



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, MAY 13, 2014**

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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**

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**B. CONSENT AGENDA**

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1. Minutes of the Joint City Council and Planning and Zoning Commission Meeting of March 27, 2014.
2. Minutes of the Planning and Zoning Commission Meeting of April 8, 2014

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Consider and take action on a Development Plan for the expansion of Extra Space Storage located at 2416 Lakeview Parkway, further described as Lot 1R, Block A of the Storage Max Addition No. 2 to the City of Rowlett, Dallas County, Texas. (DP14-698).
2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. (SUP14-710)
3. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached metal garage with a total size of 4,950 square feet. The subject property is located at 8221 Dalrock Road being further described as a 6.552 acre tract in the Hanse Hamilton Abstract #548 in the City of Rowlett, Texas. (SUP14-711)
4. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a gazebo that does not meet the accessory structure requirements for building materials, setback and lot coverage. The subject property is located at 6013 Magnolia Drive being further described as Lot 8, Block 8 in the Kenwood Heights #3 Addition in the City of Rowlett, Texas. (SUP14-712)

5. Conduct a public hearing and make a recommendation on amendments to the Rowlett Development Code as it pertains to Mixed-Use North Shore (MU-NS) zoning district in Section 77-201 General Provisions; Section 77-204 Mixed Use Districts; Section 77-301 Table of Allowed Uses; Section 77-303 Accessory Uses and Structures; Section 77-401 Table of Dimensional Requirements; Section 77-507 Public and Institution Commercial Building Standards; Section 77-510 Exterior Lighting; Section 77-512 Signage; and as it pertains to Special Use Permits in Section 77-803 Common Procedures.

#### **D. ADJOURNMENT**

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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.



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Garrett Langford, Principal Planner



# City of Rowlett

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

## Meeting Minutes

### 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.*

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Thursday, March 27, 2014

6:00 P.M.

Municipal Building –  
4000 Main Street

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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.

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

**Commission Present:** Chairman Sheffield, Commissioner Landry, Commissioner Crawley, Commissioner Lucas, Commissioner Tune, Commissioner Farrow, and Alternate Mosley

**1. CALL TO ORDER**

**1A.** City Council

Mayor Gottel called the meeting to order at 6:02 p.m.

**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)

Council immediately convened in Executive Session. Out at 6:30 p.m.

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

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

After a short break, Council reconvened at 6:38 p.m.

Chairman Sheffield called the meeting to order at 6:38 p.m.

City Manager Brian Funderburk took this opportunity to introduce Marc Kurbansade, the new Director of Development Services.

**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)**

Erin Jones, Director of Development Services, explained this was the third and final joint meeting regarding the North Shore Master Plan.

Reno Marsh, member of the North Shore Advisory Committee, stated the committee recommended approval of this plan.

Arti Harcheker, Urban Design Consultant, and Mark Bowers, with Jacobs reviewed the vision framework and summarized the Form Based Code (FBC) amendments – Commercial Center, Urban Neighborhood, Rural Neighborhood and two new building types – flex employment and rural estate. She also reviewed the establishment of new street types and restructuring of the FBC to allow standards to relate to building types as well as districts. Discussion included open space and major/minor warrant process for trade-off between open space and building heights as well as tree mitigation standards.

They further explained the plans for the North and South areas including the Comprehensive Plan, the Illustrative Master Plan, the Regulating Plan, allowed building types, street types, open spaces and transitions between zoning types.

A short break was taken at 8:18 and the meeting reconvened at 8:26 p.m.

Discussion continued regarding the north and south areas. Staff explained the next steps are a public hearing for the Planning and Zoning Commission on April 8<sup>th</sup> with another public hearing for the City Council on April 15<sup>th</sup>.

Councilmembers and Commissioners thanked staff, the advisory committee and the consultants for their hard work and diligence throughout this process. They were also thankful for the public involvement throughout the process, especially the inclusion of the area property owners.

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

No action taken.

**4. ADJOURNMENT**

Mayor Gottel adjourned the meeting at 8:43 p.m.

Chairman Sheffield adjourned the meeting at 8:43 p.m.

**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., APRIL 8, 2014**

**PRESENT:** Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Gregory Peebles, Karl Crawley, Clayton Farrow, Michael Lucas, Jonas Tune,

**ALSO PRESENT:** Alternates Gabriela Borcoman, James Moseley

**ABSENT:** Alternate Thomas Newsom

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Senior Planner Erin Jones, City Attorney David Berman, Urban Designer Daniel Acevedo, Principal Planner Garrett Langford, Development Services Technician Lola Isom

**A. CALL TO ORDER**

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

**B. CONSENT AGENDA**

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**1. Minutes of the Regular Meeting of March 25, 2014.**

Commissioner Crawley requested that Item B.1. be pulled from the consent agenda to be voted on individually due to an error regarding the vote results.

**2. Consider and take action on a Final Plat request for Phase II of the Springfield Commons Addition, located at 5700 Lotus Drive and being a Replat of Lot 1, Block F, of the Springfield Common Phase 1 Addition to the City of Rowlett, Dallas County, Texas. (RP14-703).**

Vice-Chairman Landry made a motion to approve Consent Agenda Item B.2. Commissioner Crawley seconded the motion. Consent agenda item B.2. passed with a 7-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**B.1. Minutes of the Regular Meeting of March 25, 2014.**

Commissioner Crawley made a motion to approve the minutes with a change on Item C.1. to be made to reflect the vote results; the commission voted to recommend denial, not approval. Vice-Chairman Landry seconded the motion. The item passed 6-0-1. Commissioner Peebles abstained since he was not present for the meeting.

**MINUTES OF THE REGULAR MEETING  
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- 1. Conduct a public hearing and make a recommendation on amendments to the Comprehensive Plan specifically as it relates to the addition of subarea plans, supplemental information, and textual changes to the North Shore (Area A) and to the Center for Commercial + Industry (Area B-1) areas.**

Erin Jones, Senior Planner, came forward to present the case. She introduced the consultant team and gave a brief agenda of the items coming forward during this meeting since they are all related. Ms. Jones gave a brief history of the Realize Rowlett 2020 Comprehensive Plan. She presented a map of the overall North Shore study area. She summarized the meeting schedule that was held with the advisory committee, property owners, adjacent property owners, and Joint Planning & Zoning/City Council meetings. Ms. Jones summarized the comprehensive plan amendments. She began by presenting the North Shore North Sub Area Plan and Illustrative Master Plan. She, then, presented the North Shore South Sub Area Plan and Illustrative Master Plan. Lastly, she presented the Center for Commerce & Industry Sub Area Plan and Illustrative Master Plan.

Chairman Rick Sheffield opened the public hearing.

No speakers came forward.

Chairman Rick Sheffield closed the public hearing.

Vice-Chairman Landry made a motion to recommend approval of this item. Commissioner Crawley seconded the motion. The item passed 7-0.

- 2. Conduct a public hearing and make a recommendation on amendments to the Rowlett Code of Ordinances and the Form Based Code to establish three new zone classifications to be known as the Rural Neighborhood District, Urban Neighborhood District, and Commercial Center District, which shall be governed by the Form Based Code containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, street design, setback, parking, signage, landscaping and permitted uses.**

Erin Jones came forward to introduce the case. She summarized the Rowlett Development Code amendments. She stated that the proposal is to establish three new Form Based District classifications: Rural Neighborhood District, Urban Neighborhood District, and Commercial Center District. She also stated that the proposal is to establish two new building types: Flex-Employment and Rural Estate.

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Arti Harchekar, Urban Design Consultant with Townscape and former City of Rowlett Urban Designer, came forward to present the case. She clarified the current and proposed additional Form Based Code Districts and summarized the proposed additional building types. Ms. Harchekar briefed the proposed text amendments to Article I General Provisions. Ms. Jones clarified the proposed changes to 1.7.3. regarding creating a PID. Ms. Jones and Ms. Harchekar further clarified the proposed change to 1.4.2.

There was discussion amongst the commission regarding 1.4.2.

Ms. Harchekar summarized the proposed restructure of the FBC. She summarized the proposed Rural Neighborhood and Urban Neighborhood standards.

There was discussion amongst the commission regarding MMD's, sight triangles, and stop sign standards.

Ms. Harchekar summarized the proposed Commercial Center standards.

There was discussion amongst the commission regarding Commercial Center density and how the Urban Design Officer would define the "significant amount of" of open space to increase the height. Ms. Jones stated that this would be evaluated on a case-by-case basis.

There was further discussion amongst the commission regarding density requirements, resources to emergency personnel, Mixed-Residential building type, and regulation to only occupy 25% of land area or building square footage, regulating plan requirements, and the 10% flex space requirement of Mixed-Residential.

Ms. Harchekar discussed the Tree Mitigation Standards for Form Based Code Districts. She clarified the Rural Neighborhood Tree Mitigation Standards. She summarized the parking requirements for new development within the districts. Ms. Harchekar summarized the minor FBC text revision that was made since the Planning & Zoning Commission packet had been published.

Commissioner Crawley asked for the definition of a "utility facility (minor)." Ms. Jones researched the inquiry and defined as stated in the code. She stated that it is defined as "a service that is necessary to support development within the immediate vicinity and that involves only minor structures. Employees typically are not located at the site. Examples include, but are not limited to: electric transformer stations, gas regulator stations, telephone exchange buildings, and well water and sewer pumping stations.

There was further discussion amongst the commission regarding the numbering and a blank photo that was present in the code portion of the packet.

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Chairman Sheffield opened the public hearing.

No speakers came forward.

Chairman Sheffield closed the public hearing.

There was further discussion amongst the commission regarding site standards.

Vice-Chairman Landry made a motion to recommend approval of this item with changes as read into the record by Ms. Jones (the 25 acre minimum may be too small; consider a Major Warrant, keep consistency throughout for MMD regulations, change the site triangle back to 8', review the density discussion, re-add Rural Neighborhood Tree Mitigation Standards, and the code will be renumbered and the blank photo removed before taken to City Council). Commissioner Lucas seconded the motion. The item passed 7-0.

- 3. Conduct a public hearing and make a recommendation on a rezoning request for the area identified in the Realize Rowlett 2020 Comprehensive Plan as The Center of Commerce and Industry to the Commercial Center and Urban Village Districts. The property is generally located west of Muddy Creek, east of the President George Bush Turnpike, is bounded to the north by the City Limit Line and south by Lake Ray Hubbard, and is approximately 415.63 ± acres.**

Erin Jones came forward and recapped the items on the agenda. She mentioned that the Master Thoroughfare Plan will have to be amended to reflect any approved changes. She provided the Zoning Exhibit and Regulating Plan for the Center of Commerce & Industry.

Arti Harchekar came forward to present the case. She reiterated the allowed building types and presented a map of the Special Requirements. Ms. Harchekar provided a visual of the transition with buffer.

Ms. Harchekar provided clarification for Chairman Sheffield regarding the difference between the RDC and setback requirements in the Euclidian Ordinance. She specified that it is critical for buildings to hold a "build to zone" in Form Based Code areas because it provides the right public realm and privacy for adjacent homes. She provided a visual on street types, street cross sections, and a diagram for open space.

She stated that 49 public hearing notices were sent, but none were returned.

Chairman Sheffield opened the public hearing.

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The following speaker came forward:

**Christina Johnson  
3809 Castle Drive**

Ms. Johnson came forward, but didn't realize that this item was not in the area of residence. Ms. Jones advised her to speak at the later item that will directly affect her residence.

Chairman Sheffield closed the public hearing.

Commissioner Peebles made a motion to recommend approval of this item. Commissioner Farrow seconded the motion. The item passed 7-0.

- 4. Conduct a public hearing and make a recommendation on a rezoning request for a portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as North Shore (further described as North Shore North) to the New Neighborhood, Urban Neighborhood, Urban Village, and Rural Neighborhood Districts. The property is generally located west of the President George Bush Turnpike, west of Hickox Road, east of the Castle Hills Estate and Ravens Nest subdivision, and bounded by the City Limits Line, and is approximately 552.19 ± acres.**

Erin Jones came forward and provided the North Shore North Zoning Exhibit.

Arti Harchekar came forward to present the case. She provided a zoning description and exhibit for North Shore North. She presented the Regulating Plan and recapped the building types. Ms. Harchekar provided diagrams showing the transitions and Special Requirements. She provided diagrams on street types, open space, and trails.

Erin Jones clarified for Commissioner Peebles that the NTTA development is in the Rural Neighborhood District because a base zoning must remain in effect.

Ms. Harchekar stated that 101 public hearing notices were sent; four were received in favor and none were received in opposition.

Chairman Sheffield opened the public hearing.

The following speaker came forward:

**Tom Banks  
3909 Castle Drive**

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Mr. Banks had inquiries regarding trees, infrastructure, and the sound abatement walls when PGBT was erected. Ms. Jones clarified that the Rural Neighborhood District is immediately adjacent to his property. Mr. Banks expressed concern regarding the fact that he did not receive notification for the Harmony Hills development. Ms. Jones clarified that the Harmony Hills development was not up for rezoning consideration at this particular meeting because it was approved approximately six months ago by City Council and the Planned Development was approved back in 2002. He was not in support of this proposed item.

Chairman Sheffield closed the public hearing.

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

- 5. Conduct a public hearing and consider an ordinance rezoning portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as North Shore (further described as North Shore South) to the Urban Neighborhood, Urban Village, Rural Neighborhood, and Commercial Center Districts. The property is generally located west of the President George Bush Turnpike, east of Hickox Road, northeast of the Chandler Park 4, Rowlett Ranch Estate, and Rowlett Ranch Estates 2 subdivisions, and is approximately 533.56 ± acres.**

Erin Jones came forward and presented the North Shore South Zoning Exhibit.

Ms. Harchekar came forward to present the case. She provided a zoning description and exhibit. She presented the Regulating Plan and recapped the building types. She provided diagrams on transitions, Special Requirements, street types, open space, and trails.

Ms. Harchekar stated that 90 public hearing notices were sent out; one was received in favor and one was received in opposition due to infrastructure support concerns.

Chairman Sheffield opened the public hearing.

The following speakers came forward:

**James Wilson  
3401 Larkin Lane**

Mr. Wilson expressed that he did not receive a notification and was concerned that few responses were received.

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Ms. Jones stated that the property owner meetings that were held probably contributed to the minimal responses because their concerns were heard and addressed during the meetings. She also clarified that the 200' mailing radius only encompassed half of Larkin Lane, so that could be possibly be a reason for a notification not being received. She apologized for the lack of notification for his property.

**Janice Manberton  
3205 Larkin Lane**

Ms. Manberton expressed her appreciation to the City of Rowlett staff for holding the property owner meetings. She inquired about the time frame for development. Ms. Jones stated that development is still predicted to be several years away according to the market analysis that was performed.

Chairman Sheffield closed the public hearing.

Vice-Chairman Landry made a motion to recommend approval of this item. Commissioner Crawley seconded the motion. The item passed 7-0.

**D. ADJOURNMENT**

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**Chairman Sheffield adjourned the meeting at 9:03 p.m.**

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**Chairman**

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**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:** 05/13/2014

**AGENDA ITEM:** C.1

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Consider and take action on a Development Plan for the expansion of Extra Space Storage located at 2416 Lakeview Parkway, further described as Lot 1R, Block A of the Storage Max of Rowlett Addition No. 2 in City of Rowlett, Dallas County, Texas. (DP13-698)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant, Extra Space Storage, is proposing to add a 9,600 square-foot mini-warehouse building and to increase the number of RV/boat stalls from 60 to 88 at their site located at 2416 Lakeview Parkway (Attachment 1 – Location Map). The subject property is zoned General Manufacturing (M-2) and Industrial Overlay District (IO) with a Special Use Permit. The Special Use Permit was approved by City Council on March 4, 2014, to allow the expansion of the mini-warehouse (Attachment 2 – Special Use Permit Ord. #006-14).

**BACKGROUND INFORMATION**

The subject property is located at 2416 Lakeview Parkway between Gordon Smith Drive and Boyd Boulevard. The subject property is zoned General Manufacturing M-2 with a Special Use Permit within the Industrial Overlay District. The subject property was developed in 2002 with four mini-warehouse buildings totaling in 63,000 square feet with 502 storage units. In addition, the site currently has 60 outdoor RV/boat stalls. The site also includes a 3,000 square-foot, two-story office/apartment building. The applicant is proposing to add a 9,600 square-foot building with 92 storage units. The proposal would also expand the number of the RV/boat stalls from 60 to 88. Part of the existing RV/boat stalls will be replaced by the new building. The parking area will be expanded to the south by 210 feet to replace RV/boat stalls taken up by the proposed building.

**DISCUSSION**

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

It should be noted that the Industrial Overlay (IO) District has limited building design and landscaping standards. The landscaping is only required within the Lakeview Parkway Industrial Overlay Corridor (within 200 feet of Lakeview Parkway), adjacent to the DART rail, or adjacent to properties zoned for single-family use. The proposed expansion is not within Lakeview Parkway Industrial Overlay Corridor, nor adjacent to the DART rail or residential properties. As a result, additional landscaping is not required for this proposed expansion.

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the development plan for compliance with the Special Use Permit and the Industrial Overlay District. It is their opinion that all of the above criteria have been met.

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Based on compatibility with the Industrial Overlay 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 – Special Use Permit Ordinance #006-14

Attachment 3 – Development Plan

Location Map  
2416 Lakeview Parkway





# City of Rowlett

## Official Copy

Ordinance: ORD-006-14

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

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AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, PLAN AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 2614 LAKEVIEW PARKWAY, DESCRIBED AS A 5.105 +/- ACRE TRACT OF REAL PROPERTY FURTHER DESCRIBED AS LOT 1R, BLOCK A, STORAGE MAX OF ROWLETT ADDITION NO. 2, CITY OF ROWLETT, DALLAS COUNTY, TEXAS, TO AUTHORIZE THE CONSTRUCTION AND OPERATION OF AN EXPANSION TO AN EXISTING SELF-STORAGE MINI-WAREHOUSE FACILITY UNDER CONDITIONS SPECIFIED HEREIN; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

**Section 1:** That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by granting a Special Use Permit to authorize the construction and operation of an expansion to an existing self-storage mini-warehouse facility on a 5.105 +/- acre tract of real property situated at 2416 Lakeview Parkway, described as Lot 1R, Block A, Storage Max of Rowlett Addition No. 2, in the City of Rowlett, Dallas County, Texas, and being more specifically described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated herein (hereinafter the "Property").

**Section 2:** That an expansion of the existing mini-warehouse storage facility be and is hereby authorized and allowed to be constructed and operated on the Property under the following terms and conditions:

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1. The location of buildings and paved areas on the Property shall be in accordance with the Site Plan attached hereto as Exhibit "B."
2. The existing facility may be enlarged to include an additional structure of up to 9,600 square feet in size and may include up to 92 storage units.
3. The total number of storage spaces/stalls for recreational vehicles and boats may be increased for up to a total number of 88 stalls.
4. The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. Except as otherwise expressly provided for in this Ordinance, the development, use and occupancy of the Property shall conform to the standards and regulations set forth in the IO Industrial Overlay District and the M-2 General Manufacturing District of the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended.
5. The authorization contained in this Ordinance is not intended and shall not be construed to approve any development plan of any kind, including but not limited to a site plan, landscaping plan, façade plan, or other plan, nor to grant any permit of any kind, otherwise required by existing ordinances of the City.

**Section 3:** That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 4:** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**Section 5:** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

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**Section 6:** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**Section 7:** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

At a meeting of the City Council on March 4, 2014 this Ordinance be adopted. The motion carried by the following vote:

**Ayes: 5** Mayor Gottel, Mayor Pro Tem Kilgore, Councilmember Phillips, Councilmember Dana-Bashian and Councilmember Bobbitt

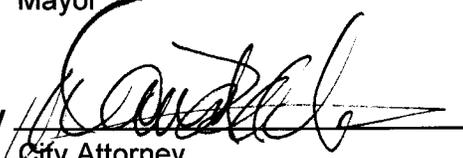
**Absent: 2** Deputy Mayor Pro Tem Gallops and Councilmember Pankratz

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Approved by   
Mayor

Date March 4, 2014

Approved to form by   
City Attorney

Date March 4, 2014

 Certified by   
City Secretary

Date March 4, 2014

**LEGAL DESCRIPTION**

Being a 5.105 acre tract of land situated in the R. Crist Survey, Abstract No. 225 and being all of Lot 1R, Block A, Storage Max of Rowlett Addition No. 2, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. 20070275496, Deed Records of Dallas County, Texas, said 5.105 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch capped steel rod found for corner in the south right-of-way line of Lakeview Parkway (State Highway No. 66 - having a variable width right-of-way), said point being the most northerly-northwest corner of the aforementioned Lot 1R, Block A and also being the northeast corner of Lot 2, Block A of Storage Max of Rowlett Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 2001232, Page 84, Deed Records of Dallas County, Texas;

**THENCE**, South 82 degrees 55 minutes 59 seconds East, along said south right-of-way line of Lakeview Parkway (State Highway No. 66) a distance of 99.85 feet to a concrete TXDOT monument found for corner, said point being the northwest corner of Block 2 of Toler Industrial Park, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 78002, Page 1935, Deed Records of Dallas County, Texas, said point also being the northeast corner of said Lot 1, Block A;

**THENCE**, South 05 degrees 08 minutes 08 seconds West, along the east line of said Lot 1R and the west line of said Block 2 of Toler Industrial Park Addition, a distance of 1,265.35 feet to a 5/8-inch steel rod with plastic cap stamped "JDJR" set for corner;

**THENCE**, North 84 degrees 44 minutes 16 seconds West, along the south line of said Lot 1R, a distance of 202.61 feet to a 5/8- inch steel rod with plastic cap stamped "JDJR" set for corner in the east line of Block 3 of Toler Industrial Park No. 2, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 79194, Page 854, Deed Records of Dallas County, Texas, same being the west line of said Lot 1R, Block A;

**THENCE**, North 05 degrees 15 minutes 45 seconds East, along the east line of said Block 3 of Toler Industrial Park Addition No. 2 and the west line of said Lot 1R a distance of 941.49 feet to a 5/8-inch capped steel rod found for corner, said point being the southwest corner of said Lot 2, Block A and also being the most westerly-northwest corner of said Lot 1R;

**THENCE**, South 84 degrees 44 minutes 15 seconds East along a common line of said Lots 1R & 2, Block A, a distance of 100.00 feet to a 5/8-inch capped steel rod found for corner, said point being the southeast corner of said Lot 2 and also being an interior corner of said Lot 1R;

**THENCE**, North 05 degrees 15 minutes 45 second East along a common line of said Lots 1R & 2, Block A, a distance of 327.00 feet to the PLACE OF BEGINNING.

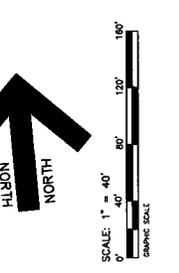
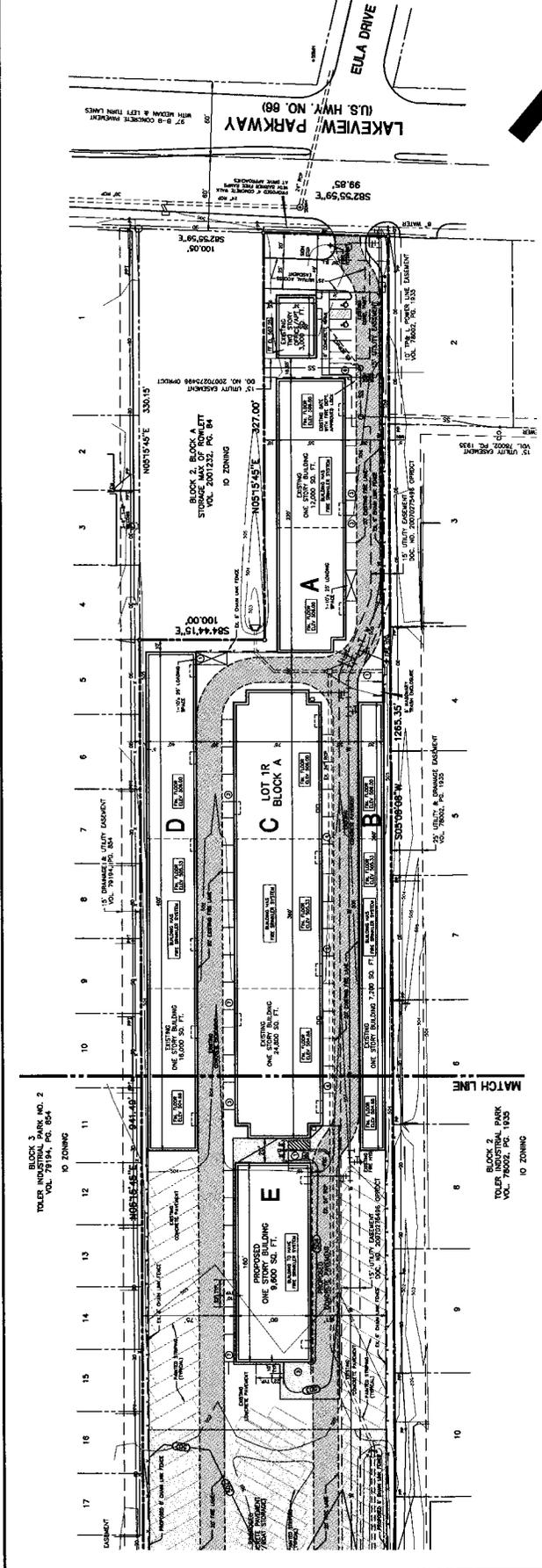
**CONTAINING** a computed area of 222,370 square feet or 5.105 acres of land.



**EXTRA SPACE STORAGE EXPANSION**  
 LOT 1R, BLOCK A  
 STORAGE MAX OF ROWLETT NO. 2  
 LAKEVIEW PARKWAY  
 ROWLETT, DALLAS COUNTY, TEXAS

DATE	REVISION
11-24-14	CITY COMMENTS
2-2-14	CITY COMMENTS

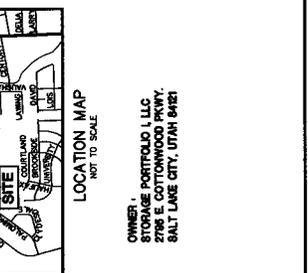
**SHEET TITLE**  
**EXHIBIT B**  
**ZONING EXHIBIT**  
**EXTRA SPACE**  
**EXPANSION**  
 LOT 1R, BLOCK A  
 STORAGE MAX OF ROWLETT NO. 2  
 ROWLETT, DALLAS COUNTY, TEXAS  
 DATE: DEC. 29, 2013  
 SCALE: 1" = 40'  
 DRAWN BY: SAS  
 CHECKED BY: J.A.R.  
 SHEET NO. **1** OF **1**  
 JDIR FILE NO. 22-03-01



**NOTE:** THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

**SITE DATA**

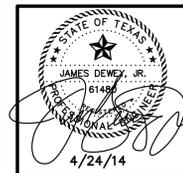
SITE AREA	222,370 SQUARE FEET
ON 3,100 ACRES	
ZONING	MS - GENERAL MANUFACTURING
PROPOSED USE	MINI-WAREHOUSE/SELF-STORAGE
EXISTING BUILDING AREA	
OFFICE/APARTMENT	1,600 SQ. FT. (FOOTPRINT)
BUILDING A	3,000 SQ. FT.
BUILDING B	7,200 SQ. FT.
BUILDING C	24,800 SQ. FT.
BUILDING D	24,800 SQ. FT.
BUILDING E	9,800 SQ. FT.
TOTAL EXISTING	61,200 SQ. FT.
PROPOSED BUILDING AREA	
BUILDING E	9,800 SQ. FT.
TOTAL BUILDING AREA (EXISTING+PROPOSED)	71,000 SQ. FT.
TOTAL BUILDING AREA	71,000 SQ. FT.
LOT COVERAGE	32.02%
PAR	0.3208 OR 32.08%
STORAGE UNITS	
EXISTING	542 UNITS
PROPOSED	86 RV/BOT STALLS
TOTAL	92 UNITS
IMPERVIOUS SURFACE AREA	28 RV/BOT STALLS
PERVIOUS SURFACE AREA	584 UNITS
PERVIOUS SURFACE AREA (OPEN SPACE)	68 RV/BOT STALLS
BUILDING HEIGHT	18,224 SQ. FT.
DWELLING UNITS	37,118 SQ. FT.
PARKING PROVIDED	2 STORY MAXIMUM (24')
PARKING REQUIRED	1/1,600 SQUARE FEET
48 SPACES (1/1,424 SQUARE FEET)	
3 ACCESSIBLE PARKING SPACES	
3-511F ACCESSIBLE PARKING SPACES PROVIDED	



**LOT 1R BLOCK A**  
 STORAGE MAX OF ROWLETT ADDITION NO. 2  
 DOC. NO. 200727948 ERECT

**LOT 1R BLOCK A**  
 STORAGE MAX OF ROWLETT ADDITION NO. 2  
 DOC. NO. 200727948 ERECT

**JDJR** ENGINEERS & CONSULTANTS, INC.  
 TSBP REGISTRATION NUMBER F-8627  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 2600 Texas Drive Suite 100 Irving, Texas 75062  
 Tel 972-252-1049 (5357) Fax 972-252-1958

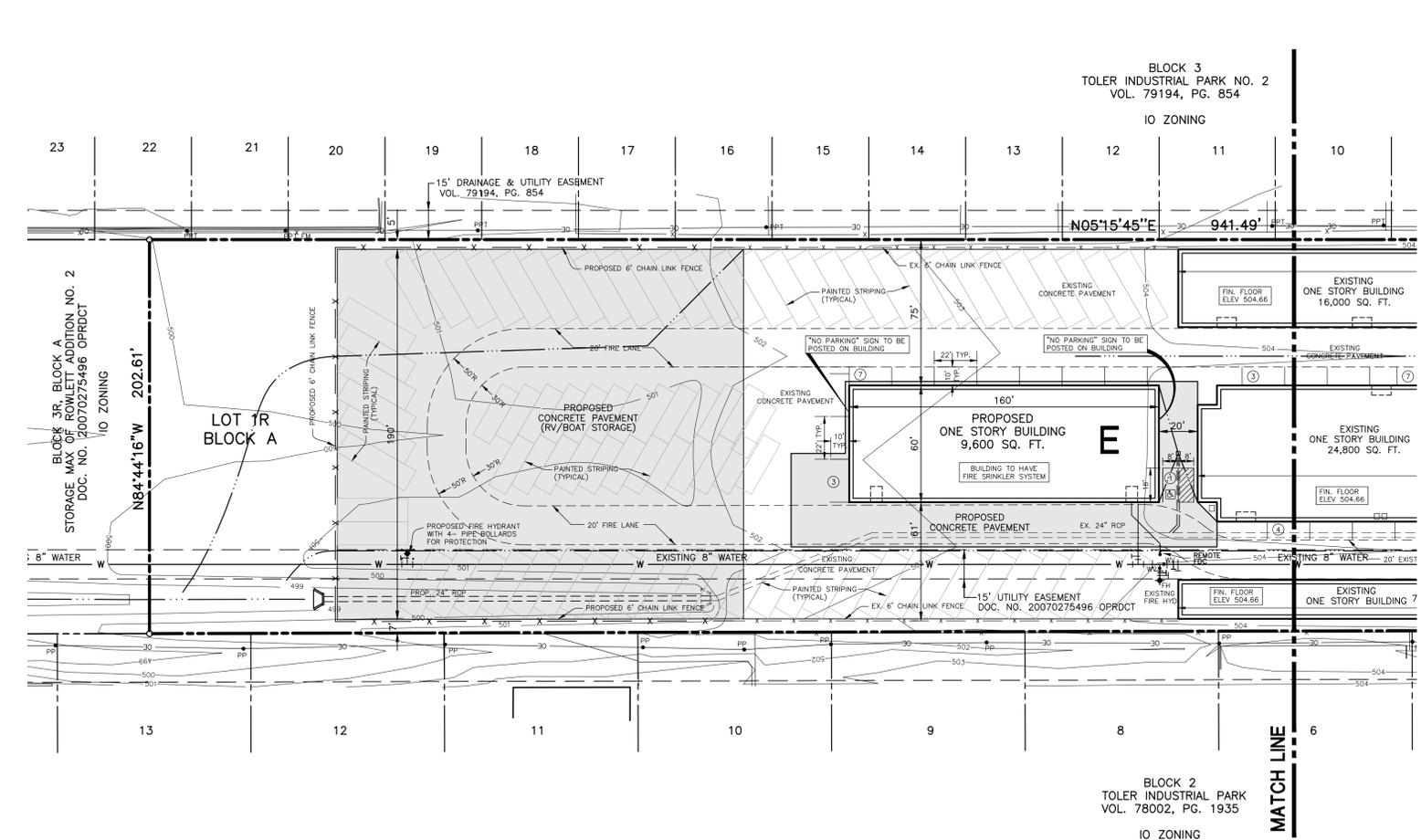
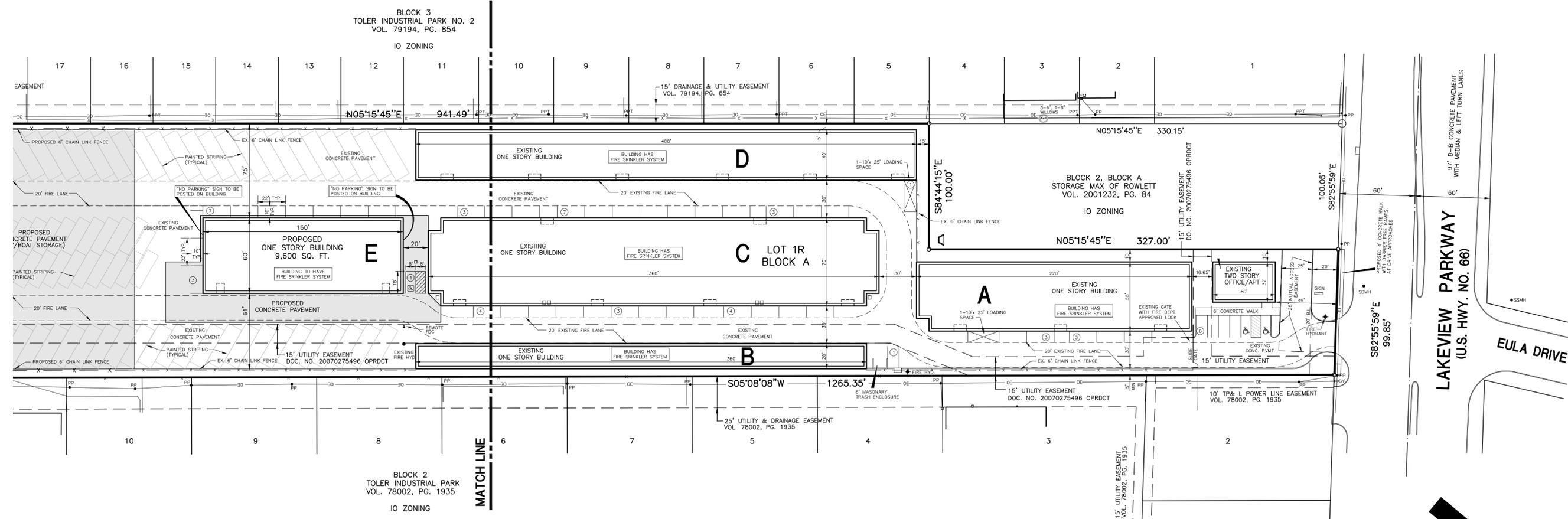


**PROJECT:**  
 EXTRA SPACE STORAGE EXPANSION  
 LOT 1R, BLOCK A  
 STORAGE MAX OF ROWLETT NO. 2  
 2416 LAKEVIEW PARKWAY  
 ROWLETT, DALLAS COUNTY, TEXAS

**REVISIONS:**

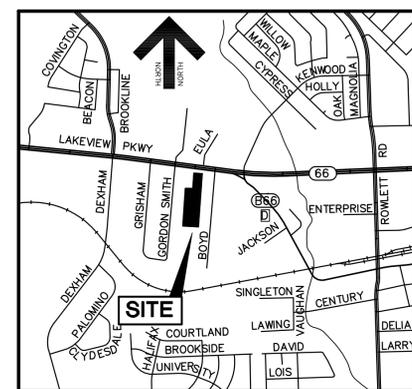
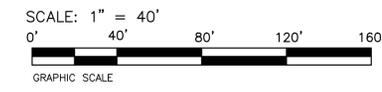
DATE	REVISION
1-24-14	CITY COMMENTS
4-24-14	CITY COMMENTS

**SHEET TITLE**  
 SITE PLAN  
 LOT 1R, BLOCK A  
 STORAGE MAX OF ROWLETT NO. 2 ADD'N.  
 DATE: DEC. 29, 2013  
 SCALE: 1" = 40'  
 DRAWN BY: SAS  
 CHECKED BY: JDJR  
 SHEET NO.  
**1** OF **1**  
 JDJR FILE NO. 225-03-01



**SITE DATA**

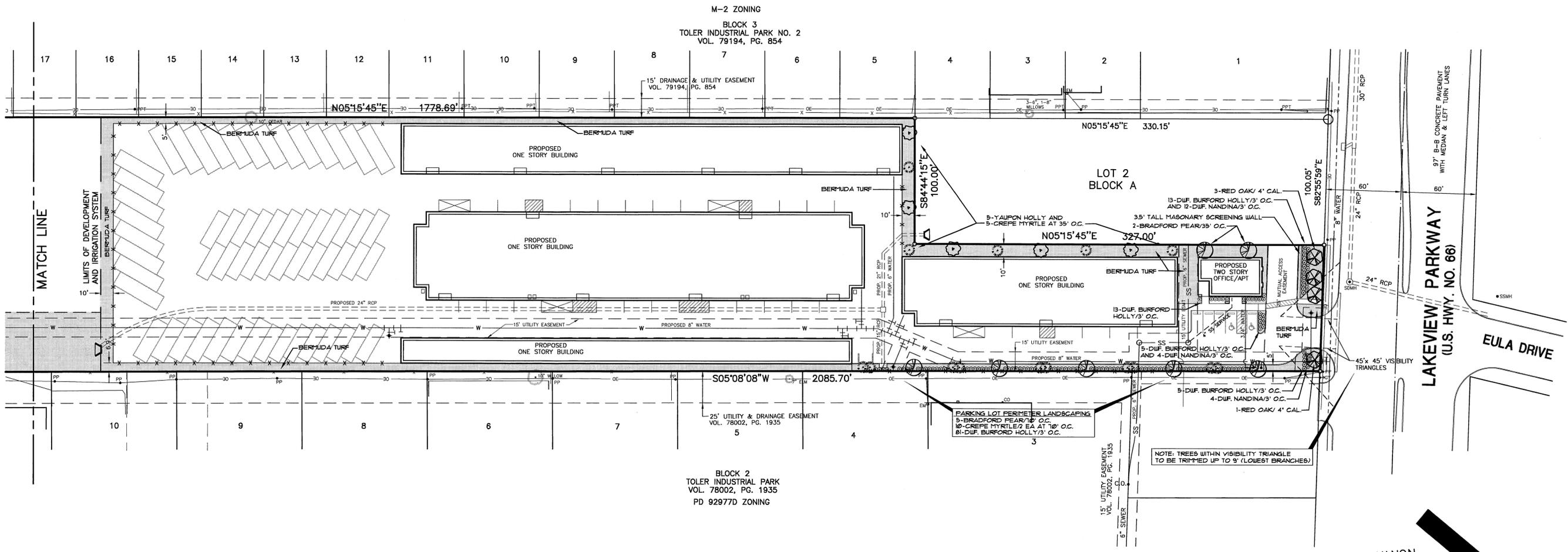
SITE AREA	222,370 SQUARE FEET OR 5.105 ACRES
ZONING	IO - INDUSTRIAL OVERLAY
PROPOSED USE	MINI-WAREHOUSE/SELF-STORAGE
<b>EXISTING BUILDING AREA</b>	
OFFICE/APARTMENT	1,600 SQ. FT. (FOOTPRINT) (3,000 SQ. FT. TOTAL, 2 FLOORS)
BUILDING A	12,000 SQ. FT.
BUILDING B	7,200 SQ. FT.
BUILDING C	24,800 SQ. FT.
BUILDING D	16,000 SQ. FT.
TOTAL EXISTING	63,000 SQ. FT.
<b>PROPOSED BUILDING AREA</b>	
BUILDING E	9,600 SQ. FT.
TOTAL BUILDING AREA (FOOTPRINT)	71,200 SQ. FT.
TOTAL BUILDING AREA	72,600 SQ. FT.
LOT COVERAGE	32.02%
FAR	0.3265 OR 32.65%
<b>STORAGE UNITS</b>	
EXISTING	502 UNITS 60 RV/BOAT STALLS
PROPOSED	92 UNITS 28 RV/BOAT STALLS
TOTAL	594 UNITS 88 RV/BOAT STALLS
IMPERVIOUS SURFACE AREA	185,254 SQ. FT.
PERVIOUS SURFACE AREA (OPEN SPACE)	37,116 SQ. FT.
BUILDING HEIGHT	2 STORY MAXIMUM (24')
DWELLING UNITS	1 (RESIDENT MANAGER)
PARKING REQUIRED	1/500 SQUARE FEET = 145 SPACES
PARKING PROVIDED	51 SPACES (1/1424 SQUARE FEET) INCLUDES 4-10'x25' LOADING SPACES (A WAIVER OF 94 SPACES IS REQUESTED) 2 ACCESSIBLE PARKING SPACES REQ'D. 3-8'x18' ACCESSIBLE PARKING SPACES PROVIDED



**LOCATION MAP**  
 NOT TO SCALE

**OWNER:**  
 STORAGE PORTFOLIO I, LLC  
 2795 E. COTTONWOOD PKWY.  
 SALT LAKE CITY, UTAH 84121

**JDJR** ENGINEERS & CONSULTANTS, INC.  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 2505 Texas Drive, Suite 109, Irving, Texas 75062  
 Tel: 972-252-1049 (6557) Fax: 972-273-8880

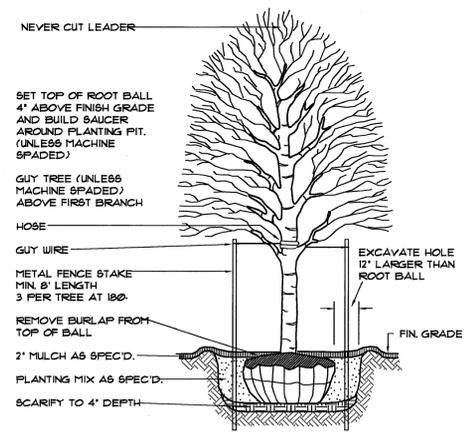


**PLANT LIST**

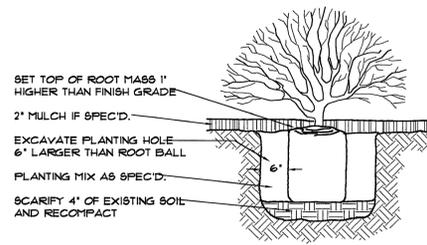
QTY.	COMMON NAME / BOTANICAL NAME	REMARKS
4	Shumard Red Oak / <i>Quercus shumardii</i>	4' cal. / 16'-18' height / balled & burlapped
7	Bradford Pear / <i>Pyrus Calleryana</i>	4' cal. / 16'-18' height / balled & burlapped
5	Yaupon Holly / <i>Ilex vomitoria</i>	8' to 10' ht. min
15	Crepe Myrtle / <i>Lagerstroemia indica</i>	8' to 10' ht. min
117	Dwarf Burford Holly / <i>Ilex corn. burfordii 'hana'</i>	5 gal. / 24" ht. / 36" o.c.
20	Dwarf Harbour Nandina / <i>Nana Domestica 'Harbour'</i>	5 gal. / 18" ht. / 36" o.c.
17,000 SF	Bermudagrass / <i>Cynodon dactylon</i>	Hydromulch

NOTE: NO EXISTING ON SITE TREES WILL BE REMOVED WITH THIS DEVELOPMENT.

- LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
  - ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
  - AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
  - PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
  - ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
  - ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.
  - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.



**TREE PLANTING DETAIL**  
 NOT TO SCALE



**SHRUB PLANTING DETAIL**  
 NOT TO SCALE

**LANDSCAPE TABULATIONS**

SITE AREA	391,560 SQUARE FEET
LANDSCAPE AREA TO BE DEVELOPED (TO BE LANDSCAPED AND IRRIGATED)	163,375 SQUARE FEET
ZONING	M-2 (GENERAL MANUFACTURING)
LANDSCAPE AREA REQUIRED	10% OF 163,375 = 16,338 SQ. FT.
PROPOSED LANDSCAPE AREA	17,170 SQUARE FEET (10.5%)
LANDSCAPE BUFFER:	
20' BUFFER REQUIRED	
28' BUFFER PROVIDED (INCLUDING R.O.W.)	
TREES REQUIRED (AT STREET)	1 TREE PER 20 LF OF FRONTAGE
TREES PROVIDED (AT STREET)	100' - 25'(DRIVE)/20 = 4 TREES
SHRUBS REQUIRED (AT STREET)	4- SHUMARD OAK / 4" CAL.
SHRUBS PROVIDED (AT STREET)	8 SHRUBS PER 20 LF OF FRONTAGE
SHRUBS PROVIDED (AT STREET)	100' - 25'(DRIVE)/20 x 8 = 32 SHRUBS
SHRUBS PROVIDED (AT STREET)	22 -DWF. BURFORD HOLLY / 5 GAL.
SHRUBS PROVIDED (AT STREET)	20 -DWF. NANDINA / 5 GAL.
TOTAL	44 (DOUBLE STAGGERED ROWS/36" O.C.)
SCREENING OF OFF-STREET PARKING	22 -DWF. BURFORD HOLLY / 5 GAL.
TOTAL	44 (DOUBLE STAGGERED ROWS/36" O.C.)
PARKING AREA LANDSCAPE:	
PARKING PROVIDED	32 SPACES
PARKING AREA LANDSCAPE REQUIRED	1800 SQUARE FEET
(TOTAL PARKING AREA 36,000 SF x 5% REQ'D = 1800 SF)	
PARKING AREA LANDSCAPE PROVIDED	3,920 SQUARE FEET
(10' BUFFER BETWEEN LOT 1 AND 2 SUBSTITUTED FOR PARKING LOT LANDSCAPING)	
PARKING AREA TREES REQUIRED	1 TREE PER 10 SPACES
PARKING AREA TREES PROVIDED	32/10 = 4 REQUIRED
PARKING AREA TREES PROVIDED	7 BRADFORD PEARS/4" CAL.
PARKING AREA TREES PROVIDED	15 CREPE MYRTLES/8' TO 10' TALL
PARKING AREA TREES PROVIDED	5 YAUPON HOLLIES/8' TO 10' TALL
(TREES TO BE PLANTED IN 10' BUFFER BETWEEN LOT 1 AND 2 AS A SUBSTITUTE)	



**LandPatterns, Inc.**  
 Landscape Architecture  
 Landscape Construction  
 Landscape Maintenance  
 3624 Oak Lawn Avenue, Suite 320  
 Dallas, Texas 75219  
 T: 214-219-3993  
 F: 214-219-7005

DESIGN BY: JBS  
 DRAWN BY: JBS  
 CHECKED BY: DMF  
 DATE: APRIL 9, 2001

OWNER/DEVELOPER:  
 INDEPENDENT STORAGE  
 SYSTEMS, INC.  
 2618 THISTLE LANE  
 ROWLETT, TEXAS 75089  
 PHONE: 972-487-5843

**LANDSCAPE PLAN**  
 LOT 1, BLOCK A  
 STORAGE MAX OF  
 ROWLETT ADDITION

PROJECT:  
 STORAGE MAX SELF STORAGE  
 LOT 1, BLOCK A  
 STORAGE MAX OF ROWLETT ADDITION  
 LAKEVIEW PARKWAY  
 ROWLETT, TEXAS

**REVISIONS:**

DATE	REVISION
10/11/01	PER CITY REVIEW
10/24/01	BLDG FOOTPRINT

**SHEET TITLE**  
**LANDSCAPE PLAN**  
 LOT 1, BLOCK A  
 STORAGE MAX OF  
 ROWLETT ADDITION  
 DATE: AUG 15, 2001  
 SCALE: 1" = 40'  
 DRAWN BY: SAS  
 CHECKED BY: JDJR  
 SHEET NO.  
**L1** OF **4**  
 JDJR FILE NO. 225-03-01

ISSUE	DATE
OWNER REVIEW	12/2/2013
SUP SUBMITTAL	1/7/2014

EXTRA SPACE  
**SELF STORAGE BUILDING ADDITION**  
 LOT 1R, BLOCK A STORAGE MAX OF ROWLETTE NO. 2  
 2416 LAKEVIEW PARKWAY  
 ROWLETT, TEXAS

**Kaufman Design Group**

ARCHITECTURE  
 12371 E. LINCOLN CT.  
 WICHITA, KS 67207  
 (316) 618-0448  
 (316) 618-0048 fax  
 skaufman@cox.net

SHEET TITLE  
 EXTERIOR ELEVATIONS

SHEET NUMBER

**A1**

OF SHEETS

- MATERIAL LEGEND**
- ① 24 GAUGE PREFINISHED RAKE, EAVE TRIM OR GUTTER  
COLOR MCCI BROWNSTONE
  - ② PREFINISHED ROLL-UP DOOR  
COLOR JANUS ROYAL BLUE- (MATCH EXISTING)
  - ③ PREFINISHED PANEL HEADER  
COLOR JANUS ROYAL BLUE- (MATCH EXISTING)
  - ④ SMOOTH FACED CONCRETE MASONRY UNIT  
PAINT P1 ELASTOMERIC PAINT  
COLOR MEDIUM TAN
  - ⑤ SMOOTH FACED CONCRETE MASONRY UNIT  
PAINT P2 ELASTOMERIC PAINT  
COLOR IVORY TO MATCH EXISTING
  - ⑥ FLUSH INSULATED H.M. DOOR AND FRAME  
PAINT  
COLOR MEDIUM TAN
  - ⑦ ALUMINUM FRAME/TINTED INSULATED GLAZED DOOR  
ANODIZED BRONZE FRAME
  - ⑧ WALL PACK LIGHT FIXTURE
  - ⑨ 24 GA. GALVALUME STANDING SEAM ROOF
  - ⑩ 24 GA. 4"x6" DOWNSPOUTS



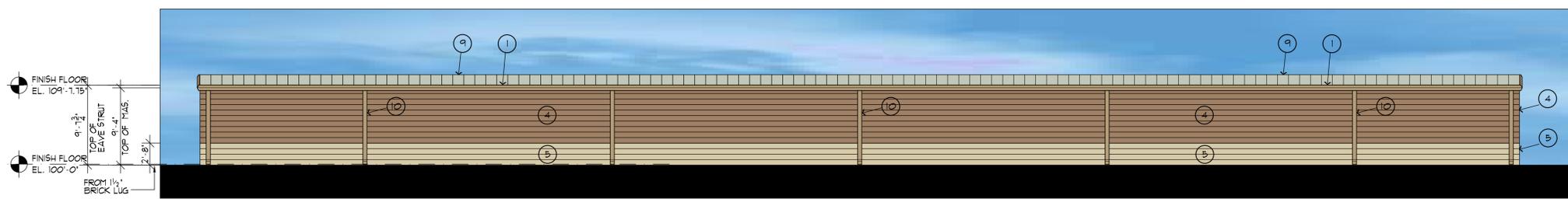
**EAST FOOTPRINT BUILDING E**



**E4 EAST ELEVATION BUILDING E**  
SCALE 1/8"=1'-0"



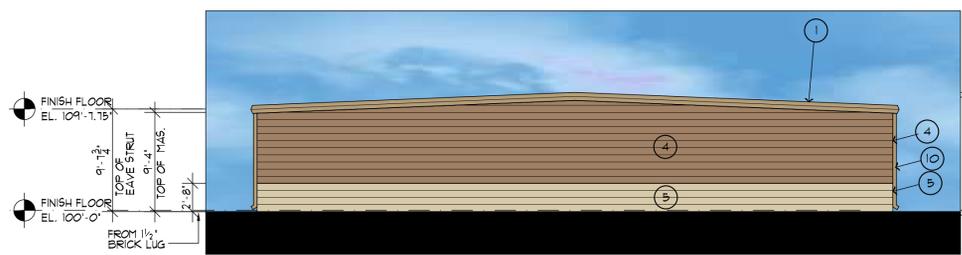
**WEST FOOTPRINT BUILDING E**



**E3 WEST ELEVATION BUILDING E**  
SCALE 1/8"=1'-0"



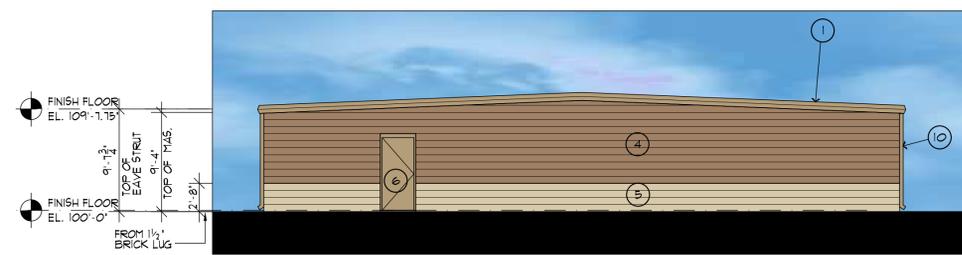
**SOUTH FOOTPRINT BUILDING E**



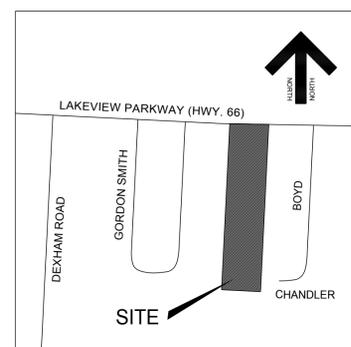
**E1 SOUTH ELEVATION BUILDING E**  
SCALE 1/8"=1'-0"



**NORTH FOOTPRINT BUILDING E**



**E2 NORTH ELEVATION BUILDING E**  
SCALE 1/8"=1'-0"



LOCATION MAP  
NOT TO SCALE

LOT 1, BLOCK A  
 STORAGE MAX OF  
 ROWLETTE ADDITION

OWNER/DEVELOPER:  
 STORAGE PORTFOLIO I, LLC  
 2795 E. COTTONWOOD PKWY.  
 SALT LAKE CITY, UTAH 84121

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

**BUILDING FACADE PLAN**

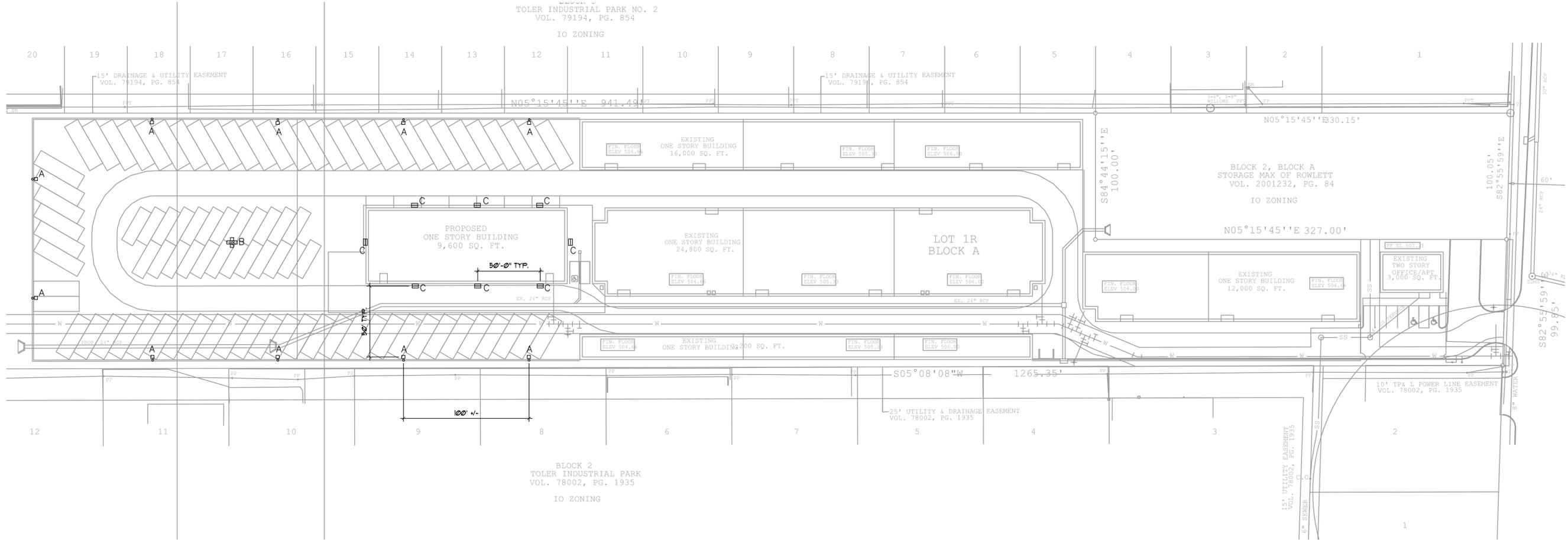




STORAGE MAX SELF STORAGE  
 LOT 1, BLOCK A  
 STORAGE MAX OF ROWLETTE ADDITION  
 LAKEVIEW PARKWAY  
 ROWLETTE, TEXAS

LIGHT FIXTURES:	
	LOCATION: SITE/BUILDING
A	PARKING LOT FIXTURES SHALL BE USLED 1 ENGINE QUBE DS-328-A-277-QB-b-c-4e OR USLED FLOOR LIGHT 3 QUBE DS-329-A-277-QB-b-c-9-e. MAY BE USED IN RV.
B	PARKING LOT FIXTURES SHALL BE USLED 4 ENGINE QUBE DS-328-A-277-QB-b-c-4e OR USLED FLOOR LIGHT 3 QUBE DS-329-A-277-QB-b-c-9-e. MAY BE USED IN RV.
C	DESIGN: EXTERIOR WALL PACKS: WALL PACKS SHALL BE USLED SINGLE ENGINE QUBE PAK 1 (DS-402U-3-277-QB-OS2-57-1-L) WITH DIE CAST ALUMINUM BACK HOUSING.

NOTE:  
 POLE LIGHTS TO BE MOUNTED ON 15' MAXIMUM HEIGHT POLES.



JOB NO.

DATE: 4-29-14

DRAWN BY: J.L.W. CHECKED BY: J.L.W.

REVISIONS:

SHEET NUMBER

SL-1

OF SHEETS

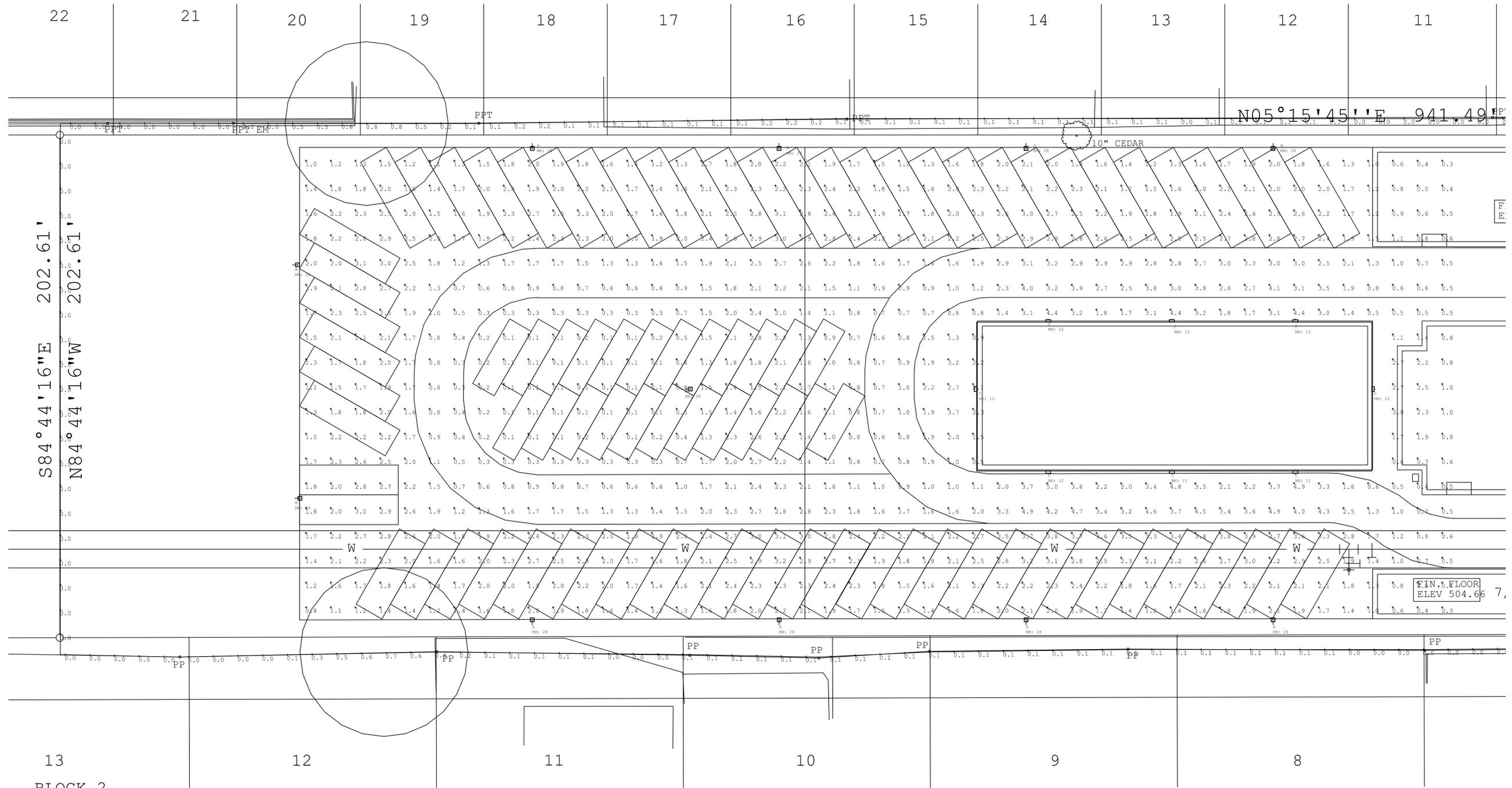
**1 SITE LIGHTING PLAN**  
 SCALE: 1" = 40'-0"

Apr 29, 2014 - 3:08pm  
 J.L.W.



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	A	SINGLE	N.A.	0.950	CL1-90L-4K-3-BC
	1	B	SINGLE	N.A.	0.950	CL1-90L-4K-4-BC
	8	C	SINGLE	N.A.	0.950	LMC-30LU-3K-4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.80	5.1	0.1	18.00	51.00
PROPERTY LINE	Illuminance	Fc	0.05	0.8	0.0	N.A.	N.A.



STORAGE MAX SELF STORAGE  
 LOT 1, BLOCK A  
 STORAGE MAX OF ROWLETTE ADDITION  
 LAKEVIEW PARKWAY  
 ROWLETT, TEXAS



JOB NO.

DATE: 4-29-14

DRAWN BY: J.L.W. CHECKED BY: J.L.W.

REVISIONS:


SHEET NUMBER

**SL-2**

OF SHEETS

BLOCK 2  
 ER INDUSTRIAL PARK  
 L. 78002, PG. 1935

Apr 29, 2014 - 1:53pm  
 J:\Rowlett\14



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 05/13/2014

**AGENDA ITEM:** C.2

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. The subject property is located at 7818 Princeton Road, further described as Lot 1, Block A, of Loyd Estates, an addition to the City of Rowlett, Dallas County, Texas. (SUP14-710)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant, George Beck, is requesting a Special Use Permit (SUP) to construct a 30-foot by 48-foot metal garage on his property at 7818 Princeton Road (Attachment 1 – Location Map). The applicant wishes to use proposed accessory structure to accommodate a RV, a boat, a trailer, and other materials (Attachment 2 – Applicant’s Statement). This request requires a SUP as the proposed accessory structure is over 500 square feet and will be constructed of metal.

**BACKGROUND INFORMATION**

The subject property at 7818 Princeton Road is 2.009 acres zoned Single Family Residential – 8 or minimum lot size of 8,000 square feet. There is currently a 2,167 square-foot single-family residence constructed of brick and two existing accessory buildings on the property (Attachment 3 – Site Plan).

The applicant is requesting a Special Use Permit (SUP) to construct a 30-foot by 48-foot metal garage on the property. This structure would serve as a detached garage to accommodate a RV, a boat, a trailer, and other materials. The proposed location of the detached garage would be in the rear yard approximately 250 feet from the front property line. The structure will be located 10 feet from side property line to the north, 80 feet from the side property line to the south, and 400 feet from the rear property line to the east.

**DISCUSSION**

Section 77-303.C.3 of the Rowlett Development Code states that “any accessory structure in a residential zoning district that is over 500 square feet in size and which is enclosed shall require a Special Use Permit.” It further states that the accessory structure “shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof;

provided, however, that if the primary structure on the lot has a metal roof, the accessory structure may also have a metal roof of similar type.” It goes on to say that any accessory structure that does not meet the requirements will require a Special Use Permit.

The approval criteria for a Special Use Permit (SUP) are outlined in Section 77-206 of the Rowlett Development Code (RDC). The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

*Section 77-206.D. Approval Criteria.* Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

***The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Staff sees the proposed accessory structure as being consistent with the surrounding properties to the east and to the south. In staff’s opinion, the request would not deter the value of the surrounding properties that consist of larger lots with similar sized accessory structures.***

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

***Accessory buildings are allowed in the SF-8 zoning district provided they meet the requirements in Section 77-300 of RDC outlined below. These requirements include lot coverage, height, and setback for accessory structures.***

<b><i>Use standard</i></b>	<b><i>Regulation</i></b>	<b><i>Proposed Structure</i></b>
<b><i>Max. lot coverage</i></b>	<i>45 percent max</i>	<i>≈ 9 percent</i>
<b><i>Max. rear yard coverage</i></b>	<i>35 percent max</i>	<i>≈ 4 percent</i>
<b><i>Max. height</i></b>	<i>35 feet</i>	<i>16 feet</i>
<b><i>Min. side yard setback</i></b>	<i>3 feet</i>	<i>10 feet</i>

***Total lot coverage was calculated with the proposed structure and pavement with all existing structures and pavement. The maximum coverage for the rear yard was calculated with the square footage of the proposed structure with the square footage all existing accessory structures in the rear yard. The rear yard for the subject property is approximately 1.32 acres or 57,715 square feet. With the exception of the***

**size and materials, the proposed structure meets lot coverage, height, and side yard setback requirements.**

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

**The Special Use Permit is being requested in order to build a garage large enough to house a RV, boat, and trailer. The existing home on the subject property does not have an attached garage.**

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

**The proposal should not negatively affect the health, safety, morals, or general welfare of the public. The proposed structure will be located approximately 250 feet from the front property line and would have limited visibility from the Princeton Road. The applicant is proposing to plant two trees in the 10-foot space between the proposed structure and the northern property line to provide screening of the structure from the adjacent neighborhood to the north.**

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

**Adequate utilities, access roads, and drainage facilities exist or are being provided for the site and are sufficient for accommodating the demands associated with the request for this Special Use Permit.**

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

**It is not anticipated that the proposed structure will have any significant adverse impact on the adjacent property. The proposed structure will be located at least 10 feet from the northern property line. To the north of the subject property, is a residential subdivision consisting of single-family lots between 7,000 – 8,000 square feet in size. The applicant will plant two trees along the northern side of the proposed structure to provide some screening from the nearby properties to the north (Attachment 3 – Site Plan).**

**The proposed structure will be located more than 85 feet from the south property line, more than 400 feet from the east (rear) property line, and approximately 250 feet from the west (front) property line. The structure will have limited visibility from Princeton Road.**

***In addition, the character of the neighborhood to the south and to the east is for larger acreage lots. Many of these lots have larger accessory buildings, barns, and sheds. The properties at 7714 Princeton, 7718 Princeton, 7726 Princeton, and 7802 Princeton each have an oversized metal accessory structure (Attachment 4 – Site Photos). Allowing an oversized metal accessory structure at this location would not be out of character with the surrounding properties to the southeast along Princeton Road.***

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit;

***An accessory structure is a permitted use in the SF-8 zoning district. The subject property is 2.009 acres in size. This provides sufficient room to place a 1,440 sq-ft accessory structure on the property without violating any setback or lot coverage requirements. The proposed structure combined with the existing structures would constitute less than 5% coverage of the rear yard. This is far below the 35% maximum lot coverage for the rear yard. Additionally, the placement of the proposed structure is 250 feet from the front property line and should have limited visibility from Princeton Road. It is staff's opinion that the subject property is suitable for the proposed request.***

### **Public Notice**

As required by the Rowlett Development Code, notices of this public hearing were mailed to property owners within 200 feet. On April 4, 2014, a total of 34 notices were mailed. As of May 7, 2014, eight responses have been returned. Four are in favor of the request and four are in opposition to the request (Attachment 5 – Returned Public Notices). The responses in opposition cited concerns with “too much noise” and another cited concerns that the structure might be used to keep animals.

### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

### **RECOMMENDED ACTION**

It is staff's opinion that the size of the subject property, the placement of the proposed structure, and its expected limited visibility makes the request compatible with the surrounding area. Based on meeting the criteria in the RDC, staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council.

### **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Applicant's Statement
- Attachment 3 – Site Plan
- Attachment 4 – Site Photos
- Attachment 5 – Returned Public Notices

200' Notification Area

Subject Property



Oversized Metal Garage  
7818 Princeton Rd  
Map Created: April 7, 2014



MINOR SUP  
SUP 14-710  
200 FT NOTIFICATION AREA



Department of Public Works/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 7818 Princeton Road...
EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to construct a 1,440 square-foot detached garage...

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

COMMENTS:

SIGNATURE:

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 May 13, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on June 3, 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. Your response must be received in the Planning Department by 5 pm on Wednesday, May 7, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by May 28, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, 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 protest 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/Public Works Division
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Planning/Public Works Division
PO Box 99
Rowlett, TX 75030-0099

Property Address: 7818 Princeton Road, Rowlett 75089 TX

Acreage: 2.01 Acres

Legal Description: Loyd Estates

County Residential Account # 44142300A0010000

Owner: George & Ellena Beck

Phone # 214-403-2778

Description of Project

The property does not have a garage. The owner requests permission to build a garage/storage building to accommodate an RV, a boat, a trailer and other materials which stored outside are unsightly and exposed to UV radiations will depreciate in value

Muller Building Inc. provides an RV Garage/Storage made out of powder coated metal. The manufacturer offers a large pallet of colors and dimensions for the above mentioned purpose which is modern and trendy in appearance.

It will increase the property value by over \$ 20,000 therefore will provide additional revenue for the City of Rowlett in Property and School taxes.

The proposed building will have a positive impact in the vicinity of the property by displaying good housekeeping practice, proper property care, and adequate property maintenance.

The chosen colors are "Light Stone" for the siding and "Koko Brown" for the gutters and trims (see Exhibit C-color chart)

 3/7/2014

Similar building  
from the same  
manufacturer installed  
on a different property.



EXHIBIT A — CONCEPT PART 2

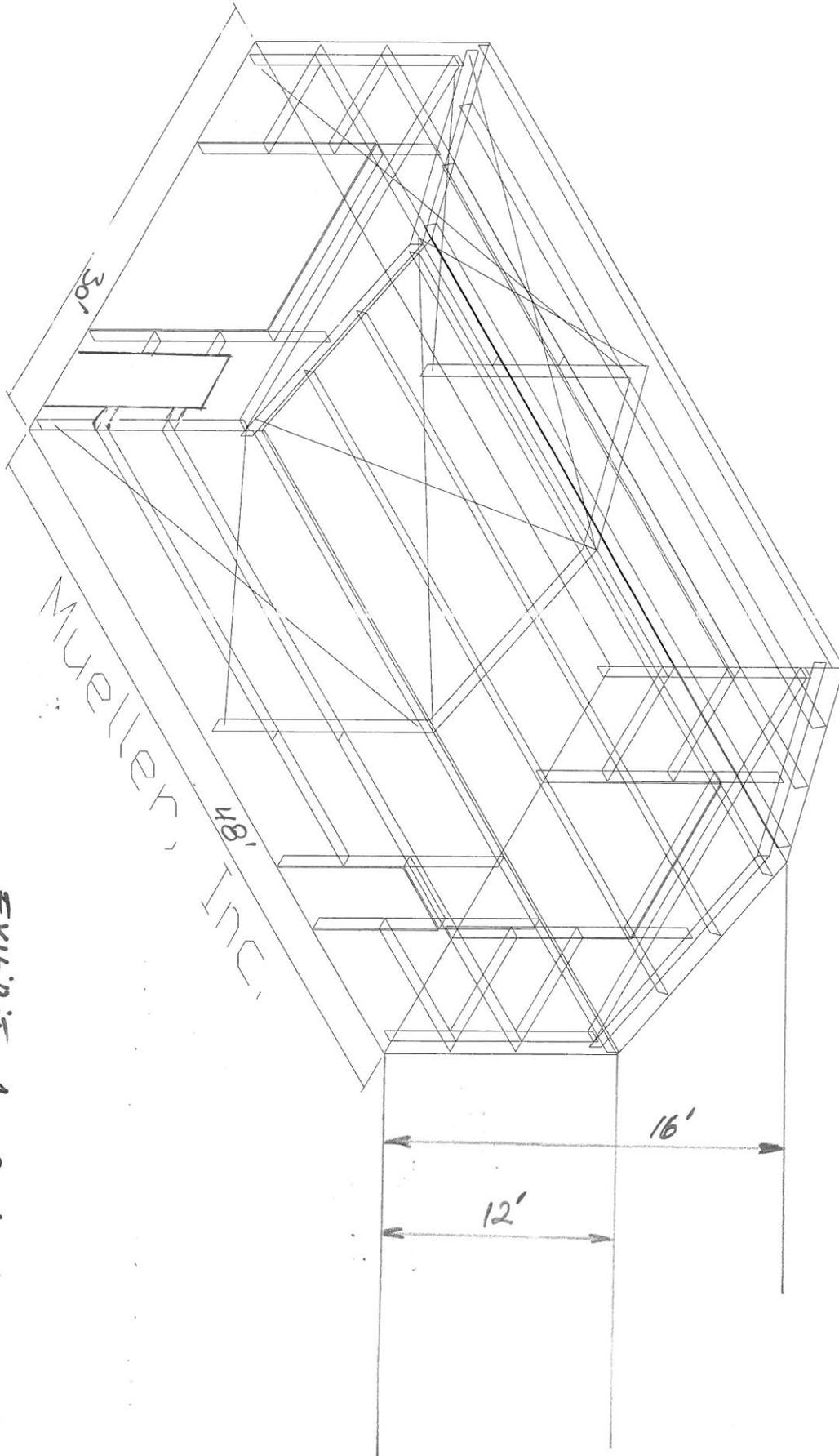


EXHIBIT A - CONCEPT PLAN 1

ATTACHMENT 2

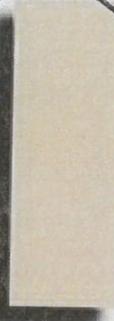
Hawaiian Blue



Crimson Red



Light Stone



*Siding*

Burnished Slate



Charcoal Gray



Koko Brown



*gutters and  
trims*

Aztec Gold



Ash Gray



Rustic Red



Fern Green



Saddle Tan



Gallery Blue



Polar White

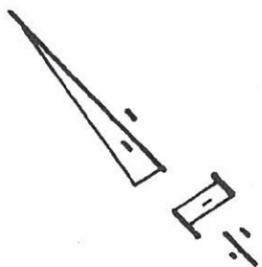


Desert Sand

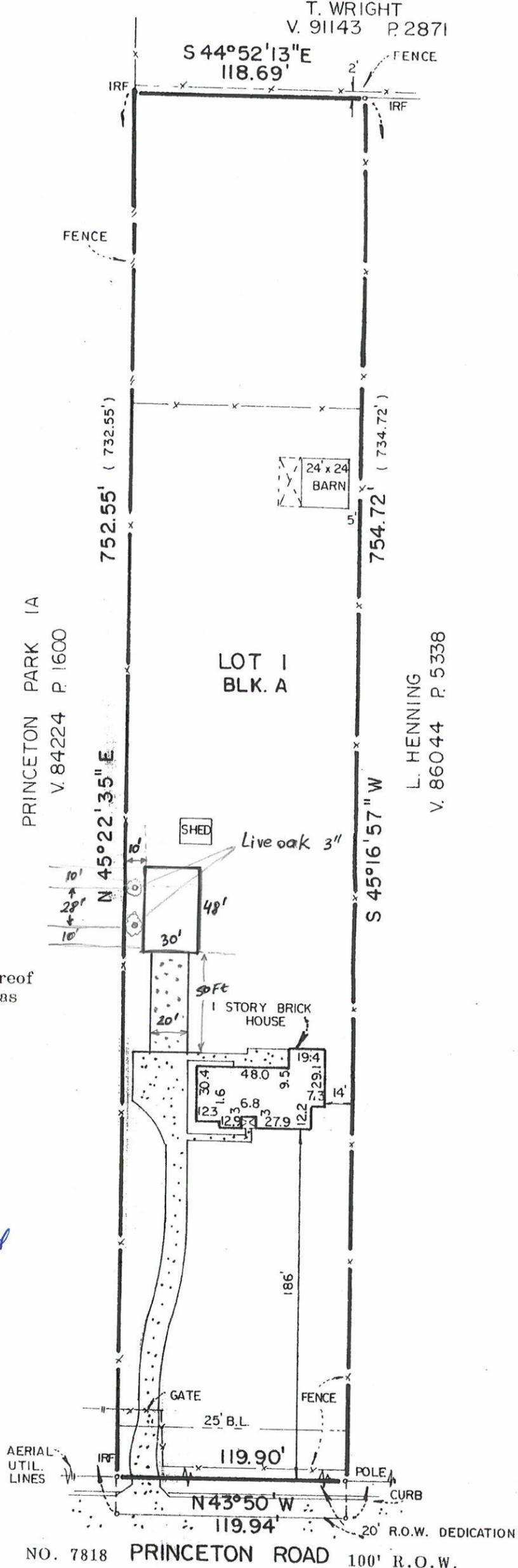


EXHIBIT C - color Chart

SURVEY PLAT



T. WRIGHT  
V. 91143 P. 2871



L. HENNING  
V. 86044 P. 5338

This Lot has access to and from a public road.  
This Lot is not in a Flood Hazard Area as shown on Federal Flood Map 480185 0005C, effective 6-5-97.

LEGAL DESCRIPTION:

Being Lot 1, in Block A, of LOYD ESTATES, an Addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 96148, Page 4604, of the Map Records of Dallas County, Texas.

*Revised 4/15/2014*

- ① Increased clearance to North side neighbor to 10Ft
- ② Modified driveway dimensions and slope
- ③ Added 2 Live oaks, minimum 3" caliper on North Side

ADDRESS: 7818 Princeton Road  
BUYER: *George Beck*  
The plat hereon is a true, correct, and accurate representation of the property, as determined by on the ground survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, Except as shown.

Scale: 1"=60'  
Date: August 3, 2006  
JOB No.: 7-40-06

This survey was performed in connection with the transaction described in GF No. 05R17599 NG0K of Republic Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM

*David James*  
DAVID JAMES  
LAND SURVEYORS  
ROWLETT, TEXAS  
972-412-6867

**SUP14-710**  
**Site Pictures**



7818 Princeton





Similar accessory  
structures on  
nearby properties



7726 Princeton



7718 Princeton



7714 Princeton



Department of Public Works/Planning Division

NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. A map 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 applicant requests a Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-710).

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APR 21 2014  
PLANNING DEPT

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

**COMMENTS:** It can be used to storage and is inside his property.

**SIGNATURE:** *Dan Gore*  
**ADDRESS:** 7609 CLAYMONT AVE, ROWLETT, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **May 13, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **June 3, 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. Your response must be received in the Planning Department by 5 pm on **Wednesday, May 7, 2014**, for your comments to be included in the Planning and Zoning Commission packet. All responses received by **May 28, 2014**, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, 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 protest 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/Public Works Division                  Phone 972-412-6166                  FAX 972-412-6228                  glangford@rowlett.com</p>	<p><b>RETURN BY FAX OR MAIL</b>                  City of Rowlett                  Planning/Public Works Division                  PO Box 99                  Rowlett, TX 75030-0099</p>
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Department of Public Works/Planning Division

NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**RE:** Application for a Minor Special Use Permit  
**LOCATION:** The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. A map 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 applicant requests a Minor Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-710).

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

**COMMENTS:** This house was built with no garage  
This building is needed

**SIGNATURE:** Tom B Wrayne  
**ADDRESS:** 8221 Dalreck, Rowlett

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 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. Your response must be received in the Planning Department by 5 pm on Wednesday, April 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by April 30, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

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---	---

RECEIVED  
 APR 22 2014  
 PLANNING DEPT.



**Department of Public Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Special Use Permit

**LOCATION:** The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. A map 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 applicant requests a Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-710).

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

**COMMENTS:**

---

**SIGNATURE:** Mad Jack

**ADDRESS:** 7614 Clairemont Rowlett 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **May 13, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **June 3, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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MAY 01 2014

PLANNING DEPT

**RETURN BY FAX OR MAIL**  
 City of Rowlett  
 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099

If you have any questions concerning this request, please contact the Planning/Public Works Division  
 Phone 972-412-6166  
 FAX 972-412-6228  
[glangford@rowlett.com](mailto:glangford@rowlett.com)



**Department of Public Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Minor Special Use Permit  
**LOCATION:** The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. A map 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 applicant requests a Minor Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-710).

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

---

**SIGNATURE:**

*Regina Ruger*

**ADDRESS:**

7806 Portsmouth Drive, Rowlett, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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**RETURN BY FAX OR MAIL**  
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 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099

**RECEIVED**

**APR 15 2014**

**PLANNING DEPT.**



**Department of Public Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Special Use Permit

**LOCATION:** The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. A map 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 applicant requests a Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-710).

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

**COMMENTS:** UNDIFFINED USE OF "GARAGE": "GARAGE" IS LOCATED IN THE MIDST OF TWO CAR GARAGES DINELLINGS. NEED MORE INFORMATION.

**SIGNATURE:** R. J. Seattle

**ADDRESS:** 7706 CLAIREMONT AVE 75089-2423

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **May 13, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **June 3, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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 Phone 972-412-6166  
 FAX 972-412-6228  
[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RECEIVED**  
**APR 25 2014**  
**PLANNING DEPT.**

**RETURN BY FAX OR MAIL**  
 City of Rowlett  
 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099



**Department of Public Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Minor Special Use Permit  
**LOCATION:** The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. A map 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 applicant requests a Minor Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-710).

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

**COMMENTS:** *I believe this would be used more for the animals than a garage. We have more flies than before due to the poop not being picked-up.*

**SIGNATURE:** *Rena Band*

**ADDRESS:** *7814 Clairmont Ave Rowlett TX 75089*

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 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. Your response must be received in the Planning Department by 5 pm on Wednesday, April 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by April 30, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

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[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**  
 City of Rowlett  
 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099

**RECEIVED**  
**APR 16 2014**  
**PLANNING DEPT.**



**Department of Public Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Minor Special Use Permit

**LOCATION:** The subject property is located at 8221 Dalrock Road being further described as a 6.552 acre tract in the Hanse Hamilton Abstract #548 in the City of Rowlett, Texas. A map 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 applicant requests a Minor Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached garage with a metal exterior. The detached garage will have a total size of 4,950 square feet. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-711).

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

**COMMENTS:**

**SIGNATURE:**

*Amber Cannon*

**ADDRESS:**

*412814 - 7900 Clairmont*

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 April 22, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on May 6, 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. Your response must be received in the Planning Department by 5 pm on Wednesday, April 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by April 30, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

If you have any questions concerning this request, please contact the Planning/Public Works Division

Phone 972-412-6166  
 FAX 972-412-6228  
[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**

City of Rowlett  
 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099



**Department of Public Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Minor Special Use Permit  
**LOCATION:** The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. A map 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 applicant requests a Minor Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-710).

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

**COMMENTS:** *too much noise*

**SIGNATURE:** *Amy McShen*  
**ADDRESS:** *7910 Clairemont*

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---	---

**RECEIVED**  
**APR 15 2014**  
**PLANNING DEPT.**



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 05/13/2014

**AGENDA ITEM:** C.3

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached metal garage with a total size of 4,950 square feet. The subject property is located at 8221 Dalrock Road being further described as a 6.552 acre tract in the Hanse Hamilton Abstract #548 in the City of Rowlett, Texas. (SUP14-711)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant, Tom Wright, is requesting a Special Use Permit (SUP) to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached garage with a metal exterior. After the addition, the detached garage will have a total size of 4,950 square feet. The subject property is located at 8221 Dalrock Road (Attachment 1 – Location Map). This request requires a SUP as the proposed accessory building is over 500 square feet and is constructed of metal.

**BACKGROUND INFORMATION**

The subject property at 8221 Dalrock Road is 6.552 acres zoned Single Family Residential – 8 or minimum lot size of 8,000 square feet. There is currently a single-family home constructed of brick and two oversized accessory buildings on the property. The applicant is proposing to demolish an existing 1,600 sq-ft wood-framed structure that is currently located a few feet from an existing 2,000 sq-ft metal garage (Attachment 2 – Site photos). In place of the wood-framed structure, the applicant wishes to construct a 2,950 sq-ft metal building that will be attached to the existing 2,000 sq-ft metal building. This will result in a metal building with a total size of 4,950 square feet.

The applicant uses the existing metal building to restore his private collection of classic cars. The additional metal building would allow him to store his collection onsite and to store his tractor, trailers, and other equipment inside. The applicant has indicated that the car restoration is a hobby and not a business.

The applicant is proposing to use a pre-engineered steel building manufactured by Mueller, Inc. According to the applicant, the structure will match the color of the existing metal building. The proposed structure will be attached to an existing metal building. The proposed structure will

replace an existing 1,600 sq-ft wood-framed structure. The proposed structure will be located at least 62 feet from the south property line, 195 feet from the west (rear) property line and more than 287 feet from the north property line. The proposed structure will be located approximately 400 feet from the east (front) property line.

## DISCUSSION

Section 77-303.C.3 of the Rowlett Development Code states that “any accessory structure in a residential zoning district that is over 500 sq ft in size and which is enclosed shall require a Special Use Permit.” It further states that the accessory structure “shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof; provided, however, that if the primary structure on the lot has a metal roof, the accessory structure may also have a metal roof of similar type.” It goes on to say that any accessory structure that does not meet the requirements will require a Special Use Permit.

The approval criteria for a Special Use Permit (SUP) are outlined in Section 77-206 of the Rowlett Development Code (RDC). Staff recommends that the Planning and Zoning Commission consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

*Section 77-206.D. Approval Criteria.* Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

***The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about rezoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Staff sees the proposed accessory building as consistent with the surrounding properties to the west and to the south. In staff’s opinion, the request would not deter the value of the neighborhood that the consist of larger lots with similar sized accessory structures.***

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

***Accessory buildings are allowed in the SF-8 zoning district provided they meet the criteria in section 77-300 outlined below. In addition to requiring a SUP for accessory buildings over 500 sq ft with a metal exterior, Section 77-303 also sets lot coverage, height, and setback requirements for accessory structures. All use-specific standards in Section 77-303 have been met.***

<b>Use standard</b>	<b>Regulation</b>	<b>Proposed Structure</b>
<b>Max. lot coverage</b>	45 percent max	≈ 4 percent
<b>Max. rear yard coverage</b>	35 percent max	≈ 3 percent
<b>Max. height</b>	35 feet	16 feet
<b>Min. side yard setback</b>	3 feet	62 feet

**Total lot coverage was calculated with the proposed structure and pavement with all existing structures and pavement. The maximum coverage for the rear yard was calculated with the proposed structure and with all existing structures in the rear yard. The rear yard for the subject property is approximately 3.67 acres or 160,000 square feet. The 4,950 sq-ft building will not exceed the coverage requirements.**

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

**The special use permit is being requested in order to replace an existing 1,600 sq-ft building that is deteriorating. The applicant wishes to build a structure large enough to store his collection of vehicles onsite along with his trailers and tractor.**

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

**The proposal should not negatively affect the health, safety, morals, or general welfare of the public. The proposed addition would be located approximately 400 feet from the front property line. While the structure would have some visibility from the street, the existing home and several large mature growth trees will provide some screening of the proposed structure. In addition, the character of the neighborhood to south and to the west consists of larger lots with acreage. Many of these lots have oversized accessory buildings, barns, and sheds including metal structures.**

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

**Adequate utilities, access roads and drainage facilities exist or are being provided for the site and are sufficient for accommodating the demands associated with the request for this Special Use Permit.**

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

**It is not anticipate that the proposed structure will have significant adverse impact on adjacent properties. The proposed structure will be located at least 62 feet from to the south property line, 195 feet from the west (rear) property line and more than 287 feet**

**from the north property line. The proposed structure will be located approximately 400 feet from the east (front) property line. Additionally, it will be located behind the existing home and a number of existing mature growth trees that will provide some limited screening from Dalrock Road.**

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit.

**An accessory structure is a permitted use in the SF-8 zoning district. The subject property is 6.552 acres in size. This provides sufficient room to place an oversized accessory structure on the property without violating any setback or lot coverage requirements. The placement of the proposed structure is more than 400 feet from the front and being placed behind the home should limit any visible impact of allowing a metal structure.**

**The proposed addition will make the 4,950 sq-ft accessory building considerably larger than the existing 2,382 sq-ft single-family home. This brings into question whether the proposed accessory structure will remain accessory to the single-family home. The RDC defines accessory building as a structure that is subordinate to the primary structure on the property, in this case, a single-family residence.**

**It is staff's opinion that while the proposed size of the accessory structure is significantly larger than the residences, it is the subordinate use of the property. The applicant intends to use the proposed structure to continue his hobby of restoring his personal vehicles, as well as use the proposed structure to store his vehicles, tractor, and trailers. Staff believes that this constitutes as an accessory use that is subordinate to the primary use of the subject property. Given the size of the property, the proposed structure will meet setback or lot coverage requirements. In staff's opinion, this makes the request suitable for the subject property.**

#### Public Notice

As required by the Rowlett Development Code notices of this public hearing were mailed to property owners within 200 feet. On April 4, 2014, a total of 34 notices were mailed. As of May 7, 2014, 10 notices have been returned. Six were in favor of the request and four were in opposition to the request. One response was from the property owner of the subject property. (Attachment 5)

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

It is staff's opinion that the size of the subject property, the placement of the proposed structure and its expected limited visibility makes the request compatible with the surrounding area.

Based on meeting the criteria in the RDC, staff recommends the Planning and Zoning Commission make a favorable recommendation to City Council.

**ATTACHMENTS**

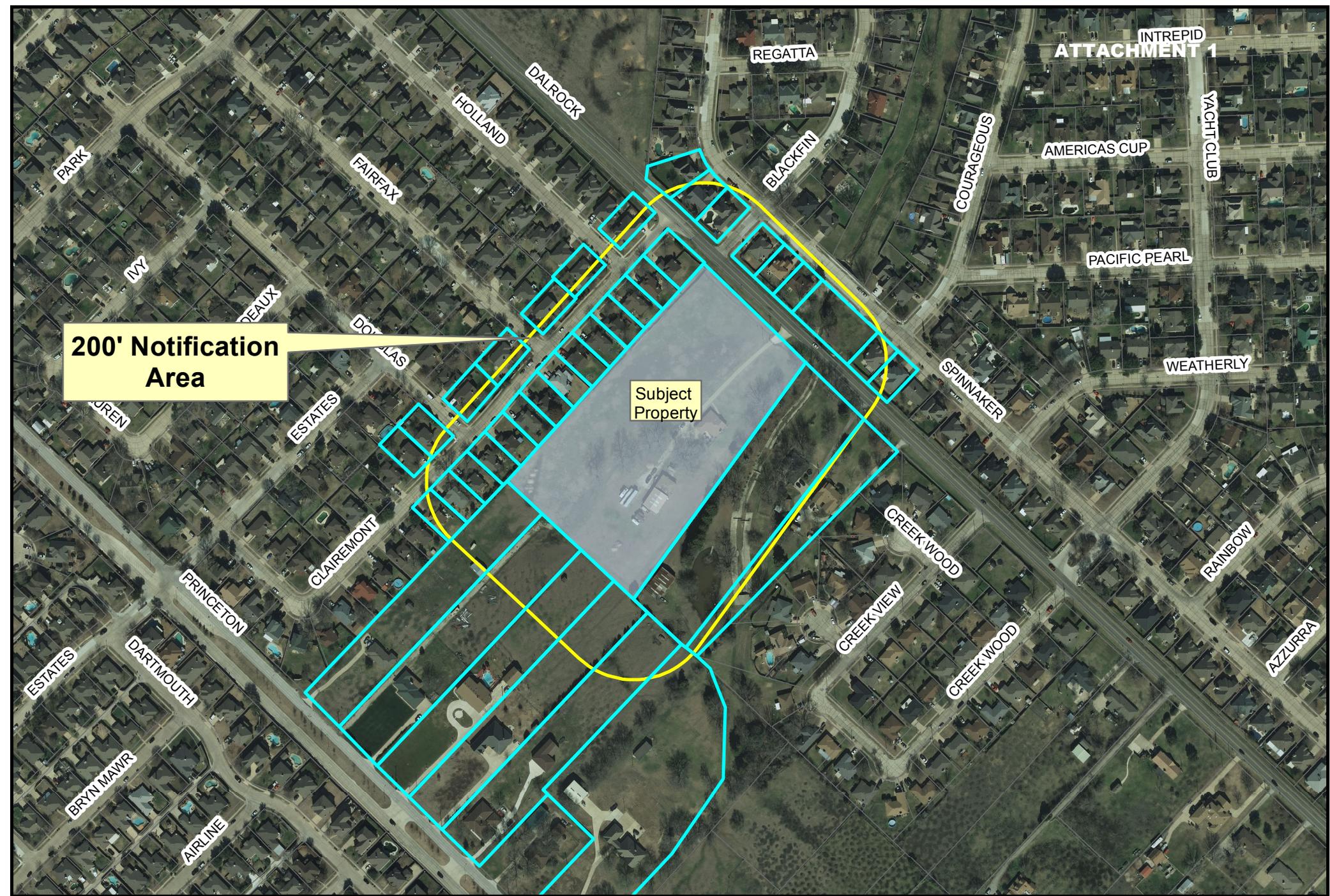
Attachment 1 – Location Map

Attachment 2 – Site Photos

Attachment 3 – Concept Plan

Attachment 4 – Metal Building Example

Attachment 5 – Returned Public Notices



**200' Notification Area**

**Subject Property**



**Oversized Metal Garage  
8221 Dalrock Road  
Map Created: April 7, 2014**



**MINOR SUP  
SUP 14-711  
200 FT NOTIFICATION AREA**

SUP14-711  
Site Pictures

ATTACHMENT 2







Existing 2,000 sq-ft structure to remain



Existing wood frame structure to be replaced with new structure attaching to existing metal building



Facing the south property line



Facing south west



Facing south east

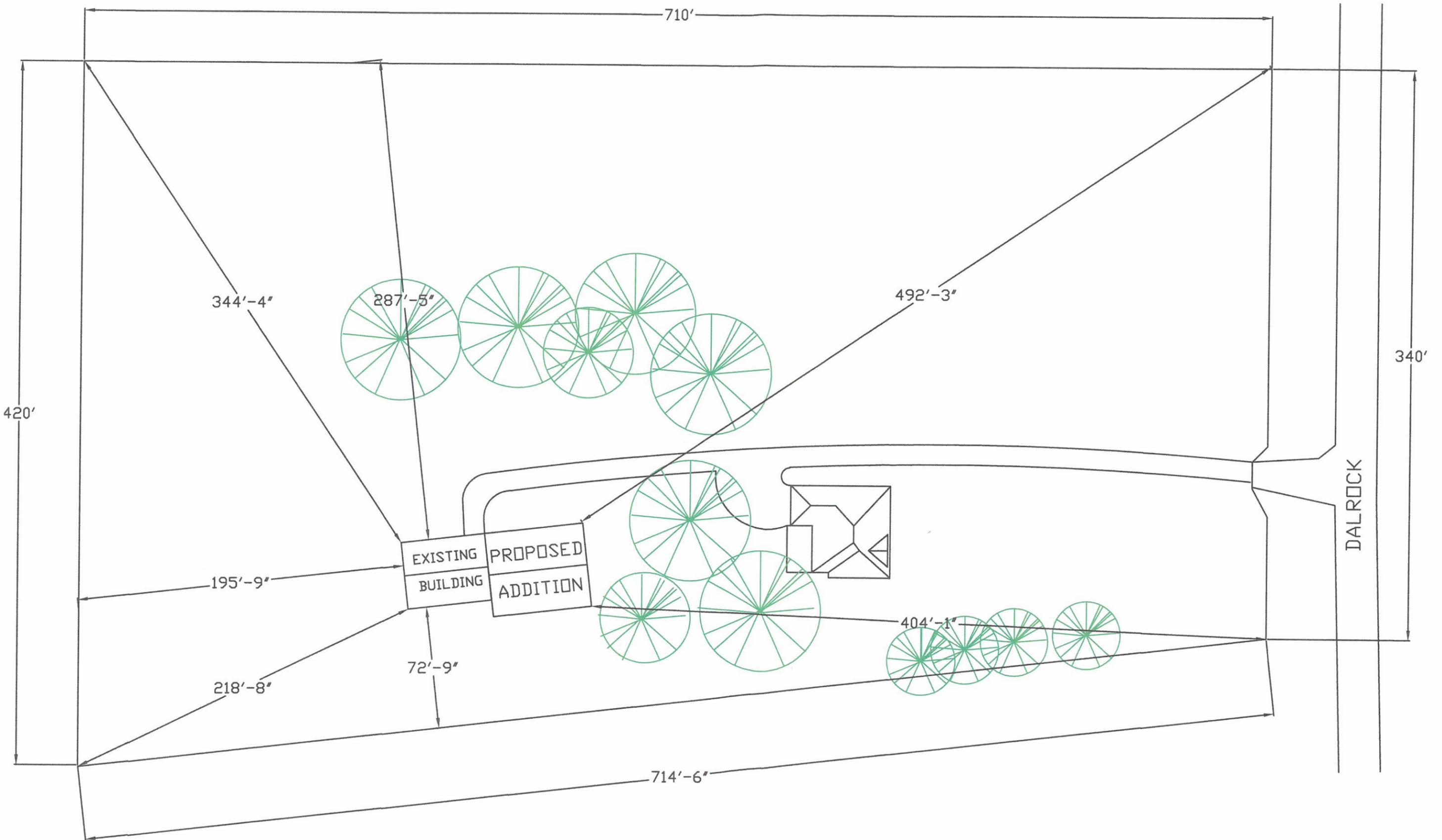


Facing east

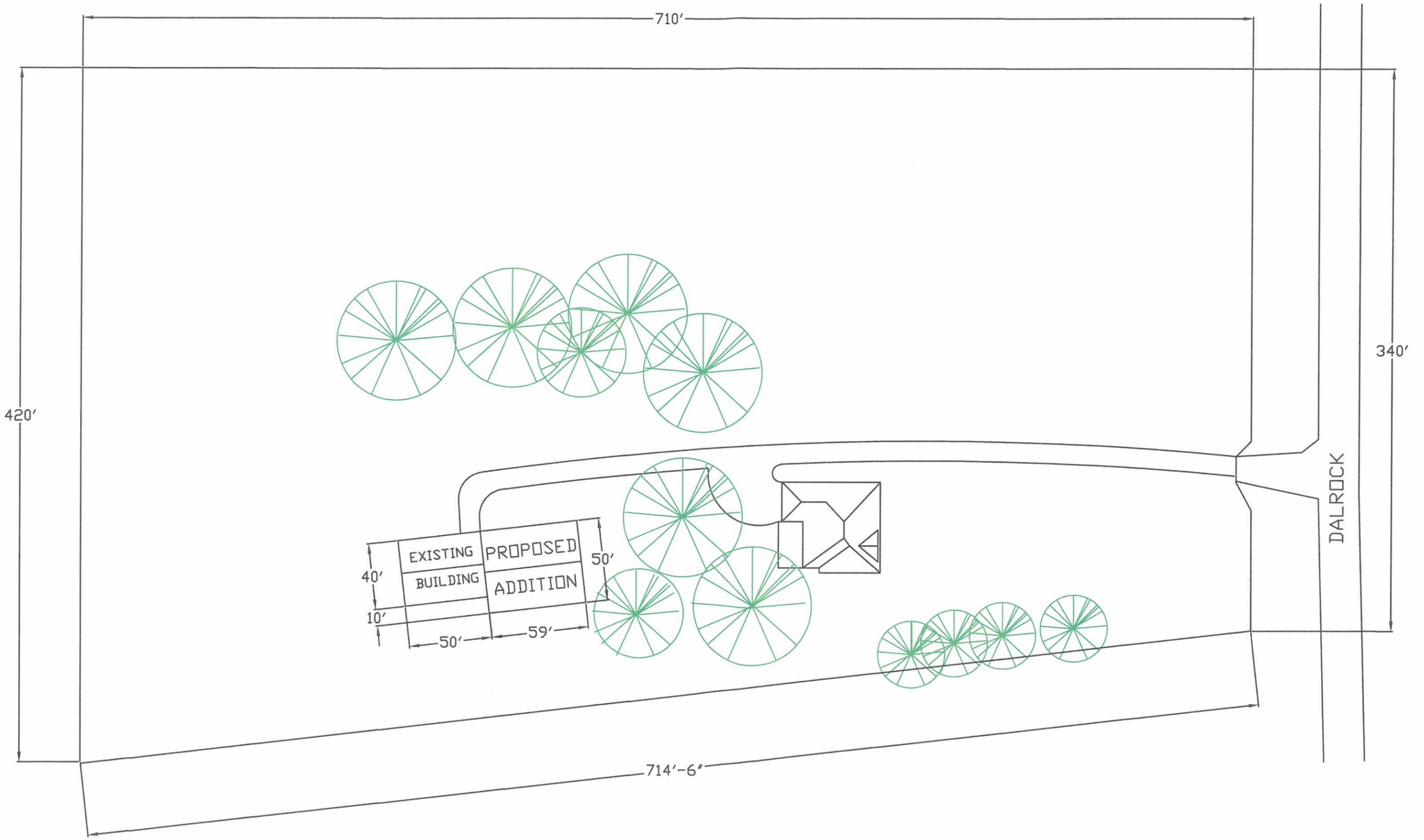


Facing north

Tom Wright  
8221 Dalrock



Tom Wright  
8221 Dalrock



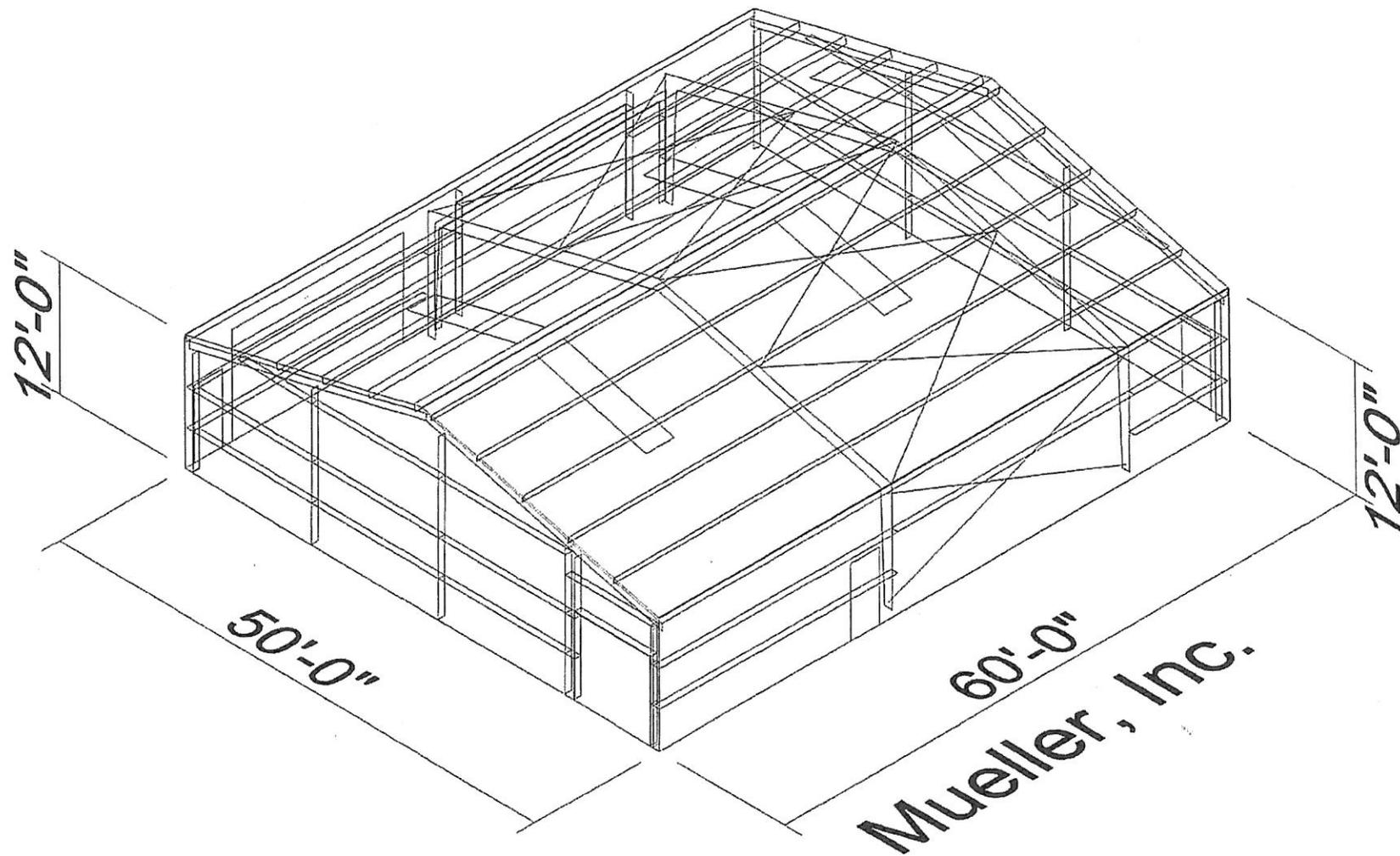
Tom Wright 214-802-2186

**ATTACHMENT 4**



Tom Wright 214-802-2186

ATTACHMENT 4



The length of the structure was reduced from 60'f to 59'.

# Rowlett

T E X A S

## Department of Public Works / Planning Division

### NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Special Use Permit

**LOCATION:** The subject property is located at 8221 Dalrock Road being further described as a 6.552 acre tract in the Hanse Hamilton Abstract #548 in the City of Rowlett, Texas. A map 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 applicant requests a Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached garage with a metal exterior. The detached garage will have a total size of 4,950 square feet. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-711).

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

**COMMENTS:**

*I see no reason to oppose.*

**SIGNATURE:**

*[Handwritten Signature]*

**ADDRESS:**

*8018 Clairmont, Rowlett, TX*

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 May 13, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on June 3, 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. Your response must be received in the Planning Department by 5 pm on Wednesday, May 7, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by May 28, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above). The protest shall object to the zoning map amendment, 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 protest 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 Development Services  
Phone 972-412-6166  
FAX 972-412-6228  
langford@rowlett.com

**RETURN BY FAX OR MAIL**  
City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-0099



Department of Public Works / Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 8221 Dalrock Road...
EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to construct a 2,950 square-foot addition...

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

COMMENTS:

SIGNATURE:

[Handwritten signature]

ADDRESS:

8213 Dalrock Road

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glangford@rowlett.com

RECEIVED APR 23 2014 PLANNING DEPT.

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Public Works / Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
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EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached garage with a metal exterior.

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

COMMENTS: I dont think it affects our neighborhood

SIGNATURE: [Signature]
ADDRESS: 8401 Spinnaker Cove Rowlett TX 75089

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Table with 2 columns: Contact information for questions and Return by Fax or Mail address.



Department of Public Works/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 Dont See A problem with THIS. I Am one of a few THAT will see it, and I Dont have a problem with it.

**SIGNATURE:** Charles E Kelly  
**ADDRESS:** 7730 PRINCETON ROAD

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Department of Public  
Works/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:**

*Buildings on this large property will not effect us in any way.*

**SIGNATURE:**

*Lonnie McSwain*

**ADDRESS:**

*7726 PRINCETON RD*

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Department of Public Works/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 have property that adjoins lengthwise. Anything they build will be an asset to values.

SIGNATURE:
ADDRESS: 8217 Dalrock Rd, 75089

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APR 11 2014

PLANNING DEPT.



Department of Public Works/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:** The property has an existing garage already. It would look and feel more like a warehouse area than a residential area.

**SIGNATURE:** Ramona Bander  
**ADDRESS:** 7814 Clairmont Ave Rowlett TX 75089

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---	---

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APR 16 2014

PLANNING DEPT.



Department of Public Works/Planning Division

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I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

ADDRESS:

Amber Cannell
4128 - 19010 Clairmont Ave

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If you have any questions concerning this request, please contact the Planning/Public Works Division
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Planning/Public Works Division
PO Box 99
Rowlett, TX 75030-0099



Department of Public  
Works/Planning Division

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Minor Special Use Permit

**LOCATION:** The subject property is located at 8221 Dalrock Road being further described as a 6.552 acre tract in the Hanse Hamilton Abstract #548 in the City of Rowlett, Texas. A map 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 applicant requests a Minor Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached garage with a metal exterior. The detached garage will have a total size of 4,950 square feet. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. (Case Number SUP 14-711).

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

*too much noise*

**SIGNATURE:**

*Suzanne M. Sheer*

**ADDRESS:**

*7910 Clairmont*

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RECEIVED  
APR 15 2014  
PLANNING DEPT.



Department of Public Works/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: decrease the property value of my home

SIGNATURE: Duesa Adams
ADDRESS: 9313 Spinnaker Cove Rowlett, TX 75099

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RETURN BY FAX OR MAIL City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099



Department of Public Works/Planning Division

Rowlett

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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 going to Remove AN old Building AND Replace with A new building

**SIGNATURE:** Thomas B Wignate

**ADDRESS:** 8221 Dalrock, Rowlett

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---	---

RECEIVED  
 APR 22 2014



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 05/13/2014

**AGENDA ITEM:** C.4

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a gazebo that does not meet the accessory structure requirements for building materials, setback and lot coverage. The subject property is located at 6013 Magnolia Drive being further described as Lot 8, Block 8 in the Kenwood Heights #3 Addition in the City of Rowlett, Texas. (SUP14-712)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant, Richard Borne, is requesting a Special Use Permit (SUP) to construct a gazebo in the rear yard of 6013 Magnolia Lane (Attachment 1 – Location Map). The gazebo requires a SUP in order to allow the gazebo to encroach into the 3-foot rear setback, to exceed the maximum allowed coverage for the lot and rear yard, and to allow a metal roof.

**BACKGROUND INFORMATION**

The subject property at 6013 Magnolia Lane is approximately 7,056 square-foot zoned Single-Family Residential – 15 or minimum lot size of 15,000 sq ft. There is currently a single-family home constructed of brick and siding. In the rear yard, there is an above ground pool with a wood deck, a metal storage shed, an attached patio cover, and a rear driveway (Attachment 2 – Site Plan).

The applicant did not obtain a building permit before starting to build the gazebo. Before the applicant can obtain a building permit, the applicant must first obtain a SUP as the structure does not meet the requirements in Section 77-303 of the Rowlett Development Code for accessory structures. The gazebo violates the requirements by encroaching into the 3-foot rear setback, by using a metal roof, and by exceeding the maximum lot coverage (when combined with existing structures) of 45% and rear yard coverage of 35%.

The gazebo will cover a hot tub and will be located between the patio cover that is attached to the house and the rear yard property line. The overhang of the gazebo is approximately a foot from the overhang of the patio cover (Attachment 3 – Site Photos). There is no separation requirement in the Rowlett Development Code between accessory structures or between an accessory structure and a principle building. The gazebo is also adjacent to an existing elevated wood deck with an above-ground pool and a rear driveway.

It should be noted that the public notices for the request indicated that the gazebo combined with other accessory structures will exceed the maximum coverage for the rear yard. After the notices were posted, it was determined that the request would exceed the maximum coverage for the total lot and exceed the maximum coverage of the rear yard. Staff determined that the public notice was sufficient in communicating the intent of the request and that an additional notice was not necessary.

**DISCUSSION**

Section 77-303.C.3 of the Rowlett Development Code states that any accessory structure in a residential zoning district that does not meet the requirements for an accessory structure will require a Special Use Permit. The approval criteria for a Special Use Permit (SUP) are outlined in Section 77-206 of the Rowlett Development Code (RDC). The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

*Section 77-206.D. Approval Criteria.* Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

***The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about rezoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Staff sees the proposed accessory building as consistent with the surrounding properties. In staff’s opinion, the request would not deter the value of this neighborhood.***

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

***Accessory buildings are allowed in the SF-15 zoning district provided they meet the criteria in Section 77-300 outlined below. In addition to requiring a SUP for accessory buildings with a metal exterior, Section 77-303 also sets lot coverage, height, and setback requirements for accessory structures.***

<b><i>Use standard</i></b>	<b><i>Regulation</i></b>	<b><i>Proposed Structure</i></b>
<b><i>Max. lot coverage</i></b>	<i>45 percent max</i>	<i>≈ 46.7 percent</i>
<b><i>Max. rear yard coverage</i></b>	<i>35 percent max</i>	<i>≈ 37.2 percent</i>
<b><i>Max. height</i></b>	<i>35 feet</i>	<i>13.42 feet</i>
<b><i>Min. side yard setback</i></b>	<i>3 feet</i>	<i>22 feet</i>
<b><i>Min. rear yard setback</i></b>	<i>3 feet</i>	<i>2.42 feet</i>

**Total lot coverage was calculated with the size of the proposed structure and total square footage of all existing structures and pavement combined. This calculation did not include the wood deck or the pool. The calculation for lot coverage included structures or impervious surfaces that would contribute to water runoff. The existing home is approximately 2,316 sq ft in size. The existing storage shed is 84 sq ft, attached patio cover is 184 sq ft, and the driveway is 464 sq ft. The proposed gazebo is 247 sq ft. As a result, the total impervious coverage for the subject property will be 3,295.5 sq ft or 46.7% of the 7,056 sq-ft lot.**

**The maximum coverage for the rear yard was calculated with the proposed structure with all existing structures and pavement in the rear yard. The rear yard is the area between the single-family home and the rear property line. The rear yard is approximately 1,951 sq ft in size. The pool and deck were not counted towards rear yard coverage. The proposed gazebo, existing storage shed, and rear driveway account for 37% coverage of the rear yard.**

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

**The applicant is requesting a SUP in order to finish constructing a gazebo that does not meet the required standards for lot coverage, building materials, and setbacks. The applicant is limited on where the gazebo can be placed in the rear yard given the location of the pool, the deck, and the existing patio cover. The applicant is further limited by the driveway that is accessed from an alley. Since the driveway is required for off-street parking, staff believes that the driveway should not be included in the calculation of rear yard coverage. When included in the calculation, the driveway counts towards 24% coverage of the rear yard.**

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

**The increase in total lot coverage is slightly above the 45% maximum lot coverage allowed in the SF-15 zoning district. The Rowlett Development Code does not have a stated purpose for the lot coverage requirement. In general, however, the lot coverage requirement in a residential setting is used to limit the amount of water runoff and to limit bulk of development in relation to the size of the property. In staff's view, a total lot coverage that exceeds the maximum by 1.7% does not represent a significant impact on the general welfare.**

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

***Adequate utilities, access roads, and drainage facilities exist or are being provided for the site and are sufficient for accommodating the demands associated with the request for this Special Use Permit.***

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

***It is not anticipated that the proposed structure will have any significant adverse impact on the adjacent property. The proposed gazebo will not be located within the side yard setback adjacent to neighboring residential properties. The 7" encroachment into the 3-ft rear setback may be considered minor, as the encroachment is towards the alley and not towards another residential property. The overhang of the gazebo does not cross the property line.***

***The proposed metal material for the roof of the gazebo is in a neutral color and appears to be a quality material. It does not appear that the metal roof will result in glare that will negatively impact adjacent property owners.***

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit.

***The gazebo is permitted as an accessory structure in the SF-15 zoning district. In staff's opinion, the gazebo's deviations from the requirements for lot coverage, setback, and roofing materials are minor and should not adversely impact adjacent properties. It is staff's opinion that the gazebo as proposed is suitable for this property.***

### **Public Notice**

As required by the Rowlett Development Code, notices of this public hearing were mailed to property owners within 200 feet. On April 17, 2014, a total of 34 notices were mailed. As of May 7, 2014, 19 have been returned in favor of the request (Attachment 5 – Returned Public Notices). In three of the responses, the signature did not match ownership information. Two other responses were returned outside of the 200-ft noticed area.

### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

### **RECOMMENDED ACTION**

It is staff's opinion that the request is compatible with the surrounding area. Based on meeting the criteria in the RDC, staff recommends the Planning and Zoning Commission make a favorable recommendation to City Council.

## **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Site Photos

Attachment 4 – Applicant Site Photos

Attachment 5 – Returned Public Notices



Subject Property

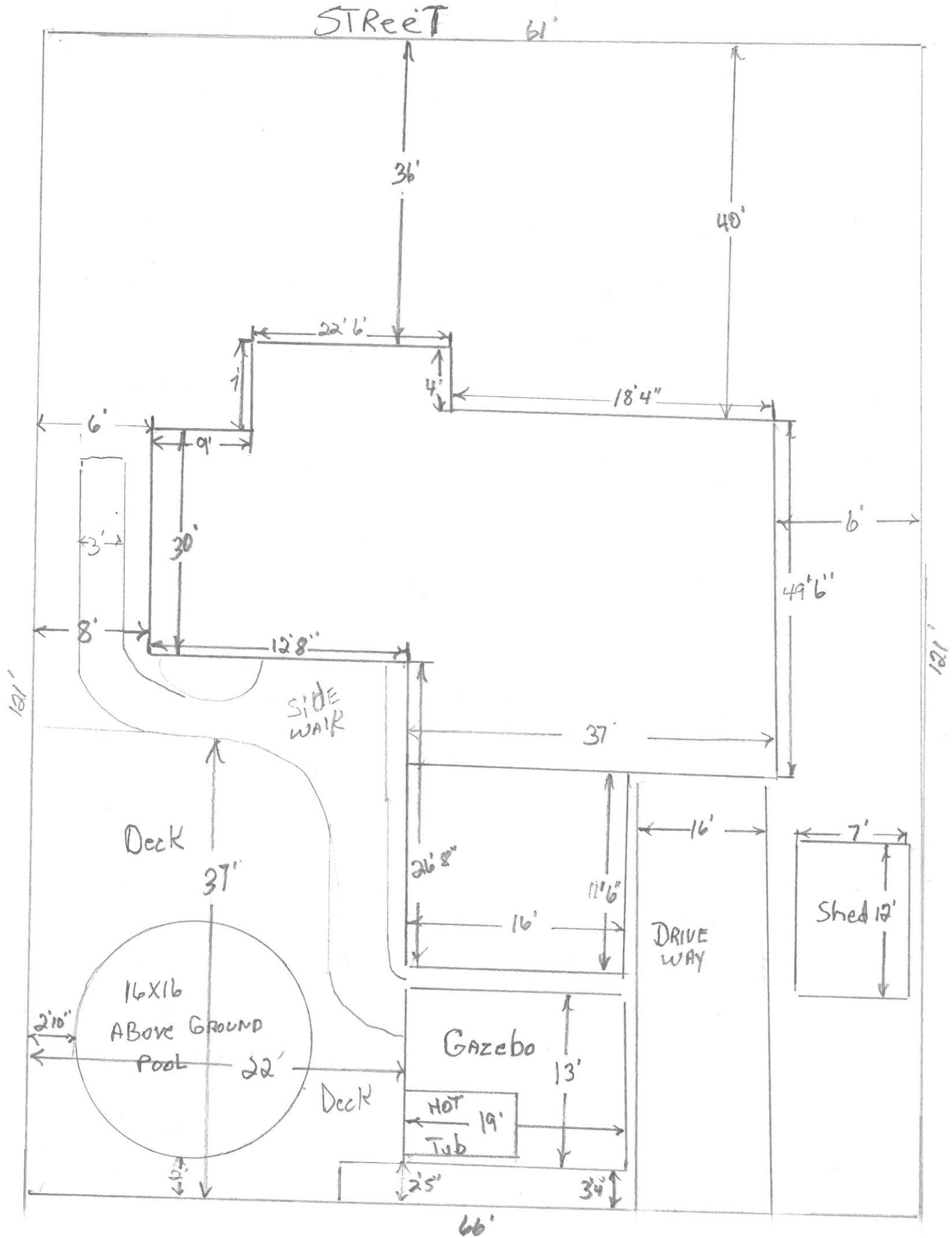
200' Notification Area



Minor SUP  
6013 Magnolia Lane  
Map Created: April 7, 2014



SUP 14-712  
200 FT NOTIFICATION AREA







Existing patio cover attached to house

















**Department of Public Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

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**EXPLANATION OF REQUEST:** The applicant requests a Minor Special Use Permit to construct a gazebo with a metal roof that will encroach into the 3-foot rear setback and exceed the maximum allowed lot coverage of 35 percent of the rear yard. Per the Rowlett Development Code, any accessory structure constructed with a metal exterior, encroaches in the setback and/or exceeds the maximum allowed lot coverage of the rear yard requires a special use permit. (Case Number SUP 14-712).

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

**COMMENTS:**

---

**SIGNATURE:** Morgaine Acheron

**ADDRESS:** 6005 Magnolia Ln

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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:**

---

**SIGNATURE:**

*Kevin Gault*

**ADDRESS:**

3309 Kenwood Court Rowlett, TX 75089

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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:** *What I could see from the alley, I think it looks nice & I personally don't have a problem with it.*

**SIGNATURE:** *Charlee Castillo*

**ADDRESS:** *6106 Magnolia Ln.*

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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: It doesn't affect the neighborhood or the value of our property

SIGNATURE: Ellen & Michelle French
ADDRESS: 6101 Magnolia Ln.

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Table with contact information for Planning/Public Works Division and return instructions by fax or mail.

RECEIVED APR 22 2014 PLANNING DEPT.



Department of Public Works/Planning Division

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

*J. Crawford Swain*

ADDRESS:

3905 Ems de Rowlett tx 78089

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**EXPLANATION OF REQUEST:** The applicant requests a Minor Special Use Permit to construct a gazebo with a metal roof that will encroach into the 3-foot rear setback and exceed the maximum allowed lot coverage of 35 percent of the rear yard. Per the Rowlett Development Code, any accessory structure constructed with a metal exterior, encroaches in the setback and/or exceeds the maximum allowed lot coverage of the rear yard requires a special use permit. (Case Number SUP 14-712).

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

COMMENTS:

---

SIGNATURE:

*Richard A. Rayne*

ADDRESS:

6015 MAGNOLIA LANE

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 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. Your response must be received in the Planning Department by 5 pm on Wednesday, April 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by April 30, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

If you have any questions concerning this request, please contact the Planning/Public Works Division  
 Phone 972-412-6166  
 FAX 972-412-6228  
[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**  
 City of Rowlett  
 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099



Department of Public Works/Planning Division

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Minor Special Use Permit

**LOCATION:** The subject property is located at 6013 Magnolia Drive being further described as Lot 8, Block 8 in the Kenwood Heights #3 Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

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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:**

---



---

**SIGNATURE:** Melvina Lane

**ADDRESS:** 3301 Kenwood Ct, Rowlett, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099



Department of Public  
Works/Planning Division

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Minor Special Use Permit

**LOCATION:** The subject property is located at 6013 Magnolia Drive being further described as Lot 8, Block 8 in the Kenwood Heights #3 Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

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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:**

---

**SIGNATURE:**

*Boyer D. Lewis*

**ADDRESS:**

*3306 Kenwood Ct. Rowlett, TX 75089*

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Rowlett, TX 75030-0099



Department of Public  
Works/Planning Division

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Minor Special Use Permit

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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:** IT'S HIS PROPERTY. HE CAN BUILD A SKYSCRAPER IF THEY WANT TO.

**SIGNATURE:** [Handwritten Signature]

**ADDRESS:** 3305 KENWOOD CT. ROWLETT, TX.

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Department of Public Works/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:

SIGNATURE:

*[Handwritten Signature]*

ADDRESS:

*6102 Magnolia Ln Rowlett 75089*

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NOTICE OF PUBLIC HEARING

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

---

SIGNATURE:

*Ernestina Sanchez*

ADDRESS:

*6013 Magnolia Ln Rowlett TX 75089*

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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:

---

SIGNATURE:

Cindy Williams

ADDRESS:

6009 Iris Rowlett TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Department of Public Works/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:**

*I like the improvements to property. Spoke with owner, will address if roof reflection is too strong.*

**SIGNATURE:**

*[Handwritten Signature]*

**ADDRESS:**

*6001 Iris Drive Rowlett TX*

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **April 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **May 6, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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 City of Rowlett  
 Planning/Public Works Division  
 PO Box 99  
 Rowlett, TX 75030-0099

NO. 10000



Department of Public Works/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: Because we want to build one too!

SIGNATURE: [Signature]
ADDRESS: 3310 Kenwood Ct Rowlett, Tx 75089

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Table with 2 columns: Contact information for Planning/Public Works Division and Return by Fax or Mail address.

Hand  
request



Department of Public Works/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:

SIGNATURE:

Handwritten signature of Carlos Durr

ADDRESS: 6009 MAGNOLIA LANE 75089

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**Department of Public  
Works/Planning Division**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Special Use Permit

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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:** N.A

**SIGNATURE:** Cynthia Contreras

**ADDRESS:**

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located 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 **May 13, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **June 3, 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. Your response must be received in the Planning Department by 5 pm on Wednesday, May 7, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by May 28, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, 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 protest 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.

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 Phone 972-412-6166  
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[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RECEIVED**  
**MAY 01 2014**  
**PLANNING DEPT.**

**RETURN BY FAX OR MAIL**  
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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:

SIGNATURE:

Handwritten signature of Donald Thompson

ADDRESS:

5907 TRIS DE Rowlett TX 75089

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Planning/Public Works Division
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Rowlett, TX 75030-0099

2200



Department of Public Works/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:

Backing up to Rowlett Rd. ARE MANY METAL STRUCTURES COMMERCIAL AND RESIDENTIAL.

SIGNATURE:

[Handwritten Signature]

ADDRESS:

609 Magnolia Dr.

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City of Rowlett
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PO Box 99
Rowlett, TX 75030-0099



# City of Rowlett

## Staff Report

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

**AGENDA DATE:** 05/13/2014

**AGENDA ITEM:** C.5

### **AGENDA LOCATION**

Individual Consideration

### **TITLE**

Conduct a public hearing and make a recommendation on amendments to the Rowlett Development Code as it pertains to Mixed-Use North Shore (MU-NS) zoning district in Section 77-201 General Provisions; Section 77-204 Mixed Use Districts; Section 77-301 Table of Allowed Uses; Section 77-303 Accessory Uses and Structures; Section 77-401 Table of Dimensional Requirements; Section 77-507 Public and Institution Commercial Building Standards; Section 77-510 Exterior Lighting; Section 77-512 Signage; and as it pertains to Special Use Permits in Section 77-803 Common Procedures.

### **STAFF REPRESENTATIVE**

Garrett Langford, Principal Planner  
David Acevedo, Urban Designer

### **SUMMARY**

On April 15, 2014, the City Council approved the rezoning all the land zoned Mixed Use-North Shore zoning district (MU-NS) in the City to a Form Based District. As it was indicated in the Staff Report for the April 15<sup>th</sup> rezoning of the MU-NS, staff would follow up with a proposed text-amendment to remove all references to the now obsolete MU-NS zoning district from the Rowlett Development Code (RDC). In addition, a proposed amendment would correct a conflict in the public notification requirements for Special Use Permits (SUPs).

### **BACKGROUND INFORMATION**

The rezoning of the North Shore area to a Form Based Districts on April 15, 2014, made the MU-NS zoning district obsolete. The MU-NS district was created specifically for the North Shore area. This area is now zoned as Urban Village and Commercial Center under the Form Based Code. Staff has gone through the Rowlett Development Code to remove all references to the MU-NS district.

When the Mixed Use North Shore zoning was adopted it was incorporated throughout the Rowlett Development Code. Special standards for this district were woven into Section 77-201 "Table of Zoning Districts Established," Section 77-204 "Mixed Use Districts," Section 77-303 "Accessory uses and structures," Section 77-402 "Table of Dimensional Requirements," Section 77-507 "Public and institutional commercial building standards," Section 77-510 "Exterior Lighting," and Section 77-512 "Signs." Staff has created a strikethrough-underline document to show where these references have been removed (Attachment 1).

The remaining mixed use district, Mixed Use Waterfront (MU-WF), is still in effect as there are a few properties with this zoning classification. This may change as staff works to rezone these areas in the future to align with the Realize Rowlett 2020 Comprehensive Plan.

The second part of this proposed amendment to the RDC is to correct a conflict in the RDC on the public notification requirements for SUPs. Section 77-206.C.2 of the RDC states that “notice of hearings shall be published, mailed, and posted following the same procedures associated with rezoning and in accordance with Section 77-803(F).” However, Section 77-803(F) states that only a mailing notice is required for public notification. This has come to Staff’s attention after the 2013 revisions to the RDC that replaced the use of Conditional Use Permits (CUPs) with SUPs. The proposed amended would revise Section 77-803(F) to match Section 77-206.C.2 to require public notification of SUPs to be published, mailed and posted.

## **DISCUSSION**

Per Section 77-804.C of the Rowlett Development Code, text amendments should be considered based on the following criteria. Staff has added additional comments in bold italics.

1. Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact;

***The proposed amendments to remove the MU-NS zoning district is a result of the adoption of the Form Based zoning districts for the North Shore area. As a result of this change, the MU-NS zoning district is now obsolete.***

***The proposed amendment to the SUPs is needed in order to correct a conflict between two sections in the RDC with regard to public notification requirements. The proposed amendment will ensure SUPs are properly notified in accordance with Texas Local Government Code.***

2. Whether the proposed amendment is consistent with the comprehensive plan and the stated purposes of this Code;

***The proposed amendments are considered consistent with the comprehensive plan. The MU-NS zoning district was made obsolete as a direct result of Phase III of Realize Rowlett 2020 involving the rezoning of the North Shore area to Form Based Districts. The proposed amendment to the SUP notification requirements will ensure compliance with legal public notification requirements.***

3. Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;

***The proposed amendments are being made in light of the health, safety, morals, and general welfare of the public.***

4. Whether the proposed amendment will result in significant mitigation of adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation; and

***As indicated previously in this report, the proposed amendments will remove references to an obsolete zoning district and correct a conflict between two sections in the RDC. The proposed amendments will not alter regulations that would impact the natural environment.***

5. Whether the proposed amendment will advance the goals of the city council.

***In regard to the MU-NS zoning district, the proposed amendments will advance the goals of the City Council by removing an obsolete zoning district that does not further the vision established by City Council in the Realize Rowlett 2020 Comprehensive Plan. As for the amendment to correct the notification requirements for SUPs, this is needed to ensure that they are probably notified in compliance with state legal public notification requirements.***

#### Public Notice

As required by the Rowlett Development Code notices of this public hearing was published in the Rowlett Lakeshore Times on April 30, 2014.

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council regarding this request.

#### **ATTACHMENTS**

Attachment 1 – Rowlett Development Code Strikethrough and Underline

77-201. General Provisions

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TABLE 2.1-1: ZONING DISTRICTS ESTABLISHED HIERARCHY OF DISTRICTS		
District Type	Abbreviation	District Name
Mixed-Use	MU-WF	Mixed-Use Waterfront
	MU-NS	Mixed-Use North Shore District

77-204. Mixed Use Districts

B. *Specific purposes of individual mixed use districts.*

1. *Mixed-Use Waterfront – MU-WF.* The MU-WF district is intended to accommodate a variety of moderate-intensity non-residential entertainment and retail uses that take advantage of lakefront locations and views. It is intended to be applied to waterfront locations.
2. ~~*Mixed-Use North Shore District – MU-NS.* The MU-NS district is intended to accommodate a variety of residential and non-residential uses in small, medium, and large scale developments. It is intended to be applied to both sides of the multi-modal turnpike corridor north of Lakeview Parkway/State Highway 66. Although the district accommodates a wide variety of land uses, development should retain an open and semi-rural character when viewed from the corridor.~~

Sec. 77-301. Table of Allowed Uses.

TABLE 3.1-1: TABLE OF ALLOWED USES																			
A = Allowed Use	-	Residential						Non-Residential								Mixed Use			
S = Special Use																			
General Use Categories	Specific Use Types	SF-40	SF-20, -15, -10, -9, -8, -7	SF-5	MF-2F	MF-TH	MF-S	MF-U	IU	O-1	O-2	C-1	C-2	C-3	M-1	M-2	MU-WF	MU-NS	Use-Specific Regulations
RESIDENTIAL USES																			
Household Living	Dwelling HUD-code Manufactured Home	A	A	A	S														Subchapter 77:302A.1
	Dwelling, Mixed Use																		
	Dwelling, Multi-Family					A	A	A											Subchapter 77:302A.3
	Dwelling, single family (attached)					A													
	Dwelling, single family (detached)	A	A	A	S														
	Dwelling, two-family				A		A												
	Dwelling, townhouse			S	A	A	A	A											
	Dwelling, zero lot line			S	A	A	A	A											
	Manufactured Housing Park				S		S												
Group Living	Group Home	-	-	-	-	-	S	S	A	-	-	S	-	-	-	-	-	-	

	Retirement Home, Nursing Home, Continuing Care, or Assisted Living Facility	-	-	-	-	-	A	A	A	-	-	A	-	-	-	-	-	-	
INSTITUTIONAL AND PUBLIC USES																			
Aviation	Airports, landing fields	S								S		S	S	S	S	S	S	S	\$
	Heliports and helistops	S								S	S	S	S	S	S	S	S	S	\$
Community Facility	Animal Shelter	S													A	A			-
	Athletic Stadium								A	S		S			S	S			\$
	Athletic Field								A	S		S			S	S			\$
	Municipal Uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Cultural Facilities	Library	A	A		A		A		A	A		A	A		A	A	A	A	A
	Museum or art gallery	S			S		S		A	A		A	A	A	A	A	A	A	A
Day Care	General Day Care, 20 or more enrolled	S	S	S				A	A	S	S	S							-
	Limited Day Care, less than 20 enrolled (excluding "Family Home" as defined in the accessory use chart)	S	S	S			A	S		S		S							-
Education	College of University				S		S			S		S			S				A
	Commercial School	S								S		S	A		S	A			A
	Primary or Secondary Schools (Public or Private)	A	A		A		A		A	A		A			A	A	A	A	A
Human Health Services	Dental or Medical Office or Clinic						S	-		A	A	A	A	A	S	S			A
	Medical Laboratory											S	S		A	A			\$
	Hospital (Medical)									A		A							A
	Hospital (Psychiatric)									S									
Parks and Open Space	Cemetery (expansion or modification)	S	S		S		S					S		S	S				

	Public Golf Course	S	S		S		S			S		S			S	S	S	\$		
	Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Park or Playground (Public)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Religious Assembly	All	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Telecommunication Facility	Amateur radio antenna, CB antenna, or satellite dish antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">Subchapter 77-302B.1</a>
	Tower (commercial, radio, television, relay, cellular or microwave) over 40 ft.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$	<a href="#">Subchapter 77-302B.1</a>
	Radio broadcasting without tower									A	A	A	A	A	A	A		A		
Transit	Bus Terminal	-	-	-	-	-	-	-	-	-	-	-	S	-	S	A	-	=		
	Transit Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$	
Utility	Utility Facility, major	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	\$		
	Utility Facility, minor	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		
COMMERCIAL USES																			-	
Agricultural	Agricultural cultivation	A	A		A		A			S		S			S	S	S	\$		
	Agricultural grazing	A								S		S			S	S	S	\$		
Animals Sales and Service	Kennel or veterinarian office (with outside pens or runs)	S													S	S		-	<a href="#">Subchapter 77-302C.3</a>	
	Kennel or veterinarian office (no outside pens or runs)	A								A		A	A		A	A		\$	<a href="#">Subchapter 77-302C.3</a>	
Assembly	Clubs (service), lodges, sororities and fraternities						A	A		A		A			A	A	A	A		
Financial Services	Automated teller machine								A	A	A	A	A	A	A	A	A	A		
	Financial Institution (With or without drive-in facilities)									A	A	A	A	A	S	S	-	-		
	Alternative Financial Institution									S	S	S	S	S	S	S	-	-		

Food and Beverage Service	Delicatessen or specialty foods store (donut shop)									A	A	A	A	A				A	A	
	Nightclub									S	S	S	S	S	S	S	S	S	\$	<a href="#">Subchapter 77-302C.5</a>
	Restaurant (no drive-thru)										A	A	A	A	A	A	A	A	A	
	Restaurant (with drive-thru)											S	S	S	A	A	S	\$	<a href="#">Subchapter 77-302C.7</a>	
Office	Single tenant office use									A	A	A	A	A	A	A	A	A	A	
	Single-phase office building or office complex with less than 100,000 sq.ft./gfa									A	A	S	S	S	S	S	A	A		
	Single-phase office building or office complex with 100,000 sq.ft./gfa or more										A	S	A	A	S	S		A		
Parking Facility	Commercial Parking Facility (lot only)																		-	<a href="#">Subchapter 77-302C.2</a>
	Interior Commercial Parking Garage									S	S	S	S	S	S	S			-	
Recreation and entertainment, indoor	Recreation and entertainment center	S	S		S				A	S		S	A	A	A		A	\$	<a href="#">Subchapter 77-302C.1</a>	
	Sexually Oriented Business															S			-	<a href="#">Subchapter 77-302C.8</a>
	Sports Arena (indoor)												S	S	S	S	S	\$		
	Theater								A			S	A	A	A	A	A	A		
Recreation and entertainment, outdoor	Amusement Park												S			S	S	\$		
	Commercial Amusement												S	S	S	S	S		-	<a href="#">Subchapter 77-302C.1</a>
	Commercial Stable	A											S		A	A	A		-	
	Driving Range, Putting Course	S											S	S		S		A	\$	

	Private Golf Course with or without Country Club	S	S		S		S			S		A	A		A	A	A			
	Motor Raceway														S	S				
	Private Stable	A																		
	Theater (outdoor)								A				S		S	S	A	\$		
Retail (Personal Service)	Barbershop or Beauty Shop								A	A	A	A	A	A	A	A		A		
	General Personal Service Establishment								A	A	A	A	A	A	A	A	A	A		
	Self Service Laundromat									S	S	S	S						-	
	Spa or massage establishment									S	S	S	S						-	<a href="#">Subchapter 77-302C.4</a>
	Permanent Cosmetics	-	-	-	-	-	-	-	-	A	-	A	A	A	S	S	-	\$	-	
	Tattoo Parlor	-	-	-	-	-	-	-	-	S	-	S	S	S	S	S		\$		
Retail (General)	Bakery (excluding donut shops)											A	A	A	A	A	A	\$		
	Building Improvement Center (with no outside display of merchandise)												A	A	A	A		\$		
	Building Improvement Center (with approved outdoor storage)												S	S	A	A		-		
	General Retail, 25,000 square feet gfa or more											A	A	A			A	A		
	General Retail, 14,000-24,999 Square Feet gfa											A	A	A	A	A	A	A		
	General Retail, less than 14,000 square feet gfa											A	A	-	A	A	A	A		
	Feed store (with no outside display of merchandise)														A	A				
	Flea Market															S				
	Funeral parlor or mortuary	-	-							S		S	S	S	A	A				
Greenhouse and/or plant sales												S		A	A		A			

	Commercial Grower														A	A		-		
	Pet Store										S	A	A	A	A			=		
	Print Shop								A			A	A	A	A			A		
	Repair Shop													A	A			-		
	Convenience Store (gas pumps required)										S	S	S	S	S	S	S	\$		
	Small-scale manufacturing for on-site retail sale										S	S		A		S		-		
	Pawn Shop										-	-		S	A			-		
Vehicals and Equipment	Car Wash, Self Service													A	A			-		
	Car Wash, Commercial													A	A			-		
	Towing and Storage Facilities													A	A			-		
	Vehicle and boat sales and rental (new)													A	A			-		
	Retail vehicle filling station other than associated with a convenience store											S	S	S	A	A			-	<a href="#">Subchapter 77-302C.9</a>
	Vehicle Service and repair, heavy													S	A				-	
	Vehicle Service and repair, light											S	S		A	A			-	
Visitor Accomodations	Bed and Breakfast	A															S	\$		
	Hotel									S	S	S	S	S	S		S	\$		
INDUSTRIAL USES																			-	
Industrial services	Building materials and outdoor lumberyard sales													A	A				-	
	Contractor Shop or storage yard													A	A				-	
	Research and scientific laboratory													A	A				A	
Manufacturing and Production	Assembly of heavy electronics and devises													A	A				A	

	Batching or manufacturing plant																		S	-	<a href="#">Subchapter 77-302D.1</a>			
	Dry cleaning plant or commercial laundry																		S	A	-			
	Natural Gas or petroleum drilling or storage																		S		-			
	Heavy manufacturing, general																		S	A	-			
	Light manufacturing, general																		A	A	\$			
	Research and production of medical, biological, high technology and similar "clean" manufacturing																		S	A	A	A	A	
Warehouse, Freight Movement, and Trucking Facilities (including RV or Boat Storage)	Freight or truck terminal																			A	-			
	Mini-warehouse/self storage																		S	S	-			
	Wholesale distribution center																		S	S	\$			
	Office/Warehouse																			A	A			
	Wholesale or bulk storage or gasoline, propane or butane, or other petroleum products																				S			
Waste and Salvage	Reclamation facilities																		S	S				
	Portable recycling collection point																		S		S		<a href="#">Subchapter 77-302D.2</a>	
	Recycling plant																		S		S			
	Wrecking and salvage yard																				S		<a href="#">Subchapter 77-302D.3</a>	

**Sec. 77-303. Accessory uses and structures.**

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TABLE 3.4-1: TABLE OF ACCESSORY USES																		
	A = Allowed Use S = Special Use Permit		Residential						Non-Residential Use						Mixed Use		Use-Specific Regulations	
	SF-40	SF-20, -15, -10, -9, -8, -7	SF-5	MF-2F	MF-TH	MF-S	MF-U	IU	O-1	O-2	C-1	C-2	C-3	M-1	M-2	MU-WF		MU-NS
Accessory Building	A	A	A					S							S	S		III.C.3
Day Care for not more than six children, including the caregiver's own under-age children.	S	S	S	S														
Family Home	A	A	A		A													
Financial institutions within and incidental to a primary use								A	A	A	A	A	A			A	A	
Garage Apartment	A	A		A		A												
Greenhouse that does not exceed 50 percent of the principal dwelling	A	S	S	S	S			S										
Heliports and helistops	S							S	S	S	S	S	S	S	S		\$	
Home occupations	A	A	A	A	A	A	A									A		III.C.4
Incidental accessory Uses	A								A		A	A	A	A	A	A	A	
Outdoor storage display and sales									S	S	S	S	S	S	S	S	\$	III.C.4
Produce stand	A							S			S	S	S			S		
Public park or playground	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Quarters for caretaker/guard as part of a permanent structure	S	S				S			A		A	A	A	A	A	S		
Restaurants incidental to the main use									S	S	S	S	S	S	S	S	\$	
Retail sales or service, incidental									A	A	A	A	A			A	A	

**Sec. 77-401. Tables of dimensional requirements.**

TABLE 4.1-3: DIMENSIONAL REQUIREMENTS – MIXED-USE DISTRICTS (Additional standards may apply. See Use-Specific Standards in Subchapter 77-302)										
District	Lot Size and density					Minimum Setback Requirements			Min. Floor Area per Dwelling Unit (sq. ft.)	Max. Height (ft.)
	Max. Density (du/acre)	Min Lot Area (sq. ft./lot)	Min. Width (ft.)	Min. Depth (ft.)	Max. Lot Coverage (%)	Front (ft.)	Side	Rear (ft.)		
MU-WF	None	None	None	None	65	50 (front setbacks include those facing the lake; setbacks must be above 440.45 mean sea level)	<i>Yard adjoining residential district or intersecting street: 50 Corner lot: 50 ft. from all street rights-of-way</i>	30 (comprised of alley, service court, rear yard, or combination thereof)	None	30, or 2 stories
MU-NS	None	4 acres	None	None	30	50	50	50	None	None

[NOTES:]

*Note 1: Average front yard setbacks in IU District:* If 25 percent of more of the lots on one side of the street between two intersecting streets are improved with buildings, all of which have observed an average setback line of greater than 25 feet, and no building varies more than six feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the building: but, not greater than 35 feet.

Sec. 77-507 Public and Institutional Commercial Building Standards

C. Standards for all public/institutional and commercial structures

3. Building orientation.

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~~(d) In MU-NS District – North Shore District.~~

(e) (d) In MU-WF District – Waterfront Area.

...

4. Building massing and façade

...

(a) Building mass.

(2) In C-3 District—President George Bush Turnpike Corridor south, and ~~MU-NS District—North Shore District.~~

(b) Wall Articulation.

(2) In C-3 District—President George Bush Turnpike Corridor south, and ~~MU-NS District—North Shore District.~~

...

(e) Roofs

...

~~(2) In C-2 District – Lakeview Parkway Corrdior, C-3 District – President George Bush Corridor south, MU-NS District – North Shore District.~~

...

~~(k) Additional provisions for MU-NS District – North Shore District.~~

~~(1) General character. The MU-NS district represents the largest contiguous area of vacant, developable land in Rowlett. The construction of the President George Bush Turnpike through the MU-NS district will create important economic development opportunities for the city, and will create opportunities to enhance the image of the city. To maximize these opportunities, it is important to ensure that the MU-NS district retain a unique character and high quality development standards. Because opportunities for more urban character development exist along portions of the Turnpike south of Lakeview Parkway/SH 66, the character of development in the MU-NS district should preserve a less-urbanized character that emphasizes open space, views, and natural areas. More intense development should occur in activity centers focused on major Turnpike interchanges, and development outside of activity centers should be lower in scale and height.~~

~~(2) Open space. All development in the MU-NS district shall be required to protect the amount of private, on-site open space specified in subchapter 77-503 of this Code. Open space required by subchapter 77-503 is not required to be dedicated for public use, or to be open to the public. Required open space shall be organized so as to create a continuous, contiguous system of open space, if possible, and to connect to private on-site open space protected by adjacent properties, if possible. In addition, such open space shall incorporate or complement as many of the following features as possible:~~

- ~~a. Streams or drainage ways;~~
- ~~b. Parks and public open space areas on or adjacent to the site;~~
- ~~c. Significant views of the Lake Ray Hubbard as viewed from dedicated public parks and open space, from the Turnpike, or from collector or arterial streets;~~
- ~~d. Riparian wildlife habitat.~~

~~(3) Activity centers. Activity centers should be located within one-half mile of a Turnpike interchange, and should incorporate the following organizing elements.~~

- ~~a. A focal point that serves as the center of the area with the highest development density or the most intense activity in the activity center. The focal point shall include a distinctively designed building or feature that is visible from the Turnpike and that is immediately adjacent to the Walkable Main Street element (as defined below). The tallest buildings and the buildings with the highest development density within the activity center shall be located on within 660 feet of the focal point.~~
- ~~b. A Walkable Main Street, at least 660 feet long, to act as a linear pedestrian feature within or connecting to the focal point. The Main Street shall be a public or private street or major walkway that serves as the primary walkable street in each activity center and may or may not allow automobile traffic (at the applicant's option).~~

(k) (4) Additional Provisions for In Mu-WF District – Waterfront Area.

Sec. 77-510 Exterior Lighting

...

B. Applicability.

1. General

...

(e) Height standards for lighting.

~~(3) In MU-NS District – President George Bush Turnpike Corridor north.~~

(3)(4) In MU-WF District 0 Waterfront Area.



Sec. 77-803. Common procedures.

TABLE 8.3-1: NOTICE REQUIREMENTS

TABLE 8.3-1: NOTICE REQUIREMENTS				
✓ = Notice Required				
Type of Application or Procedure	Chapter	Mailed Notice (See subsection 6c. below)	Published Notice (See subsection 6d. below)	Sign Posted (See subsection 6e. below)
Special Use Permit	<u>77-206</u>	✓	✓	✓