



City of Rowlett

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

Special Meeting and Joint Work Session Agenda

City Council Planning and Zoning Commission

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write 4000, Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Thursday, March 27, 2014

6:00 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.

1. CALL TO ORDER

1A. City Council

2. EXECUTIVE SESSION (6:00 P.M.)*Times listed are approximate

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 the North Shore Master Plan in relation to a proposed rezoning request generally located at 7400 and 7600 Liberty Grove Road. (30 minutes)

3. WORK SESSION (6:30 P.M.)*

3A. **CALL TO ORDER** - Planning and Zoning Commission

3B. Staff and the consultant team led by Jacobs will provide the City Council and the Planning and Zoning Commission with an update regarding the Realize Rowlett 2020 – North Shore Master Plan Process. (120 minutes)

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

4. ADJOURNMENT

Laura Hallmark

Laura Hallmark, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website (www.rowlett.com) on the 24th day of March 2014, by 5:00 p.m.



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 03/27/14

AGENDA ITEM: 2A

TITLE

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 the North Shore Master Plan in relation to a proposed rezoning request generally located at 7400 and 7600 Liberty Grove Road. (30 minutes)



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
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AGENDA DATE: 03/27/14

AGENDA ITEM: 3B

TITLE

Staff and the consultant team led by Jacobs will provide the City Council and the Planning and Zoning Commission with an update regarding the Realize Rowlett 2020 – North Shore Master Plan Process. (120 minutes)

STAFF REPRESENTATIVE

Erin Jones, Director of Development Services

SUMMARY

The City Council approved a detailed scope, fees, and schedule, as well as appointed an Advisory Committee on November 5, 2013, for the North Shore Master Plan Initiative. Since that time, Staff and the Consultant Team have conducted two rounds of advisory committee, property owner, and adjacent property owners meetings in order to present concepts and receive feedback. This is the third of three Joint City Council/Planning and Zoning Commission Meetings. The purpose of this meeting is to update the Council and Commission regarding the process to date and receive feedback. Specifically the Council and Commission will be presented with a detailed overview of the proposed Form Based Code Amendments and Zoning Exhibits to be considered for final approval in April.

BACKGROUND INFORMATION

On September 20, 2011, the Rowlett City Council unanimously adopted the Realize Rowlett 2020 Vision Plan as the City's Comprehensive Plan. This approval followed an aggressive six month visioning process wherein community stakeholders were engaged at every step. As staff noted at the time of the adoption, the Realize Rowlett 2020 Vision plan was just the beginning. It is a high level overview that establishes a vision and provides implementation strategies that are used to create zoning regulations and boundaries in the future. The Realize Rowlett 2020 Plan provides a measure of predictability and clarity in the primary step of the development process. It is the first step in proactively planning for the next phase of the City's future.

After the adoption of the comprehensive plan, City staff was keenly aware that the City had a limited time frame to prepare for potential development opportunities as the City moved closer to the completion of the President George Bush Turnpike Eastern Extension and the DART Light Rail Blue Line Extension. To that end, staff moved quickly into Phase II of the Realize Rowlett Initiative in order to protect the vision established under the Comprehensive Plan. On September 6, 2013, the City Council adopted the City's Form Based Code and subsequently rezoned four of the 13 opportunity areas highlighted in the Comprehensive Plan to be regulated under the newly adopted Form Based Code.

At the time of adoption, it was made clear that the Form Based Code was intended to be a living, breathing document that would be added to in the future. While the two development types that exist today - "New Neighborhood" and "Urban Village" were sufficient for the four priority areas rezoned last year, they were never intended to be the only product types utilized City-wide. It is anticipated that at the end of the North Shore Planning Initiative there will be an additional nine to ten development types that will be incorporated into the Code. This is due to the large land area included in the North Shore and the number of pedestrian sheds that will have to be addressed. It is also important to note that with the addition of the new development types Staff will largely consider the Form Based Code complete. To date, when developers throughout the City approach Staff about rezoning to a Form Based District, Staff does not have adequate "tools" in the "tool box" to accommodate a full range of development types, as it is not appropriate to apply the two existing districts City-wide. With the completion of the North Shore study and subsequent Form Based Code amendment, there will likely be a wide enough range of development types to allow the development community and/or City to allocate them City-wide as the market demands in the future. Thus, while the North Shore Initiative is primarily intended to address a specific area of the City, it also has overarching implications for future implementation of the Form Based Code City-wide. As previously noted, the Comprehensive Plan identified 13 opportunity areas. With the completion of the North Shore Initiative, only six of those areas will be addressed, leaving seven additional areas to be addressed in the future. Without the addition of a full range of development types it will not be possible to implement the Form Based Code outside of the four areas rezoned in 2012.

Funding for the North Shore Initiative had been earmarked in the Innovation Fund since fiscal year 2013, and was further reconfirmed with the adoption of the fiscal year 2014 budget. Staff originally intended to begin the North Shore Initiative in January 2013, immediately following the Realize Rowlett 2020 Phase II adoption. However, based on the interest in the Form Based Code and the amount of projects submitted immediately following adoption, the North Shore Initiative was delayed in order to allow Staff to focus on the current workload and implementing the plans that were adopted in November 2012. Considering that many cities adopt plans and wait years to see implementation happen, this was and still is a good problem to have. However, after delaying the North Shore Initiative for nearly a year, Staff continued to see development pressure mounting in this area and believed that it was critical that the City take the initiative to implement the vision established in the Comprehensive Plan at this time. If not, it will become increasingly more difficult to discourage the rezoning of this area for conventional single family subdivisions as that is the majority of the interest received. As Council is aware, the City's lack of diversity in housing types is directly linked to the lack of diversity in commercial tax base. To sit back and allow the largest area of commercially zoned land in the City to be incrementally rezoned with no master plan is not in the City's best interest and will very likely lead to an undesirable outcome as it relates to the City's fiscal suitability. The City Council approved a detailed scope, fees, and schedule, as well as appointed an Advisory Committee on November 5, 2013, for the Master Plan Initiative.

Based on the aggressive schedule adopted by the City Council, Staff knew it was imperative to have the first round of Advisory and Property Owner Meetings prior to the December Holidays as not to delay the process. The full meeting schedule is as follows:

Round 1:

- Advisory Committee Meeting December 2, 2013 - **Complete**
- Property Owner Meetings December 9-10, 2013 - **Complete**
- Joint P&Z/CC meetings December 19, 2013 - **Complete**
- Adjacent property owner meetings January 9, 2014 - **Complete**

Round 2:

- Advisory Committee Meeting January 13, 2014 - **Complete**
- Property Owner Meetings December January 21-22, 2014 - **Complete**
- Adjacent property owner meetings January 30, 2014 - **Complete**
- Joint P&Z/CC meetings February 12, 2014 - **Complete**

Round 3:

- Advisory Committee Meeting March 10, 2014 - **Complete**
- Final Joint P&Z/CC Meeting March 27, 2014

Final Adoption Schedule:

- Planning and Zoning Commission Recommendation April 8, 2014
- City Council Final Consideration April 15, 2014

City Staff and the consultant team have come back to the City Council and Planning and Zoning Commission following each stage of the process to provide an update and received feedback. This will be the third of three updates.

DISCUSSION

At the February 12th Joint Meeting, Staff and the Consultant Team presented detailed market information, draft framework plans, as well as feedback received from the advisory committee, property owners, and adjacent property owners. Since that time and based on the Council and Commission's feedback the team has finalized draft Form Based Code amendments, Comprehensive Plan amendments, and detailed zoning documents. These items will be presented in detail at this Joint Meeting. A preview of the PowerPoint Presentation can be seen as Attachment 1.

The feedback received at this meeting is critical in determining how the plan will be finalized, thus there will be ample opportunity for discussion at the meeting.

FINANCIAL/BUDGET IMPLICATIONS

This is a discussion item only.

RECOMMENDED ACTION

This is a discussion item only. Staff and the Consultant Team will provide the Council and Planning and Zoning Commission with an overview of the final draft materials that have been compiled based on feedback received at the February 12th Joint Meeting.

ATTACHMENT

Attachment 1 - Draft PowerPoint

Create our Vision
Look to the Future
Realize Rowlett 2020

Joint P&Z / City Council

Worksession #3

March 27, 2014



ROWLETT | NORTH SHORE MASTER PLAN

Rowlett **JACOBS** Urban Strategists **TOWNSCAPE**
Rowlett, Texas

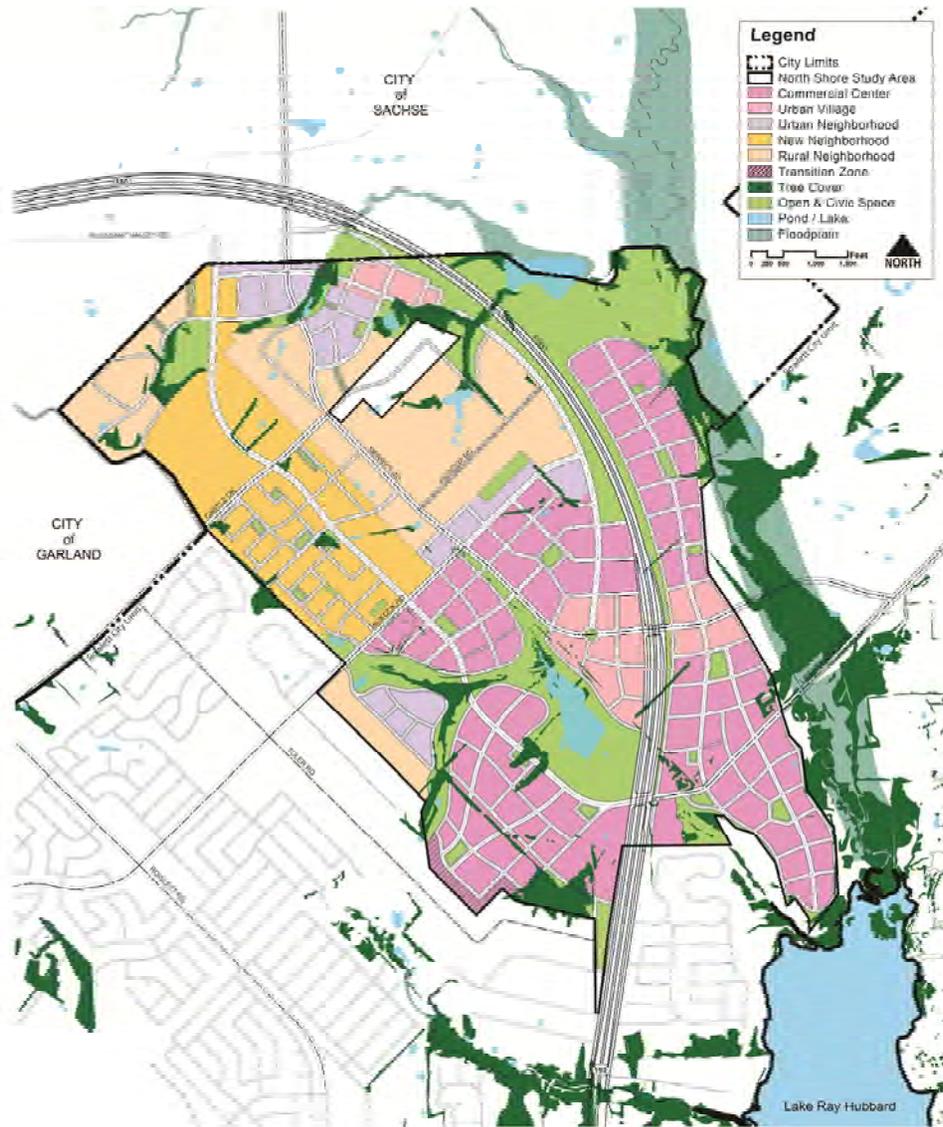
Agenda

- Overall Northshore Vision Framework
- Draft Form Based Code Amendments
 - Districts
 - Building Types
 - Annual Text Amendments
 - Restructured Items in FBC
- Draft Form Based Code Amendments - Detail
- Sub Area Plans and Zoning
 - Northshore - East
 - Northshore - West
 - Center for Commerce and Industry
- Next Steps



Overall Northshore Vision Framework

Vision Framework



ROWLETT | NORTH SHORE MASTER PLAN

Draft Form Based Code Amendments

Summary of Form Based Code Amendments

- In order to implement the vision established for Northshore and the Center for Commerce and Industry, several additions to the Form Based Code will be needed
- The establishment of three new form based districts:
 - Commercial Center
 - Urban Neighborhood
 - Rural Neighborhood
- The establishment of two new building types:
 - Flex Employment & Rural Estate
- The establishment of several new street types to support the additional contexts envisioned for the new districts



Summary of Form Based Code Amendments

- Restructuring of the FBC to allow general standards to be keyed to building types. Specific standards based on context are keyed to each FB District
- It is anticipated that the addition of these new elements to the Form Based Code will give the City all of the tools necessary to implement all development types envisioned in *RealizeRowlett2020*



Additional Districts

Two Existing Districts:

New Neighborhoods



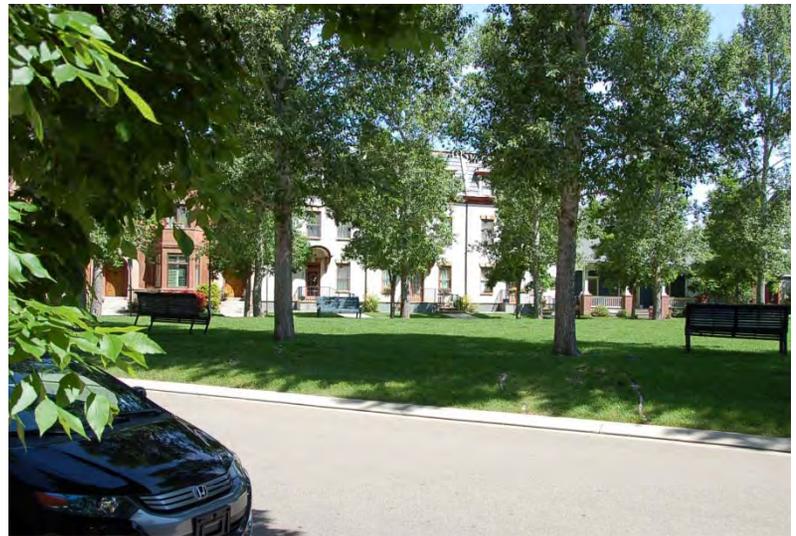
Urban Village



Existing Districts

New Neighborhoods

- Primarily SF
- Open Space, Trails
- Shaded walkways
- Mixture of unit types and sizes
- Amenities and services within walking distance



Existing Districts

Urban Village

- Largely Mixed Use
- Plazas,
Courtyards, Trails
- Shaded walkways
- Mixture of unit
types and sizes
- Amenities and
services included



Additional Districts

Three Additional Districts:

Commercial Center



Urban Neighborhood



Rural Neighborhood



Additional Districts

Commercial Center

- Largely Flex Employment
- Allowance for a variety of urban building types
- Residential and non-residential to support employment
- Plazas, Courtyards, Trails
- Shaded walkways
- Mixture of unit types and sizes
- Amenities and services included



Additional Districts

Urban Neighborhood

- Primarily Single Family
- Mix of non-residential and mixed-residential building types to be positioned on corner lots
- Open Space, Trails
- Shaded walkways
- Mixture of unit types and sizes
- Amenities and services within walking distance (i.e. corner store)



Additional Districts

Rural Neighborhood

- Primarily rural Single Family
- Open Space, Trails
- Shaded walkways
- Possibility of conservation design
- Used to transition from existing SF neighborhoods, conservation area and to preserve existing rural residential within the project area



Additional Building Types

Flex Employment



Rural Estate

Lot Width = 140' min
Build-to = 25'-35'



Annual Text Amendments

Article 1 General Provisions

- 1.4.2 Minimum requirement to rezone to the FBC with a minimum 25 acre Framework and/or Regulating Plan
- 1.4.6 Site Analysis requirement as part of FBC submittals
- 1.4.8 & 1.4.9 Streets delineated on a Regulating Plan and/or Development Plan supersede the Master Thoroughfare Plan
- 1.4.8 & 1.4.9 Intent clarification to provide centralized public Open Space
- 1.5.2 May not grant a Minor Warrant for unlisted signage types
- 1.6.3 Addition of standards to Structure Conformity:
 - Parking modifications do not place additional parking within the area between the back-of-curb and existing or proposed building face
 - Any expansion of the building footprint must also be accompanied with an upgrade to the street tree and sidewalk standards in effect at the time under this Chapter. **Where this is not possible or deemed a hardship, then the street tree and sidewalk improvements will be escrowed to the City to be installed by the City at a later date**
- 1.7.3 Permit the ability to enter into a development agreement with the City to maintain in perpetuity rather than creating a PID



Annual Text Amendments

Article 2 Form Based District Standards

- 2.2 FB District General Standards
 - 2.2.8 Addition of intent statements/standards for Civic and Landmark Buildings
- 2.3 New Neighborhood
 - 2.3.2.f Modification of Parking standards in Appendix 2 to match this standard
 - 2.3.2.h Permit the ability to enter into a development agreement with the City to maintain in perpetuity rather than creating a PID
- 2.4 Urban Village
 - 2.4.2.c Addition of Building Type standards
 - 2.4.3.b.1 Clarification on placement of alleys and mid-block conditions
 - 2.4.3.c.3 Clarification on “Gifts to the Street” within the Build-To-Zone
 - 2.4.4.a.3 Modification to balcony clearance height due to plate height modifications
 - 2.4.4.b.1 Modification to provide ground floor entry for every unit within 4 feet of grade
- 2.4.5 Clarification to transition standards
- 2.4.6.d.1 Permit the ability to employ a planter strip by Minor Warrant



Annual Text Amendments

Article 2 Form Based District Standards

- 2.10 Streets
 - 2.10.2 Tied street standards in Appendix 2 to FBC
 - 2.10.4.b Clarified that the street grade may not exceed 4 percent in order to ensure proper treatment of the public realm
- 2.12 Park Fees
 - 2.12.2 Clarification to standards if entire percentage of public Open Space is provided on site versus if none or a portion of the percentage is provided

Article 3 Parking and Accessibility

- 3.1.2.e Addition of cash-in lieu of parking standard to set certain parameters for which this option can be considered or parking will have to be provided on-site

Article 4 Lighting, Mechanical and Utilities

- 4.2.1 Standards were clarified based on input from lighting specialist

Article 5 Signs

- 5.4.11 Addition of Monument Signs standards
- 5.4.12 Addition of Light Pole Banners standards
- 5.4.13 Addition of Yard Signs standards
- 5.4.14 Addition of Banner Signs standards



Annual Text Amendments

Appendix 2 Design Standards

- Cleaned up inconsistencies between this document and the FBC



Restructured Items in FBC

Article 1 General To All FBC Development

Article 2 General District Standards

- 2.1 Intent
- 2.2 Form Based Districts and Land Use
- 2.3 New Neighborhood (NN) Standards
- 2.4 Urban Village (UV) Standards
- 2.5 Rural Neighborhood (RN) Standards
- 2.6 Urban Neighborhood (UN) Standards
- 2.7 Commercial Center (CC) Standards
- 2.8 Building Type Standards
- 2.9 [Reserved]

Article 3 Parking and Accessibility

Article 4 Lighting, Mechanical and Utilities

Article 5 Signage

Article 6 Definitions



Restructured Items in Appendix

Appendix 1

- 1.1 Table of Allowed Uses – added Rural Neighborhood, Urban Neighborhood and Commercial Center

Appendix 2

- 2.1 Building Types – generated a building type chart for each FB District and streamlined each building type description
- 2.2 Street Typologies – added Rural Neighborhood, Urban Neighborhood and Commercial Center
- 2.3 Intersections
- 2.4 Open Space
- ~~2.5~~ 2.6 Street Trees and Plant Materials
- ~~2.6~~ 2.7 Street Trees/Utility Techniques

~~Appendix 3~~

- ~~3.1~~ Architectural Guidelines – New Neighborhood
- ~~3.2~~ Architectural Guidelines – Urban Village
- 3.3 Streetscape Guidelines – moved to Appendix 2 as 2.5



***DRAFT* Form Based Code
Amendments - Detail**

Article 2 Form Based District Standards

Article Restructuring

- Individual FB District (2.3-2.7)
 - Standards that establish the character/context of the district
- Building Type Standards (2.8)
 - Standards that could be keyed to individual building types so as not to be repetitive within each FB District section
 - This division helps to keep the FBC light and flexible and streamlines the building type standards in the Appendix
- New Neighborhood and Urban Village
 - All of the previously adopted standards are still within Article 2, they have simply been rearranged

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.1 Intent

2.2 Building Type and Land Use

2.2 New Neighborhood (NN) Standards

2.4 Urban Village (UV) Standards

2.5 Rural Neighborhood (RN) Standards

2.6 Urban Neighborhood (UN) Standards

2.7 Commercial Center (CC) Standards



2.5 Rural Neighborhood (RN) Standards

Rural Neighborhood:

- Intent
 - Rural Neighborhood is a designation for single-family neighborhoods that are rural in nature. The Building Types are geared toward estate homes, farmhouses and agricultural buildings, which are centered on large parks, greenways and existing vegetative corridors. New construction will still adhere to a build-to-zone rather than a minimum setback in order to support successional urbanism for future generations.
- Permitted Building Types
 - Rural Estate
- Block Size and Configuration
 - Responsive to terrain and existing vegetation
 - Not repetitive
 - Streets are interconnected (no cul de sacs or gated streets)

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.5 Rural Neighborhood (RN) Standards

2.6 Urban Neighborhood (UN) Standards

2.7 Commercial Center (CC) Standards

2.8 Building Type Standards



2.5 Rural Neighborhood Standards

Open Space and Trails

- A specific percentage of centralized open space will not be designated, but rather evaluated on a case-by-case basis.
- Existing tree masses and ponds will be preserved in parks and greenways. Homes must face or side on Open Space for it to count
- Open Space cannot be fenced and must be publically accessible



ARTICLE 2 GENERAL DISTRICT STANDARDS

2.1 Intent

2.2 Building Type and Land Use

2.2 New Neighborhood (NN) Standards

2.4 Urban Village (UV) Standards

2.5 Streets



2.5 Rural Neighborhood Standards

Open Space and Trails

- Within the Rural Neighborhood FB District a Conservation Plan may be submitted and approved by Minor Warrant.
- The density may remain at 1 unit to the acre or increase in order to offset the amount of common or public open space being provided.



ARTICLE 2 GENERAL DISTRICT STANDARDS

2.1 Intent

2.2 Building Type and Land Use

2.2 New Neighborhood (NN) Standards

2.4 Urban Village (UV) Standards

2.5 Streets



2.5 Rural Neighborhood (RN) Standards

Rural Neighborhood:

- Architectural Standards
 - Edited version of the New Neighborhood standards
 - Keyed to the Rural Estate building type in section 2.8
 - Standards address:
 - Facades and Roofs
 - Plate Heights
 - Entry at Grade
 - Residential facing perimeter or collector streets
 - Fences

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.5 Rural Neighborhood (RN) Standards

2.6 Urban Neighborhood (UN) Standards

2.7 Commercial Center (CC) Standards

2.8 Building Type Standards



2.6 Urban Neighborhood (UN) Standards

Urban Neighborhood:

- Intent
 - Urban Neighborhood consists of mixed-use but primarily a residential fabric. This designation has a wide range of building types with small apartment, shop front and mixed use buildings placed on corner lots and townhomes, cottage homes and live-work units occupying interior lots. The Building Types and standards are designed to create a less intense, pedestrian friendly neighborhood, as compared to Urban Village, which is interspersed with public Open Space.

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.5 Rural Neighborhood (RN) Standards

2.6 Urban Neighborhood (UN) Standards

2.7 Commercial Center (CC) Standards

2.8 Building Type Standards



2.6 Urban Neighborhood (UN) Standards

Urban Neighborhood:

- Building Types
 - 2 Categories (Types) to encourage diversity of building types
 - Transitional mix of building types
- Building Type Mix
 - At least 20% comprised of the following building types preferably positioned on corner lots: Mixed-Residential, Shopfront and Mixed Use
 - At most 80% comprised of the following building types: Live-Work, Townhome I, Cottage (zero-lot-line) and Casita (zero-lot-line)
- Block Size and Configuration
 - Block Face will not exceed 500 feet
 - Capped blocks will be permitted but may not exceed a block face of 720 feet
 - Block faces greater than 500 feet will have a mid-block connection

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.5 Rural Neighborhood (RN) Standards

2.6 Urban Neighborhood (UN) Standards

2.7 Commercial Center (CC) Standards

2.8 Building Type Standards



At Least 20%

At Most 80%



Mixed Residential



Townhome I
Live-Work
Cottage (zero lot line)
Casita (zero lot line)



Shopfront



Mixed Use



2.6 Urban Neighborhood (UN) Standards

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.1 Intent

2.2 Building Type and Land Use

2.2 New Neighborhood (NN) Standards

2.4 Urban Village (UV) Standards

2.5 Streets

Open Space and Trails

- Identical to New Neighborhood
- Context is more urban than New Neighborhood but less urban than Urban Village
- 14% required; reduction to 10% by Minor Warrant
- Flood plain may count for up to half of the 14%; Trails count toward Open Space requirement
- Buildings must face or side on Open Space for it to count
- Non-Flood Plain Open Space must be irrigated and include shade, electricity and water taps/drinking fountains



2.6 Urban Neighborhood (UN) Standards

Urban Neighborhood:

- Streetscape
 - Planter with ground cover
- Architectural Standards
 - Identical to New Neighborhood and Urban Village standards
 - Architectural standards is based on the building type in Section 2.8
 - Building Types with New Neighborhood Architectural Standards:
 - Townhome I
 - Cottage (zero-lot-line)
 - Casita (zero-lot-line)
 - Building Types with Urban Village Architectural Standards:
 - Mixed-Residential
 - Mixed-Use
 - Shopfront

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.5 Rural Neighborhood (RN) Standards

2.6 Urban Neighborhood (UN) Standards

2.7 Commercial Center (CC) Standards

2.8 Building Type Standards



2.7 Commercial Center (CC) Standards

Commercial Center

- Intent
 - Commercial Center is a designation for mixed-use, commercial and flex employment Building Types. The residential fabric is more intense and intended to support employment uses in this area. Public Open Space is designed to be more urban (i.e. plazas, pocket plazas, squares, etc.) and integrated with a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



2.7 Commercial Center (CC) Standards

Commercial Center

- Permitted Building Types
 - Townhouse
 - Mixed Residential
 - Will be evaluated as part of a larger development
 - Must only occupy 25% of a RP or DP
 - A request greater than 25% will require a Major Warrant
 - Shopfront
 - Live-Work
 - Mixed Use
 - Commercial
 - Flex Employment
 - Max floor plate size 30,000 sq. ft. >30,000 will require a Major Warrant
- Block Size and Configuration
 - Block Size: generally 250' to 400'
 - Block Faces should not exceed 500', approval of a Minor Warrant for >500'
 - Ability to superblock within certain parameters



Commercial



Flex Employment



Mixed-Use



Shopfront



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Mixed Residential



Live / Work



Townhome



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2.7 Commercial Center (CC) Standards

Commercial Center

- Density
 - Maximum density limited by height and parking
 - Minimum 2-story; Max 5-story or as otherwise approved
 - An increase in height of up to 3 stories may be approved by Minor Warrant as a unique condition if the project is preserving a significant amount of open space and is providing structured parking
 - Height and Building Types manipulated by overlays on Regulating Plan



2.7 Commercial Center (CC) Standards

Commercial Center

- Open Space
 - Identical to Urban Village
 - *[Evaluate Min. OS Size]*
- Continuous Building Frontage
 - Primary Streets – 80% required; reduction down to 60% by Minor Warrant
 - Secondary Streets – 60% required; reduction down to 40% by Minor Warrant
- Streetscape
 - Planter with ground cover



2.8 Building Type Standards

Building Type Standards:

- Elements Keyed to Building Type
 - Build-to-zone
 - Architectural
 - Parking Lot Landscape

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.5 Rural Neighborhood (RN) Standards

2.6 Urban Neighborhood (UN) Standards

2.7 Commercial Center (CC) Standards

2.8 Building Type Standards



2.11 Tree Mitigation

Tree Mitigation Standards for FB Districts

- Rural Neighborhood
- New Neighborhood
 - Mitigate healthy and poor trees 1:1
 - If an 8 inch and larger Oak, Elm or Pecan is saved a credit of 2:1 will be provided
 - If Oak, Elm or Pecan greater than 23 inches is saved a credit of 4:1 will be provided
- Urban Neighborhood
 - Mitigate healthy and poor trees 1:1
 - If an 8 inch and larger Oak, Elm or Pecan is saved a credit of 3:1 will be provided
 - If Oak, Elm or Pecan greater than 23 inches is saved a credit of 5:1 will be provided
- Urban Village and Commercial Center
 - Mitigate healthy and poor trees 1:1
 - If an 8 inch and larger Oak, Elm or Pecan is saved a credit of 4:1 will be provided
 - If Oak, Elm or Pecan greater than 23 inches is saved a credit of 6:1 will be provided



Article 3 Automobile Parking

Parking Requirements for New Development

- Specific standards for Automobile and Bicycle parking have been designated by building type.

[Article 3 Parking and Accessibility](#)

[3.1 Automobile Parking](#)

[3.2 Bicycle Parking](#)



Sub-Area Plans and Zoning

North Shore Rezoning Exhibits

Regulating Plan:

- The following exhibits together with a supplemental description will comprise the zoning for the North Shore area
 - Zoning Exhibit
 - District Allocation and Overlay Exhibit
 - Special Requirements
 - Street Types
 - Street Sections

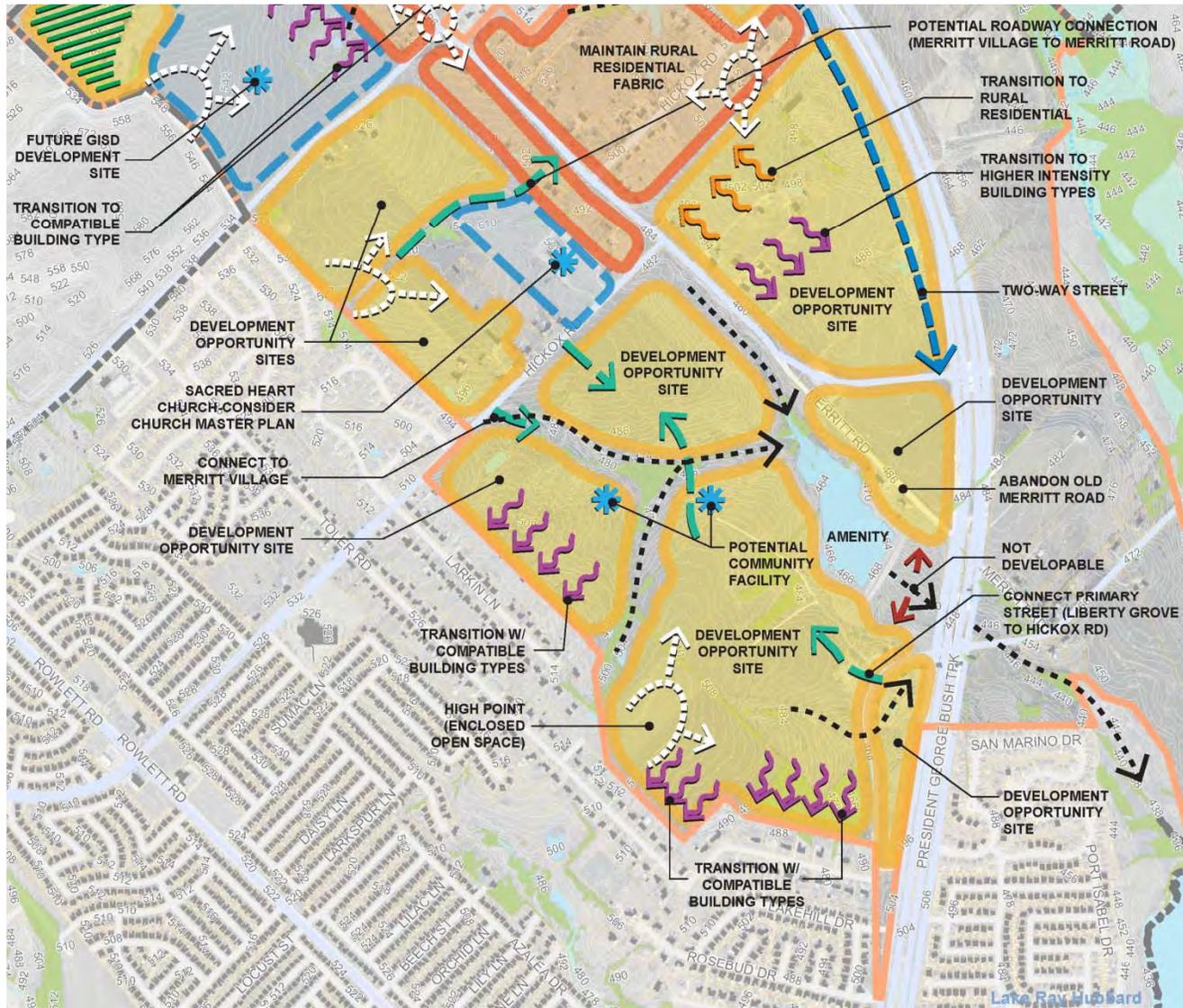
Comprehensive Plan Amendments:

- The following exhibits together with a supplemental description will comprise the comprehensive plan amendment for Area A and B-1
 - Sub Area Plans
 - Annotated Illustrative Master Plan – When packaged for the development community the Regulating Plan and Illustrative Plan should be together

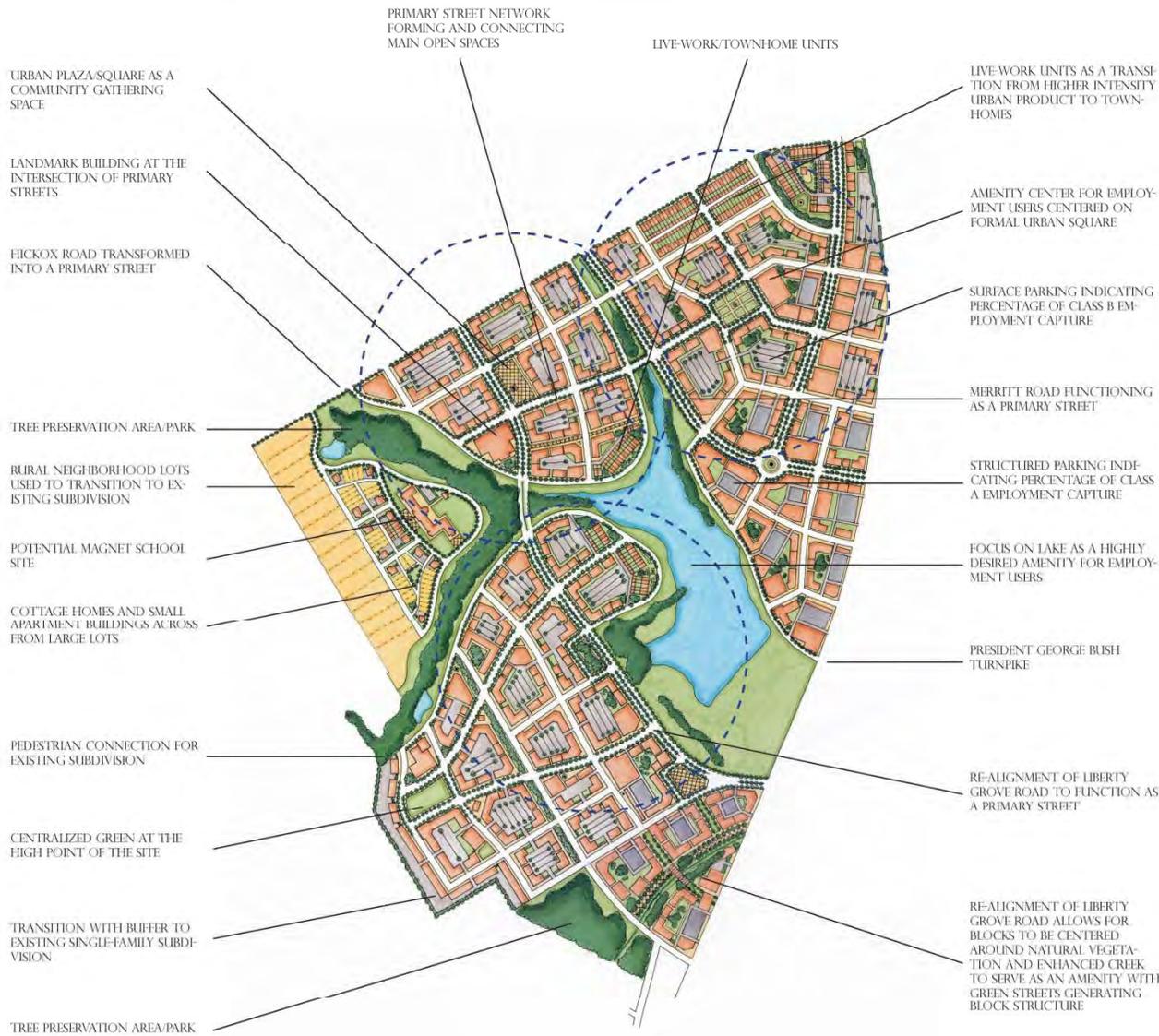


Northshore East

Northshore (East) – Comprehensive Plan Amendment

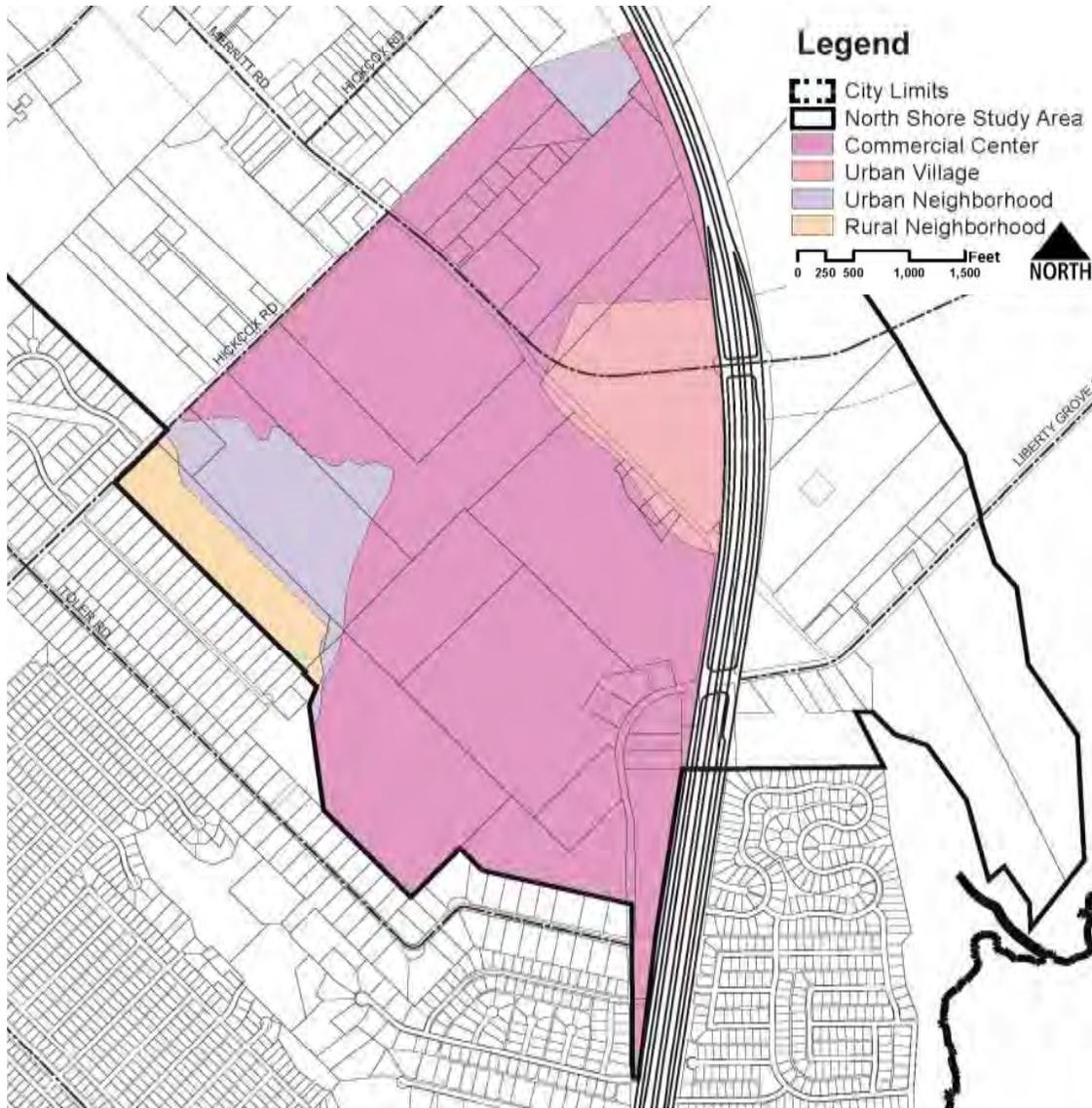


Northshore (East) – Illustrative Master Plan

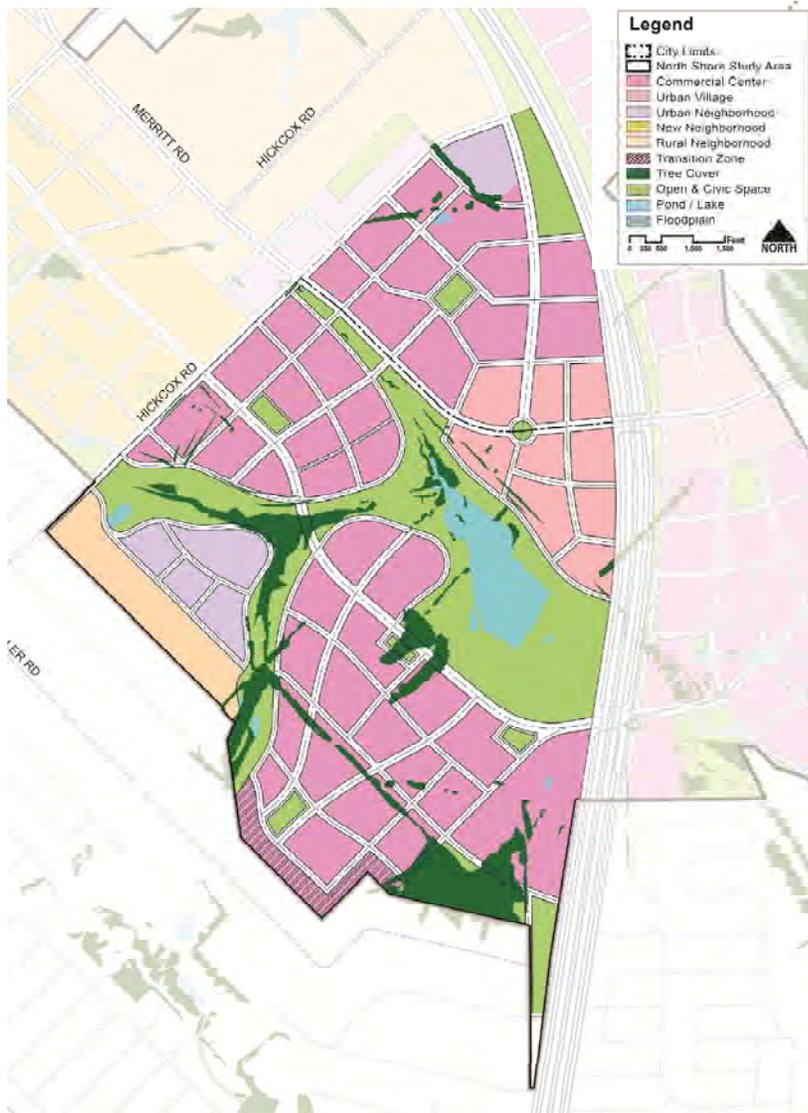


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Northshore (East) – Zoning Exhibit



Northshore (East) – Regulating Plan

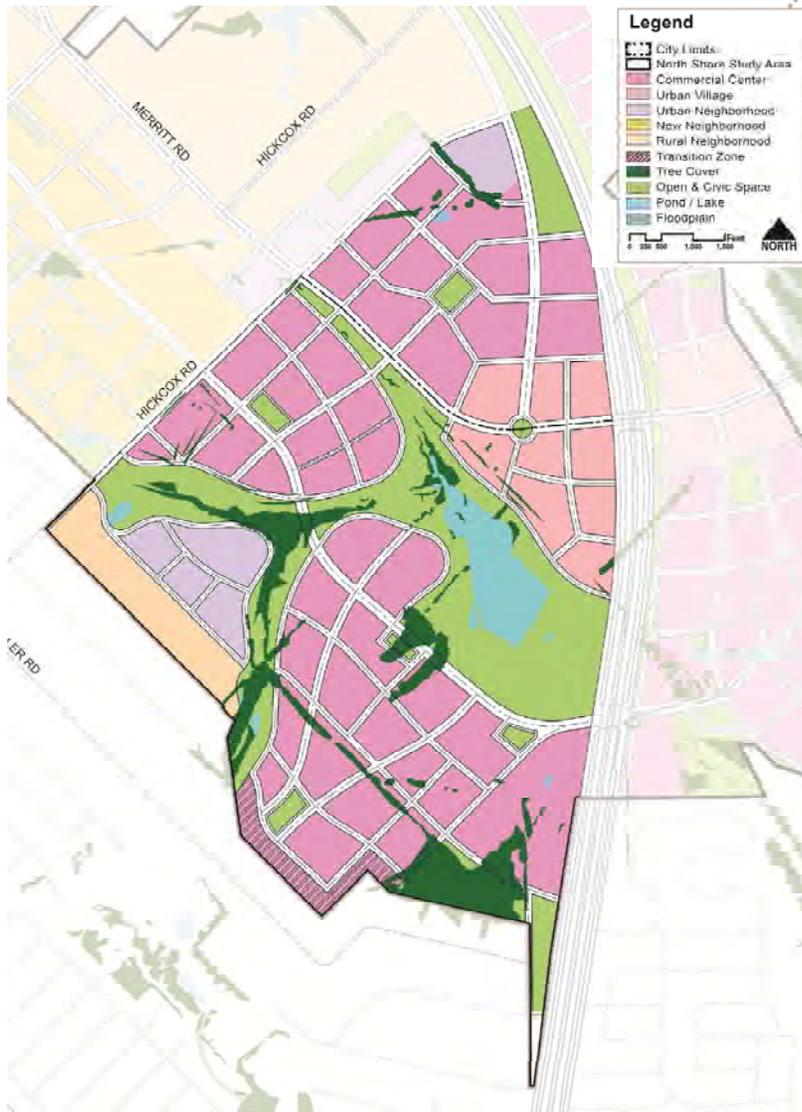


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Rowlett, Texas

Northshore (East) – Allowed Building Types



Commercial



Mixed-Use



Shopfront



Mixed Residential



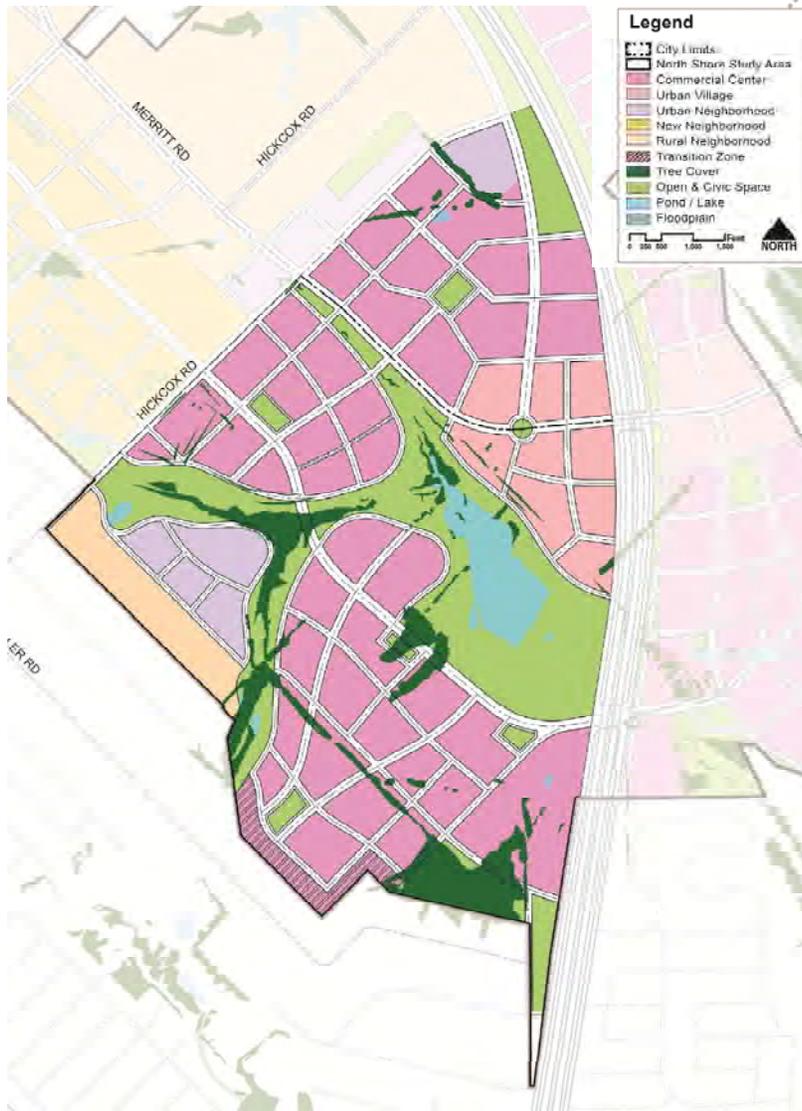
Live / Work



Townhome



Northshore (East) – Allowed Building Types



Commercial



Flex Employment



Mixed-Use



Shopfront



Northshore (East) – Allowed Building Types



Mixed Residential



Live / Work



Townhome



Northshore (East) – Allowed Building Types



Mixed-Use



Shopfront



Mixed Residential



Live / Work



Townhome



Cottage / Casita Type III



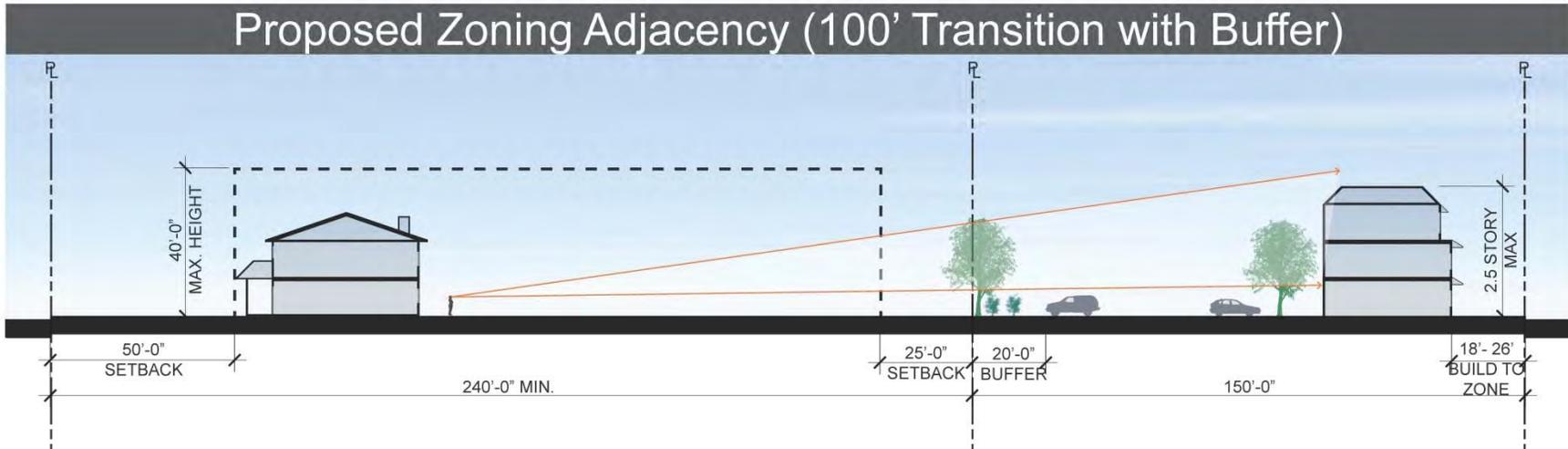
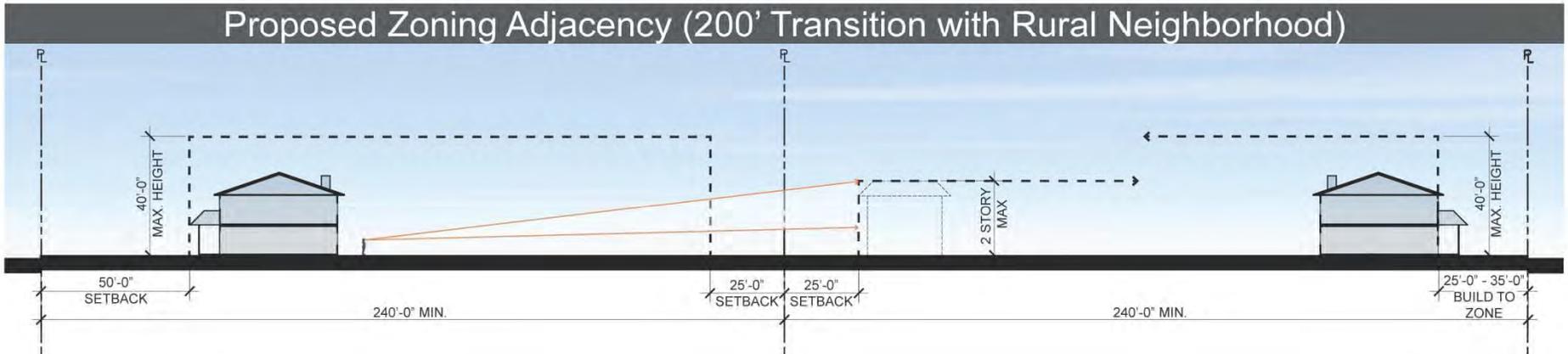
Northshore (East) – Allowed Building Types



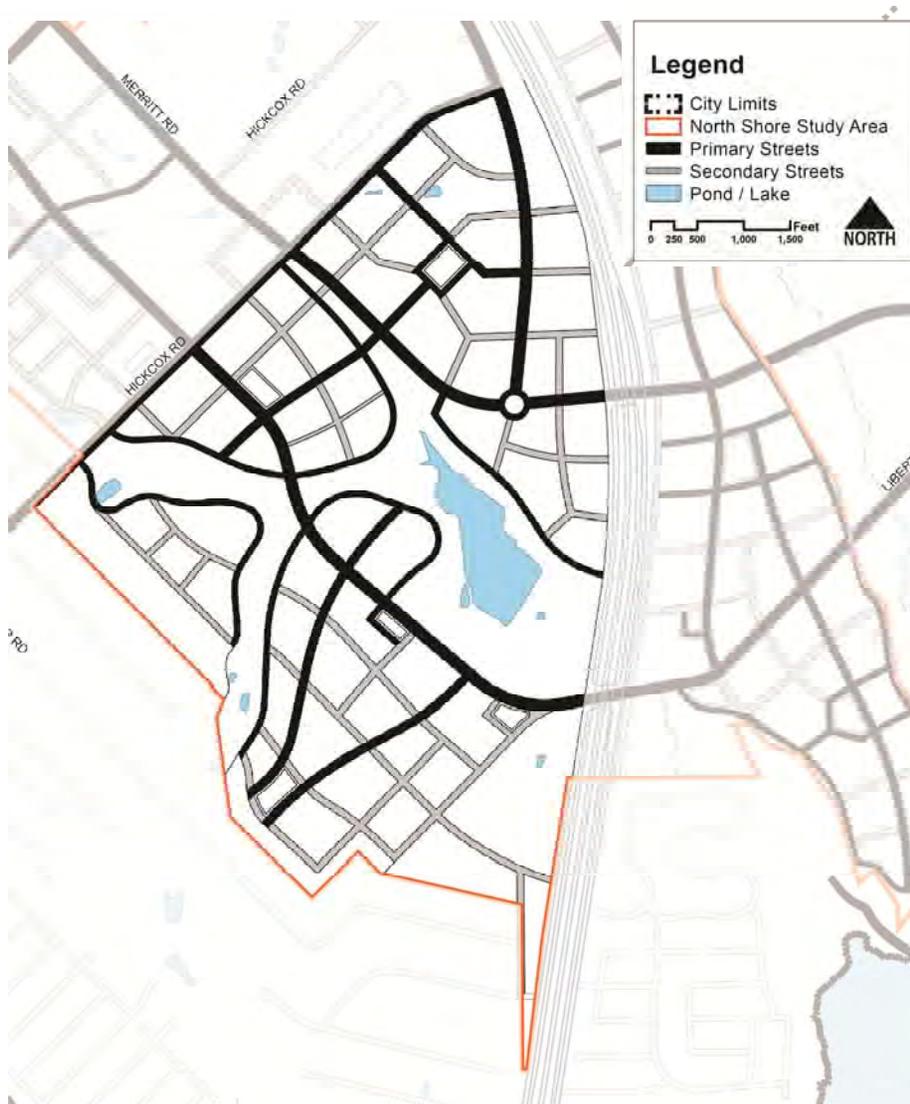
Rural Residential



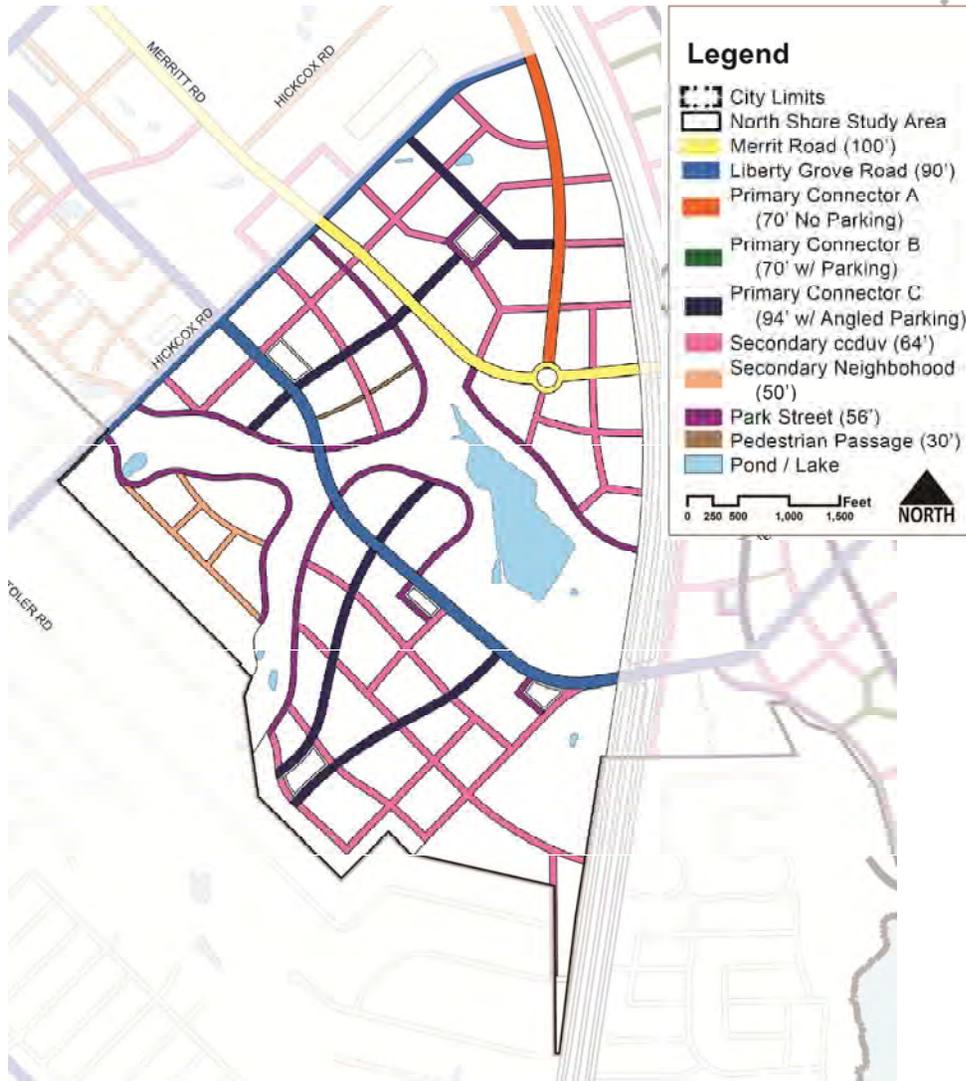
Transitions



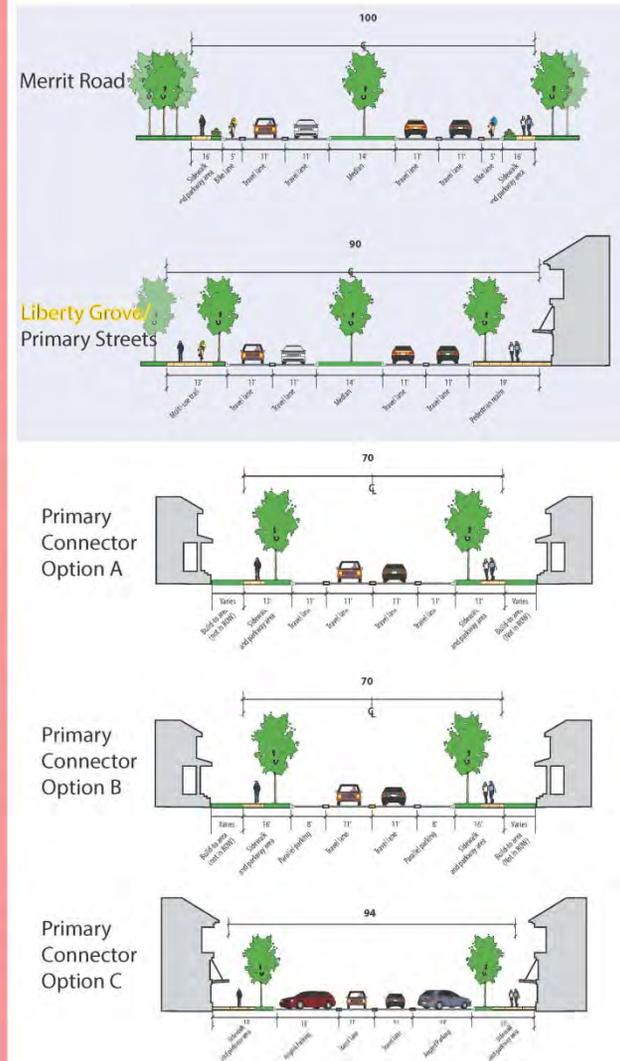
Northshore (East) – Special Requirements



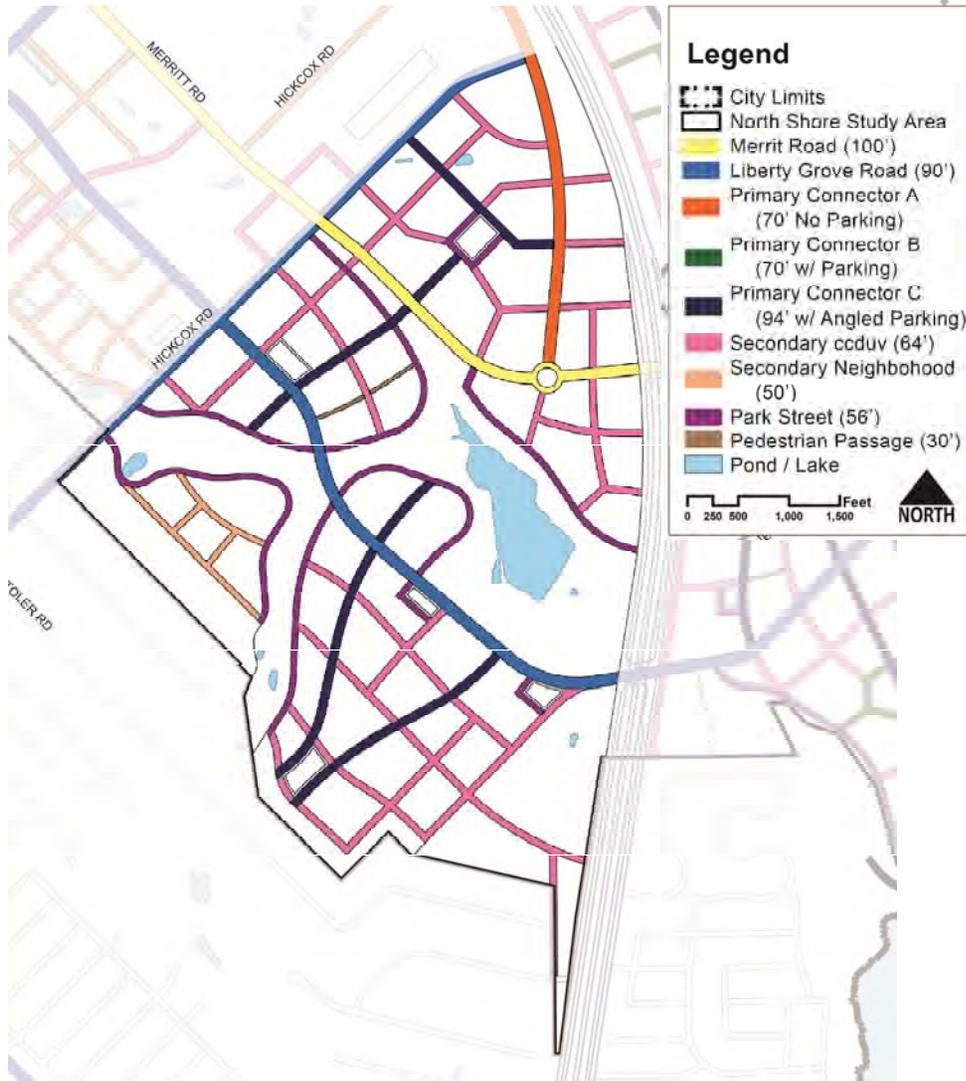
Northshore (East) – Street Types



North Shore Streets (Primary Streets)

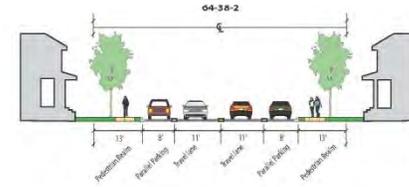


Northshore (East) – Street Types

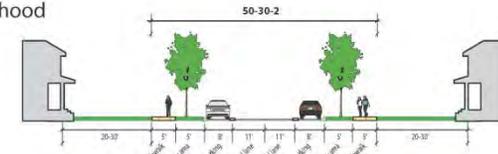


North Shore Streets (Secondary Streets)

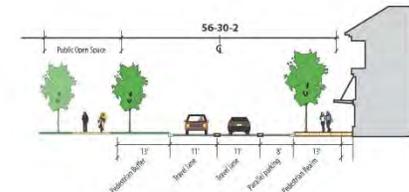
Secondary CC & UV



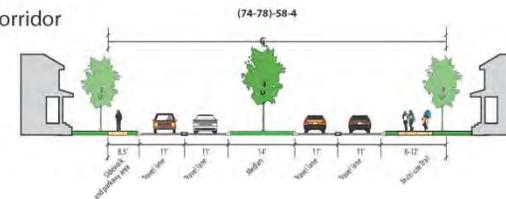
Secondary Neighborhood



Park Street



Trail Corridor



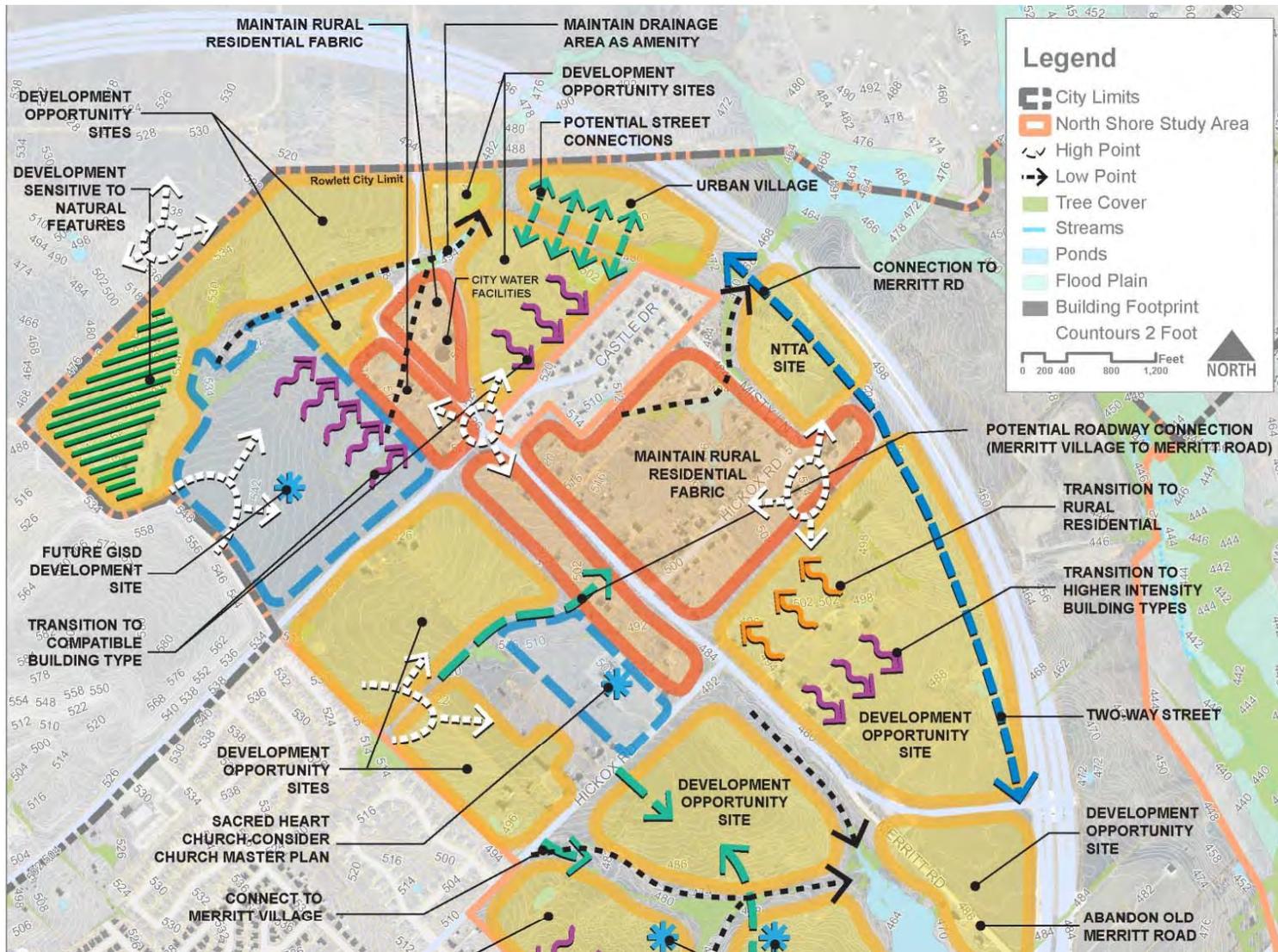
Northshore (East) – Open Space & Trails



Discussion

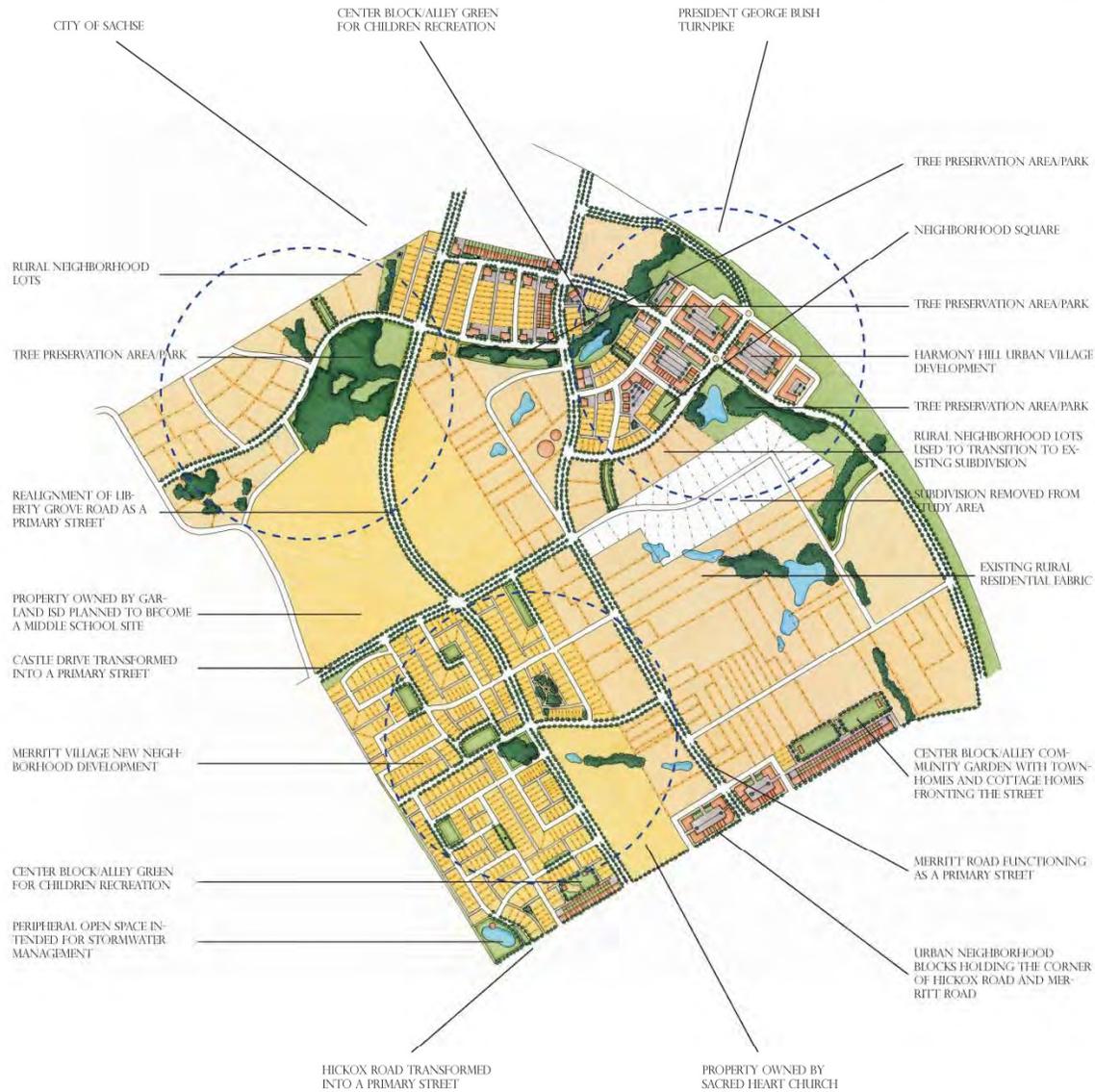
Northshore West

Northshore (West) – Comprehensive Plan Amendment



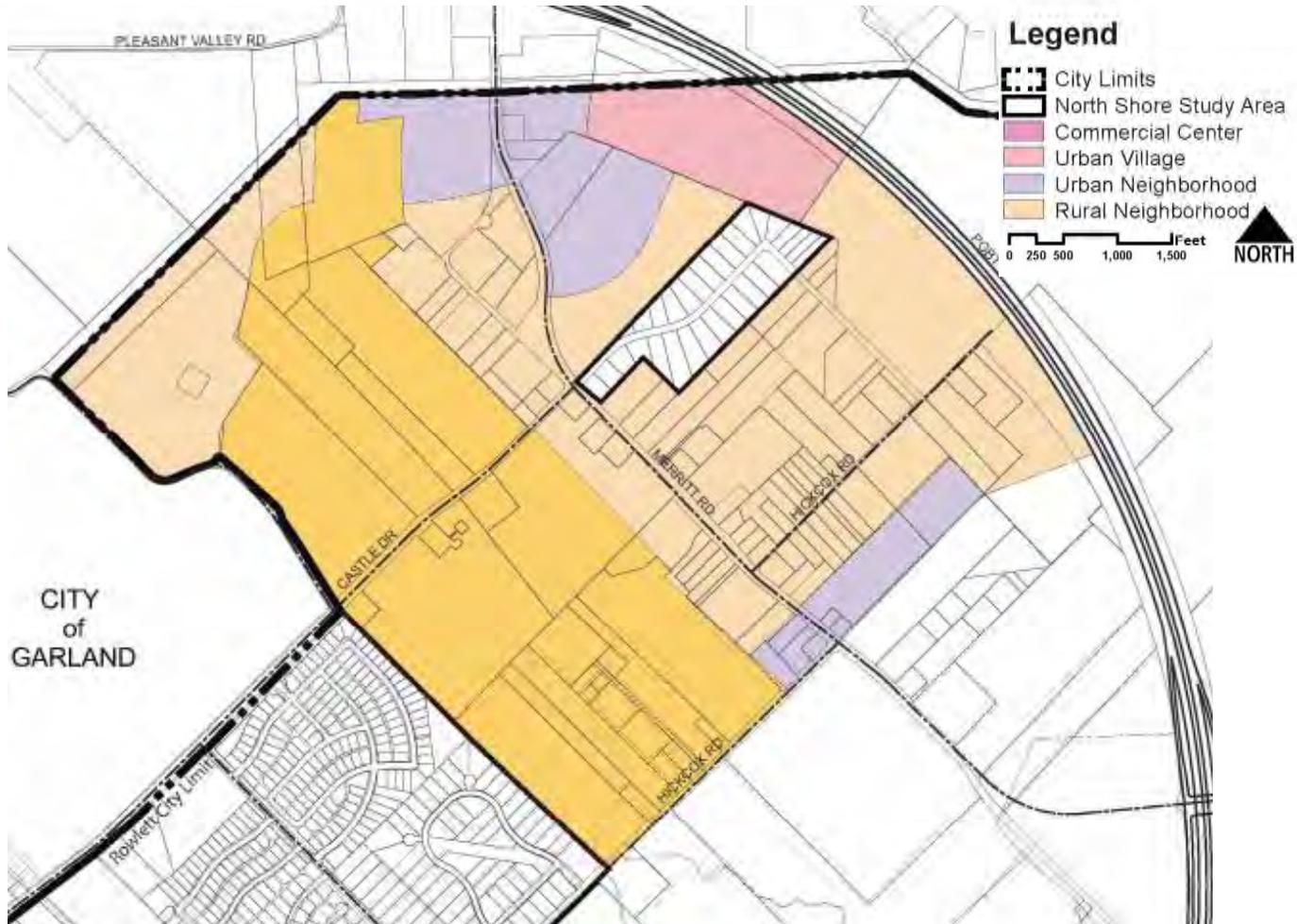
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Northshore (West) – Illustrative Master Plan

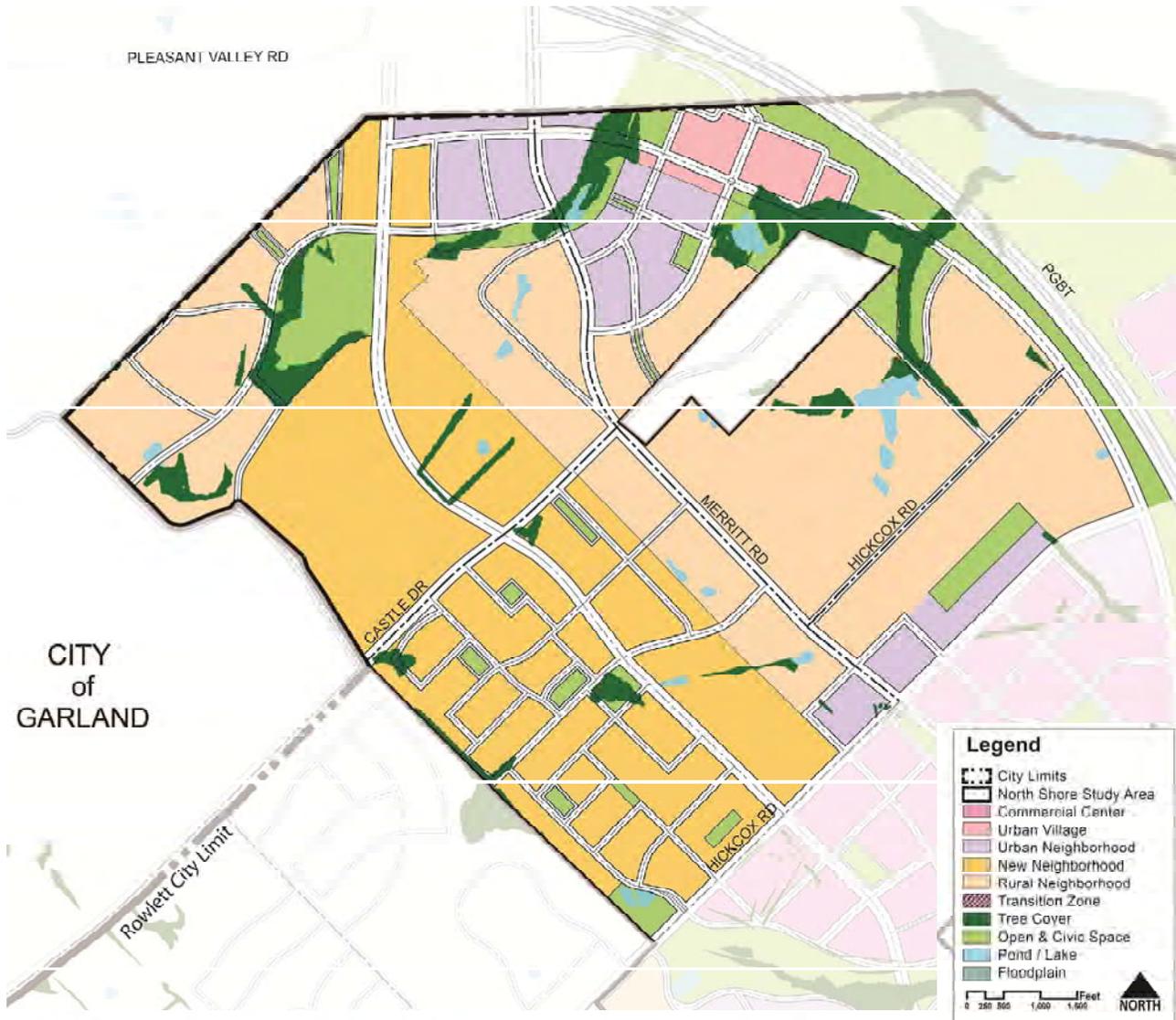


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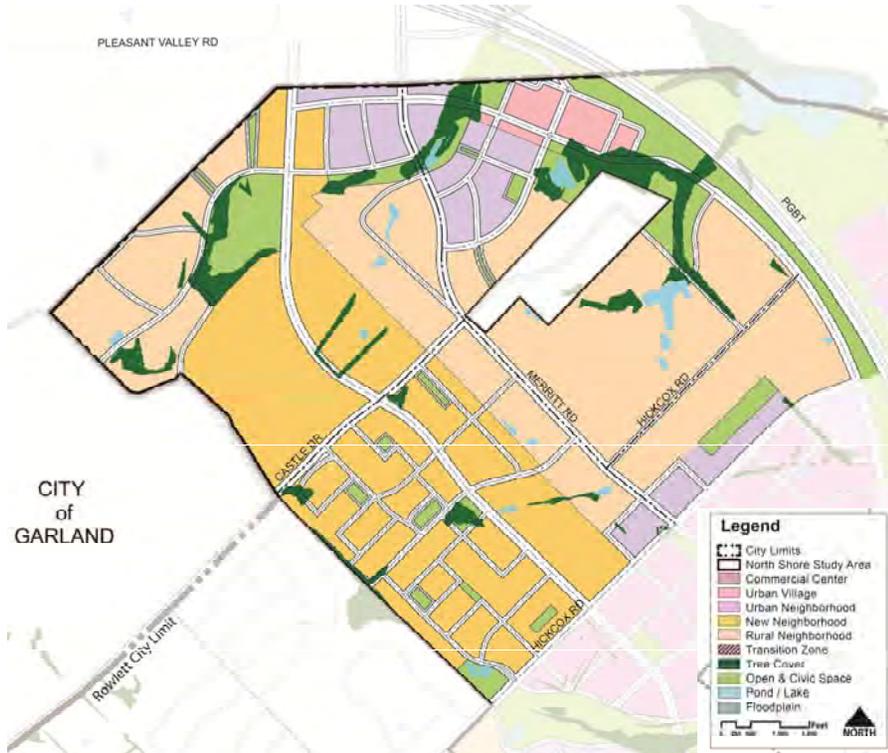
Northshore (West) – Zoning Exhibit



Northshore (West) – Regulating Plan



Northshore (West) – Allowed Building Types



Townhome



Multi-Unit House



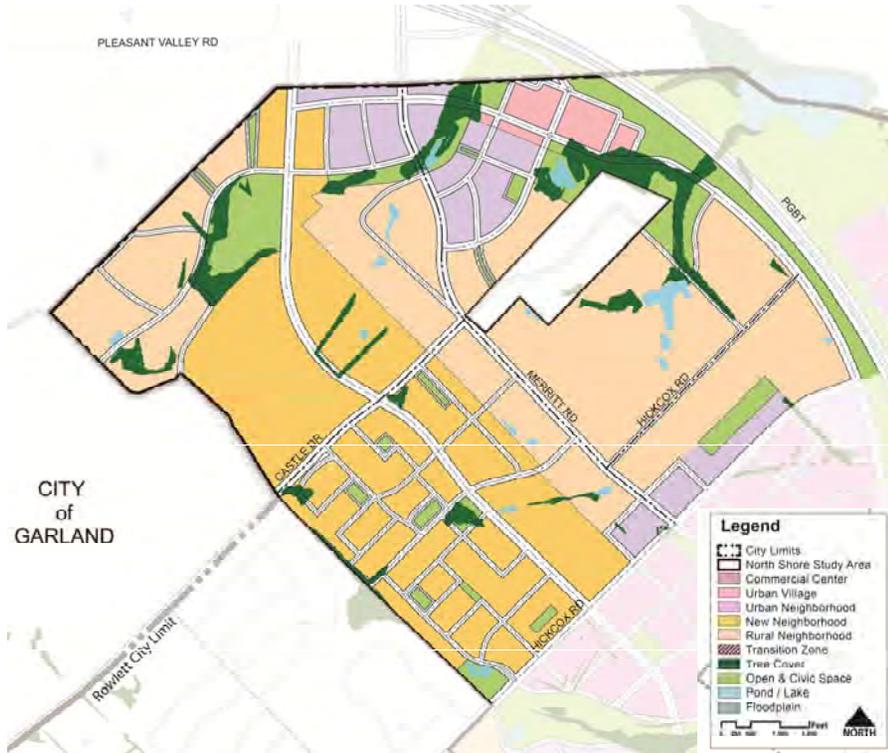
Cottage / Casita Type II & III



Manor / Village / Estate



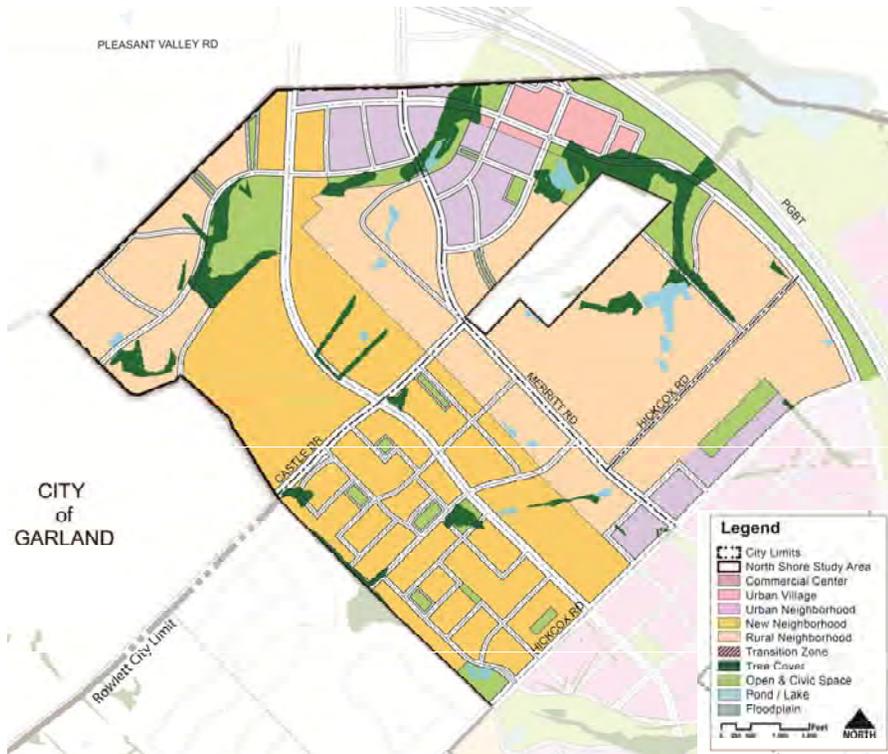
Northshore (West) – Allowed Building Types



Rural Residential



Northshore (West) – Allowed Building Types



Mixed-Use



Shopfront



Mixed Residential



Live / Work



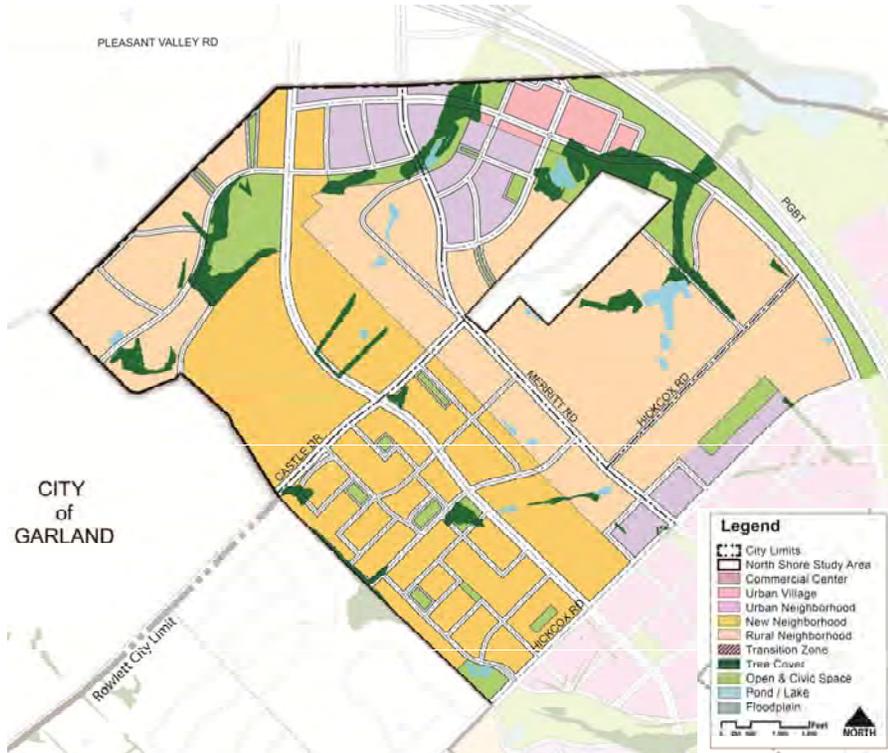
Townhome



Cottage / Casita Type III



Northshore (West) – Allowed Building Types



Mixed Residential



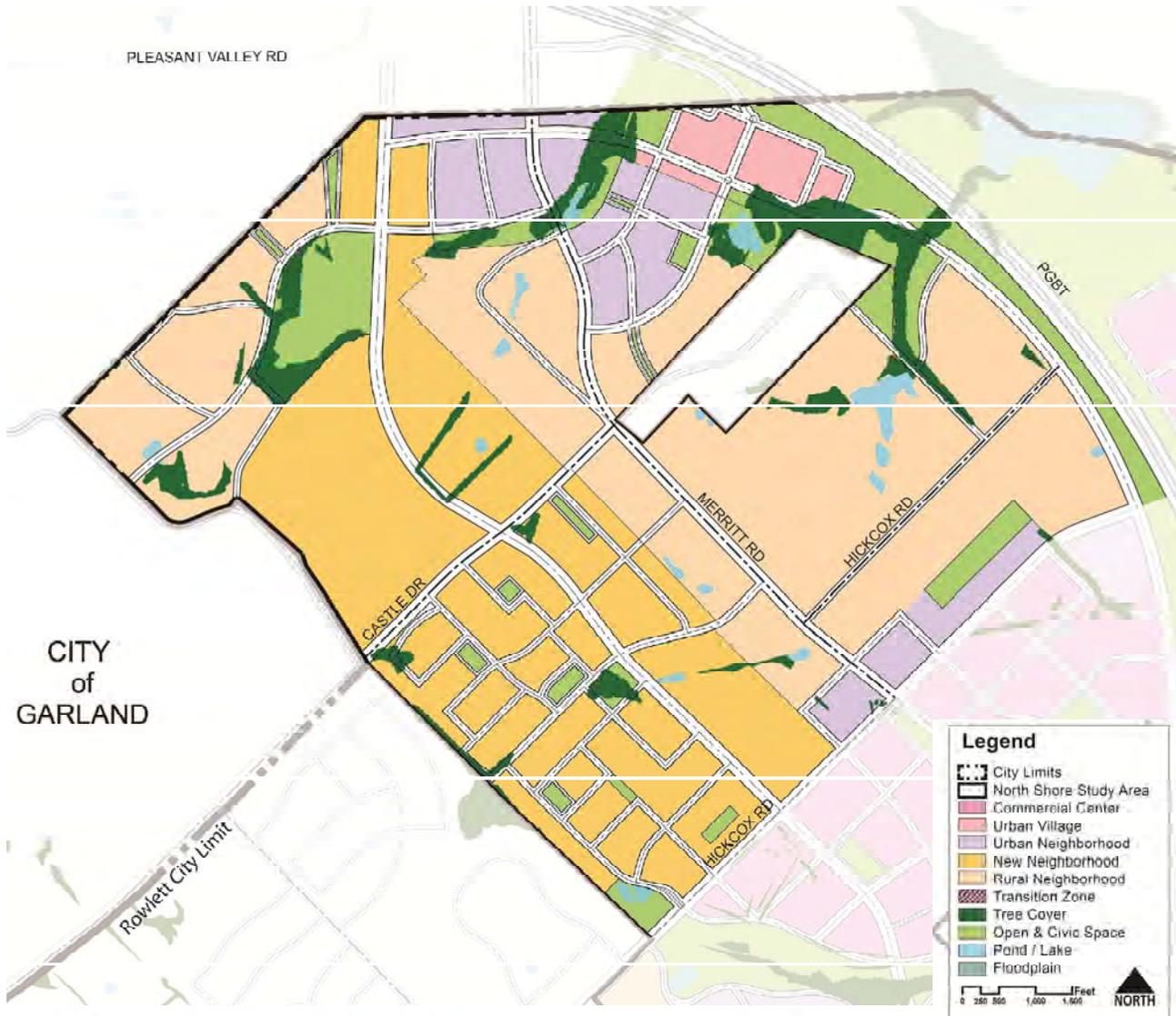
Live / Work



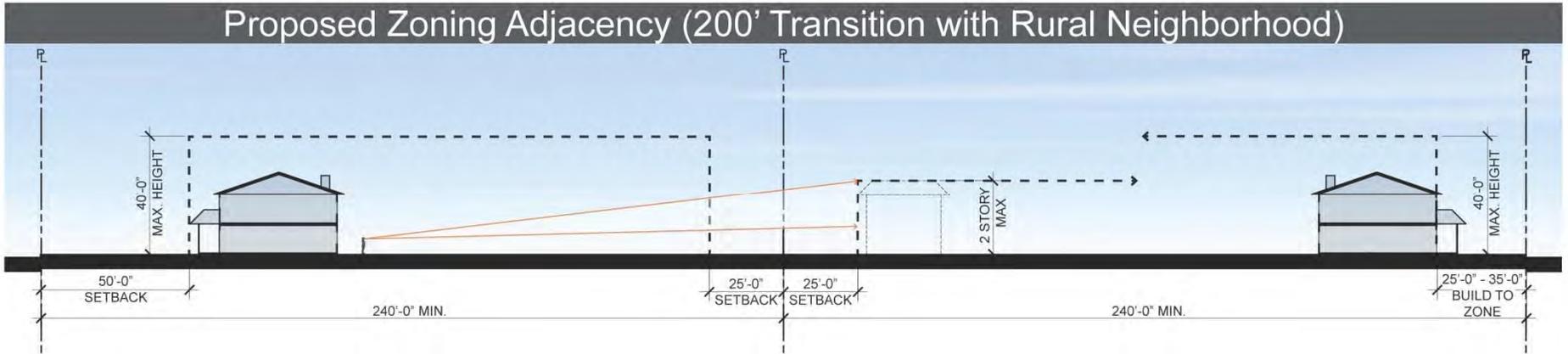
Townhome



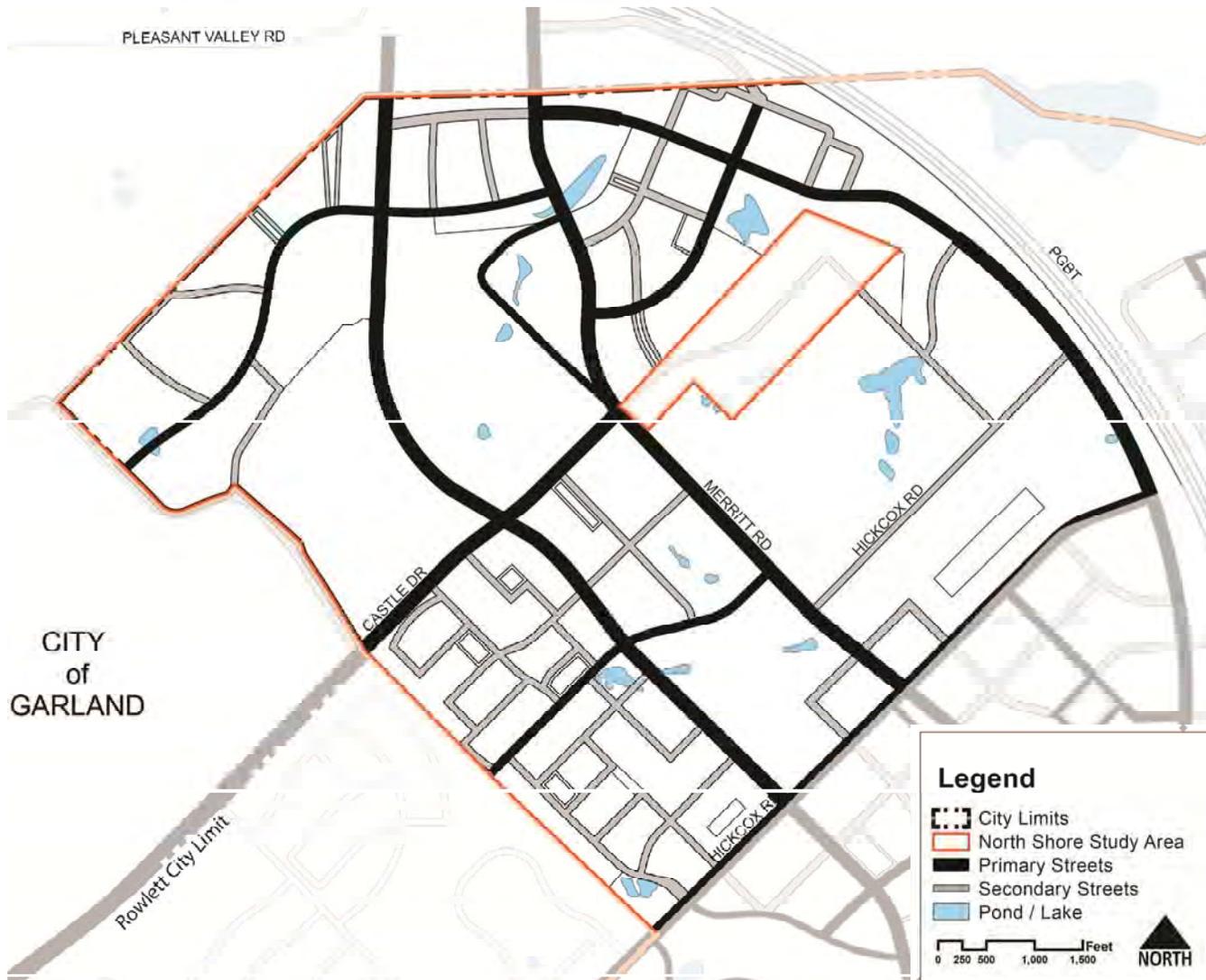
Transitions



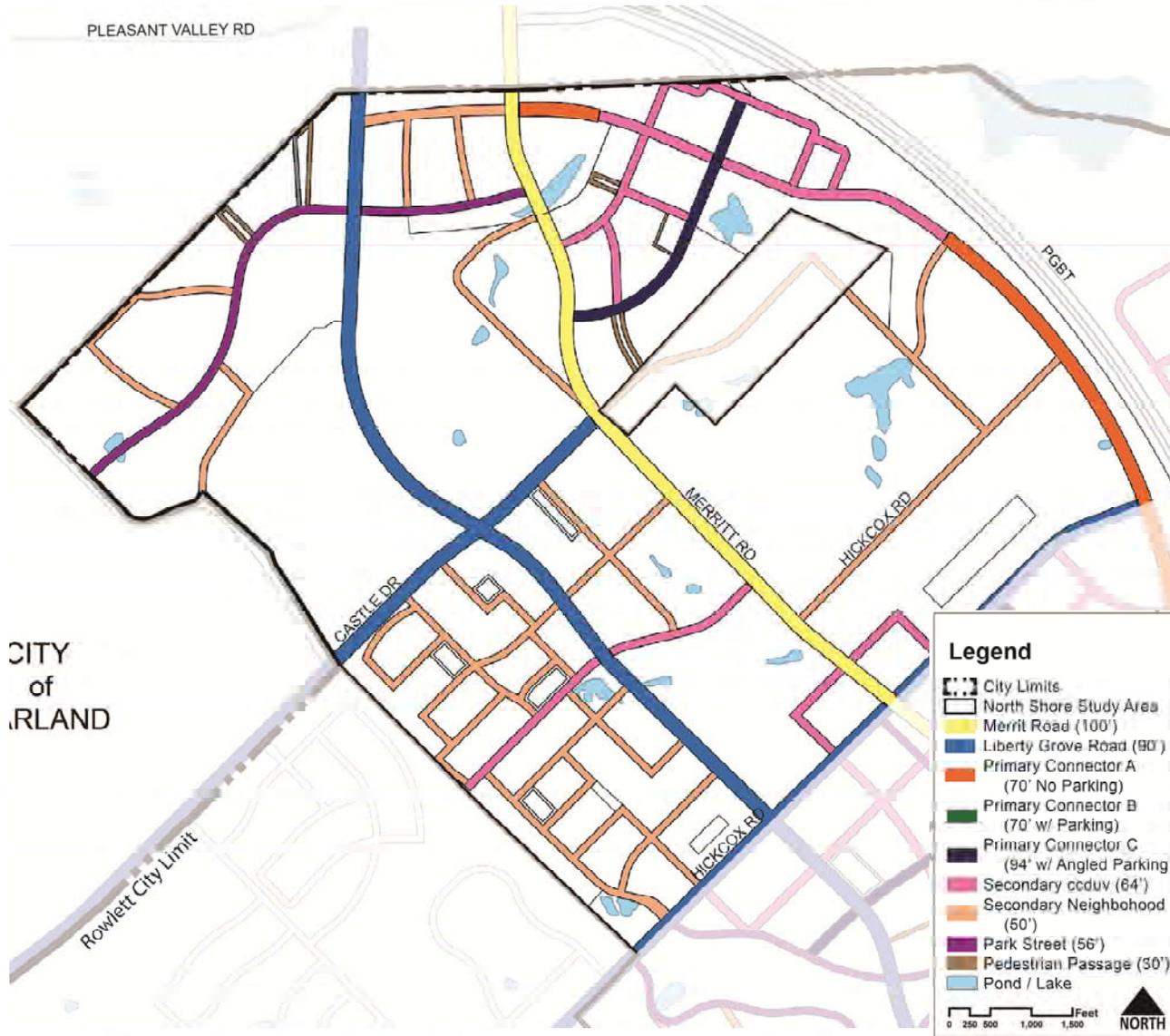
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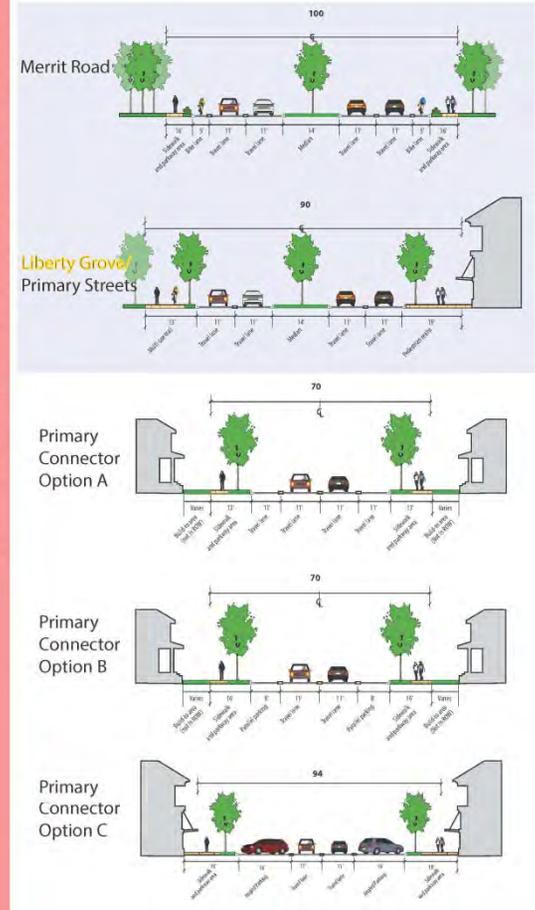
Northshore (West) – Special Requirements



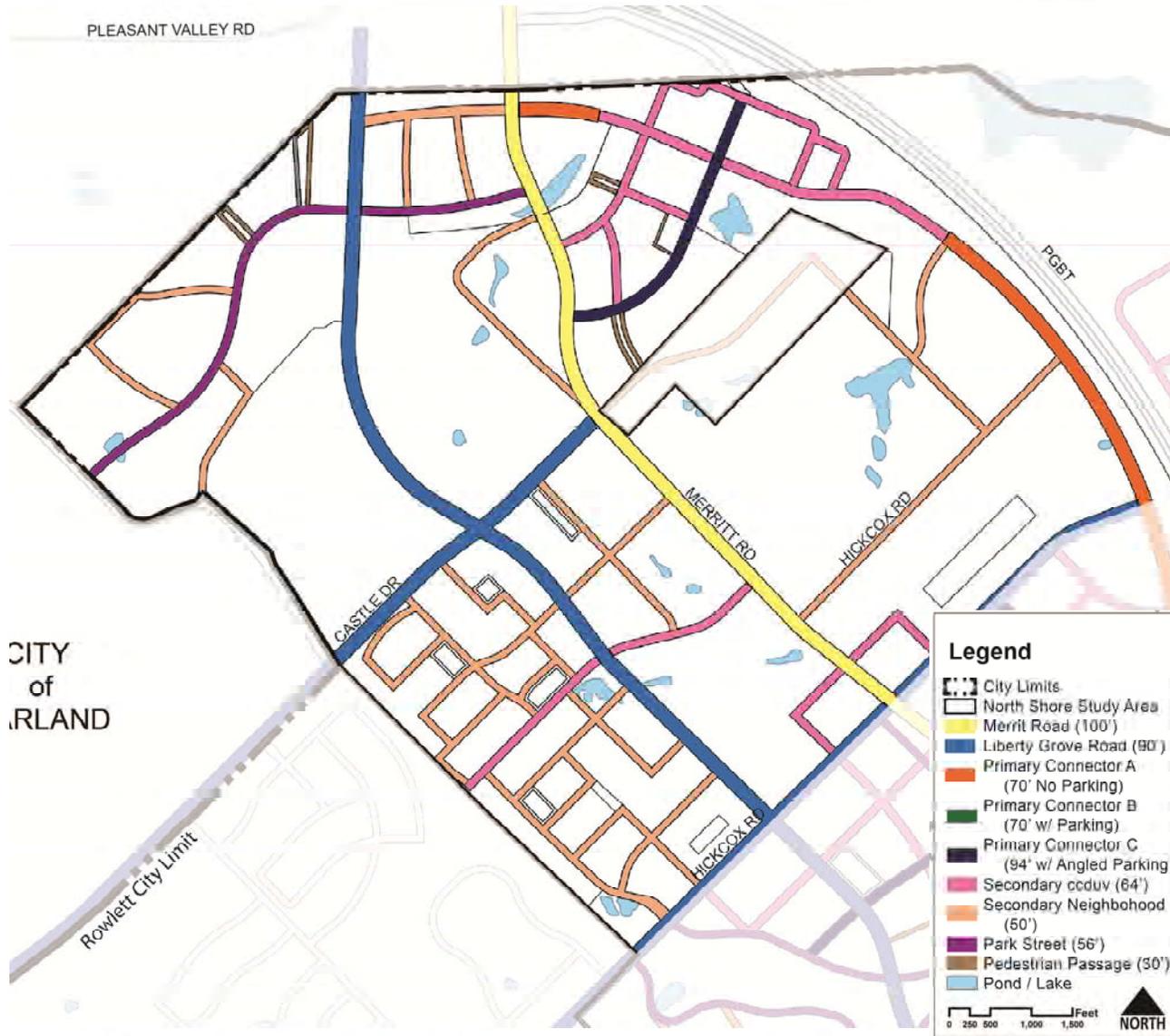
Northshore (West) – Street Types



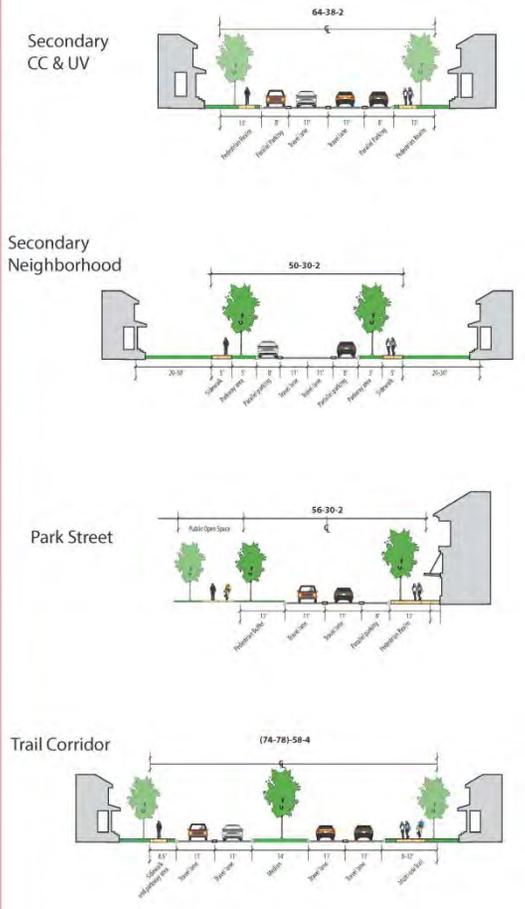
North Shore Streets (Primary Streets)



Northshore (West) – Street Types



North Shore Streets (Secondary Streets)



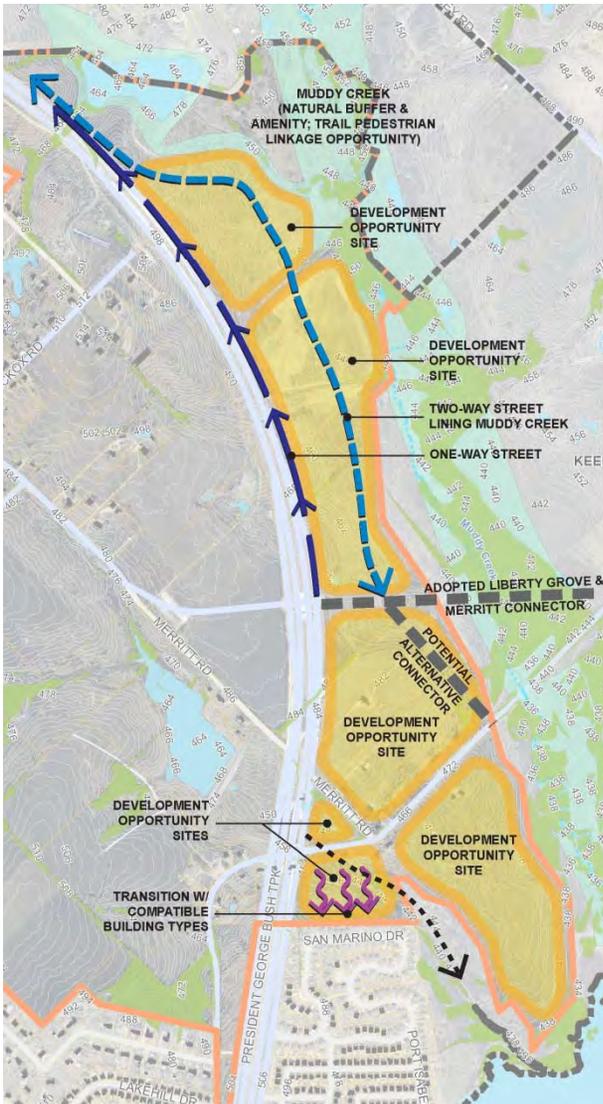
Northshore (West) – Open Space & Trails



Discussion

Center for Commerce and Industry

Center for Commerce and Industry - Comprehensive Plan Amendment



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Center for Commerce and Industry – Illustrative Master Plan

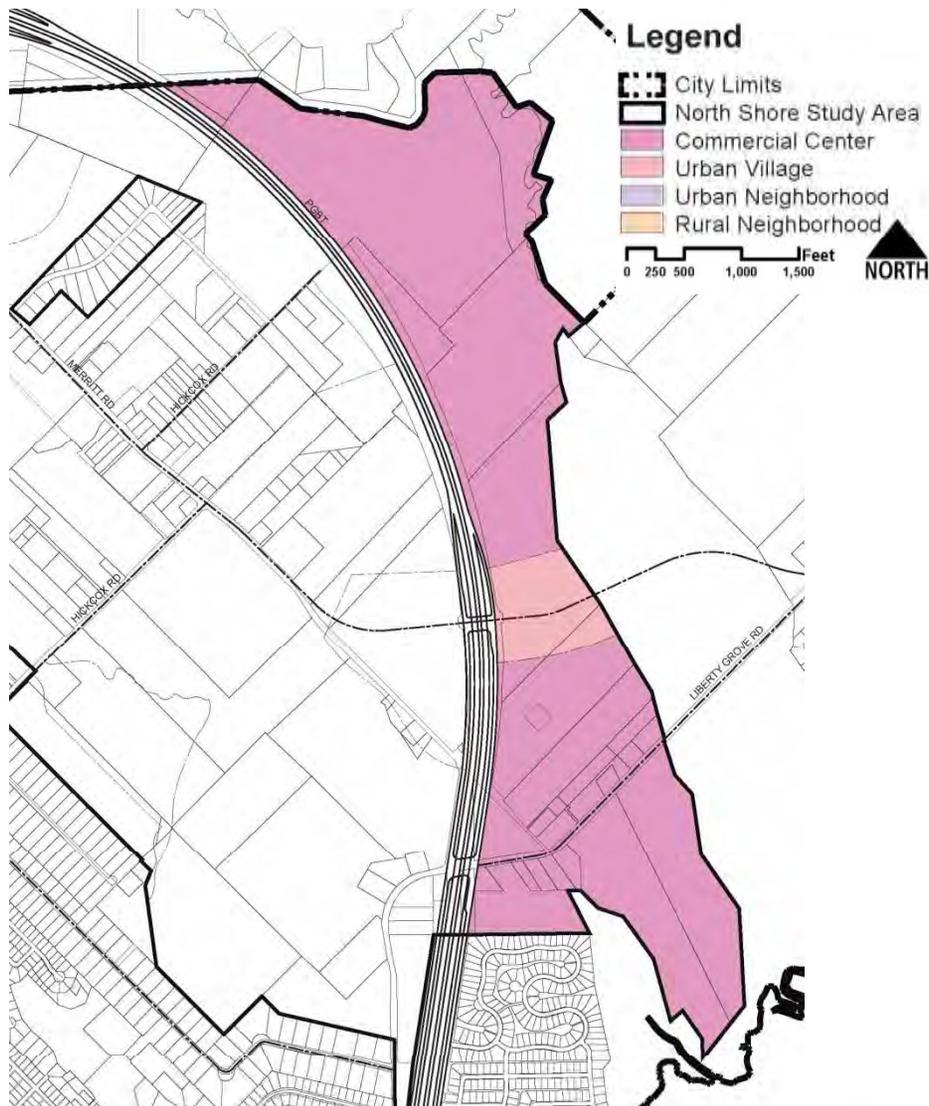


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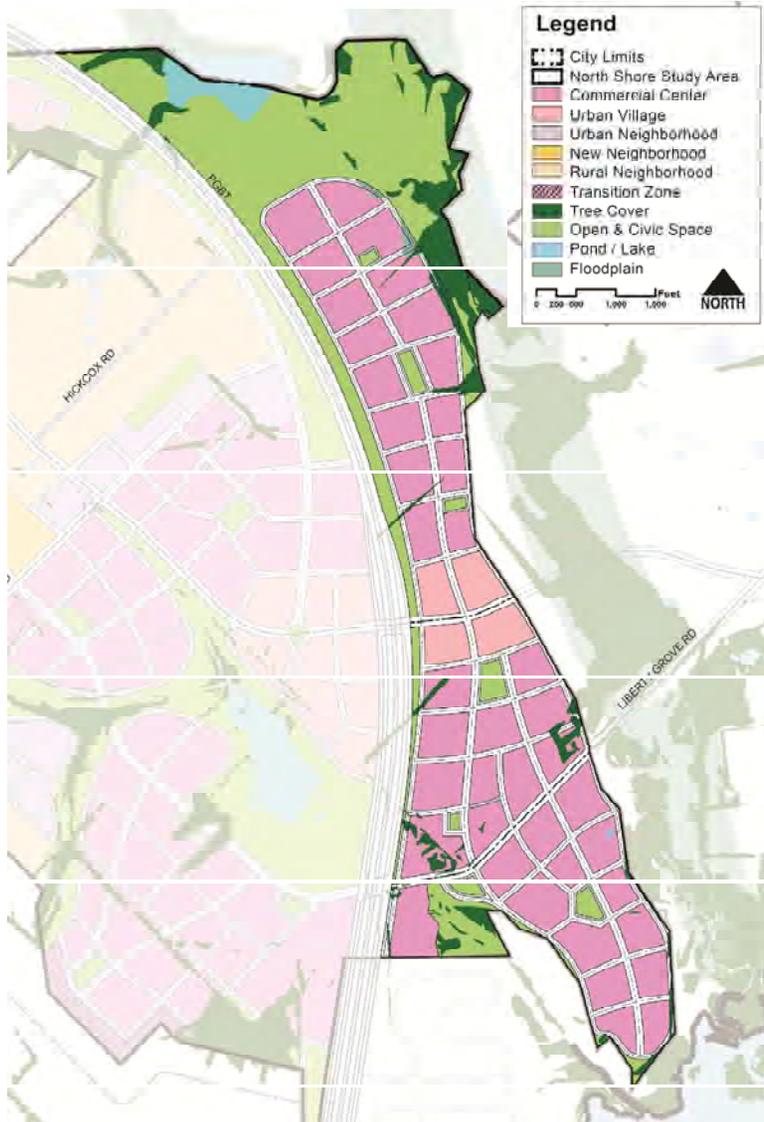
Rowlett JACOBS TOWNSCAPE

Rowlett, Texas

Center for Commerce and Industry – Zoning Exhibit

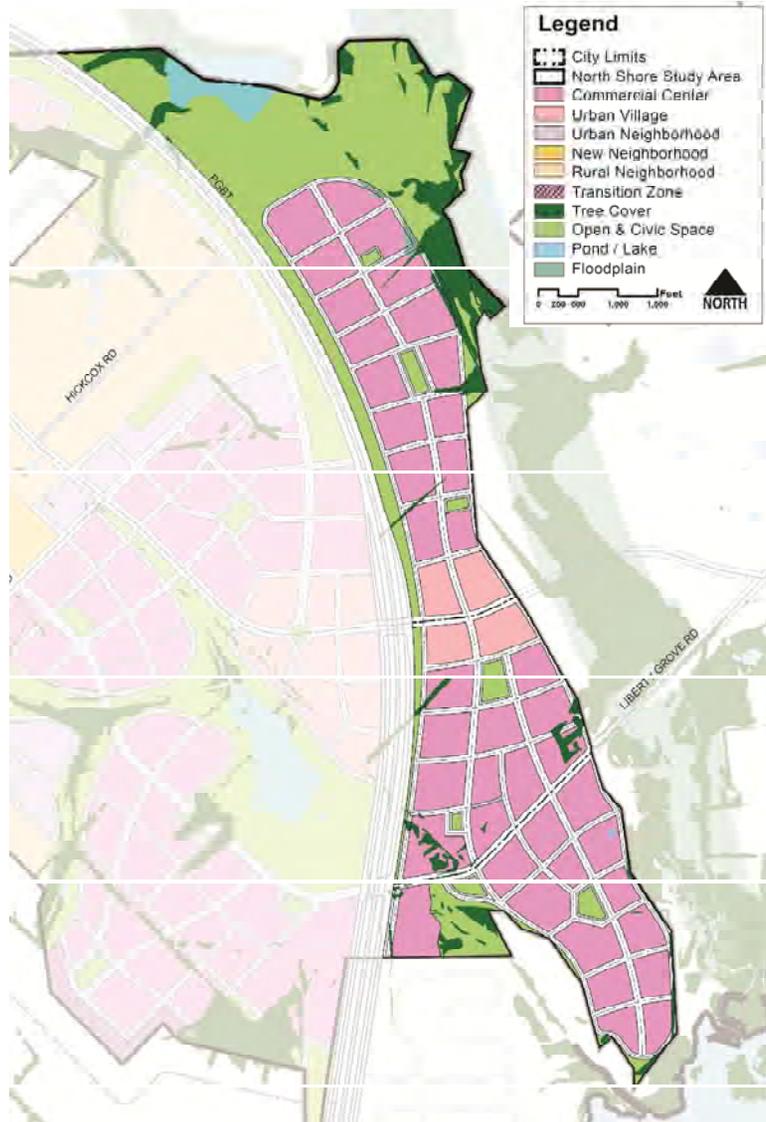


Center for Commerce and Industry – Regulating Plan



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Center for Commerce and Industry – Allowed Building Types



Commercial



Mixed-Use



Shopfront



Mixed Residential



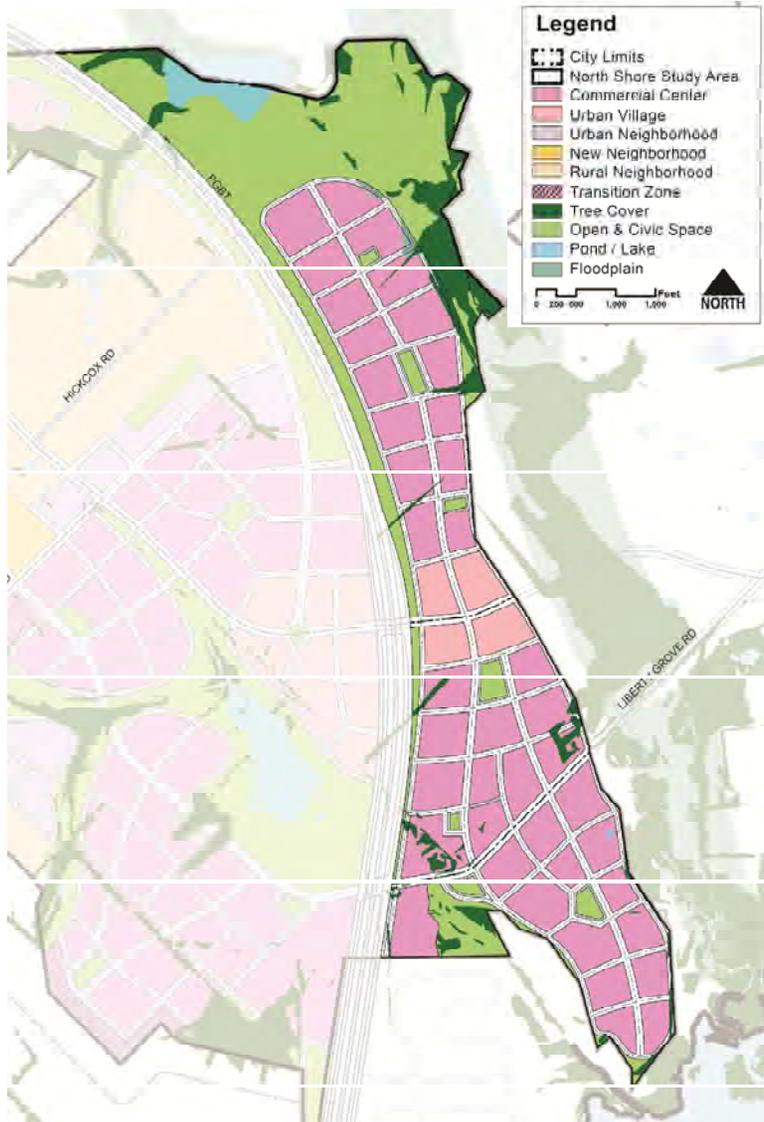
Live / Work



Townhome



Center for Commerce and Industry – Allowed Building Types



Commercial



Flex Employment



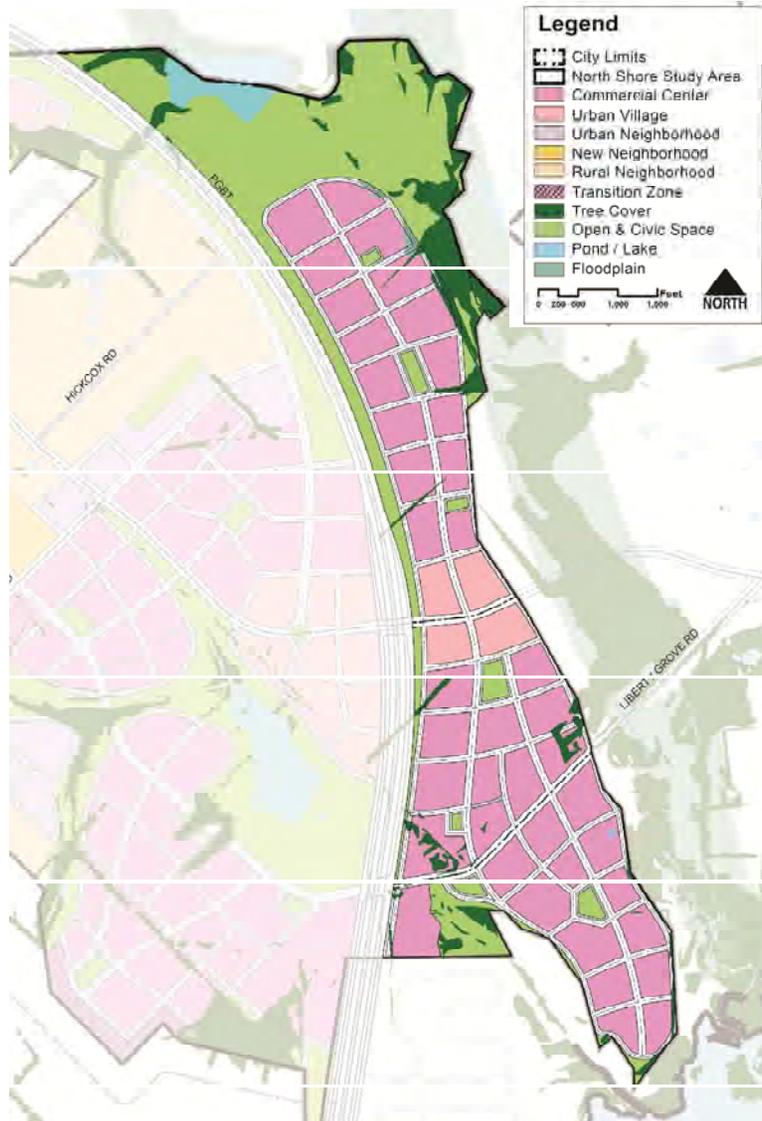
Mixed-Use



Shopfront



Center for Commerce and Industry – Allowed Building Types



Mixed Residential



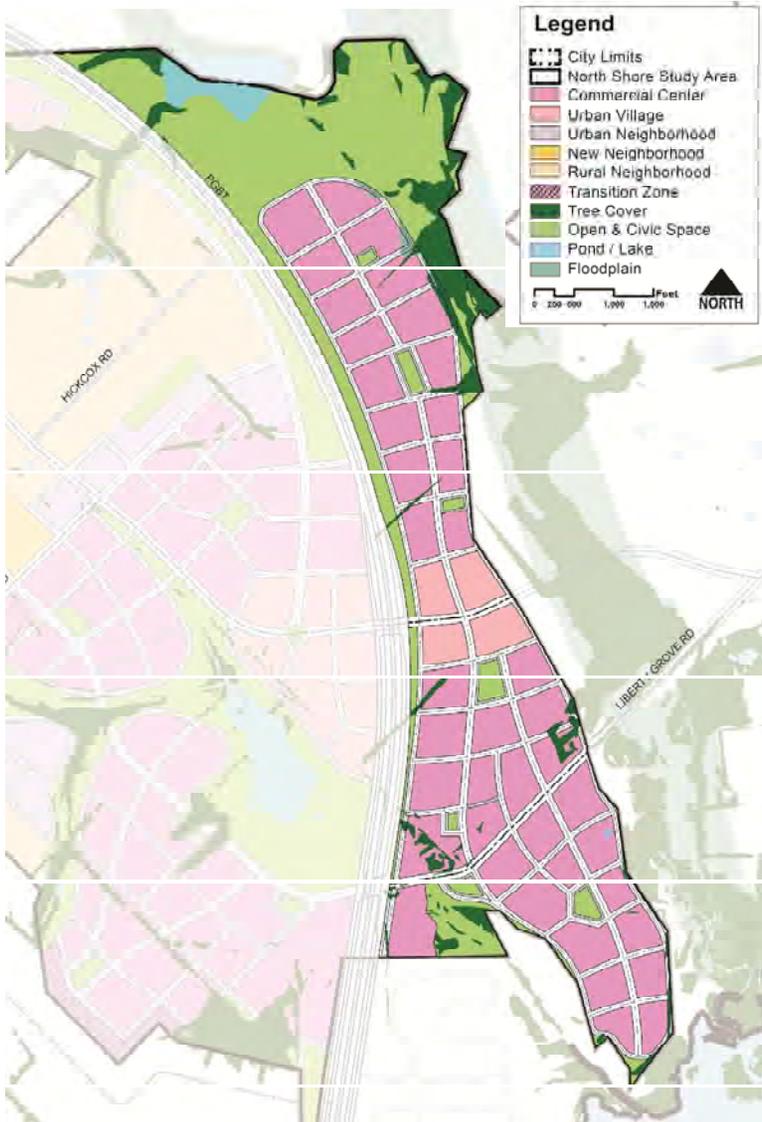
Live / Work



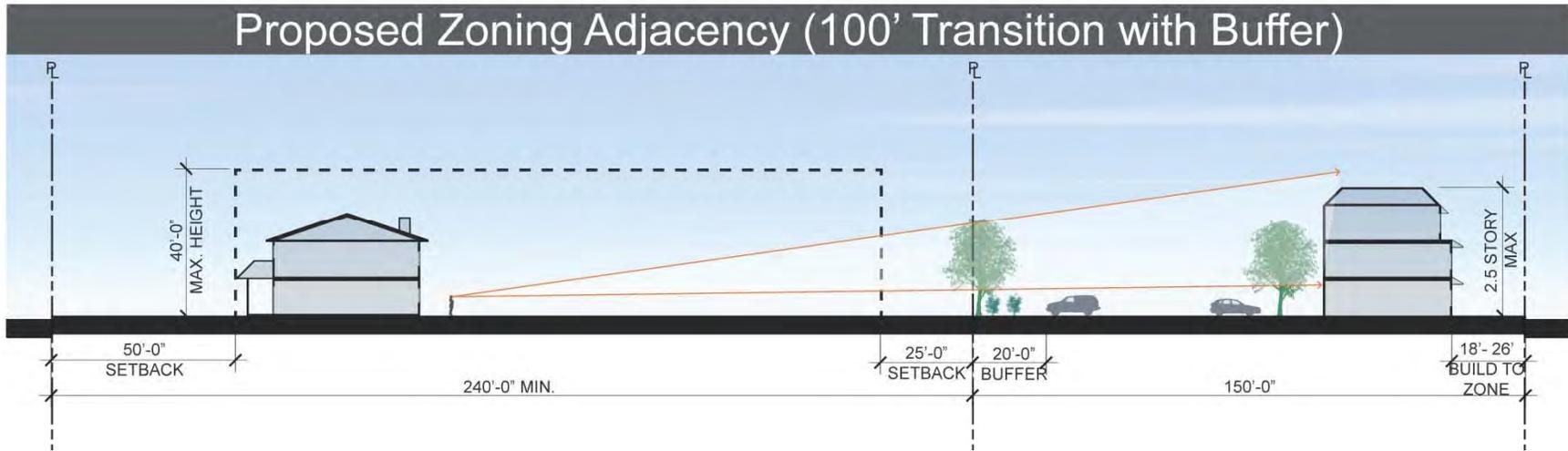
Townhome



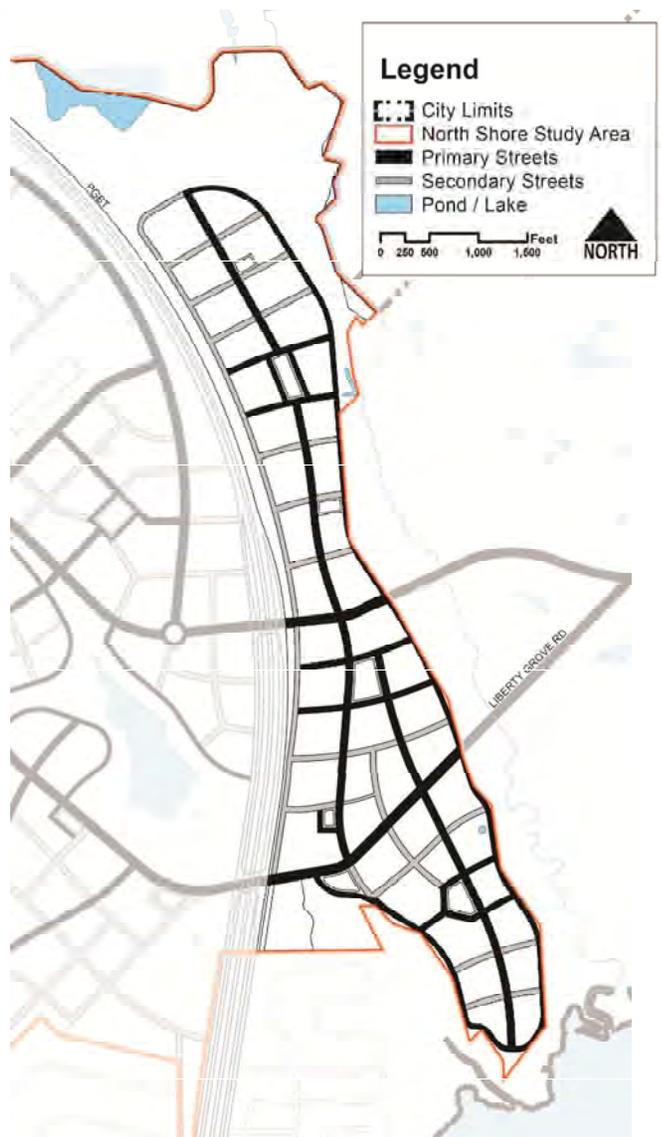
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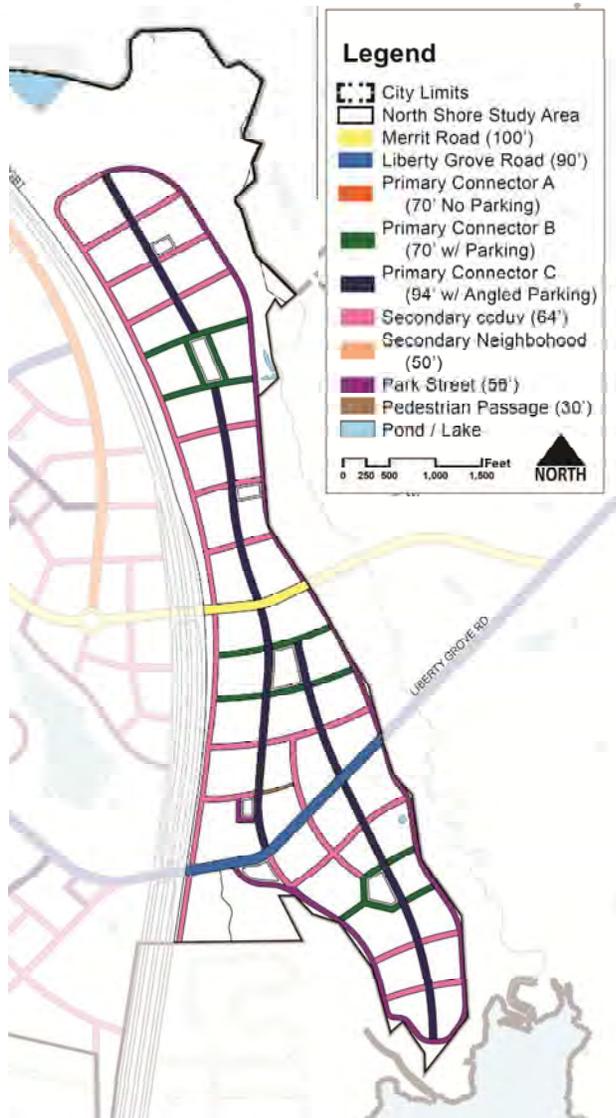
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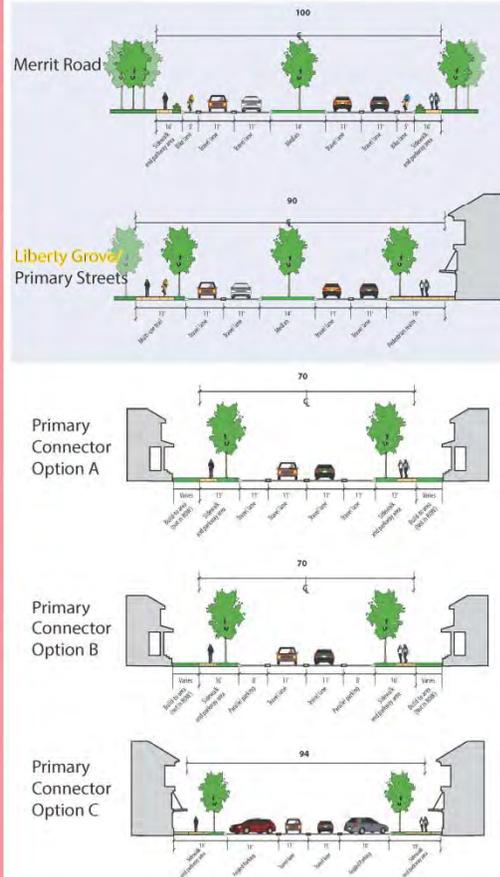
Center for Commerce and Industry – Special Requirements



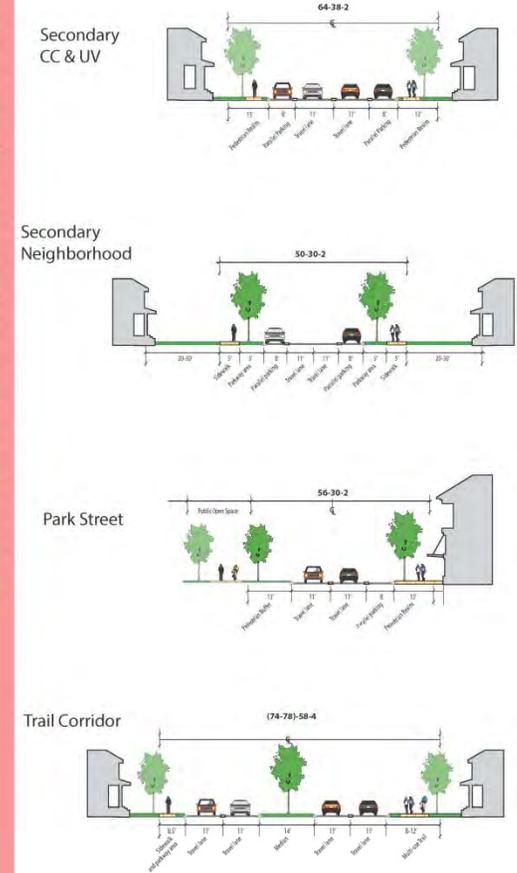
Center for Commerce and Industry – Street Types



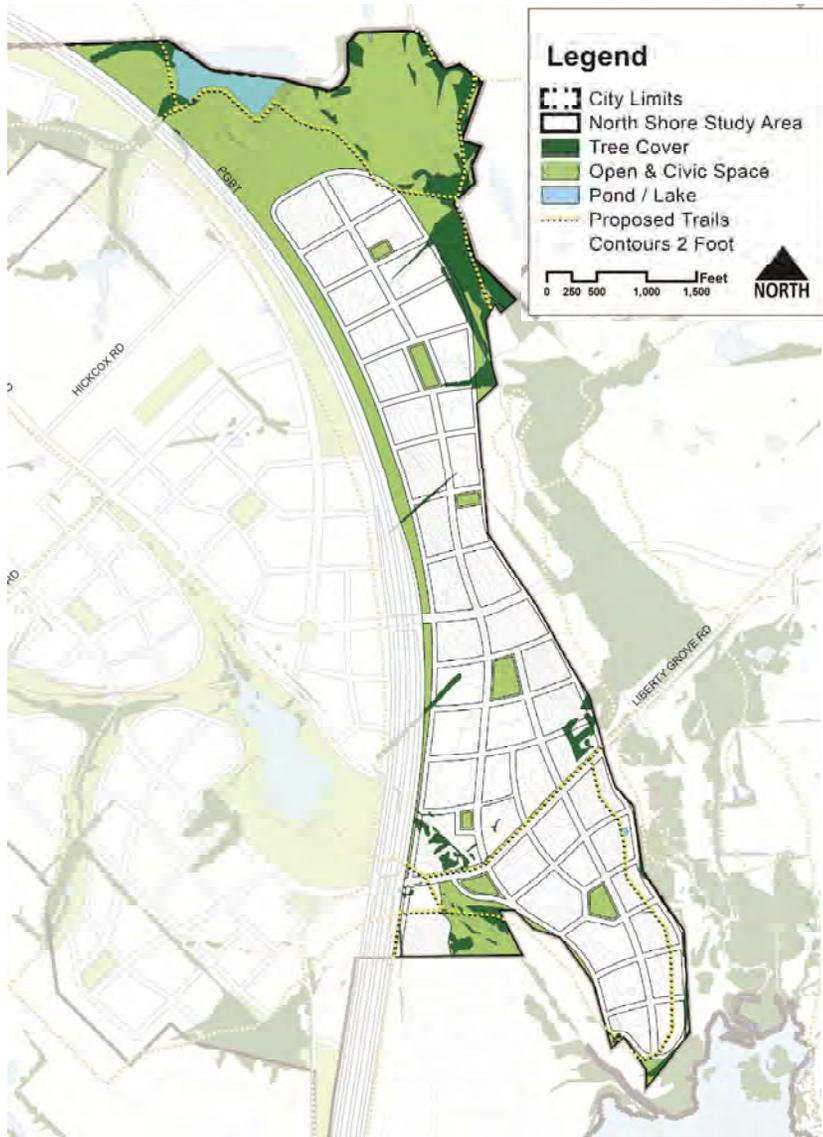
North Shore Streets (Primary Streets)



North Shore Streets (Secondary Streets)



Center for Commerce and Industry – Open Space



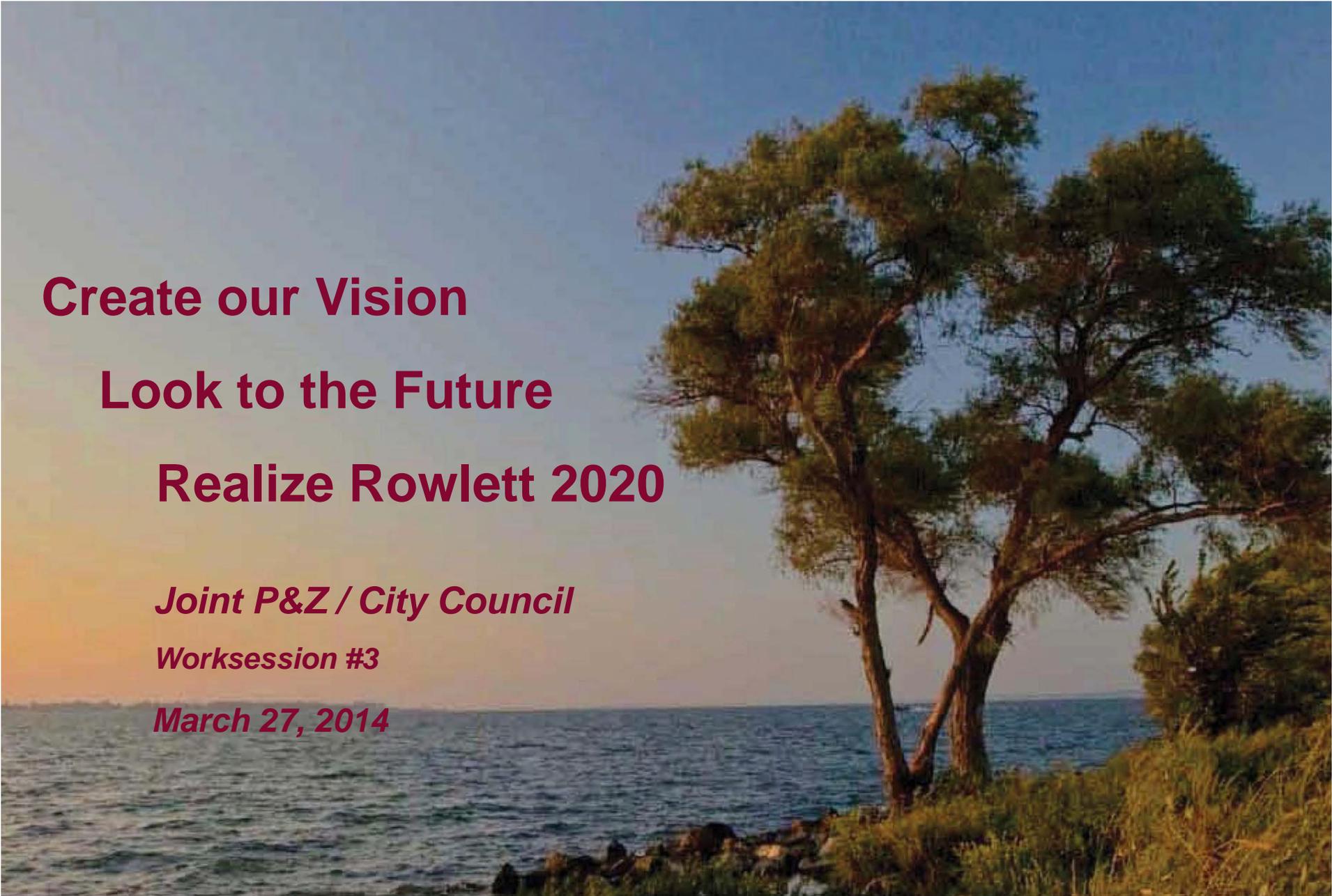
Discussion

Next Steps

Next Steps

- Based upon feedback received tonight, the consultant team will revise these documents
- The Comprehensive Plan amendments, Form Based Code amendments and site rezoning will be presented to the Planning and Zoning Commission at a public hearing on April 8, 2014 for discussion and potential recommendation for adoption by the City Council
- An additional public hearing will be held on April 15, 2014 with potential City Council action at that time





Create our Vision

Look to the Future

Realize Rowlett 2020

Joint P&Z / City Council

Worksession #3

March 27, 2014



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Rowlett **JACOBS** Urban Strategists **TOWNSCAPE**
Rowlett, Texas