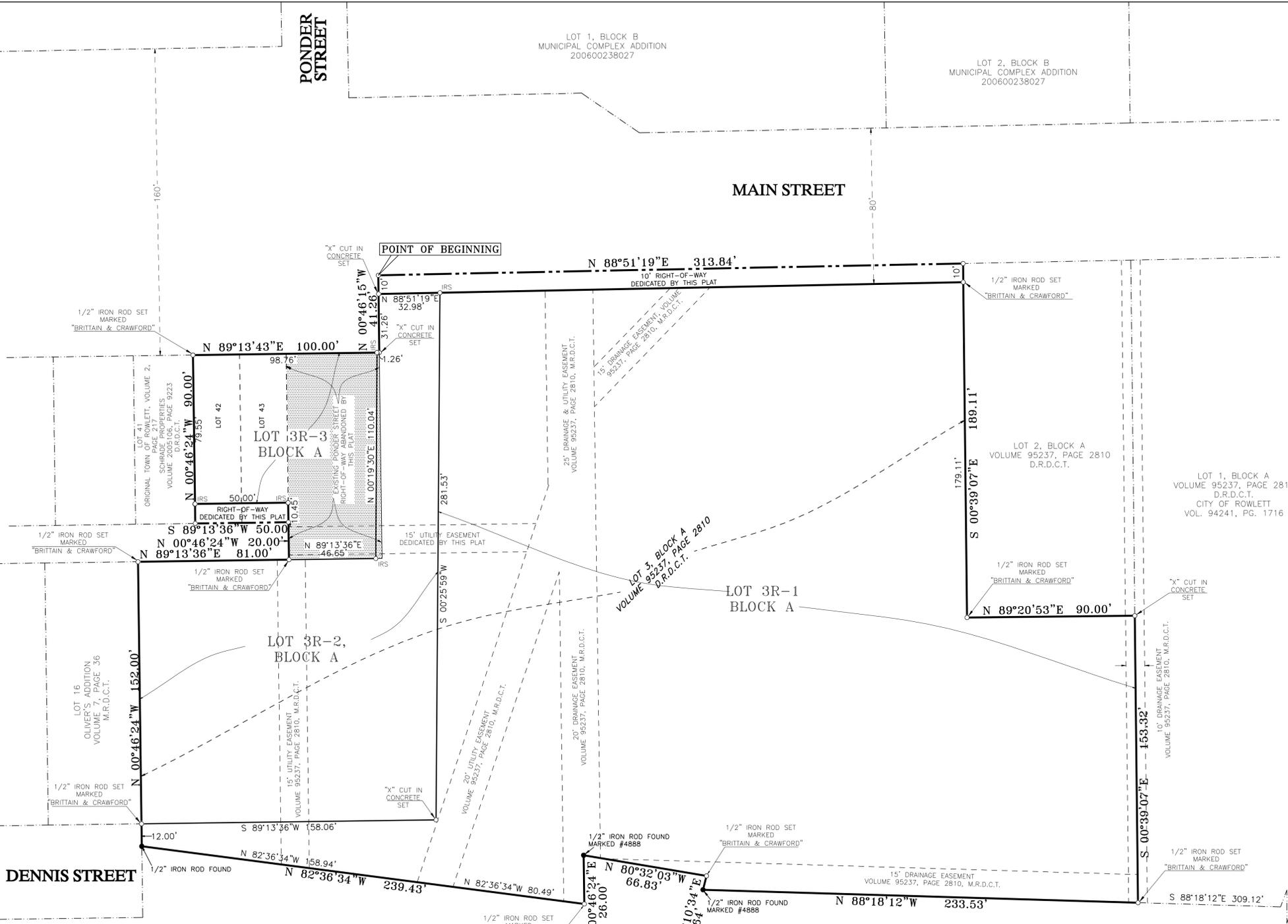
REPLAT
LOCATION MAP

BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING

TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000

OWNER:
 CITY OF ROWLETT
 P.O. BOX 99
 ROWLETT, TEXAS 75030-0099
 (214) 412-6100



OWNERS CERTIFICATE

WHEREAS, the City of Rowlett, Texas, is the sole owner of three tracts of land containing 3.402 acres situated in the William Crabtree Survey, Abstract No. 347, Rowlett, Dallas County, Texas, and said tracts of land being Lot 3, Block A, MUNICIPAL COMPLEX ADDITION, to the City of Rowlett, Dallas County, Texas, according to the plat recorded in Volume 95237, Page 02810, of the Deed Records of Dallas County, Texas, and Lots 42 and 43, ORIGINAL TOWN OF ROWLETT, according to the plat recorded in Volume 2, Page 217, of the Map Records of Dallas County, Texas, and a portion of Ponder Street (a 50 foot wide public right-of-way) dedicated on the aforesaid plat of the ORIGINAL TOWN OF ROWLETT. Said 3.402 acres of land being more particularly described by metes and bounds as follows:

- BEGINNING** at a point at the Northwest corner of said Lot 3, Block A, MUNICIPAL COMPLEX ADDITION;
- THENCE** N 88° 51' 19" E 313.84 feet, along the North boundary line of said Lot 3, being the existing South right-of-way line of Main Street to a point at the most Northerly Northeast corner of said Lot 3;
- THENCE** S 00° 39' 07" E 189.11 feet, along the East boundary line of said Lot 3, to a 1/2" iron rod marked "Brittain & Crawford", set;
- THENCE** N 89° 20' 53" E 90.00 feet, along the most Southerly North boundary line of said Lot 3, to an "X" cut in concrete, set at the most Easterly Northeast corner of said Lot 3;
- THENCE** S 00° 39' 07" E 153.32 feet, along the most Easterly East boundary line of said Lot 3, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southeast corner of said Lot 3;
- THENCE** along the South boundary line of said Lot 3 as follows:
- N 88° 18' 12" W 233.53 feet, to a 1/2" iron rod marked "4888" found;
 - N 14° 10' 34" E 7.64 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
 - N 80° 32' 03" W 66.83 feet, to a 1/2" iron rod marked "4888" found;
 - S 00° 46' 24" E 26.00 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
 - N 82° 36' 34" W 239.43 feet, to a 1/2" iron rod found at the Southwest corner of said Lot 3;
- THENCE** N 00° 46' 24" W 152.00 feet, along the most Westerly West boundary line of said Lot 3, to a 1/2" iron rod marked "Brittain & Crawford", set at the most Westerly Northwest corner of said Lot 3, lying in the South boundary line of a 20 foot wide public alley;
- THENCE** N 89° 13' 36" E 81.00 feet, along the most Southerly North boundary line of said Lot 3, to a 1/2" iron rod marked "Brittain & Crawford", set in the West right-of-way line Ponder Street;
- THENCE** N 00° 46' 24" W 20.00 feet, along the West right-of-way line of said Ponder Street to a point at the Southeast corner of aforesaid Lot 43, of the ORIGINAL TOWN OF ROWLETT;
- THENCE** S 89° 13' 36" W 50.00 feet, along the South boundary line of said Lot 42 and 43, to a point at the Southwest corner of said Lot 42, of the ORIGINAL TOWN OF ROWLETT;
- THENCE** N 00° 46' 24" W 90.00 feet, along the West boundary line of said Lot 42, to a 1/2" iron rod marked "Brittain & Crawford", set at the Northwest corner of said Lot 42, lying in the South right-of-way line of Main Street;
- THENCE** N 89° 13' 43" E 100.00 feet, running along the North boundary line of said Lots 42 and 43 and the South right-of-way line said Main Street, crossing said Ponder Street, to an "X" cut in concrete, set;
- THENCE** N 00° 46' 15" W 41.26 feet, along the most Easterly West boundary line of said Lot 3, to the POINT OF BEGINNING containing 3.402 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Todd W. Gottal, Mayor, acting on behalf of the City of Rowlett, Texas does hereby adopt this plat as LOT 3R, 4 & 5, BLOCK A, MUNICIPAL COMPLEX ADDITION, an addition to the City of Rowlett, Dallas County, Texas, and does hereby dedicate to the public use and benefit the streets and easements shown hereon for all public purposes and the right of the City of Rowlett, and it assigns, to lay, install, operate, replace, reconstruct and remove any and all public utilities, including but not limited to: waterlines, sanitary sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, and electrical power lines and appurtenances. The right to establish grades on said dedicated streets is hereby granted to the City of Rowlett and all claims for damages which may arise by reason of changing the present surface of said streets to conform to said grades are hereby waived.

Any easements shown on the plat are hereby granted, dedicated and reserved for the mutual use and accommodation of the City of Rowlett and all public utilities desiring to use or using the same for underground public utilities for the purposes including, but not limited to waterlines, sanitary sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, and electrical power lines and appurtenances. All and any public utilities and the City of Rowlett shall have the right to remove and keep removed, all or part of any building, fence, tree, shrub or other improvements, growth or obstruction which may in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility in, on or under said easement strips. The City of Rowlett and all public utilities shall at all times have the full right of ingress and egress to or from, and upon, said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or remove all or part of its respective systems, without the necessity of procuring the permission of any Ordinances.

All lots in the subdivision shall be subject to the minimum building setback lines in all City of Rowlett Ordinances.

IN WITNESS THEREFORE, I have hereunto set my hand this _____ day of _____ 2014.

Todd W. Gottal, Mayor, City of Rowlett

Attest:

City Secretary

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES L. BRITTAIN, do hereby certify, that I 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 of Rowlett Planning and Zoning Commission.

JAMES L. BRITTAIN, R.P.L.S.
 State of Texas No. 1674

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 James L. Brittain, 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 _____ day of _____ 2011.

Notary Public in and for the State of Texas
 Commission Expires: _____



CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ DATE _____

ATTEST:

Signature _____
 Name & Title _____

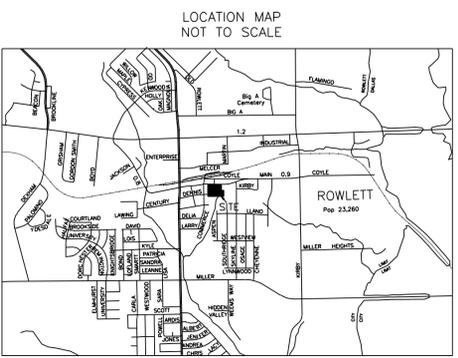
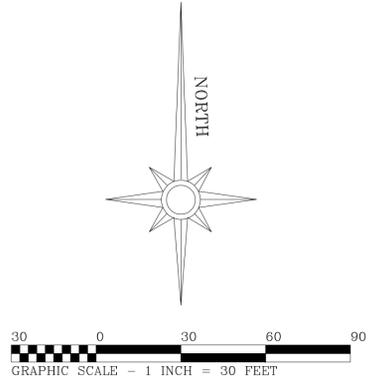
The Director of Public Works and Development of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett,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

Director of Public Works and Development _____ DATE _____

ATTEST:

Signature _____
 Name & Title _____

THE PURPOSE FOR THIS PLAT IS TO ABANDON A PORTION OF PONDER STREET RIGHT-OF-WAY AND DEDICATE VETERANS PARK



NOTES:

- ALL IRON RODS SET (IRS) ARE WITH YELLOW CAP STAMPED "BRITTAIN & CRAWFORD".

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48113C0240 J, MAP REVISED AUGUST 23, 2001.

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

PLAT OF
**LOT 3R-1, 3R-2 & 3R-3,
 BLOCK A**
MUNICIPAL COMPLEX ADDITION
 BEING A REPLAT OF LOT 3, BLOCK A, MUNICIPAL COMPLEX ADDITION, LOTS 42 & 43, ORIGINAL TOWN OF ROWLETT AND ABANDONING A PORTION OF PONDER STREET PUBLIC RIGHT-OF-WAY
 LOCATED IN THE WILLIAM CRABTREE SURVEY, ABSTRACT No. 347
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 02/25/2014

AGENDA ITEM: C.1

AGENDA LOCATION:

Individual Consideration

TITLE

Consider an approval for Development Plans for a 41,839 square-foot grocery store building with a 6-pump fueling station. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (DP13-695)

STAFF REPRESENTATIVE

Garrett Langford, AICP – Principal Planner

BACKGROUND

The subject property is the site of the former Super One grocery store that was last occupied by Rainbow Foods in 2002. The subject property is zoned under General Commercial (C-2) with a Special Use Permit for the fueling station.

The proposed development will involve a significant redevelopment of the subject property that will bring the site into full compliance with the current development standards. The existing 62,000 square-foot building will be demolished and replaced with a 41,839 square-foot standalone retail building. In addition, the majority of the existing parking will be reconfigured and replaced with new pavement. The number of the existing parking spaces will be reduced from 315 parking spaces to 168 parking spaces. The development plans include: site plan, landscape plan, lighting plan and façade plan (Attachment 2 – Development Plans).

The proposed development includes a fueling station that will be located in front and east of the new grocery store along Lakeview Parkway. The fueling station will include 6 fuel pumps that can accommodate 12 fueling positions. The fueling station will also include a 740 square-foot building for a small walk-in store. The station will also include an approximately 5,300 square-foot canopy to cover all of the fueling positions. The Special Use Permit to allow the retail fueling station was recently approved by City Council on February 18, 2014 (Attachment 3 – City Council Unofficial Minutes).

POLICY EXPLANATION

It is important to note that Section 77-808.A of the RDC states,

“The purpose of the development plan review process is to ensure compliance with the development and design standards and provisions of this Code, and to encourage quality development reflective of the goals, policies, and objectives of the

comprehensive plan. For land uses requiring a development plan review, such uses may be established in the city, and building permits may be issued, only after a development plan showing the proposed development has been approved in accordance with the procedures and requirements of this section.”

Section 77-808.D of the RDC further states,

A development plan shall be approved upon a finding that the development plan meets all of the following criteria:

1. The development plan is consistent with the Comprehensive Plan;
2. The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
3. The development plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in [Chapter 77-200](#) Zoning districts, [Chapter 77-300](#), Use regulations, [Chapter 77-400](#), Dimensional requirements, and [Chapter 77-500](#), Development and design standards;
4. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable.

FISCAL IMPACT

The overall project including the grocery store and associated fueling station is estimated to bring in 10 million dollars in private investment, 5 million dollars in taxable sales, and create 75 new jobs in the City. Thus it is estimated that upon completion this project will create approximately \$80,000.00 in annual tax revenue for the City, versus the \$6,500.00 in annual property tax that the City receives today from the vacant site.

STAFF RECOMMENDATION

These plans have been reviewed by Planning, Building, Engineering, and Fire Department Staff and have been found to be substantially conforming to the above mentioned criteria. Based on compatibility with C-2 Zoning District, the Special Use Permit and meeting the intent in the RDC, staff recommends the Planning and Zoning Commission approve the Development Plans.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Development Plans

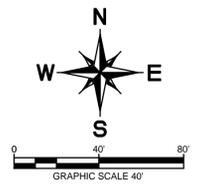
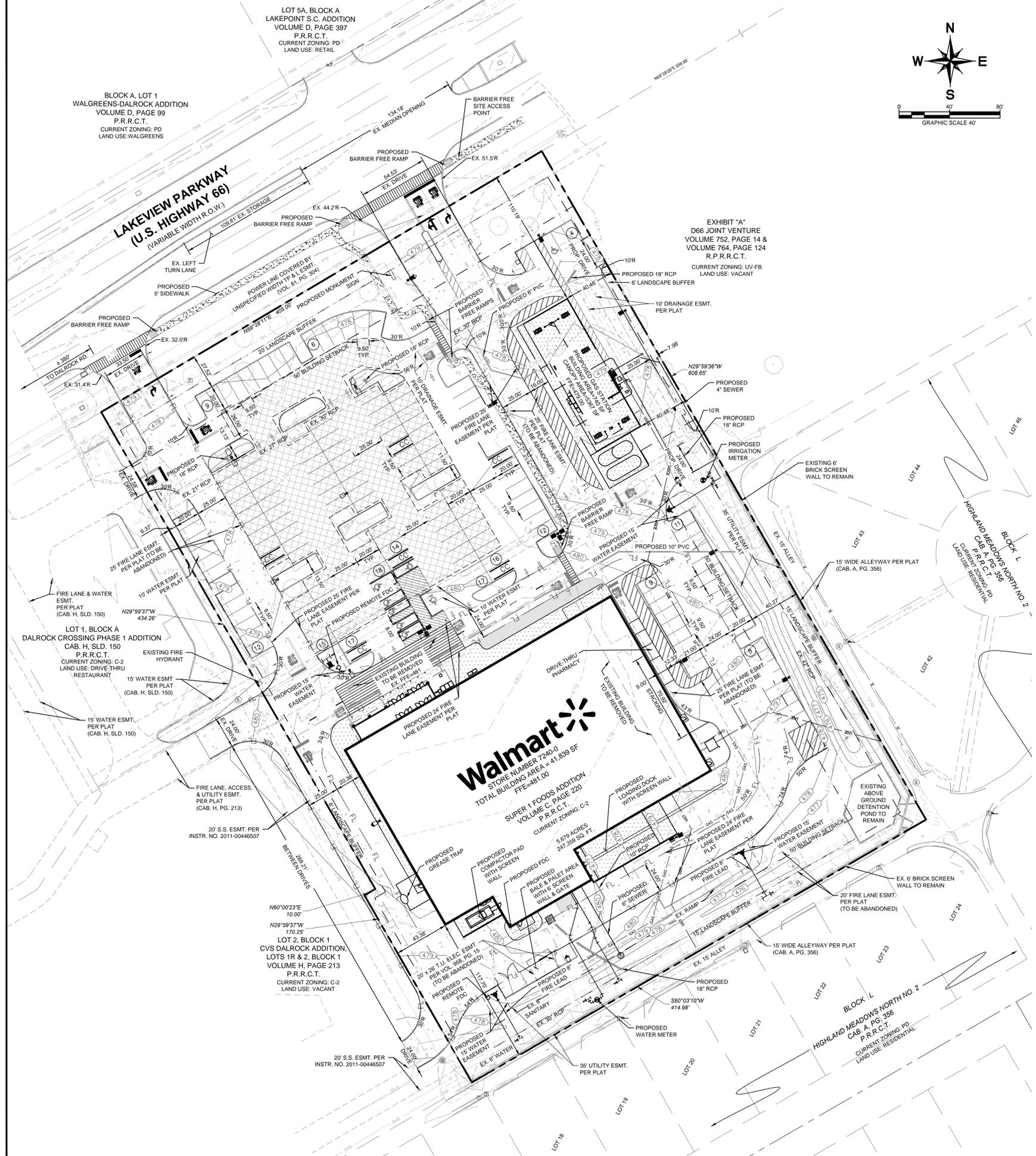
Attachment 3 – February 18, 2014, City Council Unofficial Minutes



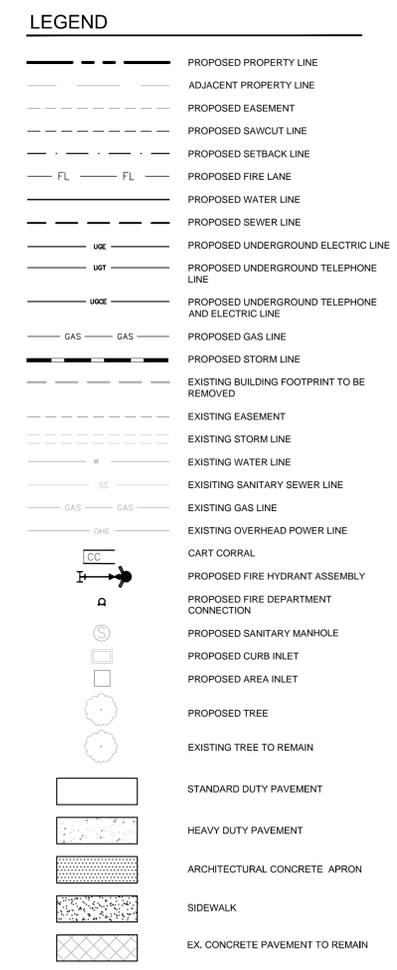
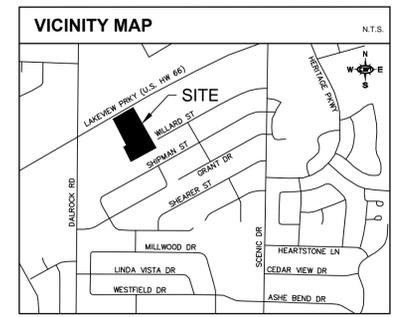
**Walmart Neighborhood Market
Fueling Station
Map Created: February 20, 2014**



**DEVELOPMENT PLAN
CASE # DP 13-695
LOCATION MAP**



- SITE NOTES**
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 - THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.
 - ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
 - ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.
 - DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ROWLETT DEVELOPMENT CODE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ROWLETT DEVELOPMENT CODE.
 - BUILDINGS OF 500 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE CITY ENGINEER.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ROWLETT DEVELOPMENT CODE.



PROJECT SITE DATA

| | | |
|---|------------------------|----------|
| PROPOSED USE | COMMERCIAL | |
| EXISTING ZONING DISTRICT | C-2 | |
| PROPOSED ZONING DISTRICT | C-2/SUP | |
| OVERALL SITE | | |
| GROSS SITE AREA | 5.68 AC / 247,359 SF | |
| SITE FRONTAGE | 405.00 LF | |
| SITE WIDTH/DEPTH | 414.98 LF/608.65 LF | |
| EXISTING CONDITION | | |
| IMPERVIOUS AREA | 5.11 AC / 222,444 SF | |
| PERVIOUS AREA | 0.57 AC / 24,915 SF | |
| OPEN SPACE | 0.57 AC (10%) | |
| DETENTION | 0.04 AC (0.7%) | |
| RECREATION | 0 AC (0%) | |
| PRESERVE | 0 AC (0%) | |
| CIVIC | 0 AC (0%) | |
| PROPOSED CONDITION | | |
| IMPERVIOUS AREA | 4.43 AC / 192,901 SF | |
| PERVIOUS AREA | 1.25 AC / 54,458 SF | |
| OPEN SPACE | 1.26 AC (22%) | |
| DETENTION | 0.04 AC (0.7%) | |
| RECREATION | 0 AC (0%) | |
| PRESERVE | 0 AC (0%) | |
| CIVIC | 0 AC (0%) | |
| PROPOSED BUILDING | | |
| TOTAL GROSS INTENSITY (FAR) | 1 : 0.17 (17%) | |
| TOTAL SQUARE FOOTAGE | 42,579 SF (COMMERCIAL) | |
| WALMART | 41,839 | |
| FUEL STATION | 740 | |
| PROPERTY DEVELOPMENT REGULATIONS | | |
| | PROPOSED | REQUIRED |
| MAX BUILDING COVERAGE | N/A | 17% |
| MINIMUM LOT AREA | N/A | N/A |
| MINIMUM LOT WIDTH | N/A | N/A |
| MINIMUM LOT DEPTH | N/A | N/A |
| FRONT SETBACK | 50 FT | 50 FT |
| SIDE RESIDENTIAL SETBACK | 130 FT | 50 FT |
| SIDE COMMERCIAL SETBACK | 30 FT | 0 FT |
| REAR SETBACK | 90 FT | 50 FT |
| MAX STRUCTURE HEIGHT | 25 FT | 35 FT |
| MAX NO. STORIES/FLOOR | 1 | 2 |
| PARKING & ACCESS | | |
| PARKING | 161 SPACES | |
| ACCESSIBLE | 7 SPACES | |
| CART CORRAL* | 6 CORRALS / 6 SPACES | |
| TOTAL PARKING | 168 SPACES | |
| PARKING RATIO | 4.00 / 1,000 S.F. | |
| LOADING SPACES | 1 SPACE | |
| ACCESS POINTS | 5 ACCESS POINTS | |

* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

OWNER
LAKEVIEW PARKWAY CROSSING, LLC
1101 KING MARK DRIVE
LEWISVILLE, TX 75056
PH. (214) 228-2455
CONTACT: AMIN MAWANI

ENGINEER / APPLICANT

Kimley-Horn and Associates, Inc.
STATE OF TEXAS
REGISTRATION NO. F-000928
5750 GENESIS COURT SUITE 200
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: KRIS HOLEYFIELD, P.E.

Walmart
STORE # 7240-0
SITE PLAN
5.679 ACRES
8800 LAKEVIEW PARKWAY
(U.S. HIGHWAY 66)
J. HART SURVEY, ABSTRACT NO. 111
CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # F-000928
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

| | | | | | |
|----------|----------|------------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 40' | CAK | KHA | 02/19/2014 | 063362456 | 1 OF 1 |

| | | |
|-----|---------|----------------------|
| No. | DATE | REVISION DESCRIPTION |
| 1 | 2/19/14 | CITY COMMENTS |

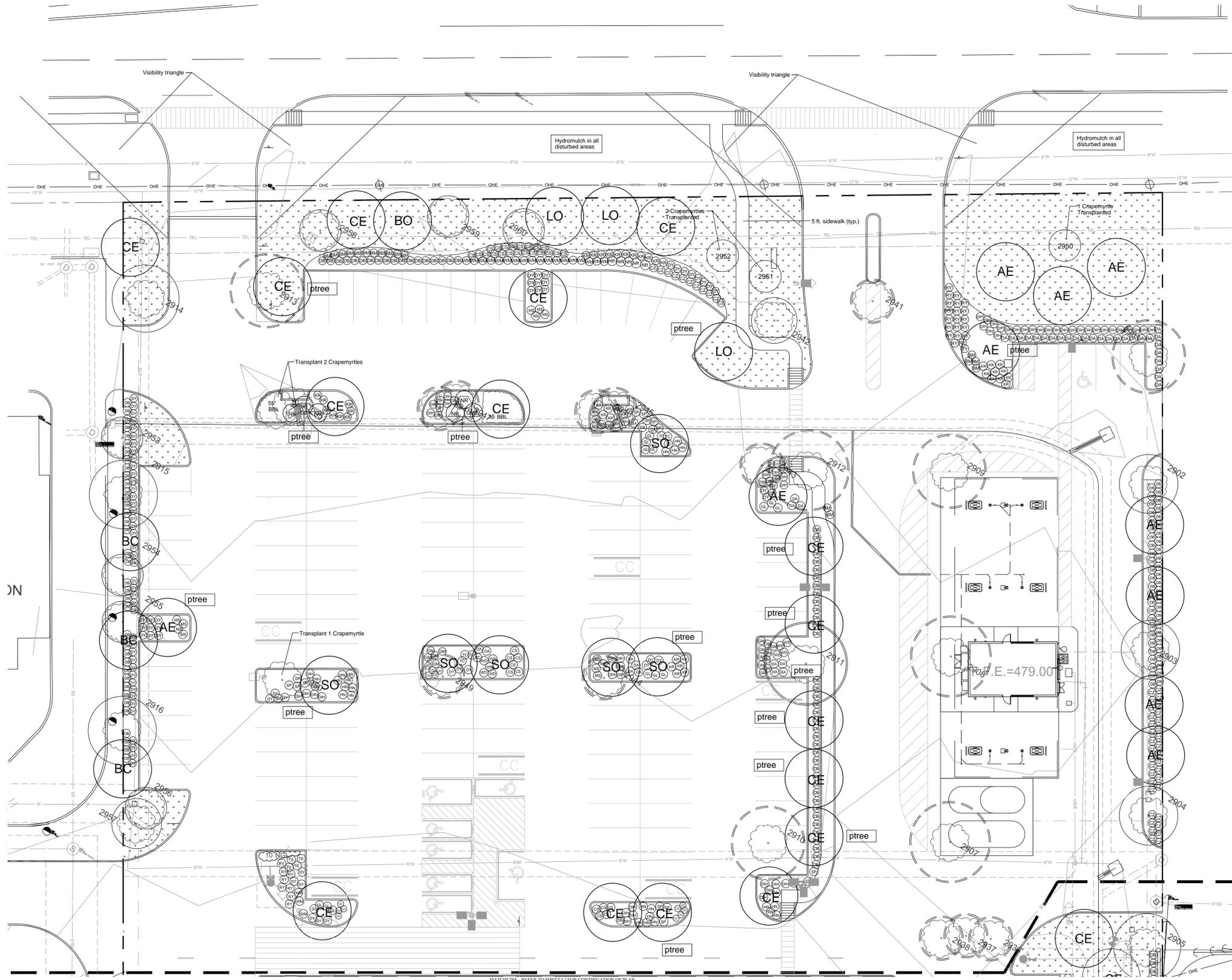


site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

1324 S. Beckham Ave.
Suite 244
Tyler, TX 75701
512.443.3822 cell
903.533.8096 tel / fax
john@siteint.com

2709 S. Lamar Blvd.
Suite 110
Austin, TX 78704
512.443.3512 tel
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www.siteint.com



TREE LEGEND

- Canopy Trees**
- LO Live Oak
 - CE Cedar Elm
 - BC Bald Cypress
 - CO Chinquapin Oak
 - BO Bur Oak
 - AE Allee Elm
 - MG Magnolia
 - NR Nellie R. Stevens Holly
- Ornamental Trees**
- CR 2-Crapemyrtles Transplanted
 - CR 1-Crapemyrtle Transplanted
- Other Symbols:**
- (Symbol with star) Trees to be preserved
 - (Symbol with dot) Trees to be removed
 - ptree Trees to be counted toward parking lot - 1 per 400 SF

SHRUB LEGEND

- DY Dwarf Yaupon
- DA Dwarf Abelia
- HN Harbor Dwarf Nandina
- MS Miscanthus
- CZ Cenizo
- TC Turk's Cap
- BM Big Muhly
- WM Dwarf Wax Myrtle
- SP Spirea
- GM Gulf Muhly
- WD Wheelers Dwarf Pittosporum
- KR Knockout Rose
- GL Giant Liriope
- RY Red Yucca
- DB Dwarf Burford Holly
- NGL New Gold Lantana
- DIH Dwarf Indian Hawthorne
- CO Coreopsis
- TS Texas Sage
- CS Red Cherry Sage
- BBL Big Blue Liriope
- NR Nellie R. Stevens Holly

HATCH LEGEND

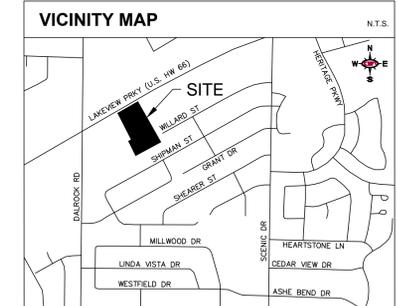
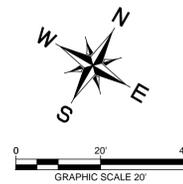
- (Dotted pattern) Solid Sod Bermuda Grass
- (Diagonal lines) Decomposed Granite

LANDSCAPE NOTES

1. Hydromulch grass to be Sahara Bermuda. Solid sod behind curbs as shown on the plans with Bermuda grass.
 2. The project will have an underground automatic irrigation system to water all new plantings.
 3. Install 4" layer of shredded hardwood mulch to all planting beds.
 4. Install 4" recycled plastic edging between all shrub beds and grass areas. Benda Board or equal.
- Note: Refer to sheet L1 for Plant List, Planting Details, Calculations, and Notes.

TRANSPLANT PROCEDURES

1. Notify Landscape Architect of transplant schedule 7 days prior to operations.
2. Transplanting shall be done by 42 inch tree spade or round ball. Contractor must have 5 years experience in tree moves. Submit documentation to LA with landscape submittals.
3. Coordinate time of curb removal with G.C. and provide fence protection for existing trees. Fences must be installed during perimeter silt fence installation.
4. Spade or round ball trees and move to off site holding area. Contractor is responsible for establishing root ball protection and temporary watering during holding period.
5. Transplant trees shall have a 2 year warranty. Contractor is responsible for replacement with similar size and species tree should the existing tree die or decline significantly during the 2 year warranty period.
6. Backfill after transplanting with 75% sand / 25% compost mix. Fertilization: Doggett XL 12-24-24 follow manufacturer's application and dilution rate.
7. Install 4" layer of shredded hardwood mulch over entire tree basin area.



| No. | REVISIONS | DATE |
|-----|-----------|------|
| | | |



| | | | |
|-------|--------------------|----------------------|------------|
| SCALE | DESIGNED BY JFM | DRAWN BY JFM, JSF | CHECKED BY |
|-------|--------------------|----------------------|------------|

LANDSCAPE PLAN

Walmart STORE # 7240-00
SEC HIGHWAY 66 & DALROCK RD.
ROWLETT, TX

Walmart
STORE # 7240-0
LANDSCAPE PLAN
5.679 ACRES
8800 LAKEVIEW PARKWAY
(U.S. HIGHWAY 66)
J. HART SURVEY, ABSTRACT NO. 111
CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS

| |
|-------------------------|
| DATE 02/18/2014 |
| PROJECT NO. 63362456 |
| SHEET NUMBER L-1 |



site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

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TREE LEGEND

- Canopy Trees
- LO Live Oak
 - CE Cedar Elm
 - BC Bald Cypress
 - MG Magnolia
 - CO Chinquapin Oak
 - BO Bur Oak
 - AE Allee Elm
 - NR Nellie R. Stevens Holly
- Trees to be preserved (circle with star)
- Trees to be removed (circle with X)
- ptree Trees to be counted toward parking lot - 1 per 400 SF

SHRUB LEGEND

- DY Dwarf Yaupon
- DA Dwarf Abelia
- HN Harbor Dwarf Nandina
- MS Miscanthus
- CZ Cenizo
- TC Turk's Cap
- BM Big Muhly
- WM Dwarf Wax Myrtle
- SP Spirea
- GM Gulf Muhly
- WD Wheelers Dwarf Pittosporum
- KR Knockout Rose
- GL Giant Liriope
- RY Red Yucca
- DB Dwarf Burford Holly
- NGL New Gold Lantana
- DIH Dwarf Indian Hawthorne
- CO Coreopsis
- TS Texas Sage
- CS Red Cherry Sage
- BBL Big Blue Liriope
- NR Nellie R. Stevens Holly

HATCH LEGEND

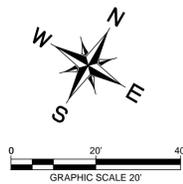
- Solid Sod
- Bermuda Grass
- Decomposed Granite

LANDSCAPE NOTES

- Hydromulch grass to be Sahara Bermuda. Solid sod behind curbs as shown on the plans with Bermuda grass.
- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" recycled plastic edging between all shrub beds and grass areas. Benda Board or equal.

Note: Refer to sheet L1 for Plant List, Planting Details, Calculations, and Notes.

VICINITY MAP



Walmart

STORE NUMBER 7240-0
L-C-41 (RX-R)
GROSS LEASABLE AREA = 41,117 SF
TOTAL BUILDING AREA = 41,983 SF
PROTO DATE 1/15/14 BRR
F.F.E. = 481.00
168 SPACES (4.0)

SUPER 1 FOODS ADDITION
VOLUME C, PAGE 220
P.R.R.C.T.

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213



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|-------|--------------------|----------------------|------------|
| SCALE | DESIGNED BY JFM | DRAWN BY JFM, JSF | CHECKED BY |
|-------|--------------------|----------------------|------------|

LANDSCAPE PLAN

Walmart STORE #7240-00
SEC HIGHWAY 66 & DALROCK RD.
ROWLETT, TX

Walmart

STORE # 7240-0
LANDSCAPE PLAN
5.679 ACRES
8800 LAKEVIEW PARKWAY
(U.S. HIGHWAY 66)
J. HART SURVEY, ABSTRACT NO. 111
CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS

| | |
|--------------|------------|
| DATE | 02/18/2014 |
| PROJECT NO. | 63362456 |
| SHEET NUMBER | L-2 |

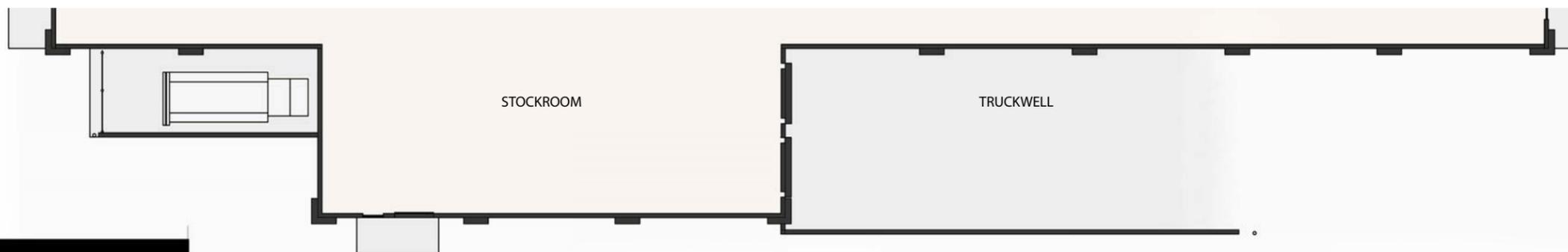
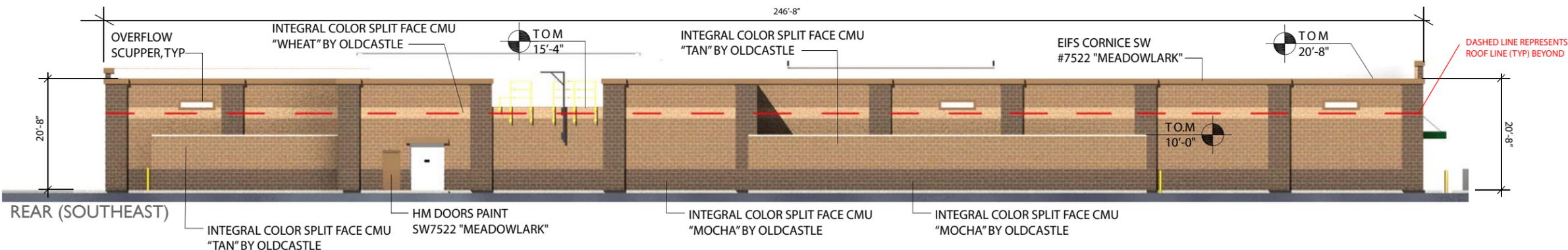
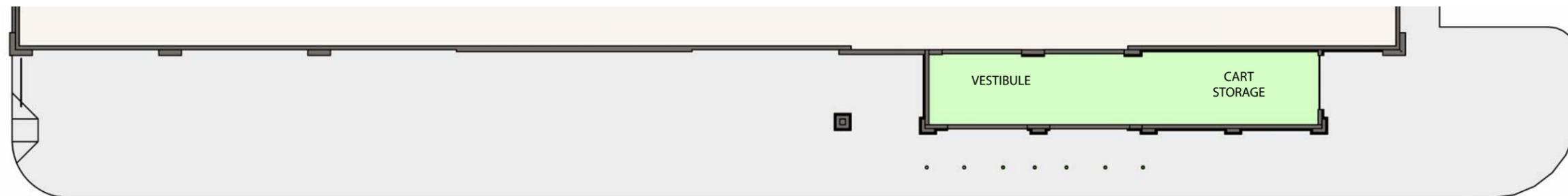
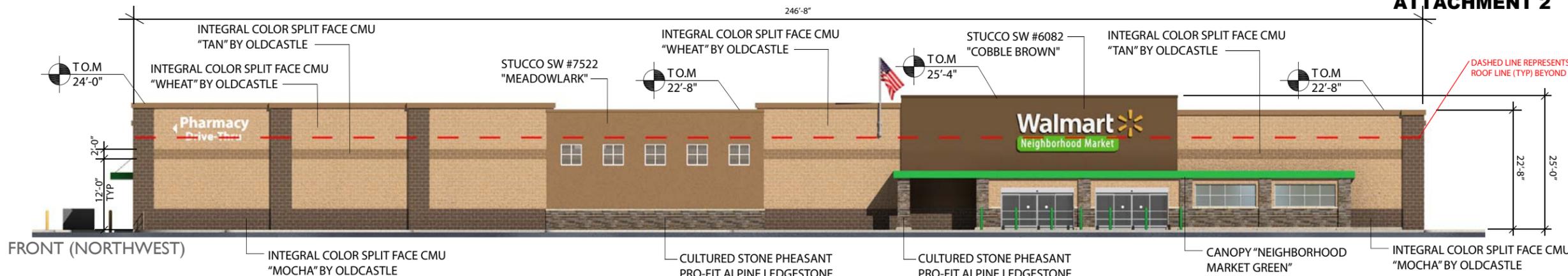


PLANT LIST

| CANOPY TREES | | | | |
|-----------------------|-----|-----------------------------|--------------------------------------|---------------------------------------|
| 3 | BO | Bur Oak | Quercus macrocarpa | 3 1/2" cal. 65 gal. 12' ht. 5' spread |
| 4 | LO | Live Oak | Quercus virginiana | 3" cal. 65 gal. 12' ht. 5' spread |
| 6 | SO | Shumard Oak | Quercus shumardii | 3" cal. 65 gal. 12' ht. 5' spread |
| 3 | BC | Bald Cypress | Taxodium distichum | 3" cal. 65 gal. 12' ht. 5' spread |
| 15 | AE | Allee Elm | Ulmus parvifolia 'Allee' | 3" cal. 65 gal. 12' ht. 5' spread |
| 11 | CE | Cedar Elm | Ulmus crassifolia | 3 1/4" cal. 65 gal. 12' ht. 5' spread |
| ORNAMENTAL TREES | | | | |
| 12 | MG | Little Gem Magnolia | Magnolia grandiflora 'Little Gem' | 30 gal. 8' ht. multi-trunk female |
| 7 | NR | Nellie R. Stevens Holly | Ilex 'Nellie R. Stevens' | 30 gal. 8' ht. multi-trunk female |
| SHRUBS & GROUNDCOVERS | | | | |
| 83 | DY | Dwarf Yaupon | Ilex vomitoria 'Nana' | 5 gal. 36" oc |
| 64 | DA | Dwarf Abelia | Abelia x grandiflora 'Ed. Goucher' | 5 gal. 36" oc |
| 27 | HN | Harbor Dwarf Nandina | Nandina domestica 'Harbour Dwarf' | 5 gal. 36" oc |
| 17 | MS | Miscanthus | Miscanthus sinensis 'Gracillimus' | 5 gal. 36" oc |
| 66 | CZ | Cenizo | Leucophyllum frutescens | 5 gal. 36" oc |
| 13 | TC | Turk's Cap | Malvaviscus drummondii | 1 gal. 24" oc |
| 20 | BM | Big Muhly | Muhlenbergia lindheimeri | 5 gal. 36" oc |
| 27 | WM | Dwarf Wax Myrtle | Myrica pusilla | 5 gal. 36" oc |
| 15 | SP | Spirea | Spiraea 'Anthony Waterer' | 5 gal. 36" oc |
| 26 | GM | Gulf Muhly | Muhlenbergia capillaris | 5 gal. 36" oc |
| 13 | WD | Wheeler's Dwarf Pittosporum | Pittosporum tobira 'Wheeler' | 1 gal. 24" oc |
| 44 | KR | Knockout Rose | Rosa 'Radrizz' | 5 gal. 36" oc |
| 23 | GL | Giant Liriope | Liriope gigantea | 5 gal. 36" oc |
| 29 | RY | Red Yucca | Hesperaloe parviflora | 5 gal. 36" oc |
| 331 | DB | Dwarf Burford Holly | Ilex cornuta 'Burfordii' nana | 5 gal. 36" oc |
| 10 | NGL | New Gold Lantana | Lantana 'New Gold' | 1 gal. 36" oc |
| 98 | DIH | Dwarf Indian Hawthorne | Raphiolepis indica 'Clara' | 5 gal. 36" oc |
| 26 | CO | Coreopsis | Coreopsis lanceolata 'Early Sunrise' | 1 gal. 24" oc |
| 14 | TS | Texas Sage | Leucophyllum frutescens 'Silverado' | 5 gal. 36" oc |
| 50 | CS | Red Cherry Sage | Salvia greggii 'Red' | 5 gal. 36" oc |
| 150 | BBL | Big Blue Liriope | Liriope muscari 'Big Blue' | 1 gal. 18" oc |
| 6 | NR | Nellie R. Stevens Holly | Ilex 'Nellie R. Stevens' | 7 gal. 48" oc |

**City of Rowlett, Texas
LANDSCAPE CALCULATIONS**

| | | | | | |
|-----------------------------|-----------------|--|--------------|--|--|
| Total Lot Area | 247,359 SF | INCOMPATIBILITY BUFFERS | 15 ft. width | REQUIRED | PROVIDED |
| Required Landscape Area 15% | 37,104 SF (15%) | South Buffer | 415 LF | 12 trees | 12 trees + 9 ex. trees |
| R.O.W. BUFFERS | 20 ft. width | East Buffer | 315 LF | 9 trees | 8 trees + 9 ex. trees |
| Lakeview Parkway | 316 LF | | | 10 shrubs per 30 LF | 93 shrubs |
| | | 1 large tree per 30 LF | | | |
| | | 10 shrubs per 30 LF | | | |
| | | 11 trees | | 11 canopy trees + 2 transplanted trees | |
| | | 105 shrubs | | 159 shrubs | + 3 ex. trees |
| COMPATIBILITY BUFFERS | 6 ft. width | PARKING LOT INTERIOR | 168 spaces | REQUIRED | PROVIDED |
| NE Buffer | 228 LF | 10% minimum landscape area | 66,595 SF | 6,660 SF (10%) | 6,930 SF (21%) |
| | | Total Lot area | | | |
| | | 1 canopy tree per island (12 islands) | | 12 trees | 12 canopy trees |
| NW Buffer | 228 LF | + 1 canopy tree per 400 of req. land. area | | 17 trees | 14 canopy trees + 1 ex. trees + 6 orn. trees |
| | | 1 large tree per 50 LF | | | |
| | | 10 shrubs per 30 LF | | | |
| | | 5 trees | | 4 trees + 1 ex. tree | |
| | | 76 shrubs | | 91 shrubs | |
| | | 5 trees | | 4 trees + 1 ex. tree | |
| | | 76 shrubs | | 79 shrubs | |
| | | 1 large tree per 50 LF | | | |
| | | 10 shrubs per 30 LF | | | |
| | | 5 trees | | 4 trees + 1 ex. tree | |
| | | 76 shrubs | | 91 shrubs | |
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| | | 76 shrubs | | 91 shrubs | |
| | | 1 large | | | |



ACCENT MATERIAL CALCULATIONS:

FRONT (NORTHWEST):

TOTAL SF: 5908 SF
 REQUIRED SF: 20%
 ACTUAL SF/%: 2973 SF/ 50%

REAR (SOUTHEAST):

TOTAL SF: 5277 SF
 REQUIRED SF: 20%
 ACTUAL SF/%: 1039 SF/ 37%

ROOF:

- INTERNAL ROOF DRAIN SYSTEM USED.
- WHITE SINGLE-PLY ROOF MEMBRANE (TPO)

ANY/ ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL/ UNDER SEPARATE APPLICATION/ PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.

Graphic Scale



OWNER:
 LAKEVIEW PARKWAY CROSSING, LLC
 1101 KING MARK DRIVE
 LEWISVILLE, TX 75056
 Ph. 214/ 228-2455
 CONTACT: AMIN MAWANI

SITE INFORMATION:
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 8800 LAKEVIEW PARKWAY
 (U.S. HIGHWAY 66)
 J.HART SURVEY, ABSTRACT NO. 111
 CITY OF ROWLETT
 ROCKWALL COUNTY, TEXAS

18 FEBRUARY 2013

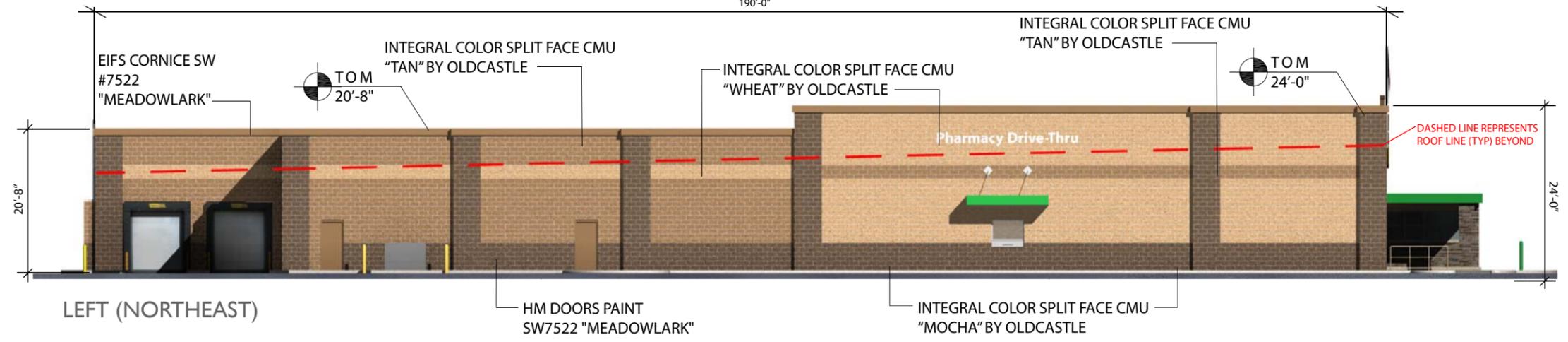
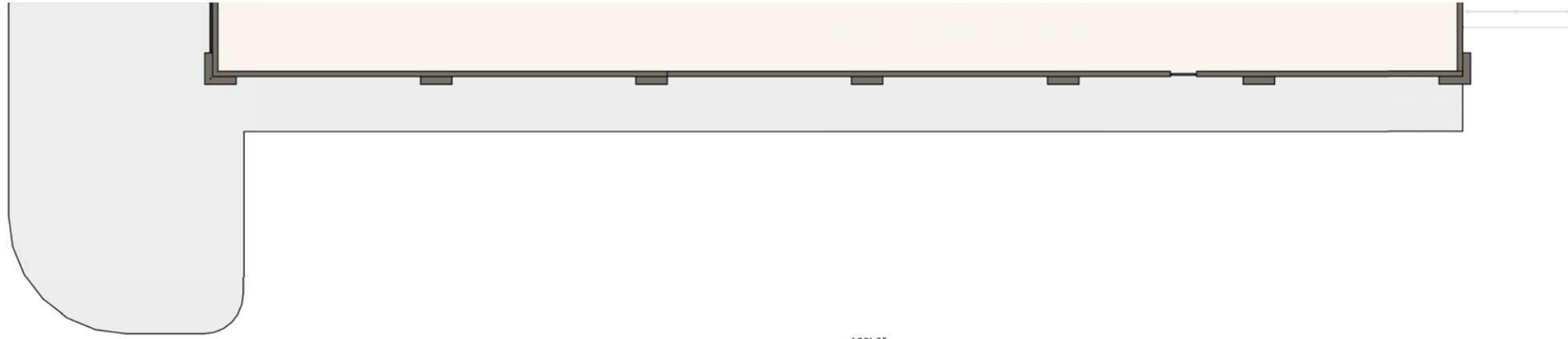
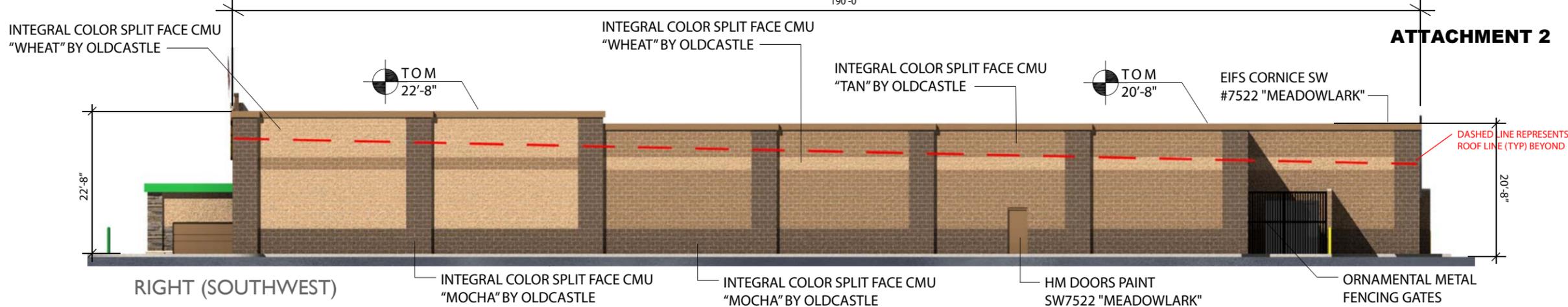
ROWLETT, TX #7240

FOR AHJ REVIEW - CLIENT APPROVED

Building images shown are an artistic representation of the design intent. Actual color or materials may vary from those shown due to final design detailing.
 NOT FOR CONSTRUCTION

APPROVED ON _____ BY _____ FOR WELMART

BUILDING FACADE/ ELEVATION PLAN



ACCENT MATERIAL CALCULATIONS:

RIGHT (SOUTHWEST):
 TOTAL SF: 4412.65F
 REQUIRED SF: 20%
 ACTUAL SF/%: 1605.65F/ 36%

LEFT (NORTHEAST):
 TOTAL SF: 4499.35F
 REQUIRED SF: 20%
 ACTUAL SF/%: 1854.25F/ 41%

- ROOF:**
- INTERNAL ROOF DRAIN SYSTEM USED.
 - WHITE SINGLE-PLY ROOF MEMBRANE (TPO)

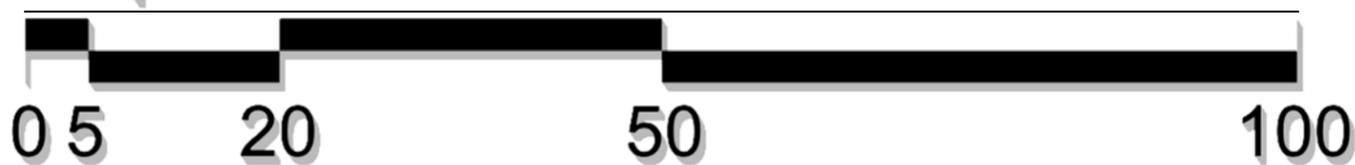
ANY/ ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL/ UNDER SEPARATE APPLICATION/ PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.

Graphic Scale





Graphic Scale



ANY/ ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL/ PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.

| ACCENT MATERIAL CALCULATIONS: | | ACCENT MATERIAL CALCULATIONS: | |
|-------------------------------|---------------|-------------------------------|----------------|
| REAR (NORTHWEST): | | RIGHT (SOUTHWEST): | |
| TOTAL SF: | 256.72 SF | TOTAL SF: | 442.82 SF |
| REQUIRED SF: | 20% | REQUIRED SF: | 20% |
| ACTUAL SF/%: | 71.11 SF/ 27% | ACTUAL SF/%: | 138.92 SF/ 31% |
| FRONT (SOUTHEAST): | | LEFT (NORTHEAST): | |
| TOTAL SF: | 285.17 SF | TOTAL SF: | 442.82 SF |
| REQUIRED SF: | 20% | REQUIRED SF: | 20% |
| ACTUAL SF/%: | 71.11 SF/ 24% | ACTUAL SF/%: | 138.92 SF/ 31% |



SIGNAGE ORDINANCE
 SIGN AREA CANNOT BE GREATER THAN 48 S.F.
 SIGN AND BASE CANNOT BE GREATER THAN 80 S.F.



FRONT ELEVATION

SIGN AREA: 45.33 SF
 SIGN AND BASE AREA: 77.44 SF

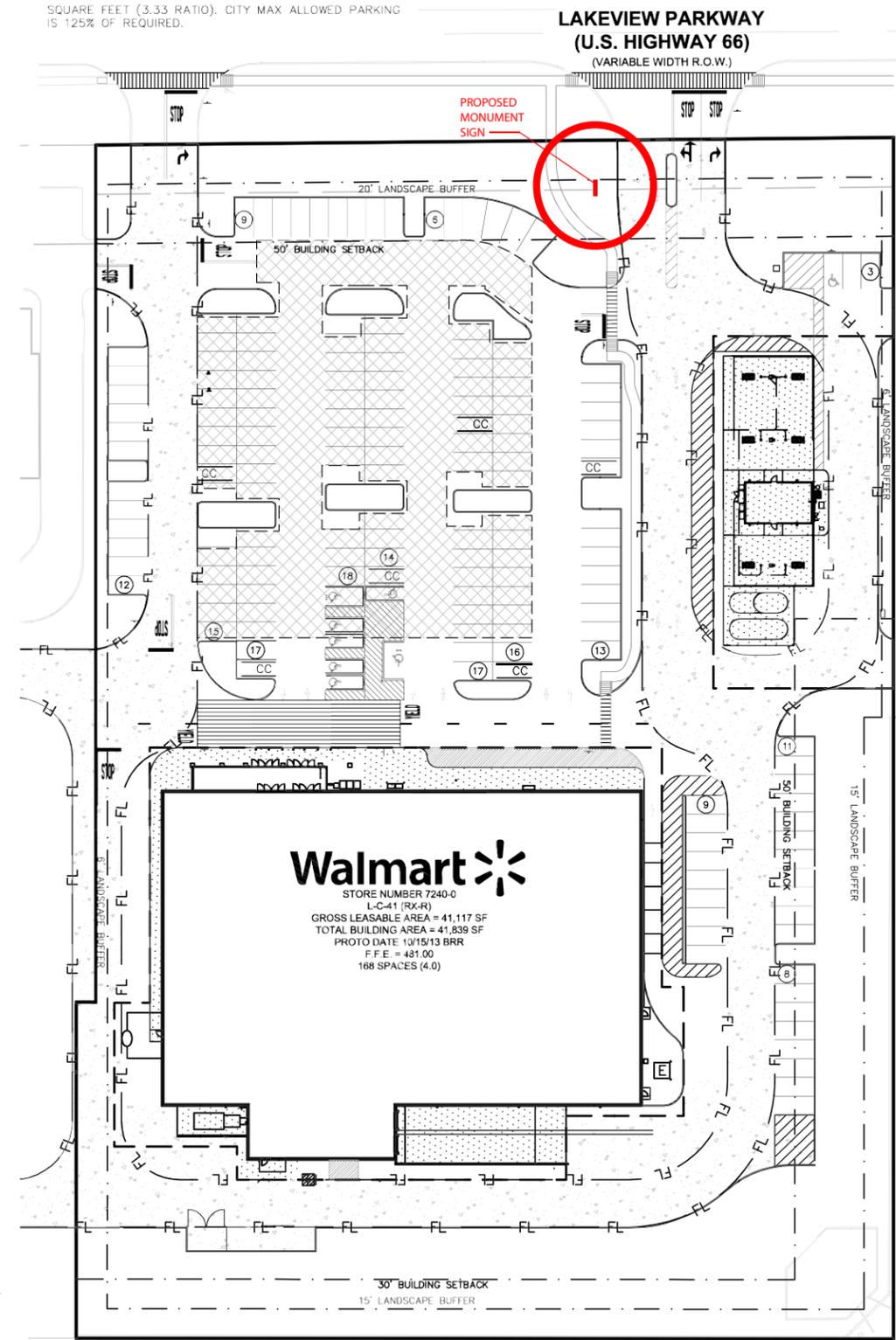
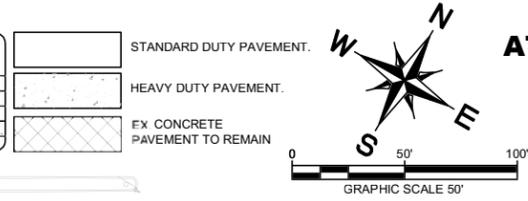


ANY/ ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL/ UNDER SEPARATE APPLICATION/ PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.

| PARKING TABLE | | | |
|-----------------------|--------|----------|-------------|
| 9.5'X20' 90° PROVIDED | | | |
| | GLA | TOTAL SF | # OF SPACES |
| PROVIDED | 41,117 | 41,839 | 168 |
| WALMART | 41,117 | 41,839 | 168 |
| CITY | 41,117 | 41,839 | 140 |
| CITY | 41,117 | 41,839 | 175 |

RATIO: 4.00/ 1,000 S.F.
 4.0* / 1,000 S.F.
 3.33* / 1,000 S.F.
 CITY MAX

* PARKING RATIO EXCLUDES SPACES OCCUPIED BY CART CORRALS. PARKING RATIO IS BASED ON TOTAL BUILDING SQUARE FOOTAGE.
 ** CITY REQUIRED PARKING IS 1 SPACE PER 300 SQUARE FEET (3.33 RATIO). CITY MAX ALLOWED PARKING IS 125% OF REQUIRED.



Walmart
 STORE NUMBER 7240-0
 L-C-41 (RX-R)
 GROSS LEASABLE AREA = 41,117 SF
 TOTAL BUILDING AREA = 41,839 SF
 PROTO DATE 10/15/13 BRR
 F.F.E. = 481.00
 168 SPACES (4.0)



**City of Rowlett
Action Minutes
City Council**

4000 Main Street
Rowlett, TX 75088
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 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, February 18, 2014

5:30 P.M.

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.

Present: Mayor Gottel, Mayor Pro Tem Kilgore, Deputy Mayor Pro Tem Gallops, Councilmember Phillips, Councilmember Bobbitt, Councilmember Dana-Bashian, and Councilmember Pankratz

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:30 p.m.

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate a potential economic development project and incentives for property located at 4510 and 4514 Lakeview Parkway. (30 minutes) **TO BE DISCUSSED AFTER THE REGULAR SESSION**

Council convened in Executive Session at 8:26 p.m. Out at 8:47 p.m.

- 2B.** The City Council shall convene into Executive Session pursuant to the Texas Local Government Code, §551.074, Personnel, to deliberate the evaluation and duties of the City Manager. (30 minutes) **TO BE DISCUSSED AFTER THE REGULAR SESSION**

Council convened in Executive Session at 6:56 p.m. Out at 7:33 p.m.

3. WORK SESSION (5:30 P.M.)* Times listed are approximate

- 3A.** Discuss Replacement of the Telephone System. (30 minutes)

- 3B.** Discuss amending the Fiscal Year 2013-14 Adopted Operating and Capital Improvements Program Budget. (30 minutes)
- 3C.** Hear a presentation outlining the selection of Evergreen Solutions, LLC (Tallahassee, FL) to conduct the City's 2014 Salary and Compensation Study. (15 minutes)
- 3D.** Hear a presentation outlining the City Aggregate, Departmental, and Tenure-based results of the 2013 City of Rowlett Employee Climate Assessment Survey. (10 minutes)
- 3E.** Discuss the awarding of a contract and potential change order for the Main Street 1.25 Million Gallon Elevated Storage Tank. (30 minutes)

4. DISCUSS CONSENT AGENDA ITEMS

Council took a short break at 6:55 p.m., then convened in Executive Session Item 2B.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)*

Reconvene at 7:38 p.m.

INVOCATION – Kent Cox, Crossroads Church

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presenting a Certificate of Recognition to Sammy Walker for his induction in the Texas Track and Field Coaches Association Hall of Fame. This presentation is made at the request of Councilmember Pankratz.
- 5B.** Hear Fourth Quarter Investment Report for September 30, 2013.
- 5C.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

6. CITIZENS' INPUT

Susan Turek, 7301 Alissa Drive, Rowlett; spoke regarding Senior Citizens of Rowlett (SCOR).

7. CONSENT AGENDA

- 7A.** Consider action to approve minutes from the February 4, 2014, City Council Meeting.

This item was approved on the Consent Agenda.

- 7B.** Consider action to approve a resolution awarding proposal #2013-21 and the contract for the purchase of an Enterprise Resource Planning System (ERP) from Tyler Technologies, Incorporated in the amount of \$833,245 and authorizing the City Manager, after City Attorney approval, to execute the necessary documents for said contract.

This item was approved as RES-009-14 on the Consent Agenda.

- 7C.** Consider action to approve a resolution for Task Authorization #141-FNI to the Agreement for Professional Services with Freese and Nichols, Incorporated in the amount of \$194,522.00 for the engineering design of the North Shore Sanitary Sewer Main Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-010-14 on the Consent Agenda.

- 7D.** Consider action to approve a resolution accepting proposals for wrecker services to Martin Services and Cathey Towing and authorizing the City Manager to execute the agreements.

This item was approved as RES-011-14 on the Consent Agenda.

- 7E.** Consider action to approve a resolution exercising the third of four one-year renewal options for Section I mowing services to 3-D Mowing Services in the unit amounts bid with an estimated annual amount of \$65,000 for the Community Services Code Enforcement Division.

This item was approved as RES-012-14 on the Consent Agenda.

- 7F.** Consider action to approve a resolution exercising the second of four one-year renewal options for Section II mowing services to Carruthers Landscape Management in the unit amounts bid with an estimated annual amount of \$104,945 for the Parks and Recreation Department.

This item was approved as RES-013-14 on the Consent Agenda.

- 7G.** Consider action to approve a resolution exercising the fourth and final one-year renewal option for Section III mowing services to Carruthers Landscape Management, Incorporated, in the unit amounts bid with an estimated annual amount of \$131,000.10 for the Parks and Recreation Department.

This item was approved as RES-014-14 on the Consent Agenda.

- 7H.** Consider action to approve a resolution exercising the third of four one-year renewal options for Section IV mowing services to The Teter Group, Incorporated, in the unit amounts bid with an estimated annual amount of \$120,831.80 and Change Order #1 for Katy Park in the amount of \$5,204.40 for an annual estimate of \$126,036.20 for the Parks and Recreation Department.

This item was approved as RES-015-14 on the Consent Agenda.

- 7I. Consider action to approve a resolution exercising the third of four one-year renewal options for Section V mowing services to 3-D Mowing Services in the unit amounts bid with an estimated annual amount of \$9,420 for the Water and Wastewater Departments.

This item was approved as RES-016-14 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Councilmember Phillips, seconded by Deputy Mayor Pro Tem Gallops, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A. Conduct a public hearing and consider an ordinance for a Special Use Permit for a retail vehicle filling station in the General Commercial/Retail (C-2) zoning district, for property located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (SUP13-693)

A motion was made by Councilmember Phillips, seconded by Deputy Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-003-14.

Council adjourned the regular session at 8:21 p.m. then reconvened in Executive Session Item 2A.

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

No action taken.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 8:47 p.m.



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 02/25/2014

AGENDA ITEM: C.2

AGENDA LOCATION

Individual Consideration

TITLE

Conduct a public hearing and consider a recommendation regarding a Major Warrant. The subject property is located within the New Neighborhood Form Based District with the additional allowance for mixed residential and live/work units by right. The applicant requests a Major Warrant to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development. The subject property is located at 10000 Beacon Harbor, being 2.61 +/- acres further described as Block 1, Lot 2 of the Homestead at Lakepointe Addition, Rowlett, Rockwall County, Texas.

STAFF REPRESENTATIVE

Erin Jones, Director of Development Services

SUMMARY

The applicant is requesting a Major Warrant to allow a four story mixed residential project on the subject property (Attachment 1- Location Map). Currently there is a 2.5 story maximum imposed on the property. Per the Form Based Code (FBC), Major Warrants are used for exceptions to the code that are not consistent with a provision or the intent of the code, but may or may not deter the overall implementation.

In this case, Staff and the Urban Design Officer (UDO) are supportive of the request for the reasons outlined in detail below. In summary, the overall proposal meets the intent of the code and the additional height has been appropriately mitigated to be compatible with the adjacent single family residential neighborhood.

BACKGROUND INFORMATION

Upon adoption of the Form Based Code and Healthy Living Regulating Plan on November 7, 2012 (Attachment 2- regulating plan) the subject property was zoned as a Form Based New Neighborhood District. Typically this district is limited to attach single family residential building types (townhome, cottage home – zero lot line, and casita – zero lot line) and possibly multi-unit homes. However, the Council upon recommendation of the Planning and Zoning Commission approved an additional allowance for mixed residential and live/work units for the subject property not to exceed the New Neighborhood standard of 2.5 stories creating a hybrid zone.

As a matter of background, the subject property was debated at length prior to adoption. Staff, the consultant team, and even members of the advisory committee, Planning and Zoning Commission and City Council expressed at the time that either the New Neighborhood or the Urban Village District could be appropriate for this property. However, in light of no strong opinions either way Staff deferred to the New Neighborhood District based on community feedback. At the time of adoption the City Council approved the addition of mixed residential and live-work product types to allow greater flexibility. Due to the last minute addition of these product types the true implications of this allowance was not fully vetted. The requirements for mixed residential projects and the limited land area of the subject property make the 2.5 story limitation impractical without substantial incentives.

In May 2012, the applicant approached Staff with a mixed residential project for consideration. Over the course of the last nine months Staff and the UDO have worked with the applicant to ensure he understands the intent of the FBC and the City's objectives for development along the lake, namely, ensuring that the shore line is publicly accessible and enhanced for pedestrian comfort. At this point, based on our conversations and the provided plans and renderings Staff and the UDO have a good level of confidence that the applicant understands the intent and will produce a quality project for the City. As Staff and the UDO worked with the applicant he brought it to our attention that the expense associated with the required amenities and standards could not be justified or captured with a 2.5 story building. In order to fully meet the intent of the FBC and not require substantial incentives additional units will be needed. Due to the site constraints additional height is the only way to add those additional units. To that end, the applicant has provided a building configuration that is sensitive to the adjacent single family residential subdivision, but will allow for additional height on a portion of the property.

It is important to note that this Major Warrant request only pertains to the height of the building. The use itself is allowed by right. All renderings and plans provided herein are intended to show the applicant's intent as it relates to the placement of the building and height. However, detailed development plans will be subject to all FBC requirements and administrative approval.

DISCUSSION

As previously mentioned the mixed residential product type is permitted by right on this property. However, it is currently subject to a 2.5 story height limitation. This limitation was imposed in part because that is the base standard for the New Neighborhood District, and it was not altered with the addition of the mixed residential product type. Secondly, this limitation was imposed to be sensitive to the adjacent single family residential neighborhood.

As a matter of perspective, in the majority of the other Urban Village Districts wherein mixed residential product types are allowed by right, they are subject to a maximum height of five stories except within the designated transition zone. The transition zone for the Urban Village District within the Healthy Living Regulating Plan is outlined as follows: *"a 100- foot wide transition zone with a height limitation of 2.5 stories and a minimum 50-foot setback where the*

Urban Village FB District immediately abuts existing single family residential subdivisions.” The proposed project will generally meet that standard (Attachment 3- dimensioned aerial).

As previously noted this Major Warrant request only pertains to the building height. Adequate buffer treatment will be solidified at the Development Plan phase. The proposed project will need to consider and come in substantial conformance with the transition standards in the FBC. The applicant has met with Staff to begin to consider how this buffer may be designed. To that end, Staff and the UDO feel as though the adjacent residents are and will be adequately protected. In addition, due to the dramatic topography of the site the four story portion of the building is significantly lower than the adjacent single-family homes, thus further reducing the visual impact.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. 10 notices were mailed on February 7th, and as of Friday February 21, 2014 Staff has received five (5) responses from within the notification area; one (1) in favor and four (4) in opposition. In addition, two (2) additional notices in opposition were received from outside of the notification area (Attachment 4). Staff has summarized a list of the respondent's concerns below with commentary in italics beneath each concern:

1. The building is too tall and will be constructed too close to homes on the highest point of the site.

As previously mentioned the applicant has set the building back from the property line approximately 50 ft., as well as implemented a “step up” approach to ensure that the portion of the building closest to the single family subdivision is 2.5 stories, gradually building to 3 and ultimately a maximum of 4 stories in the center of the property. In addition, due to the dramatic topography of the site the 4 story portion of the building will be constructed at one of the lowest points of the site, which further reduces the visual impact on the adjacent property owners.

2. This project will generate too many cars, lights, and noise.

The only entrance into the complex will be from Beacon Harbor Street, which currently serves commercial uses. The adjacent residential subdivision will not experience an increase in traffic as no through traffic will be routed through their neighborhood.

As currently proposed the mixed residential development would house approximately 77 units (10 of which are on the 4th story). The parking requirements will be evaluated in detail at the time of development plan. The applicant is still determining if the complex will be deed restricted for senior housing or open to the general market. If the final decision is to deed restrict for seniors, then the parking counts could be further reduced to accommodate a parking ratio that is more in line with a senior community.

Regardless, the parking lot will be screened with additional landscaping to soften the appearance of parking and reduce the glare of headlights.

The lighting requirements in the FBC are more stringent than under the conventional Rowlett Development Code, both from the perspective of exterior lighting on the building itself, parking lot lighting, and lighting of the pedestrian realm. While the pedestrian promenade along the lake may include lighting for pedestrian safety, it will be screened as not to create unnecessary glare and bleed over.

As for the noise concern, Staff has no reason to believe that this project will create an undue burden as it pertains to noise. As previously mentioned the use itself is allowed by right and will be subject to the base noise standards that are enforced throughout the City. Based on conversations with adjacent property owners it is Staff's understanding that there have been complaints about the employees of the hospital and retirement home congregating in the parking lot and playing loud music before and after their shifts, as well as concerns about people fishing and congregating on the jetties in the lake. Staff does not anticipate the mixed residential development will generate the same issues. If anything, having additional residents in the area, eyes on the lake and an amenitized pedestrian promenade will likely reduce the instances of undesirable activities in the area.

3. The project will violate land covenants by blocking lake views both of homeowners and the adjacent retirement home/rehab center.

Staff is unaware of any true covenants that govern the subject property. However, the City's Take Area Ordinance does establish "view corridors" that restricts the location of structures to be built in the take area. While the applicant has contemplated placing items like a gazebo, benches, etc. in the take area in the future, no finalized plans have been submitted. When and if they are, the Take Area Ordinance will be enforced. The "view corridor" protection only pertains to the take area, not private property. The building itself is not subject to the take area "view corridor" restrictions. In addition, the Take Area Ordinance's "view corridor" provisions only pertain to the take area allocated to the lot immediately adjacent to a property owner's lease area, thus restricting a neighbor's ability to block another neighbor's view. In the case of the subject property only one .property owner would have a valid claim regarding the placement of structures in the take area based on the ordinance.

While the adjacent property owners may have perceived rights to lake views, in this particular situation only the lots that directly back to the lake are eligible for take area leases. The other property owners in the area have enjoyed a lake view by way of another private property owner's vacant land throughout the years. Whether this Major Warrant is approved or not, the subject property will eventually be developed and their current views compromised.

4. The project will lower property values.

As was discussed at the time of the Realize Rowlett 2020 adoption and all subsequent rezonings since that time, it is virtually impossible for Staff to comment on this concern. There are numerous factors that affect property values. However, we do know that the standards in the FBC are significantly higher than those in conventional zoning districts. As a result the projects generated in the FBC areas are of a high quality and will retain or increase in value over time. Relevant case studies indicate that similar standards and the resulting projects typically have a positive effect on the property values of adjacent uses.

5. This area already attracts people who fish and congregate illegally on the jetties. This project will bring in more undesirable people and activities.

Part of the reason that it is difficult to monitor undesirable activities in this area is because it is secluded. This project will face onto the take area instead of back to it, which automatically puts additional eyes on the area and creates a sense of “ownership” of the space. The enhanced pedestrian realm will include appropriate lighting that will help to deter the undesirable activities. If designed properly the development of this property will help to mitigate this concern, not add to it.

6. There will be balconies and people will look into the adjacent backyards.

As seen in Attachment 5 there are no balconies proposed on the units that face the adjacent residential subdivision for this specific reason. The tallest point of the building is located on one of the lowest point of the site, thus the setbacks and topography will prevent occupants from looking into the adjacent property owners backyards.

7. This project is an unattractive gateway into our City.

From Staff and the UDO’s professional perspective this project will be an attractive gateway into the City. The FBC is intended to generate high quality projects of lasting value and character. As a matter of perspective the property north of Lakeview Parkway, adjacent to Scenic Point Park will be developed with a four story FBC mixed residential development as well. The additional height and attention to detail in the design of both these projects, as well as the emphasis on improving the shoreline and pedestrian realm will only serve to enhance the gateway to the City on both sides of Lakeview Parkway.

FINANCIAL/BUDGET IMPLICATIONS

This project is estimated to bring approximately \$5 million in private investment into the City, which translates to \$37,350.00 in annual property tax.

RECOMMENDED ACTION

Based on the above mentioned analysis Staff and the UDO recommend approval of the Major Warrant request, as it is not deemed detrimental to the implementation of the overall district. To the contrary it is Staff's professional opinion that it will enhance the district and provide a viable housing alternative for people who desire a lakefront lifestyle in close proximity to medical uses. Again, it is important to note that if approved, this Major Warrant will only pertain to the height of the building. All other FBC regulations will be enforced throughout the development plan review process. The formal UDO recommendation can be read as Attachment 6.

ATTACHMENTS

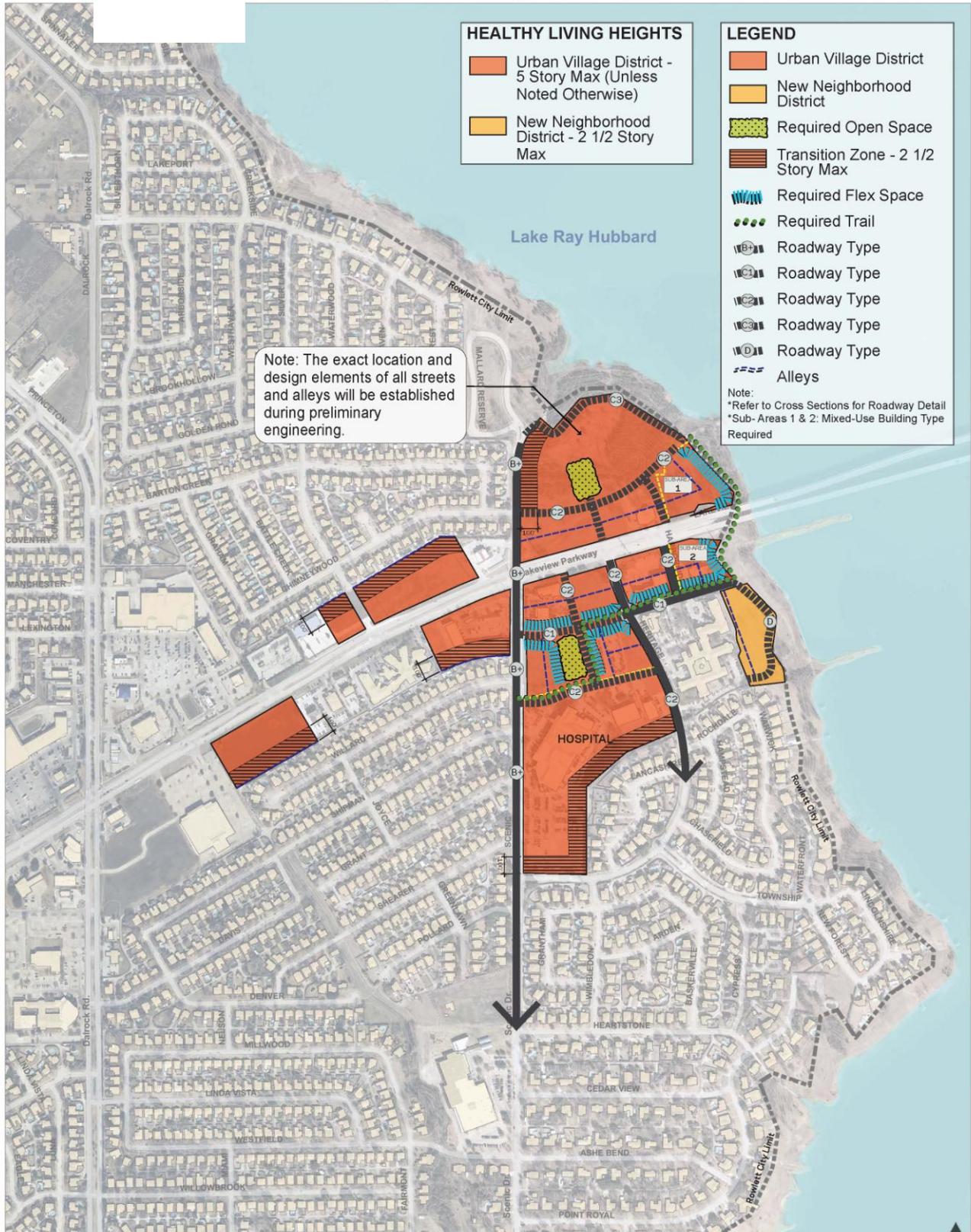
- Attachment 1- Location Map
- Attachment 2 – Regulating Plan
- Attachment 3- Dimensioned Aerial
- Attachment 4- Public Hearing Notices
- Attachment 5 – Side view with no balconies
- Attachment 6- UDO Recommendation
- Attachment 7- Renderings and supplemental materials



Beacon Harbor
10000 Beacon Harbor RD
Map Created: February 06, 2014

200 FT NOTIFICATION AREA

DRAFT - Healthy Living (D1) - Regulating Plan



HEALTHY LIVING HEIGHTS

- Urban Village District - 5 Story Max (Unless Noted Otherwise)
- New Neighborhood District - 2 1/2 Story Max

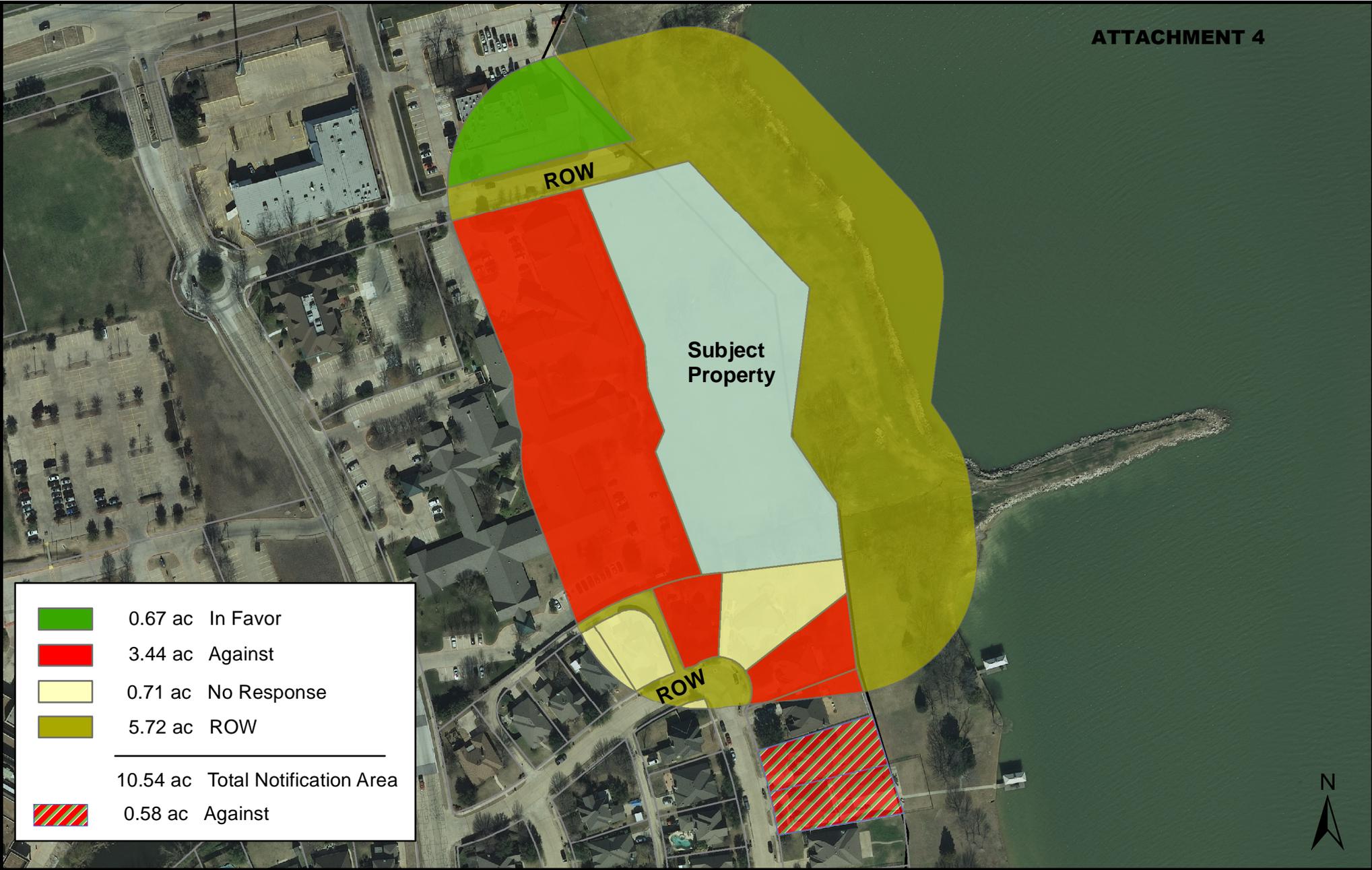
LEGEND

- Urban Village District
- New Neighborhood District
- Required Open Space
- Transition Zone - 2 1/2 Story Max
- Required Flex Space
- Required Trail
- Roadway Type
- Alleys

Note:
 *Refer to Cross Sections for Roadway Detail
 *Sub-Areas 1 & 2: Mixed-Use Building Type Required

Note: The exact location and design elements of all streets and alleys will be established during preliminary engineering.





| | |
|--|----------------------------------|
|  | 0.67 ac In Favor |
|  | 3.44 ac Against |
|  | 0.71 ac No Response |
|  | 5.72 ac ROW |
| <hr/> | |
| | 10.54 ac Total Notification Area |
|  | 0.58 ac Against |



Beacon Harbor
10000 Beacon Harbor DR
Map Created: February 21, 2014

200 FT NOTIFICATION AREA



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrant
LOCATION: The subject property is located at 10000 Beacon Harbor, being 2.61 +/- acres further described as Block 1, Lot 2 of the Homestead at Lakepointe Addition, Rowlett, Rockwall County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the New Neighborhood Form Based District with the additional allowance for mixed residential and live/work units by right. The applicant requests a Major Warrant to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

ADDRESS:

9900 Lakeview Pkwy, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 25th day of February, 2014. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, February 19th to be included in the Planning and Zoning Commission packet and February 26th to be included in the City Council packet. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Planning Division
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Dept.
3901 Main Street
Rowlett, TX 75088

RECEIVED
FEB 20 2014
PLANNING DEPT.



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: BUILDING TO HIGH, BUILDER SAID HE WAS GOING TO BUILD STRUCHER NEXT TO OUR LAKE FRONT HOMES THAT IS THE HIGH-EST LANE IN THE TRACT-VERY BAD. THERE WILL BE TOO MANY CARS, TOO MANY PARKING LOT LIGHTS, TOO MUCH NOISE, THIS WILL BLOCK OUR VIEW OF THE LAKE THAT WE PAID A PREMIUM \$ FOR. THIS WILL CAUSE TO MUCH FOOT TRAFFIC. IT VIOLATES OUR LAKE COVENANT. ROWLETT HAS A ORDINANCE NOT TO BLOCK LAKE VIEW! Please see attached letter.

SIGNATURE: Mark Taschek cell 469-338-1141
ADDRESS: 6602 WARWICK DR. ROCKWALL TX 75087

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 25th day of February, 2014.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, February 19th to be included in the Planning and Zoning Commission packet and February 26th to be included in the City Council packet.

Table with 2 columns: Contact information for questions (Planning Division, phone, fax, email) and Return by Mail information (City of Rowlett Planning Dept, address).

Mark taschek

To: Mark taschek

From Mark Taschek, 6602 Warwick Dr. cell-469-338-1141

I'm 100% opposed to the zone change to 4 stories, I think 2.5 stories is too high. Allowing a very high building of any type in the Beacon Harbor area has a lot of draw back. I talked to 2 neighbors on 2-12-13 that live directly on the property line with Beacon Harbor. They were talking to the builder and the man told both neighbors that he was going to put the building right next to our property or the south west corner of Beacon Harbor, which is the highest point of land in that area. (The covenant of the land in my neighbor clearly states that NO house facing the water front can be over 1 story, so not to block the view of the other home owner across the street.) This seems like a clear violation of the current land use of home owner that have lived and paid taxes in this neighborhood for more than 20 years. Any building or structures higher than 1 story compared to current residential home is a slap in the face to ALL of these owners. Such structures will cause high people traffic, many many cars, large parking lots, many bright parking lot lights, that will take away from the beauty of our area.

You will also lower our home values and make it very hard to sell our home that many of us have worked hard on and invested large amounts of money to make beautiful, and were hoping to retire there. Also the city of Rowlett has a lake front ordinance that states that a 45' angle from the home owners back yard to the lake cannot be obstructed in any way. We are not allowed to have any kind of lighting in the lake area that we lease, this should not be allowed in the Harbor area either. I went to the zoning meetings last year, and told Rowlett then that mixed buildings were not a good idea for the area, but it was very obvious that Rowlett wanted this or that the consulting firm wanted this. NO home owner really wanted mixed residential, and we all stated that doing anything that blocked the retirement home view was WRONG. We all paid a high premium for this area and to be lake view and lake front, you are going to destroy this for us.



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrant
LOCATION: The subject property is located at 10000 Beacon Harbor, being 2.61 +/- acres further described as Block 1, Lot 2 of the Homestead at Lakepointe Addition, Rowlett, Rockwall County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The subject property is located within the New Neighborhood Form Based District with the additional allowance for mixed residential and live/work units by right. The applicant requests a Major Warrant to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Four stories will block the view for residents who are already in the area. 4 stories are not acceptable.

SIGNATURE: P. D. Whitfield
ADDRESS: 6606 Warwick Drive

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If you have any questions concerning this request, please contact the Planning Division
 Phone 972-463-3904
 FAX 972-412-6228
 dacevedo@rowlett.com

RETURN by Mail
 City of Rowlett Planning Dept.
 3901 Main Street
 Rowlett, TX 75088

The following are many reasons not to allow the zoning change!

1. The zoning change will damage the view of our area.
2. The change will decrease our home values by thousands.
3. The change will mean more building and street lighting, this will degrade the home value, and create a overly bright area.
4. The larger buildings will draw in more people, more cars, and car headlight on our house's.
5. With more people will come more people fishing and messing around on the south jetty, which is a big problem NOW.
6. Rowlett cant police the jetty now, how will it police it with all the new cars and people. (yes I know that Dallas jetty)
7. Rowlett city ordinance said we can't have lighting on the take area at a angle of 45^ each way, they will violate this !!
8. Our residential area was not allowed to have 2 story house, why should they get to have more height, I think 2.5 is too high.
9. You will block the view of the retirement home, they were there first, DO not block any of their view.
10. Rowlett had many meeting on the zoning of this area, you are wasting my time and the effort you put into this just a year ago.
11. I was not happy with the illegal building of the south jetty, now we would have more riffraff on it, throwing TRASH.
12. I don't want to see some big nasty building new to lake front property that I spent a LOT of money to buy and upgrade, and the high taxes that I pay on this property that goes to Rowlett.

*I agree with the above reasons
opposing this new building.*

*P.D. Whitfield
6606 Warwick dr.*



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

Very upset
I want to move

TO: Property Owner
RE: Application for Major Warrant
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS: *I especially do not want parking by my property, increase noise due to music engines + horns.*

COMMENTS: *I am upset you are building a multilevel housing - that means more noise, traffic, animals, people hanging over balconies looking into my private backyard, decrease in property value. Why couldn't you build a park or something for everyone.*

SIGNATURE: *Candy Jacob*

ADDRESS: *9717 Rochdale Dr., Rowlett, TX 75087*

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| | |
|---|---|
| <p>If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com</p> | <p>RETURN by Mail City of Rowlett Planning Dept. 3901 Main Street Rowlett, TX 75088</p> |
|---|---|

Daniel Acevedo

From: Daniel Acevedo
Sent: Tuesday, February 11, 2014 9:35 AM
To: 'Carolyn Jacob'
Cc: Erin Jones
Subject: RE: 100000 Beacon Harbor, Rowlett, TX 75087

Carolyn,

We greatly appreciate your input at this time. Your concerns are noted. When we receive the letter, we will be sure to incorporate those comments into the Planning and Zoning Commission, and City Council packet. Rest assured your opinions will be heard. Thanks again for all your valuable feedback.

Sincerely,

Daniel Acevedo



Daniel Acevedo | City of Rowlett Urban Designer
Department of Public Works and Development
 3901 Main Street | Rowlett, TX 75088
 o 972.463.3904 | f 972.412.6228 | dacevedo@ci.rowlett.tx.us

Visit our Citizen Action Center at www.rowlett.com for questions or requests.

*A unique community where
 families enjoy life and
 feel at home.*

OUR PURPOSE IS TO SERVE. IT'S THE ROWLETT WAY!

From: Carolyn Jacob [<mailto:carolyn.jacob@yahoo.com>]
Sent: Tuesday, February 11, 2014 9:08 AM
To: Daniel Acevedo
Subject: 100000 Beacon Harbor, Rowlett, TX 75087

To: Rowlett Development Services Department / Planning Division
dacevedo@rowlett.com

Re: Response to Application for Major Warrant

Location: 10000 Beacon Harbor, Rowlett, Rockwall County, Texas. Chapter 211.007 TX Local Government Code.

2/11/14

Additional Comments:

ATTACHMENT 4

I live at 9717 Rochdale Dr., Rowlett, TX. I bought this home due to location, near the lake and the corner lot away from additional housing behind me. I also bought this home because it was at the end of the street and did not have an alley behind my property.

At the time did not realize that the employees that work at the "retirement center" would ruin the quite serene evenings after a long day's work with their car engines, music and loud talking. Even with this disappointment I have adjusted to their schedules and occasionally report them to the management.

I understand that you have already approved a 2.5 story residential development and requesting a 4 story building. I would hope that when building this building, regardless of height:

1. That you would NOT put the parking near the residential neighborhood.
2. That you would NOT put balconies overlooking our property.
3. That you would have all tenants understand that this is a quiet, peaceful neighborhood with mostly senior adults.
4. Keep the peace by building a separation wall that would block any vehicles, dumpsters, traffic, and extra noise. Example is the brick wall, separating our established neighborhood from the senior center. Please have it proportion in height with the building you are planning on building.

I have mailed my written response and will email this response to the above email.

Thank you for listening to my concerns and would greatly appreciate you showing that you listen by understanding and doing the items suggested.

Property owner,

Carolyn Jacob

9717 Rochdale, Dr. Rowlett, TX 75087

Carolyn Jacob

214-934-2143

Real Estate Referral Network

Daniel Acevedo

From: Michael Capone [mcapone@seniorcarecentersltc.com]
Sent: Wednesday, February 19, 2014 5:06 PM
To: Erin Jones
Cc: Daniel Acevedo
Subject: RE: Major Warrant located on the Lake at Beacon Harbor (Beacon Harbor Dr.)

Erin:

As discussed, here is a little more detail about the basis for protest to the Major Warrant that is proposed and, if granted, would increase the height of a structure from 2.5 stories to 4 stories.

My client, Senior Care at Lake Pointe ("Lake Pointe"), uses its view of the lake as one of the major attractions for its residents. From a business perspective, this would result in a significant revenue decline to my client and simultaneously depreciate the value of the land on which my client is located since its view of the lake is now non-existent. A four-story apartment complex on that parcel is significantly different than the surrounding structures and would serve to disadvantage several other landowners, including my client. Additionally, my client's residents would be harmed in that their idyllic view of the lake will now be replaced with a wall that impedes light, casts shade, and creates an eye sore for the community's elderly who have come to Lake Pointe to recuperate and obtain the highest quality of life possible for them. Finally, both my client and my client's residents would suffer from the increased traffic and noise that would inevitably result, impeding the ability of my client's residents to successfully recuperate in a quiet and peaceful environment, which was what they chose when they selected Lake Pointe as their facility. Moving forward, the increased traffic and noise will also preclude other potential residents from selecting Lake Pointe since its previously beautiful and peaceful view of the lake has been transformed into a view of a large wall, with increased traffic and noise.

On behalf of my client and my client's residents, I respectfully request that the City Council deny the proposed Major Warrant and limit the proposed structure to conform with the original plans which would allow all of the structure's neighbors to enjoy the peace and tranquility that emanate from the lake.

I invite you to contact me on behalf of my clients if there any further questions or concerns. I am available via email or telephone at 607-206-9841.

Best regards,

Mike

Michael R. Capone
General Counsel

2828 N. Harwood St., Suite 1100
Dallas, TX 75201
Office: (214) 252-7771
Facsimile: (214) 252-7772
www.seniorcarecentersltc.com



From: Erin Jones [mailto:ejones@ci.rowlett.tx.us]
Sent: Wednesday, February 19, 2014 3:24 PM
To: Michael Capone
Cc: Daniel Acevedo
Subject: RE: Major Warrant located on the Lake at Beacon Harbor (Beacon Harbor Dr.)

Michael,

I have received your email and will include it in the record of response. It would be helpful if you could elaborate on the perceived negative impact for the sake of the Council and Commission. In addition, depending on the objection I may be able to provide some additional information that may be helpful. Thank you.



Erin L. Jones | Director of Development Services
City of Rowlett | 3901 Main Street | Rowlett, TX 75088
o 972.412.6114 | f 972.412.6228 | ejones@rowlett.com

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*A unique community where
families enjoy life and
feel at home.*

OUR PURPOSE IS TO SERVE. IT'S THE ROWLETT WAY!

From: Michael Capone [mailto:mcapone@seniorcarecentersltc.com]
Sent: Wednesday, February 19, 2014 3:08 PM
To: Erin Jones
Subject: Major Warrant located on the Lake at Beacon Harbor (Beacon Harbor Dr.)

Erin:

I am writing to you in your capacity as the Planning Director for the City of Rowlett. I represent Senior Care at Lakepointe, an entity that will be negatively impacted by the proposed Major Warrant that would increase the maximum allowable height of a project in the New Neighborhood Form Based District (from 2.5 stories to 4 stories; the property is located on the lake and I believe the street is Beacon Harbor Dr.). As such, please allow this to serve as formal written notice of my client's protest against the proposed Major Warrant. I am happy to provide additional information pertaining to the basis for my client's protest at such a time and in such form as you may request after receipt of this communication.

As I understand it, written notice must be provided to the Director of Planning (i.e., you) on or before today, February 19, 2014 at 5:00 pm CST. Since this communication meets those requirements, I expect my client's objections to be included in the Planning and Zoning Commission packet, as well as the City Council packet responses.

Finally, my client and I would like to attend any public hearing on the proposed Major Warrant and I would request that you inform me when the meeting will be held to discuss this proposal.

If there are any questions or concerns, or if additional information is needed, I can be reached via email or else via my cellular phone at 607-206-9841.

Thank you,

Mike

Michael R. Capone

General Counsel

2828 N. Harwood St., Suite 1100
Dallas, TX 75201
Office: (214) 252-7771
Facsimile: (214) 252-7772
www.seniorcarecentersltd.com



Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message, and notify us immediately. If you or your employer does not consent to Internet email messages of this kind, please advise us immediately. Opinions, conclusions and other information expressed in this message are not given or endorsed by my firm or employer unless otherwise indicated by an authorized representative independent of this message.



Development Services
Department/Planning Division

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

NOT AN APPROPRIATE LOCATION FOR A 4-STORY BUILDING GIVEN THE SCENIC NATURE OF THE SHORELINE AND THE FACT THAT BUILDINGS ALONG THE LAKE ARE 1 OR 2 STORY.

SIGNATURE: Famela J Johnson SEE ATTACHED COMMENTS.
ADDRESS: 6514 WARWICK DRIVE

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Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Dept.
3901 Main Street
Rowlett, TX 75088

Comments for proposed four-story building.

Not a good location for four stories unless Rowlett wants to be known for obtrusive and offensive structures. This is among the first Properties seen entering Rowlett from the east along Highway 66. A four-story building would stand out in comparison to the one story buildings seen along the shoreline as you approach along Highway 66.

It would be much easier to have a 2 1/2 story maximum blend into the shoreline on this property. As you look north and south along the shoreline all the other structures are two-story maximum. A four-story building certainly would not be conducive to preserving the natural beauty of the shoreline.

Rowlett has a low-key, residential feeling as you enter the city. Take a look at coming into Rowlett along the various roads.

Exiting off of interstate 30 you enter on Rowlett Road or Dalrock Road. Both of which have stone entrances announcing arrival into Rowlett and the surroundings are residential. There are no four-story buildings. Even passing through the city along George Bush you don't see a myriad of four-story buildings. What you see is mostly residential property. A nice place to live is the feeling that it generates.

Entering Rowlett from the west along Highway 66, Lakeview Parkway, you don't see a four-story structure until you come to Dalrock Road which is in the heart of the business district.

Even coming from the north and entering Rowlett your arrival is not announced by anything other than low one and two-story structures most of which are residential in nature.

When the land-use plan was approved much thought was given to the character and the preservation of a place where people would want to live in Rowlett. I don't think the exception should be made to place a four-story building on the site which surely will block out the sunrise for our senior citizens living in the extended care facility behind it.

A two-story building can be nestled into the hillside which will blend in with the shoreline and maintain the overall character of Rowlett.

Pamela Johnson
6514 Warwick Drive



Development Services
Department/Planning Division

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I am opposed for so many reasons. You can see some on the attachment.

SIGNATURE: [Signature]
ADDRESS: 6518 WARWICK Drive Rockwall TX 75087

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|---|---|

The following are many reasons not to allow the zoning change!

- ✓1. The zoning change will damage the view of our area.
- ✓2. The change will decrease our home values by thousands.
- ✓3. The change will mean more building and street lighting, this will degrade the home value, and create a overly bright area.
- ✓4. The larger buildings will draw in more people, more cars, and car headlight on our house's.
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TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

3839 MCKINNEY AVE
SUITE 314
DALLAS, TX 75204

Townscape.com

To: Erin Jones, Director of Development Services
From: Arti Harchekar, CNU-A
Date: 19 February 2013
Re: Urban Design Officer Review of Beacon Harbor
Major Warrant Request – Healthy Living NN-FB

Urban Design Officer Review

Per your request, I have reviewed the proposed Major Warrant request.

I find the proposal to be in technical conflict with the Form Based Code's intent and standards for the New Neighborhood FB District, but there are unique and mitigating circumstances with this property:

- It has a hybrid version of the New Neighborhood FB District allocated on the site. To further elaborate, the New Neighborhood building types allowed are limited to attached single family residential building types (townhome, cottage home – zero lot line, and casita – zero lot line) and possibly multi-unit homes. Additionally, mixed residential and live-work building types are also allowed,

Since the hybrid New Neighborhood FB District allows mixed residential buildings, the following Major Warrant request should be looked upon favorably:

- Maximum building height of 4 stories

Approval of this Major Warrant will allow the user to develop the site in contextual conformance to the Urban Village FB District. The mixed residential building type is intended to be for Urban Village, it is difficult to achieve the intended form of the building type under the New Neighborhood standards. Therefore, the site configuration and project execution should be in conformance with the Urban Village FBC standards.

We have had good discussions with the applicant and believe that they generally understand the City's objectives for development along the lake, namely, ensuring that the shore line is publicly accessible and enhanced for pedestrian comfort. I thereby support their Major Warrant request subject to meeting the Urban Village development standards and addressing the following issues in their Development Plan submittal in the appropriate manner:

- Proposed parking ratio; internal vertical and horizontal circulation configuration within the proposed buildings; public access easements over the roundabout at the end of Beacon

Harbor Street, pedestrian promenade and public open space; units being deed restricted for senior housing or open to the general market; appropriate configuration of the parking area for Fire access; balconies extending beyond the face of the front façade on a percentage of above-grade residential units; depth, articulation and landscaping of at-grade entries at the base of the buildings; rhythm, articulation and depth of building facades; compliance with the FBC planting list; and placement of shade trees along the pedestrian promenade.

We have had good discussions with the applicant and believe that they generally understand City's objectives for Urban Village Development along Highway 66/Lakeview Parkway. I thereby support their Major Warrant package subject to meeting development standards and addressing the issues identified above in the appropriate manner. The applicant is installing important infrastructure on the site that is essential to keeping the shore line publically accessible within the Healthy Living area; namely, the pedestrian promenade. And further, the applicant is providing an adequate transition to the adjacent, existing single family residential neighborhood by volumetrically stepping down the scale of the building as it gets closer to the neighborhood. Other items such as the screening of parking, lighting, HVAC placement, etc. will be determined as part of the Development Plan process.



Arti Harchekar, CNU-A
Associate
TOWNSCAPE, Inc.



EAST ELEVATION

BEACON HARBOR LOFTS



COMPOSITION ROOF

FACE BRICK COLOR 2, 3, & 4

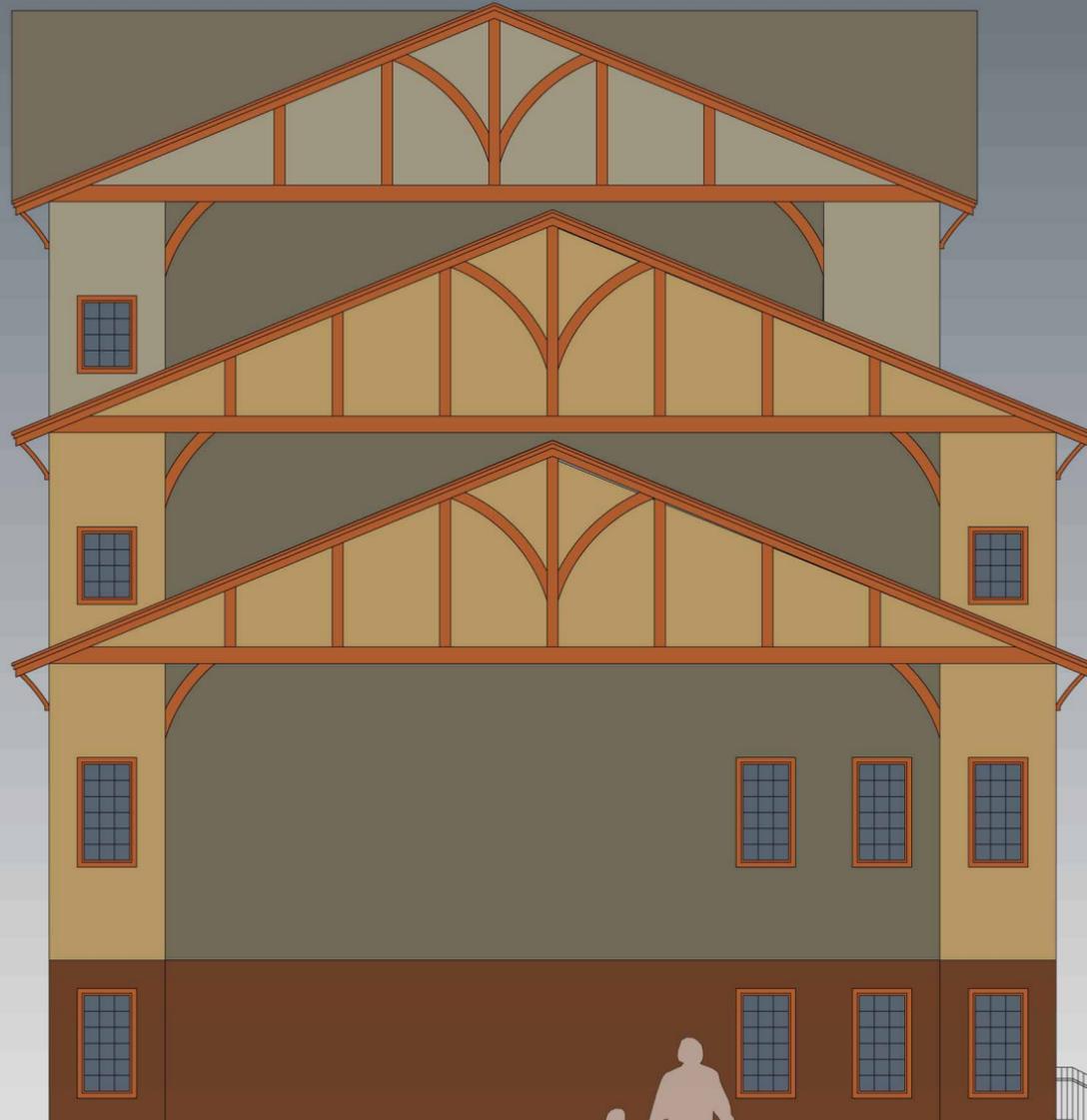
FALSE BALCONIES (TYP.)

FACE BRICK COLOR 1



NORTH ELEVATION

BEACON HARBOR LOFTS

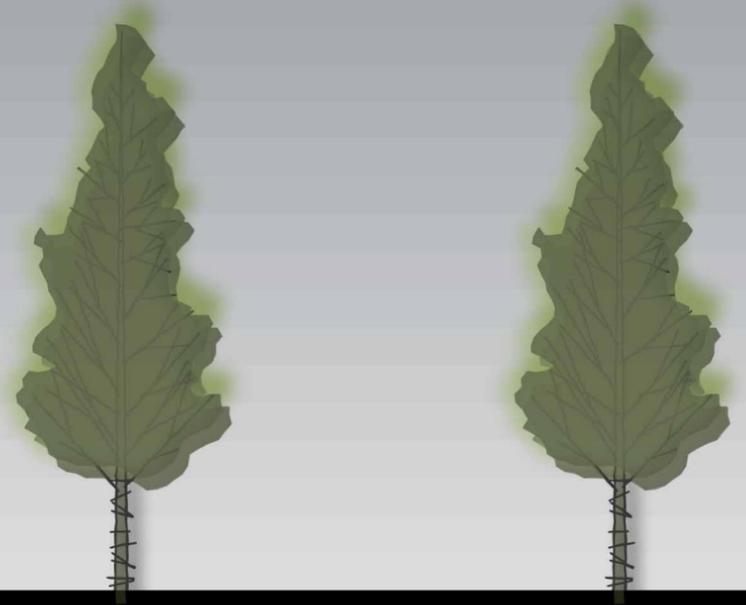


COMPOSITION ROOF

FACE BRICK COLOR 2, 3, & 4

FALSE BALCONIES (TYP.)

FACE BRICK COLOR 1



SOUTH ELEVATION

BEACON HARBOR LOFTS

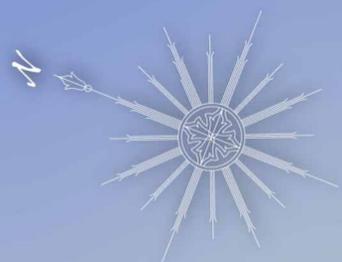


WEST ELEVATION

BEACON HARBOR LOFTS

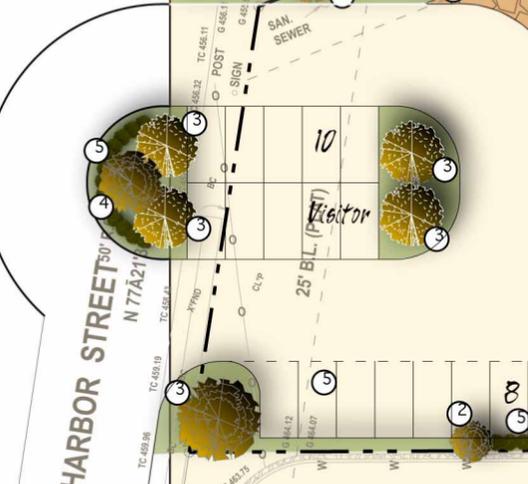


IMAGES OF SIMILAR INTERIOR LIVING AREAS LOOKING OUT OF A WALL OF GLASS WITH VIEWS ONTO A LAKE



Lake Ray Hubbard

CITY OF DALLAS
LAKE RAY HUBBARD



UNITS
 1st Level: 23 Units
 2nd Level: 24 Units
 3rd Level: 20 Units
 4th Level: 10 Units
 Total 77 Units

PARKING
 1.5 car per unit
 114 Cars Required
 114 Cars Provided

PROPOSED LANDSCAPE MATERIALS:

- 1) "Red Oak" Tree
- 2.) "Sky Rocket" Juniper
- 3.) "Crape Myrtle" Tree
- 4.) "Pond" Cypress
- 5.) "Feather Reed" Ornamental Grass

(Final materials based on availability and Landscape Architect's design)

650' Frontage / 25 = 26 trees along Pedestrian path

REQUESTING CITY TO APPROVE:

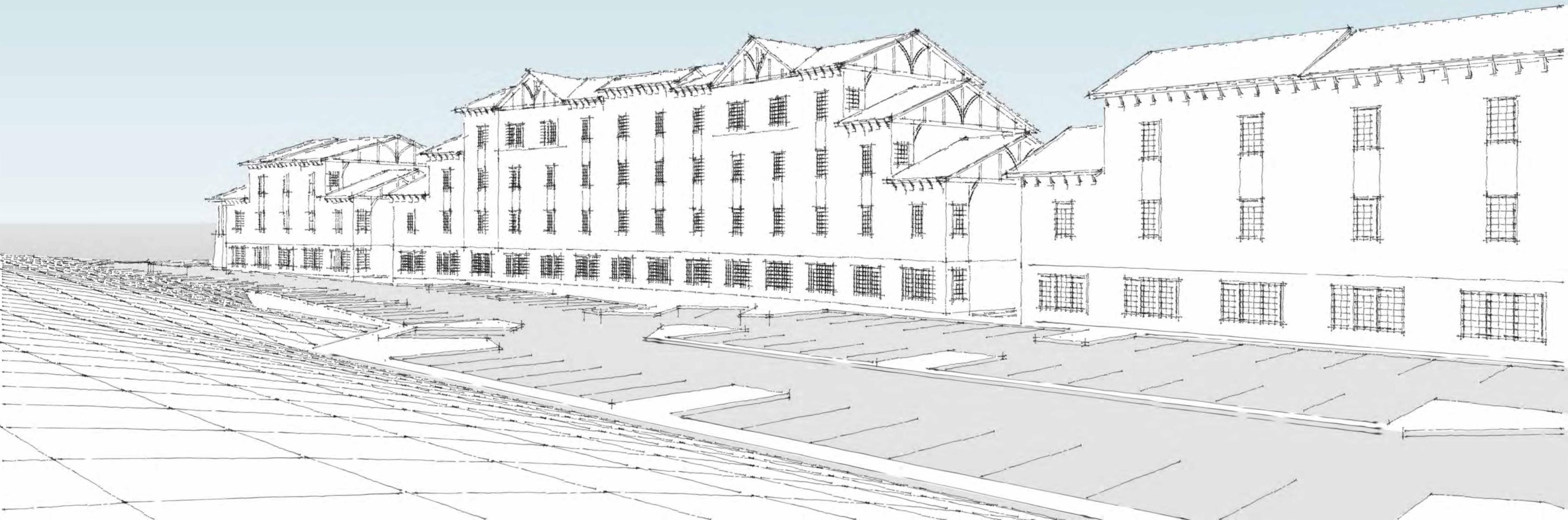
- 1.) Two Stories (full building length), with Third Floor (stepped in one unit from each end from Second Floor), with Fourth Floor on middle building only.
- 2.) Parking Requirement @ 1.5 cars per unit

BEACON HARBOR LOFTS

LOT 24
 BLOCK B
 HERITAGE ON THE LAKE PHASE I
 CABINET C, SLIDE 104
 P.R.R.C.T.

























City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 02/25/2014

AGENDA ITEM: C.3

AGENDA LOCATION

Individual Consideration

TITLE

Conduct a public hearing and consider a recommendation regarding Major Warrants. The subject property is located at 8701 Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, Rowlett, Dallas County, Texas. The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a civic building (Church): building orientation, block dimension, building height, façade rhythm, and open space.

STAFF REPRESENTATIVE

Erin Jones, Director of Development Services

SUMMARY

The applicant, East Dallas Church of God, is requesting Major Warrants to waive or reduce several Form Based Code (FBC) Urban Village (UV) standards in order to construct their desired church building on the subject property (Attachment 1- Location Map). Per the Form Based Code (FBC), Major Warrants are used for exceptions to the code that are not consistent with a provision or the intent of the code, but may or may not deter the overall implementation of the district.

In this case, Staff and the Urban Design Officer (UDO) are generally supportive of the request due to the fact that a civic building type does not exist in the FBC at this time. While civic buildings including churches can and should maintain a more urban form within the FBC areas, it is not reasonable to think that they will function in the same way as the other allowable product types in the UV District. Additionally, the Church has been willing to work with Staff and the UDO to meet several "critical elements" of the code, as not to deter the ultimate build out of the district.

With that said, Staff has received valid criticism from an adjacent property owner specifically regarding the lack of windows along the street frontages. Staff would encourage the Commission to consider this criticism when making their recommendation to the City Council, as one of the main benefits of the FBC is adjacency predictability. While Staff and the UDO do not believe that the Major Warrant requests outlined below will prohibit the ultimate build out of the district, items such as lack of windows along the street frontages will detract from the pedestrian realm. To that end, Staff does believe that this concern should be considered when making a policy recommendation.

BACKGROUND INFORMATION

Upon adoption of the Form Based Code and Woodside Living Framework Plan on November 7, 2012 (Attachment 2- framework plan) the subject property was zoned Form Based Urban Village District (FB UV). The East Dallas Church of God has owned the subject property since 2010 with the intent to construct their Church building in the future. To that end they were active participants in the Realize Rowlett 2020 process and subsequent rezoning. The Church did raise concerns throughout the process as to their budget constraints and how the new standards may increase their costs and affect their ability to comply. While they did not submit any formal plans to the City until 2013, they did convey to Staff that they had been actively raising funds based on draft plans for the building since before the property was purchased, thus alterations were a concern. To that end, Staff and the UDO were sensitive to the Church's concerns when providing alternative design suggestions in order to attempt to manipulate the building in a way that would not compromise their desired internal functions, but would bring the site into further compliance.

As previously mentioned Staff and the UDO are generally supportive of the request due to unique circumstances of the user. Approval of these Major Warrants will allow this user to occupy the site as a church. While under ideal circumstances there are elements of the plan that could be improved upon, the Church has been willing to work with Staff and the UDO to meet several "critical elements" of the code, as not to deter the ultimate build out of the district. These elements include: the amenity zone along Liberty Grove Rd. and Princeton Rd. to enhance the pedestrian realm, bringing the building up to the street, and adequately screening surface parking. With that said, Major Warrants should be evaluated on a case by case basis and should not be seen as setting precedence.

It is important to note that this Major Warrant request only pertains to the specific elements outlined in detail below. The use itself is allowed by right. All renderings and plans provided herein are intended to show the applicant's intent as it pertains to the specific Major Warrant requests. However, detailed development plans will be subject to all other FBC requirements and administrative approval.

DISCUSSION

The Major Warrants requested are outlined below. Staff has included commentary in italics below each request:

1. Exemption from the fee in lieu requirement for public Open Space;

This warrant is a global concern that does not pertain only to the Church or this specific request. At the time of adoption of the FBC Staff and the UDO knew there was a need to establish an open space fund in order for the City to generate funds to purchase and enhance centralized open space in the FB Districts. It was deemed impractical to

require every small lot to provide 10% open space, as that would not help achieve the goal of highly amenitized centralized public open space. To that end the fund requirement was established for properties that were too small to effectively dedicate open space on their individual site. However, in practicality the requirement as written is cost prohibitive. It is estimated in the case of the Church that the requirement could add another \$50,000.00+ in fees to their development costs. To that end, while Staff and the UDO still believe a fund is necessary, The City needs to reevaluate how fees can be exacted in a way that will not be cost prohibitive to projects moving forward. Staff plans to bring possible amendments forward for the Commission and Council's consideration in the near future.

2. Reduction from the continuous building frontage standard of 80% to 43% along Princeton Road and 35% along Liberty Grove Road;

This requirement is intended for a product type such as a mixed use or mixed residential building that would typically be found in a UV District. In addition, the church's long term plans include a second addition, which will increase the frontage. In light of the intended use of the building as a Church and their desired internal format this warrant could be considered appropriate.

3. Exemption from the requirement to provide functioning entries no greater than 60 feet apart;

This FBC requirement is intended for a product type such as a mixed use or mixed residential building that would typically be found in a UV District. However, in light of the intended use of the building as a Church this requirement is not practical.

4. Reduction of transparency from the minimum 30% required, to 13% along the Princeton Road façade and 7% along the Liberty Grove Road façade which is indicated on the current plans.

Due to the articulation of the building, a reduction from the standard could be considered appropriate. In the beginning of the review process the walls were essentially blank. The additions of the decorative panels along the walls of the building and the addition of wrought iron features along the courtyard wall were a step in the right direction as far as adding interest to the building and the pedestrian realm. However, the better option would be to provide true windows along the street frontages. In discussing this concern with the Church they have indicated that there are internal programming concerns that prevent them from putting windows in certain areas; for example, the baptistery area. In addition, cost is a concern as well. Staff has offered the suggestion to focus on two windows along Liberty Grove Rd. and two windows along Princeton Rd. to help soften the appearance (Attachment 3). In addition, Staff has offered the suggestion that inexpensive options such as shutters or

frosted glass could be used should the Church desire to maintain a level of privacy. Should these suggestions be incorporated, then the percentages would increase to 18.6% along Princeton Rd. and 11.6% along Liberty Grove Rd. As of the date of drafting this report the Church has not incorporated these suggestions.

5. Allowing a monument sign along Princeton Road.

Monument signs are typically not permitted in the UV District, as they are typically seen as more vehicular in nature than pedestrian oriented. However, again the use of the building as a church and the fact that Liberty Grove Rd. is currently a vehicular oriented roadway makes it appropriate to consider a monument sign in this area. In addition, Staff has worked closely with the UDO to create monument sign standards that will not compromise the intent of the district. The Church is willing to adhere to those standards, and as such Staff and the UDO are supportive of this warrant.

6. The building is oriented toward the proposed surface parking.

Based on a number of standards and intent statements within the FBC, it is clear that buildings should be oriented toward the street. The applicant has made efforts to come in further conformance with the FBC by providing a main entry off of Princeton Rd. However, there are still many side effects to orienting the building toward the parking, such as transparency along Liberty Grove Rd. Since the interior programming of the building puts the supporting functions (i.e. baptistery, dressing room, storage rooms, etc.) along Liberty Grove Rd., it makes it difficult for the applicant to introduce transparency along the façade. While the Church's internal functions may necessitate this warrant, this should not be seen as setting precedence.

It should be noted that on the public hearing notice Staff listed the building height as a Major Warrant. This was an oversight. The reduction from two stories to one story is considered a Minor Warrant and can be administratively approved.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. 13 notices were mailed on February 7th, and as of Wednesday February 19, 2014 Staff has received one response in opposition and one in favor (Attachment 4).

As noted in the summary section of this report the respondent in opposition expressed concern that the requested Major Warrants will prevent the development of his property under the UV standards. Upon further discussion Staff ascertained that the main concern is the lack of

windows along the street, thus creating a “dead zone” instead of a vibrant pedestrian realm. Since one of the main benefits of the FBC is adjacency predictability, Staff sees this as a valid concern. While Staff and the UDO do not believe that the requested Major Warrants will prohibit the ultimate build out of the district, items such as lack of windows along the street frontages will detract from the pedestrian realm. To that end, Staff does believe that this concern should be taken into consideration in the ultimate policy decision.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Based on the above mentioned analysis Staff and the UDO are generally supportive of the request. The official UDO recommendation can be viewed as Attachment 5.

ATTACHMENTS

Attachment 1- Location Map

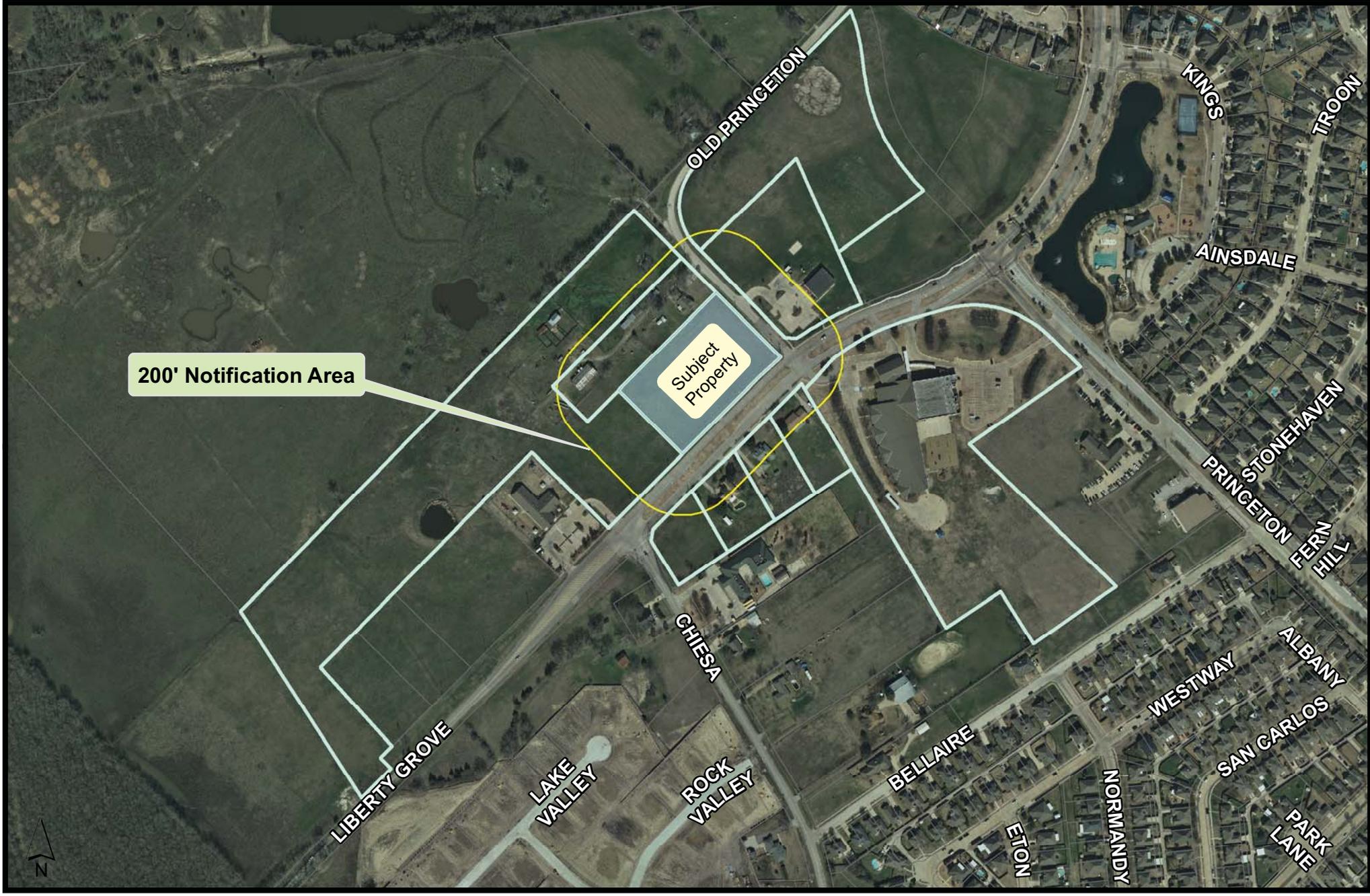
Attachment 2 - Framework Plan

Attachment 3 – Possible Window Options

Attachment 4 – Public Hearing Notices

Attachment 5 – UDO Recommendation

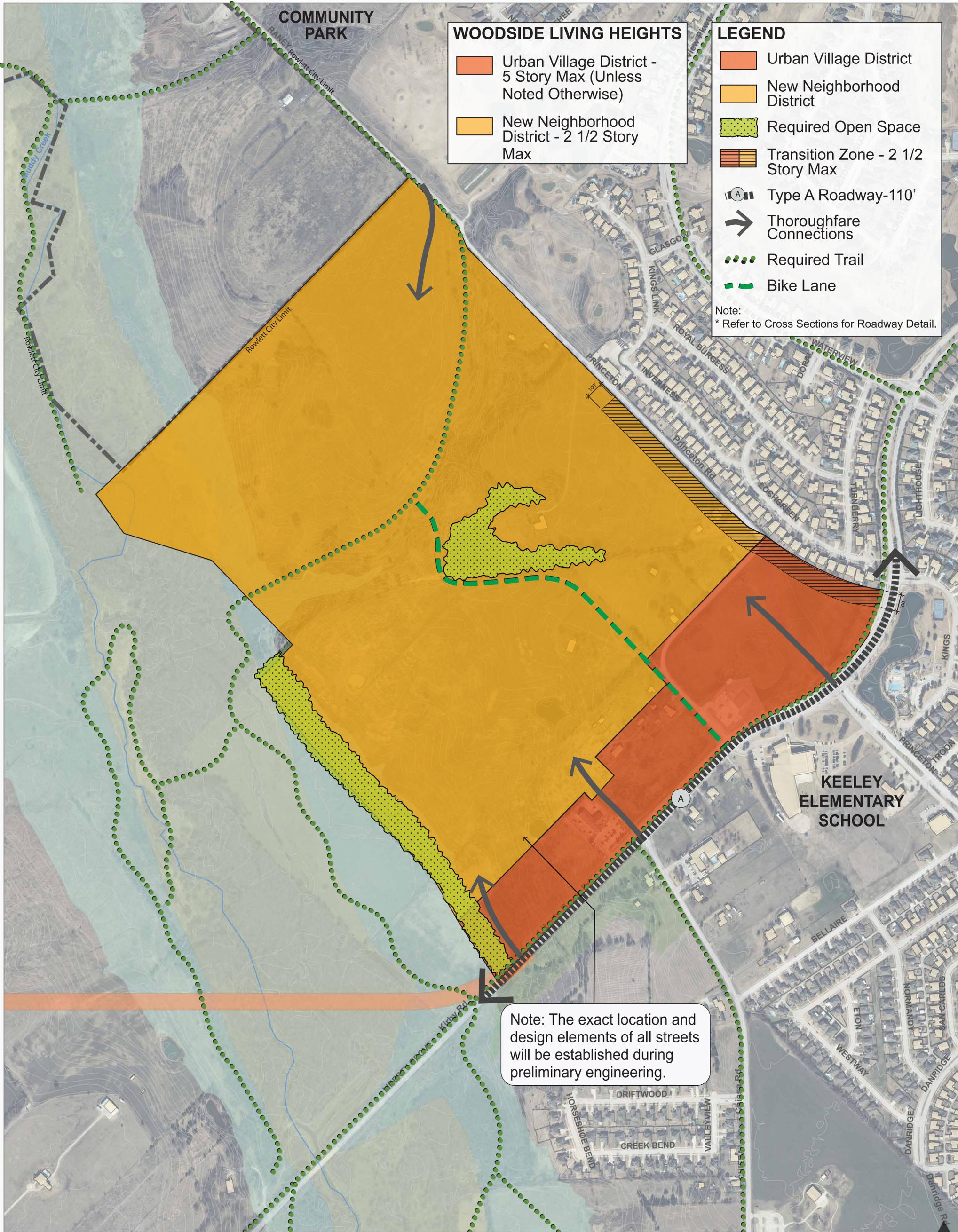
Attachment 6 – Rendering and Site Plan for illustrative purposes only



East Dallas Church of God
8701 Liberty Grove RD
Map Created: February 06, 2014

200 FT NOTIFICATION AREA

Woodside Living (B2) - Framework Plan



WOODSIDE LIVING HEIGHTS

- Urban Village District - 5 Story Max (Unless Noted Otherwise)
- New Neighborhood District - 2 1/2 Story Max

LEGEND

- Urban Village District
- New Neighborhood District
- Required Open Space
- Transition Zone - 2 1/2 Story Max
- Type A Roadway-110'
- Thoroughfare Connections
- Required Trail
- Bike Lane

Note:
* Refer to Cross Sections for Roadway Detail.



Staff Suggestion #1



Staff Suggestion #2





**Development Services
Department/Planning Division**

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 8701 Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a civic building (Church): building orientation, block dimension, building height (The code requires a two story minimum; the applicant requests a one story maximum), and façade rhythm.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Exemption this property from the Urban Village FBC will prevent the development of our property in accordance with the UVFBC.

SIGNATURE: [Signature] CEO Prudential Realty.
ADDRESS: 3500 Maple Ave Suite 115 Dallas, TX 75219

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 25th day of February, 2014, and the City Council will hold a public hearing at 7:30 p.m. on the 4th day of March, 2014 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, February 19th to be included in the Planning and Zoning Commission packet and February 26th to be included in the City Council packet. Responses received by February 19th will also be forwarded to City Council. Responses received after February 28th shall not be counted in the record of response. The protest shall object to the Major Warrant(S), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

| | |
|--|--|
| <p>If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com</p> | <p>RETURN by Mail City of Rowlett Planning Dept. 3901 Main Street Rowlett, TX 75088</p> |
|--|--|



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We as a church community are eager to be a part of the vibrant and growing City of Rowlett.
On behalf of East Dallas Church of God

SIGNATURE: Pastor T. Thomas (T. Thomas)
ADDRESS: 4305 Vista Creek Dr. Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 25th day of February, 2014, and the City Council will hold a public hearing at 7:30 p.m. on the 4th day of March, 2014 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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RECEIVED
 FEB 20 2014
 PLANNING DEPT.

If you have any questions concerning this request, please contact the Planning Division
 Phone 972-463-3904
 FAX 972-412-6228
 dacevedo@rowlett.com

RETURN by Mail
 City of Rowlett Planning Dept.
 3901 Main Street
 Rowlett, TX 75088

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

3839 MCKINNEY AVE
SUITE 314
DALLAS, TX 75204

Townscape.com

To: Erin Jones, Director of Development Services
From: Dennis Wilson, FAICP, CNU-A
Date: 19 February 2013
Re: Urban Design Officer Review of East Dallas Church of God
Major Warrant Package – Woodside Living UV-FB

Urban Design Officer Review

Per your request, I have reviewed the proposed Major Warrant package.

I find the proposal to be in conflict with the Form Based Code's intent and standards for the Urban Village FB District, but there are unique circumstances with this property:

- It is a church and can be considered a Landmark building and is eligible for special standards; and
- It is located directly on Liberty Grove Road, and impacts the image and development pattern in the Urban Village area both along Liberty Grove and in Woodside Living.

The following Major Warrants should be looked upon favorably:

- Exemption from the fee in lieu requirement for public Open Space, due to the fact that it would arguably result in no additional demand for utilizing open space, and it is providing an enhanced landscaped strip along both adjacent roadways which sets the building back from the street edge;
- Reduction from the continuous building frontage standard of 80% along Princeton Road and Liberty Grove Road, because it is a church with a long term build-out program which will likely fill out the block faces as it expands;
- Exemption from the requirement to provide functioning entries no greater than 60 feet apart;
- Reduction of transparency from the minimum 30% required along Princeton Road and Liberty Grove Road, due to the articulation of the building and some of the interior functions of the building, but provided that additional windows on the street sides are provided.
- Allowing a monument sign along Princeton Road, but conforming to the standard below.

Monument Signs

- a. Monument signs shall be limited to a maximum height of six (6'). The maximum size for the sign area is thirty-five (35) square feet per sign face. Every monument sign shall be

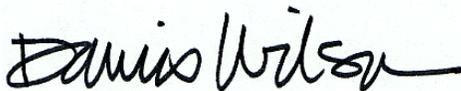
required to have a minimum one (1') foot masonry base, measured from grade level to the bottom of the sign area.

- b. All Building materials and colors utilized for construction of monument bases and sign frames shall be constructed of the same materials found on the main building on the lot, unless otherwise approved by Minor Waiver
- c. Signs shall be located so as not to block visibility for vehicles entering or leaving a site.

Approval of these Major Warrants will allow the applicant to construct this building for use as a church; however, there are some important issues which should be addressed further so as to not set undesirable precedents under the FBC.

- Building orientation toward the proposed surface parking. Based on a number of standards and intent statements within the FBC, it is clear that buildings should be oriented toward the street. The applicant has made efforts to come in further conformance with the FBC by providing a main entry off of Princeton Road. However, there are still many side effects to orienting the building toward the parking, such as transparency along Liberty Grove Road. Since the interior programming of the building puts the supporting functions (i.e. storage rooms, dressing rooms, etc.) along Liberty Grove Road, that makes it difficult for the applicant to introduce transparency along the façade.

We have had good discussions with the applicant and believe that they generally understand City's objectives for Urban Village development along Liberty Grove Road in Woodside Living. While the proposal does dilute the development intent of the Urban Village standards, it will not likely impede adjacent development from meeting the full intent of the FBC. I therefore support the Major Warrant package subject to meeting all other development standards of the FBC. Such things as parking lot landscaping, appropriate tree species for street trees, window placement and treatment along the street (if applicable), screening of parking, lighting, HVAC placement, etc. will be determined as part of the Development Plan process.



Dennis Wilson, FAICP, CNU-A
TOWNSCAPE, Inc.



EAST DALLAS CHURCH OF GOD

ROWLETT, TEXAS

DESIGN TEAM
OWNER:
EAST DALLAS CHURCH OF GOD
ADDRESS
ROWLETT, TEXAS ZIP
P: XXX-XXX-XXXX

ARCHITECT:
MCCARTHY ARCHITECTURE
620 MAIN STREET, SUITE 100
GARLAND, TEXAS 75040
972.272.2500 P
972.272.2510 F

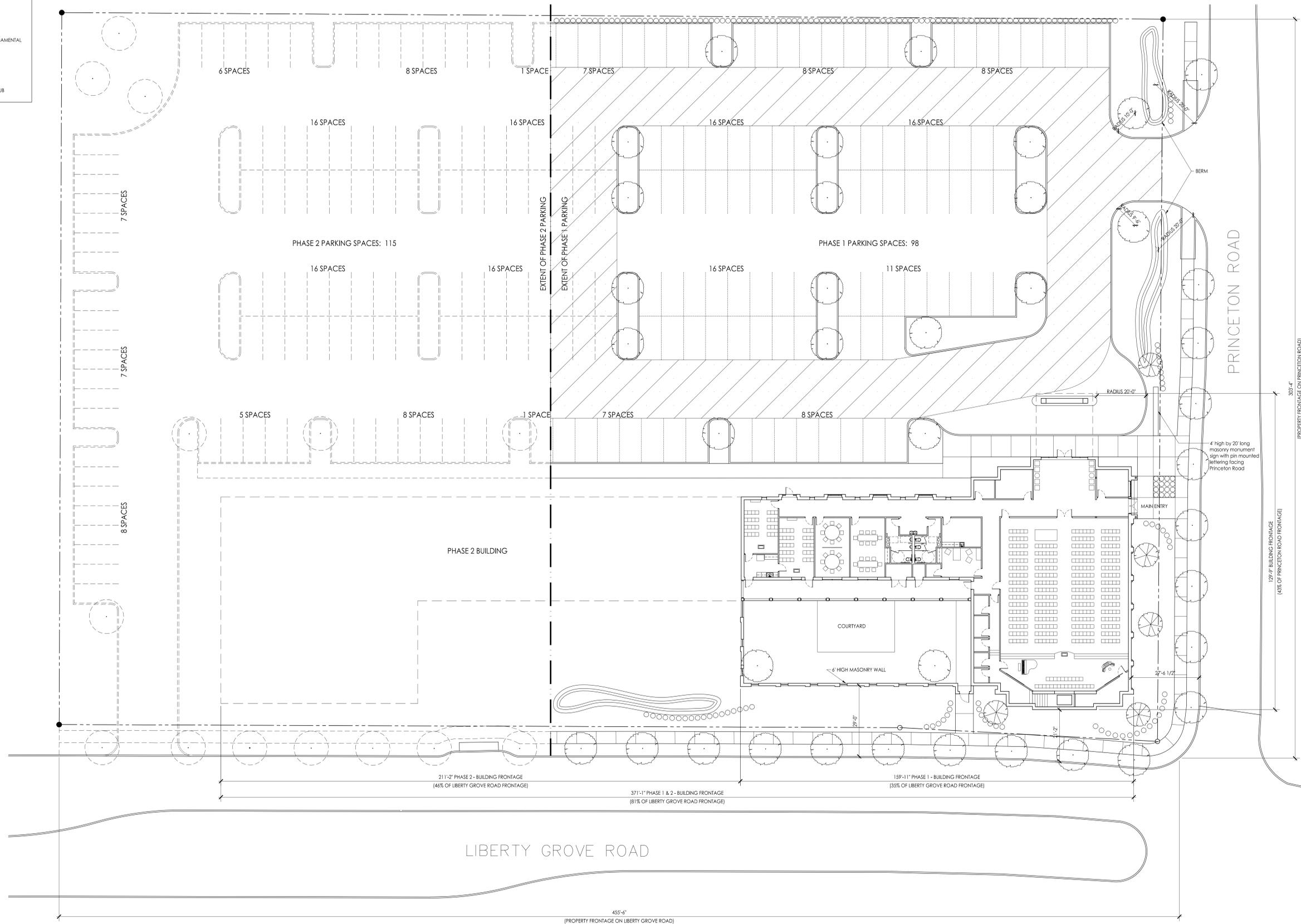
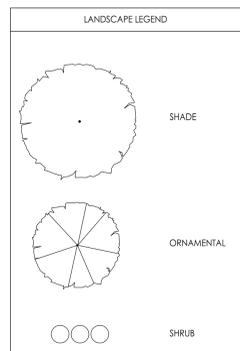
STRUCTURAL ENGINEER:
TRC WORLDWIDE ENGINEERING INC.
13800 MONTFORT DRIVE
DALLAS, TEXAS 75240
972.991.1188 P
972.991.1192 F

CIVIL ENGINEER:
ENGINEERING CONCEPTS, INC.
201 WINDCO CIRCLE
WYLIE, TEXAS 75098
972.941.8400 P
972.941.8401 F

REVISIONS

SEAL

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DATE: 02.20.2014
SCALE:
JOB NO. MA13005
DRAWN: CB
APPD: KM
ACAD #
SITE PLAN



Site Plan B
plan

DRAWING NO. REV. NO.

A2.00