



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 11, 2014**

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 25, 2014.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. 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 drive-thru restaurant: drive isle width, building frontage, building transparency, signage, shade, and open space. The subject property is located at 4510 and 4514 Lakeview Parkway, further described as Lots 2 and 3, Block A of the Applebee's Rowlett Addition, being a total of 1.76 +/- acres.

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.

A handwritten signature in blue ink that reads "Erin L. Jones".

Erin L. Jones, Director of Development Services

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., FEBRUARY 25, 2014**

PRESENT: Chairman Rick Sheffield, Commissioners Michael Lucas, Jonas Tune, Gregory Peebles, Karl Crawley, Clayton Farrow

ALSO PRESENT: Alternates Gabriela Borcoman, James Moseley

ABSENT: Vice-Chairman Greg Landry, Alternate Thomas Newsom

STAFF PRESENT: City Attorney David Berman, Director of Development Services Erin Jones, Director of Economic Development Jim Grabenhorst, 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 7:10 p.m.

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).

Commissioner Karl Crawley made a motion to approve the consent agenda. Commissioner Clayton Farrow seconded the motion. The consent agenda passed 7-0.

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)

Garrett Langford, Principal Planner, came forward to present the case. He presented a location map and gave a brief background regarding zoning of the subject property. He stated that staff reviewed the development plans and found that they conformed with the Rowlett Development Code and the recently adopted Special Use Permit. Mr. Langford said that staff recommends approval of the request.

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Commissioner Peebles asked if the design was going to be an “out of the box” prototype. Mr. Langford stated that the development had to be modified in a way to conform to the standards for the City of Rowlett.

Commissioner Crawley made a motion to approve the item. Commissioner Tune seconded the motion. The item passed 7-0.

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.

Erin Jones, Director of Development Services, came forward to present the case. She presented a location map of the subject property and gave a brief history of the zoning. Ms. Jones presented the regulating plan. She briefly described the intent of a major warrant and how it differs from an actual zoning change. Ms. Jones described the zoning district of the property, New Neighborhood with mixed residential uses also permitted by right. She clarified that the major warrant request for this item was only to increase the height requirements of the property from 2 ½ stories to 4 stories and did not include any other changes regarding the development specifications. Ms. Jones provided a background on the height limitations as well as transition zones. She indicated that there is dramatic topography on the site with a downward slope which reduces the visual impact that the proposed development height would have on the property and the surrounding area. She provided some pictures of the site with the view looking south, southwest, west, and east. Ms. Jones presented the conceptual plan and emphasized the pedestrian promenade. She presented pictures of the project interior that would be similar to what the applicant is proposing. She presented a conceptual plan that further outlines the emphasis on the pedestrian realm of the proposed property. She provided renderings which displayed the step up approach in the height of the development which was constructed to offset the visual appearance. Ms. Jones provided a drawing to display the view from the nearest single-family neighborhood to help address the citizen’s height concerns. She stated that the applicant did not intend to have balconies on the back side of the building in order to ensure the privacy of the homeowners in the single-family development. She provided an aerial rendering of the proposed development and outlined the courtyards as being for aesthetics as well as fire safety precaution. Ms. Jones provided a close up rendering of the buildings and their interaction with the pedestrian realm. She provided a view of the rear of the site and parking lot. She noted that ten public hearing notices were sent out; one property owner was in favor, five were in opposition, and two notices in opposition were received that fell outside the 200’ area.

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Ms. Jones stated that the summary of concerns included: the property being too tall and too close to the surrounding homes, the property will generate too many cars, lights, and noise, the project will violate land covenants by blocking lake views, the project will lower property values, the project already attracts fishermen and people who congregate illegally and this will bring in more people and undesirable activities, and the project will be an unattractive gateway into our City.

Ms. Jones addressed each of concern in detail and provided corresponding exhibits for public view. She stated that staff recommends approval of the request.

Chairman Rick Sheffield clarified that if the proposed property development was zoned as Urban Village or was under the 2 ½ stories, it would have been approved administratively. Ms. Jones stated that his statement is accurate.

Chairman Rick Sheffield opened the public hearing. The following speakers came forward:

**Mark Tascheh
6602 Warwick Drive**

Mr. Tascheh explained that he was present for some of the Realize Rowlett 2020 meetings that occurred in 2012. He stated that the pedestrian walkway that has been referenced was never discussed. He stated that he is not in favor of the public/pedestrian areas and has witnessed undesirable activities in that area. He stated that the exhibits provided do not accurately depict the south side views of the subject property. He said that the subject property at the height proposed would be an eyesore regardless of construction design and materials. He is opposed to the request.

**Michael Capone
2828 N. Harwood Street, Ste. 1100
Dallas, TX 75201**

Mr. Capone stated that he was representing the adjacent senior rehab center and was concerned that the residents in the area wouldn't be able to utilize the pedestrian realm because they are confined to walkers/wheelchairs. He stated his concerns with taking away the lake view and the spirit of the senior residents in that area.

No other speakers came forward. Chairman Rick Sheffield closed the public hearing.

Commissioner Peebles expressed concern with the proposed height of the development.

Commissioner Farrow requested clarification from Ms. Jones that the height of the building would not be four stories across the entire structure. Ms. Jones stated that he is correct and that the intent of the development is that it will be stepped up to the four story maximum.

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She also reiterated that the section of the development that is proposed to be four stories is intended to be constructed on the lowest point on the site.

Commissioner Farrow also asked if the corridors between the buildings could be considered viewing corridors to help with the view blockage. Ms. Jones clarified that the corridors are breezeways, but cannot commit to describing them as view corridors. She stated that they were primarily intended for aesthetics as well as fire and safety access.

Commissioner Crawley reiterated that the major warrant request for the meeting was only regarding the height requirement. He stated that even at 2 ½ stories, as permitted by right, the view would be gone for the rehabilitation center and made note that no views are guaranteed. He stated that he feels that the four story request is appropriate in this case.

Chairman Sheffield expressed the importance of increasing the density in the City of Rowlett to diversify the housing product. He stated that he does not feel like the height would be an issue and that the proposed product could potentially be a rather impressive development.

Chairman Peebles asked if this was the first request for development on this site. Ms. Jones said that it was and that staff had been working through the process with the applicant for the past nine months. He opened up the idea that maybe Rowlett wait for another developer and not jump on the first request to develop the land to ensure that the City is getting the highest quality development for the site.

Chairman Crawley countered Commissioner Peebles' point by stating that we have denied certain developmental requests for zoning changes in the past so that we can give the Form Based Code development a chance, but that this is a project willing to meet all aspects of the code. He also reiterated that the major warrant request was merely for the height, not a zoning change, and he is in favor.

Alternate Borcoman asked Ms. Jones to redisplay the public hearing map for the public and asked what the intended development plan was for the area that will surround Lakeview Parkway. Ms. Jones said that long term the intent is to connect the trails from the Scenic Point Park development to the pedestrian promenade at the front of the subject property.

Alternate Borcoman asked what would be around the subject property that would be around the same height. Ms. Jones redisplayed the regulating plan. Ms. Jones stated that the hospital is considering a multi-story expansion. Ms. Jones also stated that, on the north side of Lakeview, the development would be a four story mixed-residential product as well.

Commissioner Crawley made a motion to recommend approval of the item. Commissioner Tune seconded the motion. The item passed 7-0.

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- 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.**

Erin Jones came forward to present the case. She presented a location map of the subject property and gave a brief history of the zoning. She presented the framework plan.

She explained the intent of adjacency predictability and reiterated the intent of a major warrant. Ms. Jones stated that the staff has tried to be very sensitive to the financial concerns of the church throughout the process when providing alternative design solutions. She explained the major warrant process and how unique circumstances, as well as civic uses, can necessitate special accommodations. She explained that the major warrant request includes: the fee to be waived in lieu of the public realm requirements being met, a reduction in the continuous building frontage standard from 80% to 43% along Princeton Road and 35% along Liberty Grove Road, to require the building to have functioning entries no greater than 60' apart, the reduction of transparency minimum of 30% to 13% along Princeton Road and 7% along Liberty Grove Road, the allowance of a monument sign along Princeton Road, and the building being able to be oriented toward the proposed surface parking. Ms. Jones described each section of the major warrant request in detail and provided corresponding exhibits. She stated that 13 public hearing notices were sent out; one was received that was in favor of the request, and one was received in opposition of the request. Ms. Jones stated that staff and the Urban Design Officer are generally supportive of the request, but agree that the concerns raised in the public hearing notice should be considered; specifically in relation to the need to add transparency along Liberty Grove Rd. and Princeton Rd. She offered two suggestions as to how the church could incorporate additional windows to their design to help mitigate this concern.

Commissioner Crawley stated that there was confusion with the packet because "Suggestion 1" and "Suggestion 2" were flip-flopped from what was being shown in the presentation. Ms. Jones said that was correct and that the items had been accidentally transposed.

Commissioner Crawley asked if the City of Rowlett would require that the power lines be buried to aid with landscaping. Ms. Jones clarified that there is a provision within the code that can require lines to be buried, but transmission lines are exempt from that specific provision. She stated that she would research and review his inquiry further.

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Commissioner Crawley asked Ms. Jones to redisplay the notification area map. He inquired as to where the person in opposition was on the map. Ms. Jones stated that Arcadia Realty was in opposition and clarified that parcels that they own on the map.

Chairman Rick Sheffield opened the public hearing. The following speakers came forward:

**Luke Patterson
8602 Liberty Grove Road
Rowlett, TX
Adjacent Property Owner**

Mr. Patterson stated that he is in opposition of the request. He believes it will be an eyesore for the surrounding property area. He also raised concern of property values decreasing and of having too many churches this in one area.

**Alex Thomas
510 Terry Lane
Heath, TX 75032
Project Manager/Member of East Dallas Church of God**

Mr. Thomas expressed thanks to the staff at the City of Rowlett, his architect, and said he was excited for the opportunity to be a part of the Rowlett Community. He provided a brief background on the East Dallas Church of God and the development concerns. He stated that he and his architect are there if there are any questions.

**Jose Annicattu
9705 Pinehurst Drive
Rowlett, TX
Member of East Dallas Church of God**

Mr. Annicattu expressed that he is happy to be a part of the Rowlett community and is in favor of the request.

**Joel Mathew
10010 River Bend Drive
Rowlett, TX 75089
Member of East Dallas Church of God**

Mr. Mathew expressed that he is happy to be a part of the Rowlett community and is in favor of the request.

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Thomas Thomas
4305 Vista Creek Drive
Rowlett, TX 75088
Pastor, East Dallas Church of God

Mr. Thomas expressed that he is happy to be a part of the Rowlett community and is in favor of the request.

Susie Williams
8510 Liberty Grove Road
Rowlett, TX
Adjacent Property Owner

Ms. Williams expressed concern with the request to waive the fees because that is what will help build the road connector. She expressed concern with the layout of the church and how the request faces the parking lot. She expressed concerns about the lack of tax base if this property is built as a church instead of a commercial use.

No other speakers came forward. Chairman Rick Sheffield closed the public hearing.

Commissioner Crawley asked the architect to come forward for questioning:

Kelly McArthy
6604 Bradford Estates
Sachse, TX
Architect

Commissioner Crawley asked Mr. McArthy what problems he may have with the proposed scenarios from staff to add transparency. Mr. McArthy expressed his appreciation for staff working with him and said that looking into alternative window applications would not be a problem. He explained that the issues with transparency are with the intent to eliminate as much distraction from the sanctuary as possible.

Chairman Sheffield and Commissioner Peebles expressed that they were in favor of the structural design with the additional porosity.

Commissioner Crawley made a motion to recommend approval of the item with window treatment as shown in Exhibit 1 from the public hearing and the stipulation that the monument sign be a static sign, no movement. Commissioner Peebles seconded the motion. The item passed 6-1. Commissioner Lucas voted in opposition.

D. ADJOURNMENT

Chairman Sheffield adjourned the meeting at 8:32 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: March 11, 2014

AGENDA ITEM: C.1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and consider a recommendation regarding Major Warrants. 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 drive-thru restaurant: drive isle width, building frontage, building transparency, signage, shade and open space. The subject property is located at 4510 and 4514 Lakeview Parkway, further described as Lots 2 and 3, Block A of the Applebee's Rowlett Addition, being a total of 1.76 +/- acres.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

Erin Jones, Director of Development Services

SUMMARY

The applicant is requesting a series of Major Warrants to allow for a Dairy Queen drive-thru restaurant (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. Warrants are granted on a case by case basis. As such, Major Warrants should only be considered under unique circumstances, and not be seen as setting precedent.

BACKGROUND / HISTORY

Upon adoption of the FBC and Downtown Regulating Plan on November 6, 2012, (Attachment 2- Regulating Plan) the subject property was zoned as a Form Based Urban Village District (FB UV). The subject property is situated along Lakeview Parkway (also referred to as HW 66), which is a heavily auto-oriented six-lane arterial. At the time of adoption, there were discussions regarding the Lakeview Parkway corridor and whether it should be included in the Downtown Regulating Plan or not. Ultimately the decision was made to include the corridor, as a transition from the auto-oriented condition to a pedestrian-oriented condition was needed. Lakeview Parkways was the logical starting point. The primary way this transition will occur is through the browsing lane, as it creates a secondary circulation network off Lakeview Parkway for both vehicles and pedestrians. Overtime, the addition of the browsing lane and other FBC requirements will help to form the desired urban edge of the Downtown as it adjoins Lakeview Parkway. All of this was with the understanding that provisions would need to be made in light of the auto-oriented nature of Lakeview Parkway. To that end, certain requirements were

lessened along Lakeview Parkway and additional auto-oriented uses were added, such as drive-thrus, with the final zoning adoption in 2012.

Over the past year, the City has received various proposals for development along Lakeview Parkway. Given the auto-oriented nature and the existing suburban development context of Lakeview Parkway, several of these development proposals have been for fast-food restaurants with drive-thru service. More specifically, Dairy Queen is interested in developing a fast-food restaurant with drive-thru service at 4510 Lakeview Parkway, adjacent to the Applebee's restaurant. 4514 Lakeview Parkway is also included in this request in order to evaluate the site holistically.

As previously mentioned, the Downtown FBC standards acknowledged some accommodation of auto-oriented site elements through the use of a browsing lane and other modified standards. However, in order to more directly address the specific needs of Dairy Queen, additional adjustments to development standards through the major warrant process are being requested by the applicant. Over the past few months, Staff and the Urban Design Officer (UDO) have worked with the applicant to ensure the design will meet the most critical elements of the FBC (i.e. the pedestrian realm) and the City's objectives for development along Lakeview Parkway. To their credit, Dairy Queen has undertaken the task of adapting their conventional suburban model in an effort to be in further conformance with the FBC. Some of the more notable items include the incorporation of the browsing lane, reservation of future building sites along Industrial Street, and a shared parking agreement between Applebee's and adjacent parcels to limit parking. At this point, Staff and the UDO are generally supportive of the request with the exception of the western most drive aisle width as detailed below. 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 (Attachments 3 and 4) 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

As previously mentioned, over the past six months Staff and the UDO have worked with Dairy Queen's representatives to ensure that the critical elements of the pedestrian realm are established within this proposal. In order to accommodate Dairy Queen's specific requirements, the applicant is requesting the following Major Warrants to the UV Standards and the Downtown Regulating Plan requirements. 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 Dairy Queen 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 Dairy Queen that the requirement could add another \$50,000.00 in fees to their development costs. 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 is less 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. Building frontage standard of 32% along the front building line of Lakeview Parkway and 44% along the (future) front building line of Industrial Street;

Part of the need for this warrant arises from the narrowness of the lot and existing placement of the drive entrance, which per TXDOT cannot be changed. The other part of the request is due to Dairy Queen's desired layout of their building and parking. It was suggested that Dairy Queen front the street with its long façade on Lakeview Parkway in order to come into further compliance. However, Dairy Queen has indicated that the conventional configuration is the only working model that they can accommodate.

3. A reduction of transparency from the minimum 60% required, to 16% along the left (east) façade and 15% along the right (west) façade, and reduction from 60% minimum to 16% along the front façade (north).

Due to the type of user a reduction should be considered, however, 16% along the front façade is quite low. Staff and the UDO have suggested that additional transparency should be introduced along the front façade. However, Dairy Queen has indicated that the current design includes corporate features that cannot be changed.

4. Allowing a wall sign larger than 6 sq. ft.; and

Larger wall signs are typically not permitted in the UV District, as they are typically seen as more vehicular in nature than pedestrian oriented. However, the fact that Lakeview Parkway is currently an auto-oriented roadway makes it appropriate to consider this warrant.

5. Allowing a monument sign along Highway 66/Lakeview Parkway;

Monument signs are not permitted in the FB UV District, as they are typically seen as more vehicular in nature than pedestrian oriented. However, the fact that Lakeview Parkway is currently an auto-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. Dairy Queen is willing to adhere to those standards, and as such Staff and the UDO are supportive of this warrant.

6. Reduction in the length of canopy along the sidewalk of the front elevation from 75% to a lesser percentage (to be determined by the applicant based on the proposed elevations).

This warrant is appropriate for this building type and supports a pedestrian environment based on the patio placement. This reduction is supplemented with canopy trees along the browsing lane.

7. Western Drive Aisle Width of 27.8 ft.

This is the one major warrant request that Staff and the UDO cannot support. The applicant has indicated that they need this width to accommodate their anticipated drive-thru traffic in the most convenient way possible. In order to help address this concern, Staff supported the extension of the drive-thru lane in order to accommodate additional stacking spaces for vehicles. In addition, Staff supported converting the western most drive aisle to a one-way configuration to mitigate the applicant's concern regarding possible congestion. While Staff understands that the applicant is trying to mitigate for their highest volume scenario by providing a wider drive aisle, Staff believes this is likely excessive based on average usage.

As a matter of perspective, the typical two way drive aisle width in the FB UV District is 20 ft in order to create a pedestrian friendly environment. This standard has been vetted and accepted by the Fire Department as an appropriate fire lane width in the FB Districts as well. The proposed drive aisle width is just shy of a Local Street roadbed width of 28-ft under the Downtown Regulating Plan. As noted in the Rowlett Development Code (RDC), for 90 degree angled parking 24- ft is the conventional suburban standard for two-way traffic and 22-ft for one-way traffic. For 45 degree angled parking, the RDC allows a 12-ft drive aisle for one-way traffic and a 24-ft drive aisle for two-way traffic. Staff is willing to support a 24-ft drive aisle with one way traffic to help mitigate the applicant's concerns, but to go beyond that does not meet the intent of the FBC.

In reviewing recently constructed drive-thru restaurants Staff looked to Whataburger at Dalrock Road and Lakeview Parkway. In that case the business has a 24-ft drive aisle

feeding into their drive-thru lane that accommodates two-way traffic. This business has been operational for approximately two years, and seems to be functioning efficiently. To that end, Staff does not find a reasonable rational for this request, and thus cannot support it.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. 17 notices were mailed on February 21, 2014, and as of Wednesday March 5, 2014, Staff has received zero (0) responses.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Based on the above mentioned analysis, and in an effort to balance the current market demand for auto-oriented commercial uses along Lakeview Parkway and the applicant's willingness to address several key goals of the FBC and Downtown Regulating Plan, Staff and the UDO are generally supportive of this proposal with the exception of the western drive aisle width as detailed above. The formal UDO recommendation can be viewed as Attachment 5.

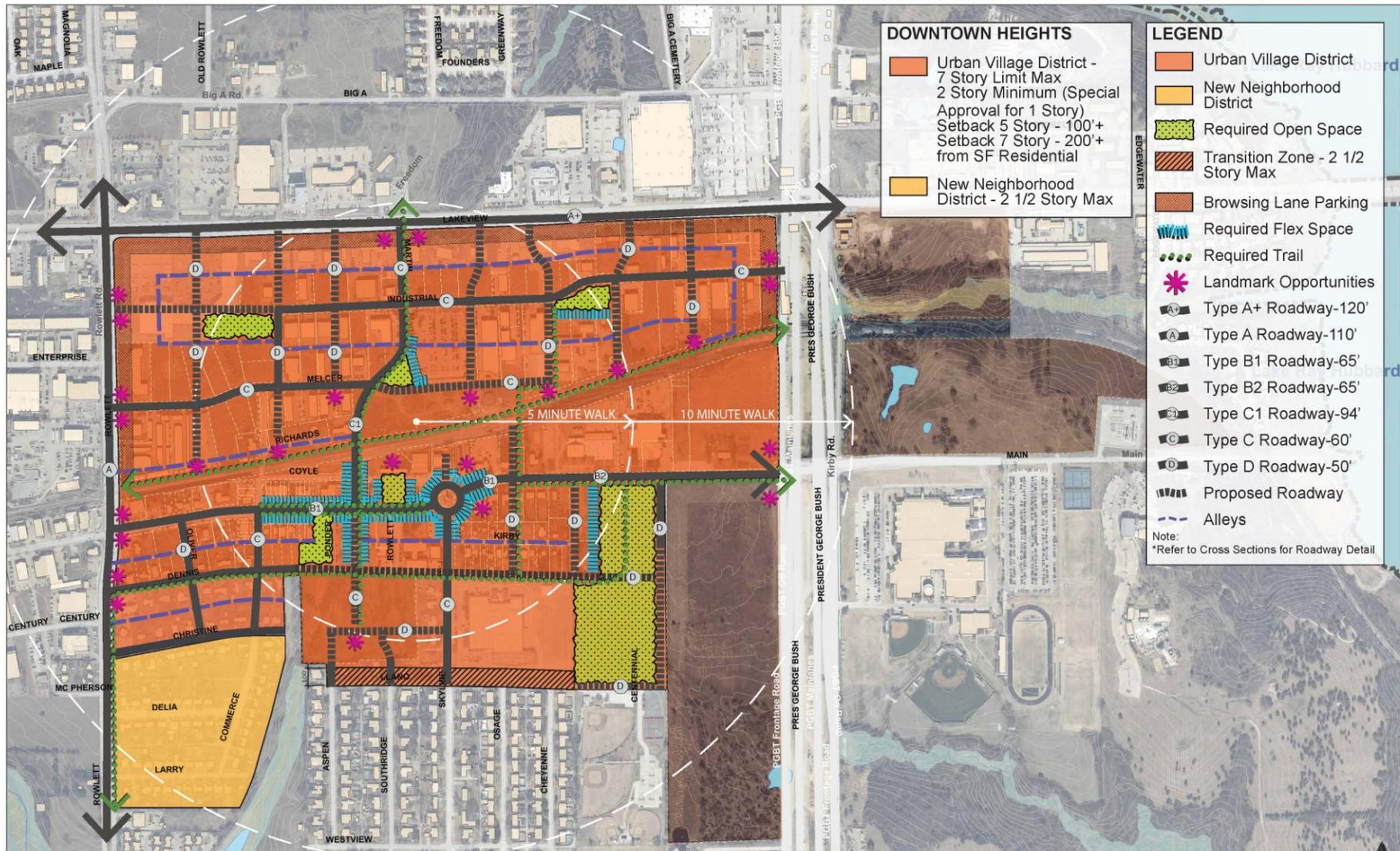
ATTACHMENTS

- Attachment 1- Location Map
- Attachment 2- Downtown Regulating Plan
- Attachment 3- Concept Plan
- Attachment 4- Renderings
- Attachment 5- UDO Recommendation

Location Map



Downtown (E4) - Regulating Plan



DOWNTOWN HEIGHTS

- Urban Village District - 7 Story Limit Max
2 Story Minimum (Special Approval for 1 Story)
Setback 5 Story - 100'+
Setback 7 Story - 200'+
from SF Residential
- 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
- Browsing Lane Parking
- Required Flex Space
- Required Trail
- Landmark Opportunities
- Type A+ Roadway-120'
- Type A Roadway-110'
- Type B1 Roadway-65'
- Type B2 Roadway-65'
- Type C1 Roadway-94'
- Type C Roadway-60'
- Type D Roadway-50'
- Proposed Roadway
- Alleys

Note:
*Refer to Cross Sections for Roadway Detail



Use of Drawings

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Registration



03/04/2014

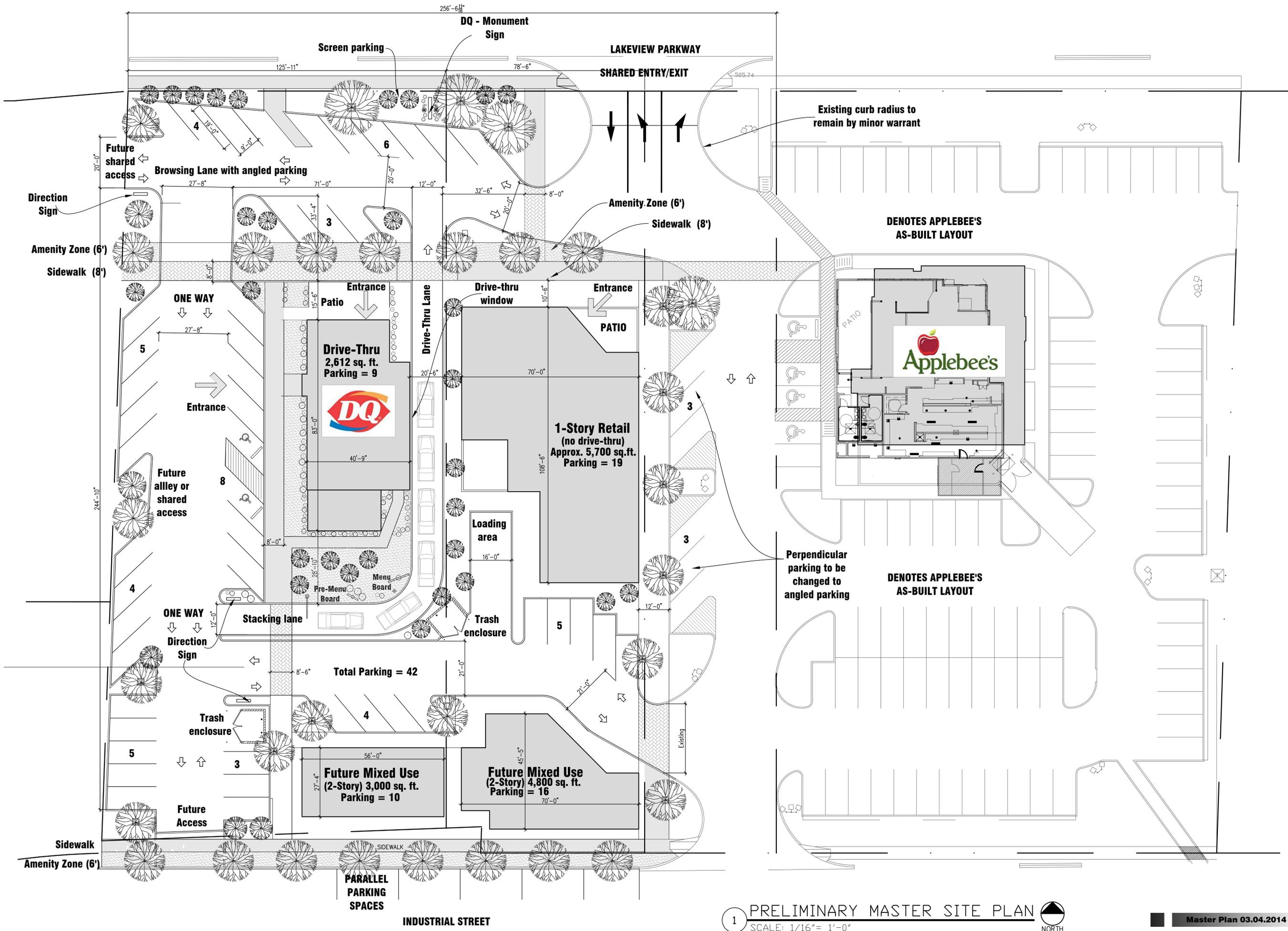
Project Team



Project Information



Sheet Number





TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

3839 MCKINNEY AVE
SUITE 314
DALLAS, TX 75204

Townscape.com

To: Erin Jones, Director of Community Development
From: Arti Harchekar, CNU-A
Date: 6 March 2013
Re: Urban Design Officer Review of Dairy Queen
Major Warrant Package – Highway 66/Lakeview Parkway UV-FB

Urban Design Officer Review

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

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

- It is fronting an auto-oriented thoroughfare (Highway 66/Lakeview Parkway);
- The lot where the drive-thru has been placed is restricted in size due to the way the lots were platted when Applebee's was developed; and
- It faces directly onto Highway 66/Lakeview Parkway, but impacts the image and development pattern in the Downtown FBC area.

The following Major Warrants should be looked upon favorably:

- Exemption from the fee in lieu requirement for public Open Space;
- Building frontage standard of 32% along the front building line of Highway 66/Lakeview Parkway and 44% along the (future) front building line of Industrial Street;
- A reduction of transparency from the minimum 60% required, to 16% along the left (east) façade and 15% along the right (west) façade which is indicated on the current plans. Due to the tri-partite articulation of the building, which has been done quite well, a reduction from the standard could be considered appropriate. Additionally, the interior programming and auto-oriented nature of this user, further justifies a reduction.
- Allowing a wall sign larger than 6 sq. ft. on the right elevation; and
- Allowing a monument sign along Highway 66/Lakeview Parkway.

- Reduction in the length of canopy along the sidewalk of the front elevation from 75% to a lesser percentage (to be determined by the applicant based on the proposed elevations) which would be appropriate for this building and in support of pedestrianization based on the patio placement.

Approval of these Major Warrants will allow this user to occupy the site as a drive-thru entity. Drive-thru users will continue to pursue sites along Highway 66/Lakeview Parkway until the market in Downtown supports redevelopment in conformity with the Urban Village uses and standards. However, there are some important issues which should be addressed further by the applicant to meet the intent of the Form Based Code and the critical elements of the Downtown Regulating Plan.

- **Reduction in the amount of transparency** along the front façade from 60% minimum to 16% - While I find that due to the type of user, a reduction should be considered, 16% along the front façade is quite low. Additional transparency should be introduced within the man-made masonry portion of the façade. This area of the façade has no permeability. Permeability generates a walkable environment and engages the pedestrian. It also keeps an eye on pedestrian safety along the sidewalk (“eyes on the street”).
- **The western drive isle width of 27.8 ft.** – The intent of the Urban Village FB District is to create a pedestrian oriented environment. One way to achieve this outcome is to reduce the speed of vehicles by narrowing streets, drive isles, and turning radii. In addition, the reduction in width limits the distance a pedestrian has to traverse to cross the street, thus making it a safer environment. To that end, the typical drive width in the FB Districts is 20 ft. This standard has been vetted and accepted by the Fire Department as an appropriate fire lane width. And further, 20’ is the standard width in the International Fire Code. Lastly, the proposed drive isle width is just shy of a Local Street roadbed width of 28’ under the Downtown Regulating Plan.

As a matter of perspective, 24 ft. is the conventional standard for two-way traffic and 22 ft. for one-way traffic as noted in the Rowlett Development Code. In light of the type of user, a 24 ft. isle could be considered to help mitigate the applicant’s concerns, but to do beyond that does not meet the intent of the FBC, and thus cannot be supported.

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 the circulation within the Downtown area; namely, the adopted browsing lane configuration which has been vetted by the Fire Department, traffic specialist, Planning and Zoning Commission and City Council. The applicant is also providing the ability for future building sites along Industrial Street

which keeps the character of Industrial Street pedestrian oriented. Such things as the screening of parking, lighting, HVAC placement, etc. will be determined as part of the Development Plan process.

A handwritten signature in black ink that reads "ARTI HARCHEKAR". The letters are cursive and somewhat stylized.

Arti Harchekar, CNU-A
Associate
TOWNSCAPE, Inc.