AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 11, 2014

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

i. Call to Order

ii. Community Investment Program Task Force Presentation

iii. Discuss items on the regular agenda

iv. Adjourn

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

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 28, 2014.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take action on a development plan for the Briarwood Armstrong Addition located at 2801 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736)

2. Conduct a public hearing and make a recommendation on a request for a Major Warrant pertaining to open space, continuous building frontage, roadway dedication, primary entry location and ceiling heights requirements for Lake Pointe Medical Center located at 6800 Scenic Drive, further described as Lot 5R, Block 4 of the Heritage on the Lake Tract N Addition, City of Rowlett, Rockwall County, Texas.

3. Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #028-04 to allow additional land uses at a property located at 1800 Dalrock Road further described as Lot 1, Block A, Shafer Plaza Addition to the City of Rowlett, Rockwall County, Texas. (PD14-737)

4. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to operate a licensed massage and day spa establishment at a property located at 8809 Lakeview Parkway, Suite 100, within Lakepoint Shopping Center Addition, City of Rowlett, Rockwall County, Texas. (SUP14-745)

5. Conduct a public hearing and make a recommendation on a request for a Planned Development to allow a convenience store with retail filling at a property located at 5001 Lakeview Parkway, further described as being a tract of land located in the Thomas Lumley Survey, Abstract No. 789, being part of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184, Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block 1 Chancon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas. (PD14-731)

D. ADJOURNMENT

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

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

Garrett Langford, Principal Planner

MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:30 P.M., OCTOBER 28, 2014

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, Clayton Farrow, James Moseley, Thomas Finney

ABSENT: Commissioners Chris Kilgore, Alternates Lisa Cain, Christe Cavaness, Gabriela Borcoman

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Coordinator Lola Isom, Development Services Technician Lorie Strickland

OTHERS PRESENT: City Council Member Place 1 Robbert van Bloemendaal

WORK SESSION

i. Call to Order

Chairman Karl Crawley called the work session to order at 6:32 p.m.

ii. Planning and Zoning Commission Orientation

Marc Kurbansade, Director of Development Services, provided an overview of the Planning and Zoning Commission. He explained the "Council-Manager" form of government and summarized the meeting procedures. He summarized two types of cases brought before the Commission, zoning (discretionary) and platting (ministerial). Mr. Kurbansade summarized the regulations of the Open Meetings Act. He explained how final actions/decisions are made and summarized the procedures for closed meetings (Executive Sessions). He also presented information regarding the Public Information Act.

iii. Discuss items on the regular agenda

There was discussion regarding Regular Meeting Agenda Item C.1. Mr. Kurbansade explained that staff had to re-review the lighting standard foot candle average for the Homestead at Liberty Grove neighborhood.

There was further discussion on the cost difference between .1 and .5 foot candles, an idea to change the code to reflect the fiscal impact, and the current standards.

There was discussion regarding Regular Meeting Agenda Item C.2. about possibly setting different standards for the allowance of stucco as a building material and standards in general.

iv. Adjourn

Chairman Karl Crawley adjourned the work session at 7:04 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:11 p.m.

1. Update Report from Director of Development Services.

An update was given to the Commissioners during the work session.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 14, 2014.

2. Consider and take action on a Preliminary Plat request for the Harmony Hills Addition, located in the northwest quadrant of the City bounded to the northeast by President George Bush Turnpike and to the southwest by Merritt Road, further described as 30.562 + acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1015, and the Walter Caruth Survey, Abstract No. 363, Dallas County, Texas and being portion of a tract of land conveyed to Benbrook Winchester, L.P., as recorded in Volume 94194, Page 2246, Deed Records, Dallas, County, Texas (PP14-748).

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Thomas Finney seconded the motion. The Consent Agenda passed with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a request for a Major Warrant pertaining to lighting standards for the Homestead at Liberty Grove located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas.

Mr. Acevedo came forward to present the case. He summarized the Major Warrant request.

At 7:11 p.m., Commissioner Clayton Farrow excused himself from the meeting due to a conflict of interest.

Mr. Acevedo presented the Regulating Plan, summarized the corresponding Form Based Code standard, and stated that the 2.0 foot candle standard will need to be reevaluated with a code amendment in the future. He presented pictures regarding precedent research and provided a summary of the proposal to change the average foot candle standard to 0.5 foot candles for 8702 Liberty Grove, 9401 and 27 Princeton Road.

Mr. Acevedo stated that 39 public hearing notices were sent; one was returned in favor and one was returned in opposition.

There was discussion amongst the Commission regarding a text amendment for the New Neighborhood District and the Rural Neighborhood District and the returned public hearing notice that was in opposition.

Chairman Crawley opened the public hearing.

No speakers came forward.

Chairman Crawley closed the public hearing.

Commissioner Thomas Finney made a motion to approve the item. Commissioner James Moseley seconded the motion. The consent item passed with a 5-0-1 vote. Commissioner Farrow abstained from the vote.

2. **Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 1417 Shadybrook Lane, further described as Lot 16, Block A of the Pecan Harbor Estates Addition to the City of Rowlett, Dallas County, Texas. (DP14-746)**

Commissioner Farrow returned to the dais.

Principal Planner Garrett Langford came forward to present the case. He presented a location map of the property. Mr. Langford gave a brief background on the case and stated that this request is to allow 70% stucco and 30% stone building material. Mr. Langford explained that the requirements within the Rowlett Development Code are such that the building material must be 100% masonry brick and/or stone, but a request can go before the Planning and Zoning Commission and City Council for an alternate building material. He presented the elevations plans, pictures of nearby properties utilizing stucco material, and summarized the staff analysis. Mr. Langford stated that staff recommends approval.

Vice-Chairman Michael Lucas made a motion to approve the request. Commissioner Jonas Tune seconded the motion. The item passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:20 p.m.

_____ _____

Chairman Secretary

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 11/11/2014 **AGENDA ITEM**: C.1

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on a Development Plan for the Briarwood Armstrong Addition located at 2801 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is a request to approve a development plan for a new retail development for a 5.549-acre tract of land located at 2801 Lakeview Parkway (Attachment 1 Location Map). The applicant is proposing to develop the subject property with a 28,000 square-foot grocery store and an adjoining 7,500 square-foot building for retail and restaurant uses. Per the Rowlett Development Code, developments consisting of a structure more than 25,000 square feet requires approval from the Planning and Zoning Commission.

BACKGROUND INFORMATION

The preliminary plat was approved on August 26, 2014, by the Planning and Zoning Commission. The tree survey and preservation plan was approved by City Council on October 21, 2014. The next step in the development process is approval of the Development Plan which includes the site plan, landscape plan, façade plan, and photometric plan. The proposed development consist of a 28,000 square-foot grocery store that will be operated by Sprouts Farmers Market. The end users for the adjoining 7,500 square-foot building next to Sprouts have not been identified by the applicant. The development plan anticipates that 3,500 square feet of the retail building will be used for a restaurant while the remainder of the building will be used for general retail.

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

The proposed development plan meets the requirements in the use regulations, dimensional standards, and the development and design standards with one exception. The applicant is requesting to exceed the maximum allowed parking for the development by 10 parking spaces. Section 77-506.B.4(a) of the Rowlett Development Code (RDC) limits the maximum number of parking spaces for commercial developments not to exceed 125% of the minimum required. Calculating the parking requirement for each use (grocery store, restaurant, and general retail) resulted in the total minimum parking required of 143 spaces. This results in a maximum number of parking spaces permitted by right at 179 spaces. The applicant is proposing 189 parking spaces. The site plan shows a total of 197 parking spaces, which includes eight accessible parking spaces. For the purpose of calculating the parking requirements, the RDC exempts the amount of accessible parking from being counted against the maximum.

The RDC allows staff to administratively approve additional parking that exceeds the maximum parking requirements if the applicant can justify the demand for additional parking. The applicant provided a parking analysis of six Sprouts developments in the Dallas-Fort Worth area indicating that they need additional parking spaces. Staff found the parking analysis submitted by the applicant to be creditable and supports allowing 10 additional parking spaces.

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 C-2 General Commercial/Retail Zoning District. It is staff's opinion that all of the above criteria have been met.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

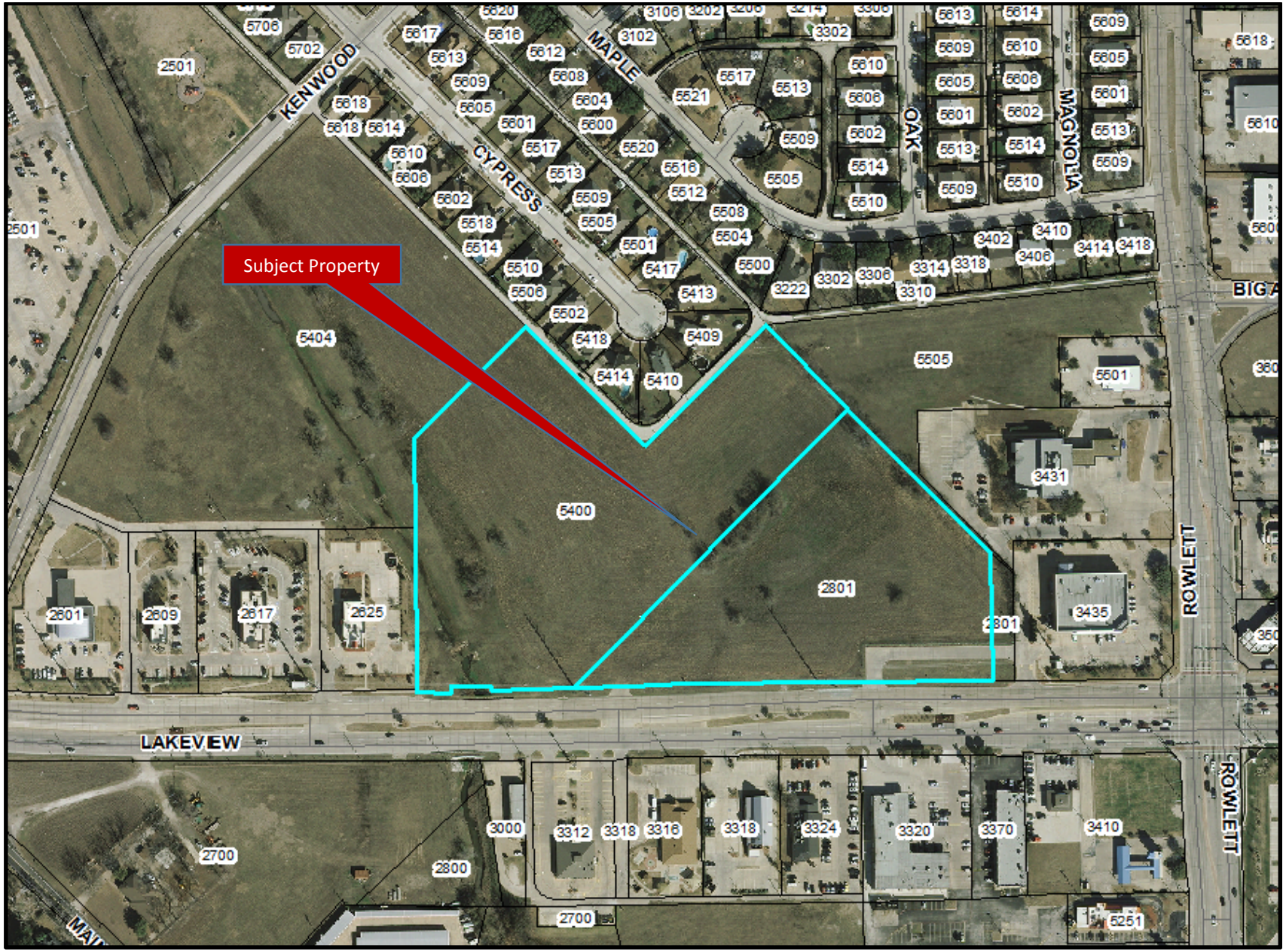
RECOMMENDED ACTION

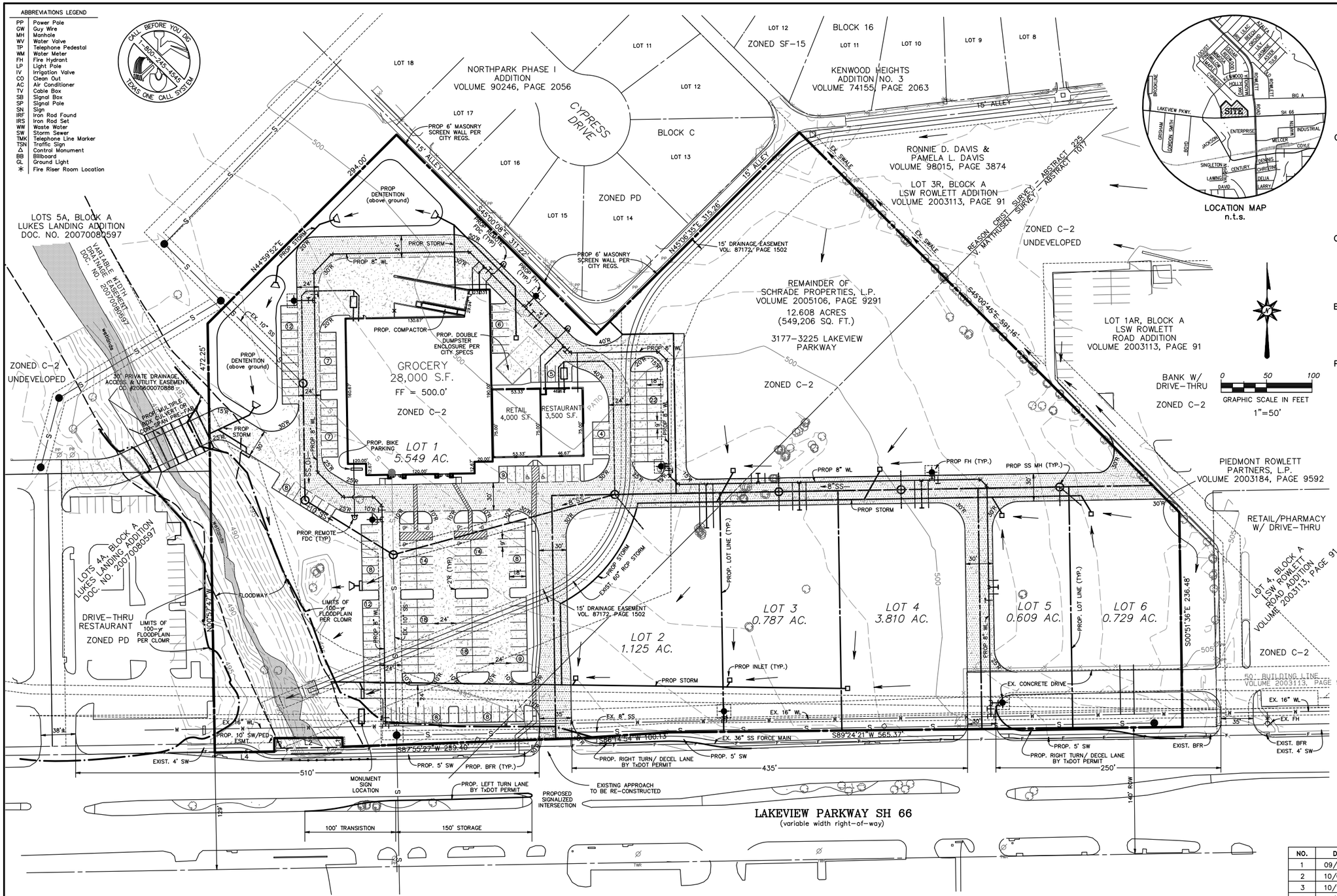
Staff recommends the Planning and Zoning Commission approve the Development Plan.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Development Plan

ATTACHMENT 1





ABBREVIATIONS LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
WW	Waste Water
SW	Storm Sewer
TMK	Telephone Line Marker
TSN	Traffic Sign
△	Control Monument
BB	Billboard
GL	Ground Light
✳	Fire Riser Room Location

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

LINE	BEARING	DISTANCE
L1	N00°19'26"W	10.00'
L2	S89°40'34"W	75.00'
L3	S00°19'26"E	15.00'
L4	S89°12'12"W	65.57'

PROJECT SITE DATA

GENERAL

CASE NUMBER – DP14-736
NAME OF DEVELOPMENT – BRIARWOOD-ARMSTRONG ADDITION
PROPOSED USE – GROCERY, RESTAURANT & GENERAL RETAIL
FUTURE LAND USE DESIGNATION – GENERAL COMMERCIAL
PROPOSED FUTURE LAND USE DESIGNATION – GENERAL COMMERCIAL
EXISTING ZONING DISTRICT – C-2
PROPOSED ZONING DISTRICT – C-2
APPLICABLE OVERLAYS (e.g. PD, SUP) – NONE
APPRAISAL DISTRICT ACCOUNT NUMBERS AND COUNTY
DALLAS #65022558510370000
DALLAS #65101747010020000

OVERALL SITE

GROSS SITE AREA – 12.608 ACRES
SITE FRONTAGE – 1065'
SITE WIDTH – 1065'
SITE DEPTH – 670'
IMPREVIOUS AREA – 4.3 ACRES
PREVIOUS AREA – 8.3 ACRES
DETENTION AREA – APPROX. 0.7 ACRES

BUILDING

TOTAL SQUARE FOOTAGE – 35,500 SF
COMMERICAL SQUARE FOOTAGE – 35,500 SF
GROCERY – 28,000 SF
RETAIL – 4,000 SF
RESTAURANT – 3,500 SF

PARKING & ACCESS

TOTAL PARKING PROVIDED – 197 SPACES
HANDICAP PARKING PROVIDED – 8 SPACES TOTAL
VAN ACCESS PARKING PROVIDED – 3 SPACES
DRIVE ACCESS PROVIDED – 4 POINTS

PARKING SPACES REQUIRED

GROCERY 1:300
RETAIL 1:300
RESTAURANT 1:100

PARKING SPACES MINIMUM

GROCERY – 28,000 SF /300 = 94 SPACES MIN.
RETAIL – 4,000 SF /300 = 14 SPACES MIN.
RESTAURANT – 3,500 SF /100 = 35 SPACES MIN.
TOTAL = 143 SPACES

PARKING SPACES MAXIMUM
GROCERY – 94 x 1.25 = 118 SPACES MAX.
RETAIL – 14 x 1.25 = 18 SPACES MAX.
RESTAURANT – 35 x 1.25 = 44 SPACES MAX..
TOTAL = 180 SPACES

LOCATION MAP n.t.s.

Legend

- Prop. Firelane (Concrete)
- Prop. Drives/Parking (Concrete)
- Existing Sanitary Sewer
- Existing Water Line
- Proposed Fire Hydrant
- Proposed Gate Valve
- Proposed Water Line
- Proposed Water Service
- Proposed Sanitary Sewer
- Proposed Sanitary Sewer Service
- Proposed Sanitary Manhole
- 460 Existing Contours
- Direction of Flow
- Proposed Storm Sewer Line
- Proposed Storm Sewer Inlet
- Proposed Storm Sewer Headwall

SITE PLAN NOTES

1. Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
4. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Marshal.
5. Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
6. Speed bumps/humps are not permitted within a fire lane.
7. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current adopted Building Code.
8. All signage is subject to Building Official approval.
9. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
10. All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/ Building Elevation Plan.
11. Approval of the site plan is not final until all engineering plans are approved by the City Engineer,
12. All new electrical lines shall be installed and/or relocated underground.
13. All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.
14. Drainage improvements shall be required to be in a dedicated easment.
    Exact alignments are to be determined with Civil Plans and shown on Final Site Plan.
15. All proposed firelanes, drives and parking are to be constructed with reinforced concrete pavement.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0240 K, dated July 17, 2014, this property is within Flood Zone X, X (Shaded), and AE.

Zone AE – Special Flood Hazard Area, base flood elevation determined.

Zone AE – The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X – Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) – Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or engineer.

OWNER:
SCHRADE PROPERTIES, L.P.
2727 MAIN STREET
ROWLETT, TEXAS 75088

DEVELOPER/APPLICANT:
BRIARWOOD CAPITAL CORPORATION
2911 TURTLE CREEK BLVD., SUITE 1240
DALLAS, TEXAS 75219
214-522-7739

RELEASED ON 11/05/2014 FOR REVIEW ONLY!!

CECIL A. CHESHIER 92674 REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CECIL A. CHESHIER, P.E. #92674

PRELIMINARY

NOT FOR CONSTRUCTION!!!

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DR. SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
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NO.	DATE	REVISION	APPROV.
1	09/02/14	Submitted to City for Review	CAC
2	10/03/14	Revised per City Review Comments	CAC
3	10/17/14	Revised per City Review Comments	CAC
3	11/05/14	Revised per City Review Comments	CAC

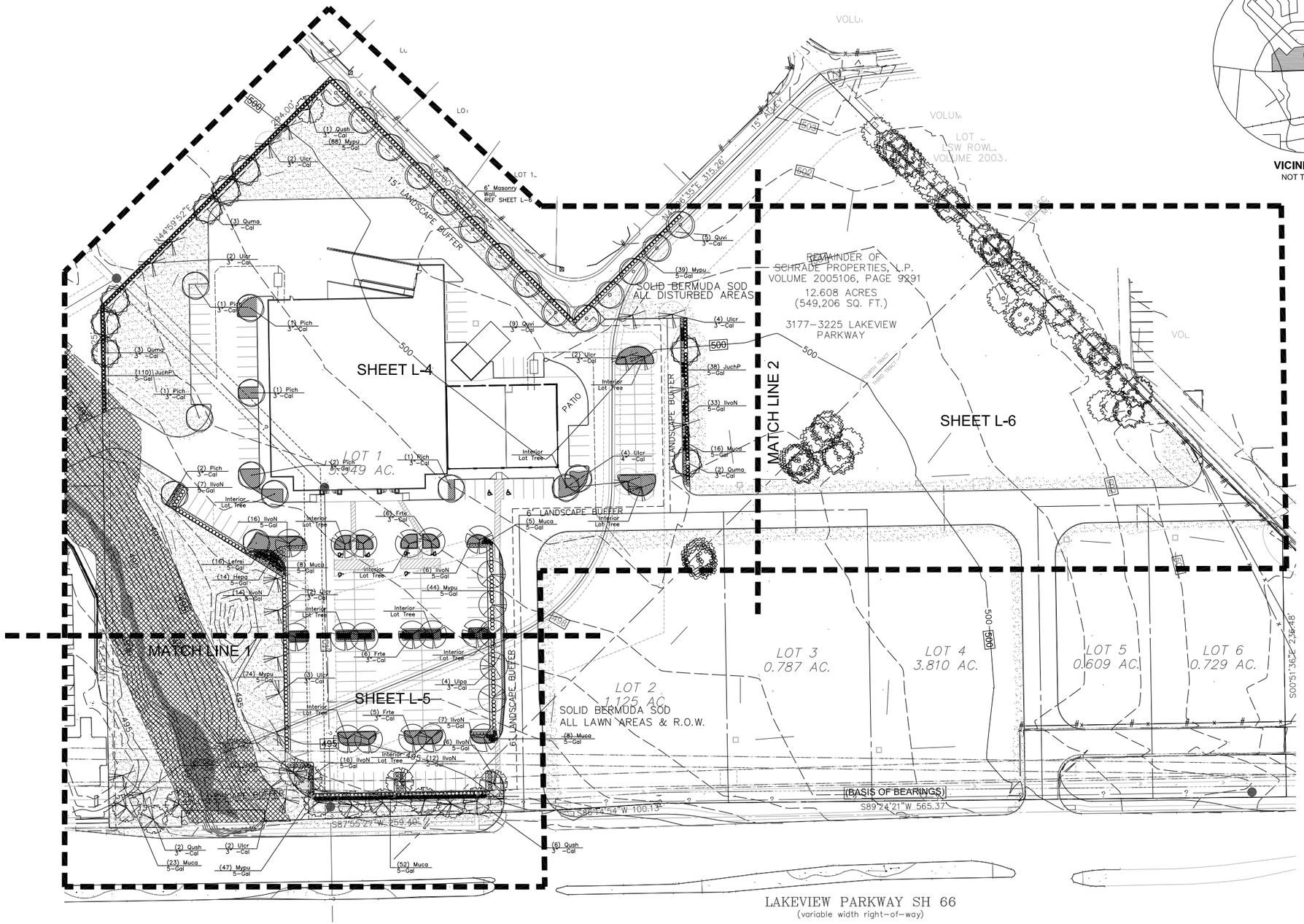
SITE PLAN

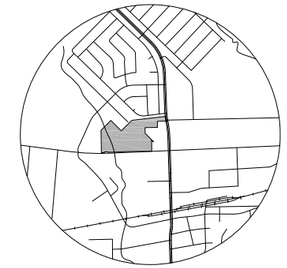
BRIARWOOD-ARMSTRONG ADDITION
LOTS 1-6, BLOCK A (12.608 ACRES)
REASON CRIST SURVEY, ABSTRACT NO. 225
V. MATTHUSEN SURVEY, ABSTRACT NO. 1017
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Scale : 1"=50'	Date : 11-05-14	File : 64003 Site Plan.pro
Project No. : 64003		Drawn By : CAC
Designed By : CAC		City Case No : DP14-736

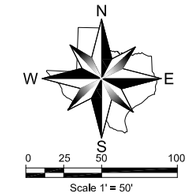
G:\64003\ENGINEERING\Construction Plans\TM\64003 Grading Plan.pro

Tue Nov 04 16:34:21 2014





VICINITY MAP
NOT TO SCALE



CITY OF ROWLETT LANDSCAPE REQUIREMENTS		
DESCRIPTION		
MIN. AMOUNT OF LANDSCAPE AREA	A MINIMUM 15% OF THE GROSS LOT	
	REQUIRED	PROVIDED
	15% X 242,044 = 36,307 SF	92,019 SF, 38%
PERIMETER BUFFER LANDSCAPE REQ ROW BUFFER	20 FT. LANDSCAPE EDGE WIDTH	
	REQUIRED	PROVIDED
	20 FOOT EDGE	20 FOOT EDGE
	LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE & (10) SHRUBS PER 30 LF	
	REQUIRED	PROVIDED
	376' / 30 = 13 (13) TREES & (126) SHRUBS	13 TREES 130 SHRUBS
WEST COMPATIBILITY BUFFER	6 FT. LANDSCAPE BUFFER WIDTH	
	REQUIRED	PROVIDED
	6 FOOT EDGE	6 FOOT EDGE
	LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 50' & (10) SHRUBS PER 30 LF	
	REQUIRED	PROVIDED
	761' / 50 = 16 TREES 761' / 30 X 10 = 254 SHRUBS	16 TREES 255 SHRUBS
EAST COMPATIBILITY BUFFER	6 FT. LANDSCAPE BUFFER WIDTH	
	REQUIRED	PROVIDED
	6 FOOT EDGE	6 FOOT EDGE
	LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 50' & (10) SHRUBS PER 30 LF	
	REQUIRED	PROVIDED
	440' / 50 = 9 TREES 440' / 30 X 10 = 147 SHRUBS	10 TREES 157 SHRUBS
INCOMPATIBILITY BUFFER	15 FT. LANDSCAPE BUFFER WIDTH	
	REQUIRED	PROVIDED
	15'	15'
	LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 35' & (10) SHRUBS PER 30 LF	
	REQUIRED	PROVIDED
	311' / 35 = 9 311' / 35 X 10 = 89	9 TREES 89 SHRUBS
PARKING LOT INTERIOR LANDSCAPE	PARKING LOT SIZE = 59,914 SF; REQUIRES 8% LANDSCAPING	
	REQUIRED	PROVIDED
	4,793 SF LANDSCAPING	5,070 SF
	ONE TREE REQUIRED PER 400 SF REQ LANDSCAPE	
	REQUIRED	PROVIDED
	4,793 / 400 = 12 TREES	10 TREES, 6 ORNAMENTAL TREES
	NO LANDSCAPE ISLANDS FARTHER APART THAN 12 SPACES	
	MINIMUM OF 75% OF REQ TREES SHALL BE CANOPY TREES	
	ORNAMENTAL TREES MAY BE SUBSTITUTED AT 3:1, NO MORE THAN 25%	

NOTE:
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS.
- ALL OUTSIDE STORAGE AREAS ARE SCREENED FROM PUBLIC STREET ROW AND ADJOINING PROPERTY BY MINIMUM 8 FT HIGH SCREENING DEVICE.

DFL Group, LLC
PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE
8233B MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0730

REGISTERED LANDSCAPE ARCHITECT
JOHN R. FAIN
805
STATE OF TEXAS

11/05/14

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 11/05/14, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

NOTE: INSTALL PERMANENT GRASS IN THE TxDOT RIGHT-OF-WAY AT 100% COVERAGE.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF LEGEND SHEET L5

I, JOHN R. FAIN A PROFESSIONAL LANDSCAPE ARCHITECT (TEXAS LICENSE #805), DO HEREBY CERTIFY THAT ALL LANDSCAPE PLANS SATISFY THE REQUIREMENTS OF THE CITY OF ROWLETT, ZONING ORDINANCE AND LANDSCAPE AND SCREENING STANDARDS.

LANDSCAPE PLAN

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineering Registration No. 89
Texas Surveyors Registration No. 100866-00
(972) 490-7090 FAX
(972) 490-7099
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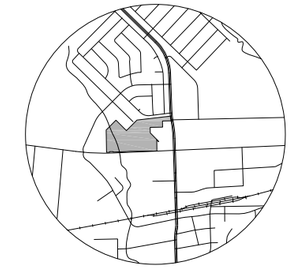
SHEET
L-3
OF 7

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

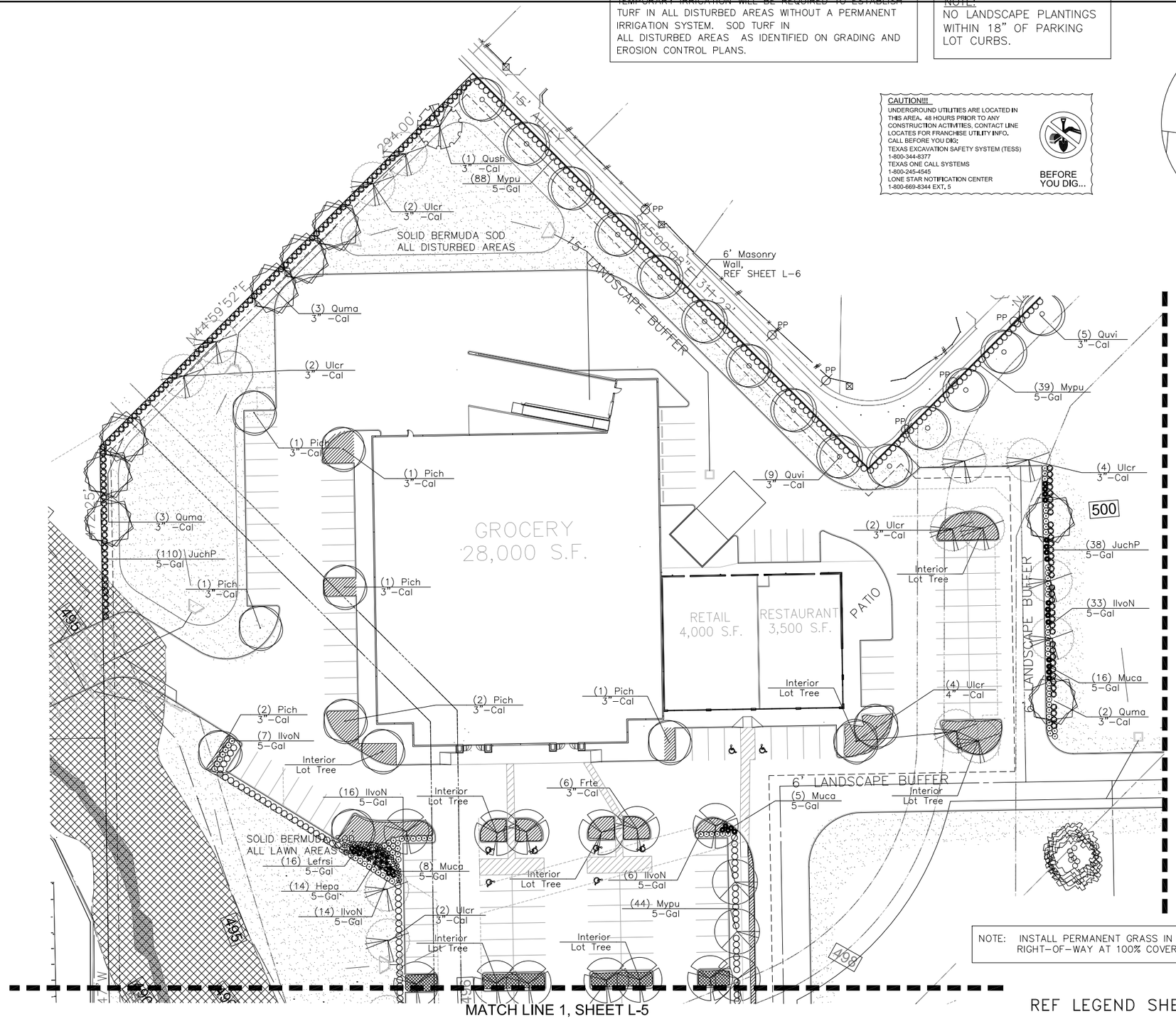
NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...



VICINITY MAP
NOT TO SCALE

N W E S
0 15 30 60
Scale 1" = 30'



NOTE: INSTALL PERMANENT GRASS IN THE TxDOT RIGHT-OF-WAY AT 100% COVERAGE.

REF LEGEND SHEET L5

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

DFL Group, LLC
PARKS + OPEN SPACE PLANNING · LANDSCAPE ARCHITECTURE
8339B MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0730

REGISTERED LANDSCAPE ARCHITECT JOHN R. FAIN 805 STATE OF TEXAS
11/05/14

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 11/05/14, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.100(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineering Registration No. 89
Texas Surveying Registration No. 100956-00
(972) 490-7090
(972) 490-7099 FAX
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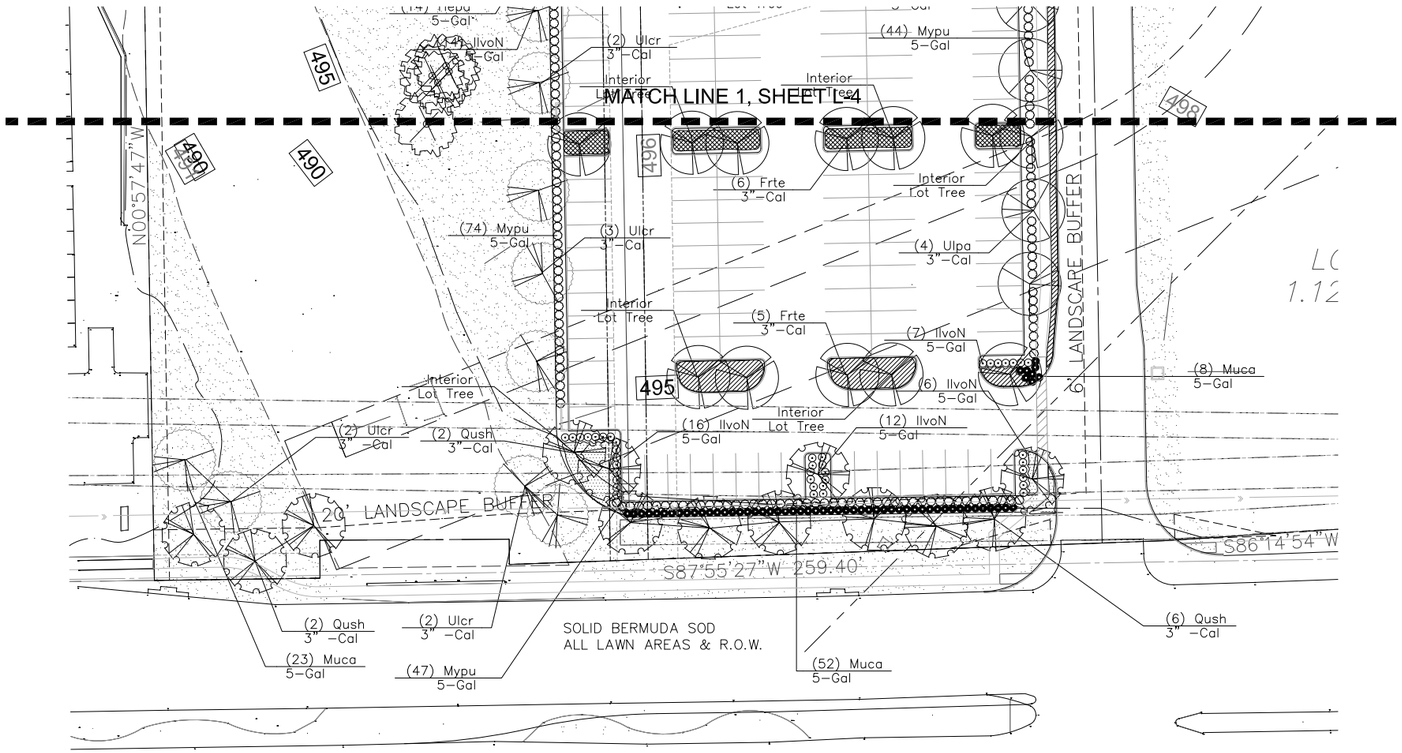
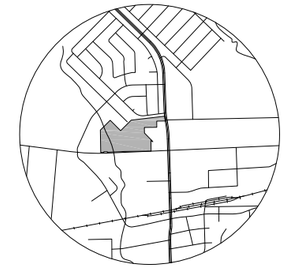
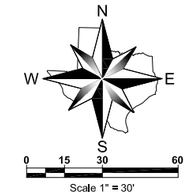
NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
TO CONFIRM TREE CALIPER CALIPER MEASUREMENT
HEIGHT ABOVE GRADE AS REQUIRED BY CITY.



NOTE: INSTALL PERMANENT GRASS IN THE TxDOT RIGHT-OF-WAY AT 100% COVERAGE.



VICINITY MAP
NOT TO SCALE



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NOTE:
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CAUTION!!!
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1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
	11	Pich	Pistacia chinensis	Chinese pistache	3"-Cal	B & B, Full, Single straight trunk
	14	Qush	Quercus shumardii	Shumard oak	3"-Cal	B & B, Full, Single straight trunk
	18	Frte	Fraxinus texensis	Texas ash	3"-Cal	B & B, Full, Single straight trunk
	21	Ulcr	Ulmus crassifolia	Cedar elm	3"-Cal	B & B, Full, Single straight trunk
	14	Quvi	Quercus virginiana	Southern live oak	3"-Cal	B & B, Full, Single straight trunk
	8	Quma	Quercus macrocarpa	Bur oak	3"-Cal	B & B, Full, Single straight trunk
	4	Ulpa	Ulmus parvifolia	Lacebark elm	3"-Cal	B & B, Full, Single straight trunk
	292	Mypu	Myrica pusilla	Dwarf Wax Myrtle	5-Gal	40" O.C.
	114	IlvoN	Ilex vomitoria 'Nana'	Dwarf yaupon	5-Gal	36" O.C.
	148	JuchP	Juniperus chinensis 'Pfitzerana'	Pfitzer juniper	5-Gal	40" O.C.
	14	Hepa	Hesperaloe parviflora	Red yucca	5-Gal	48" O.C.
	16	Lefrsi	Leucophyllum frutescens'Silverado'	Silverado sage	5-Gal	36" O.C.
	89	Muca	Muhlenbergia capillaris	Gulf muhly	5-Gal	36" O.C.
	150	Stte	Stipa tenuissima	Mexican feathergrass	1-Gal	24" O.C.
	920	Eufo	Euonymus fortunii 'Coloratus'	Pruple wintercreeper	4" pot	12" O.C.
	3630	Limu	Liriope muscari 'Big Blue'	'Big Blue' liriope	4" pot	12" O.C.

REF LEGEND SHEET L4

I, JOHN R. FAIN A PROFESSIONAL LANDSCAPE ARCHITECT (TEXAS LICENSE #805), DO HEREBY CERTIFY THAT ALL LANDSCAPE PLANS SATISFY THE REQUIREMENTS OF THE CITY OF ROWLETT, ZONING ORDINANCE AND LANDSCAPE AND SCREENING STANDARDS.

DFL Group, LLC
PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE
8233B MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0730

RECOGNIZED LANDSCAPE ARCHITECT JOHN R. FAIN 805 STATE OF TEXAS
11/05/14

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 11/05/14, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineering Registration No. 89 (972) 490-7099 FAX
Texas Surveying Registration No. 100566-00
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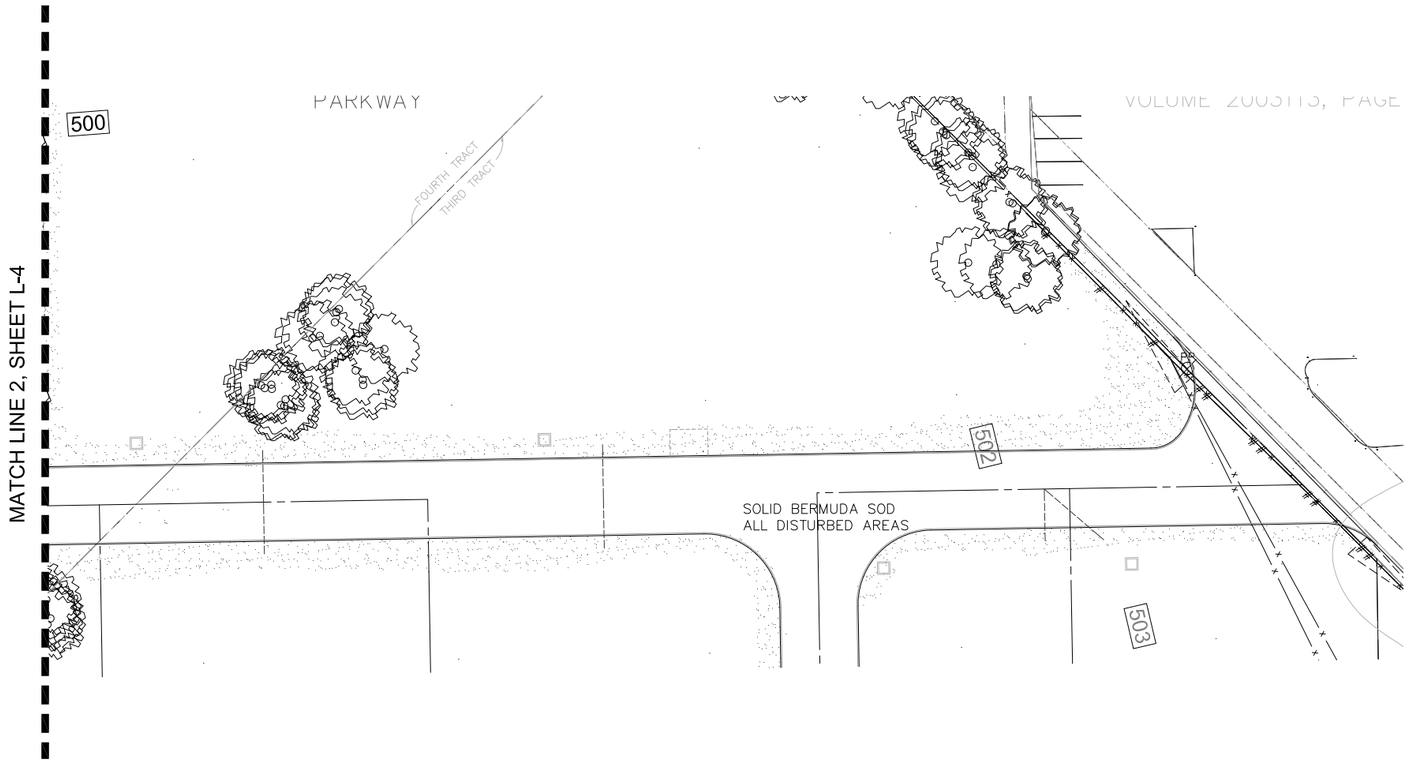
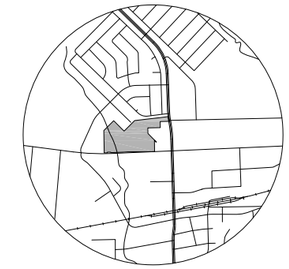
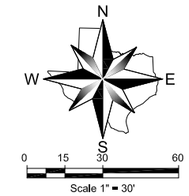
ATTACHMENT 2





VICINITY MAP
NOT TO SCALE



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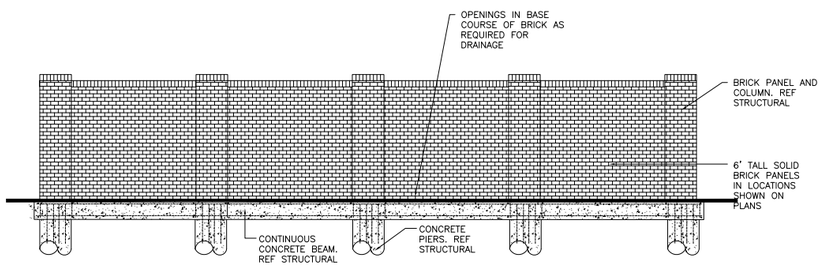

TYPICAL SOLID FENCE PANEL

WALL/FENCE DETAILS – SCALE 1/4"=1'-0"

NOTE: INSTALL PERMANENT GRASS IN THE TxDOT RIGHT-OF-WAY AT 100% COVERAGE.

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REGISTERED LANDSCAPE ARCHITECT
JOHN R. FAIN
805
STATE OF TEXAS
11/05/14

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LANDSCAPE PLAN

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6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
(972) 490-7090
(972) 490-7099 FAX

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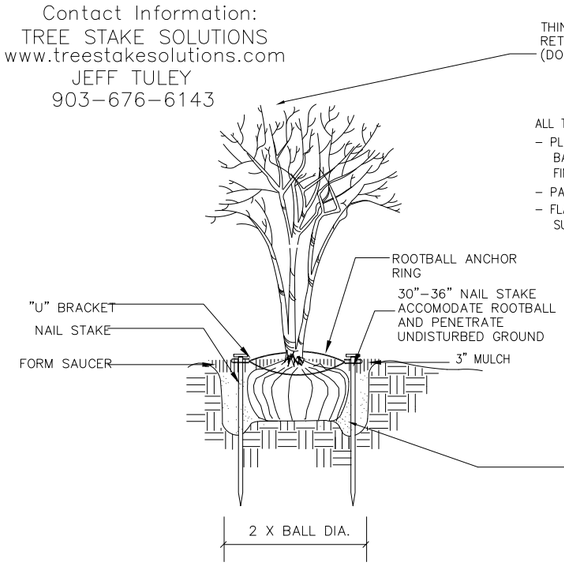
No.	DATE	REVISION	APPROV.

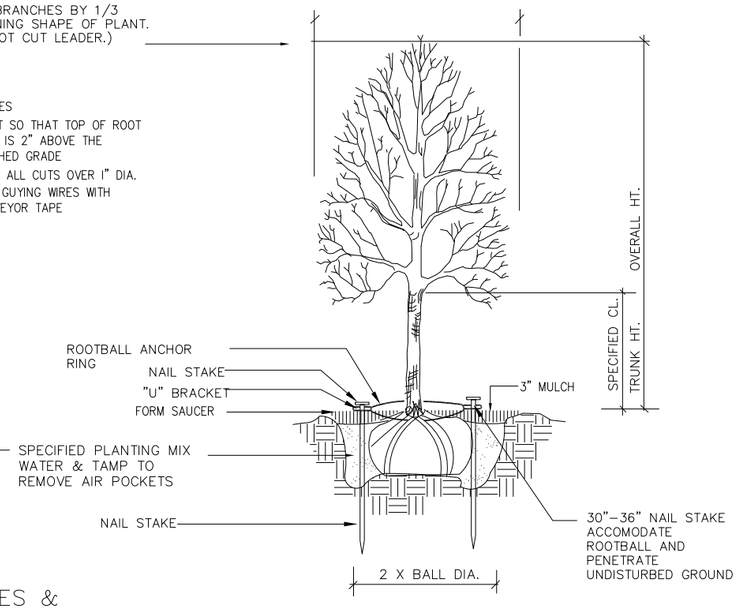
SHEET
L-6
OF 7

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
JEFF TULEY
903-676-6143



STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE



SAFETY STAKE BY TREE STAKE SOLUTIONS

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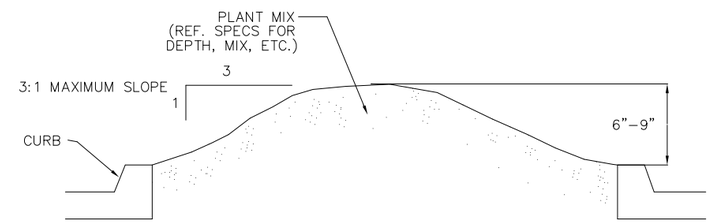
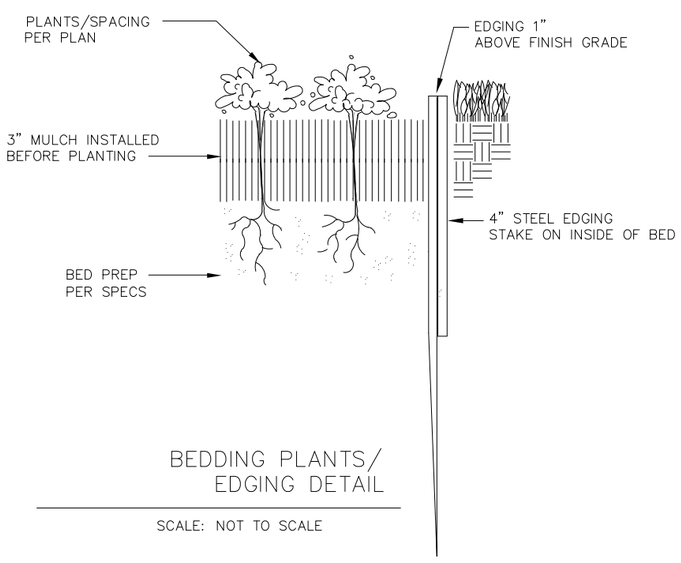
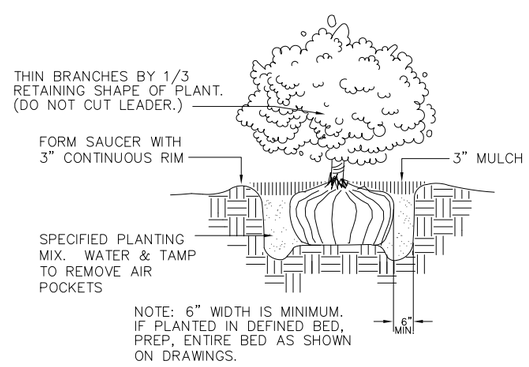


TYPICAL PARKING LOT ISLAND MOUNDING



BEDDING PLANTS/ EDGING DETAIL

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE

No.	DATE	REVISION	APPROV.

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LICENSED LANDSCAPE ARCHITECT JOHN R. FAIN 805 STATE OF TEXAS
11/05/14

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PLANTING DETAILS

ATTACHMENT 2

NOTE:
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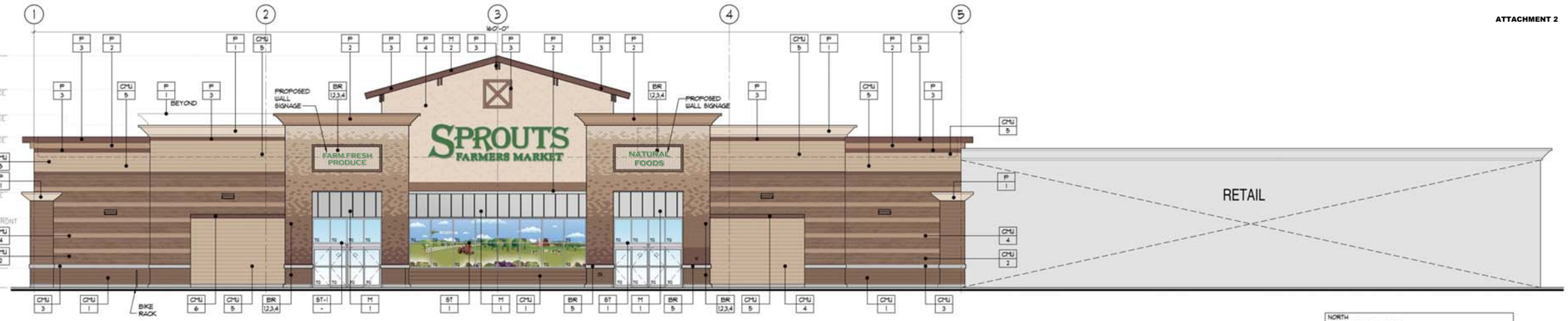
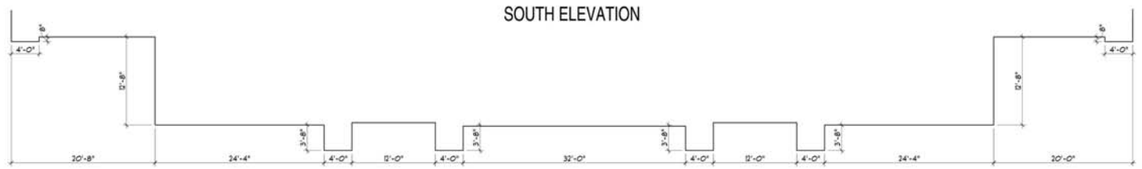
FINSH SCHEDULE

- P-1 SHERWIN WILLIAMS CANVAS TAN (SW 7531) 3/4" EIFS SYSTEM
- P-2 SHERWIN WILLIAMS CRAFTSMAN BROWN (SW 2835) 3/4" EIFS SYSTEM
- P-3 SHERWIN WILLIAMS TERRA BRUN (SW 6048) 3/4" EIFS SYSTEM
- P-4 SHERWIN WILLIAMS CANVAS TAN (SW 7531) 3/4" STUCCO SYSTEM
- M-1 PAC-CLAD STONE WHITE
- M-2 PAC-CLAD DARK BRONZE
- CMU-1 SUPERLITE BLOCK TIERRA BROWN SPLIT-FACE
- CMU-2 SUPERLITE BLOCK TIERRA BROWN SPLIT-FACE
- CMU-3 SUPERLITE BLOCK GRAY SPLIT-FACE
- CMU-4 SUPERLITE BLOCK PEACH HONED
- CMU-5 SUPERLITE BLOCK PEACH SPLIT-FACE
- CMU-6 SUPERLITE BLOCK COCOA BROWN CENTER-SCORED SPLIT-FACE
- ALUMINUM STOREFRONT SYSTEM CLEAR ANODIZED
- PAINTED STEEL DOOR TO MATCH P-2
- BR-1 ACME BRICK thinBRIK DESERT TAN
- BR-2 ACME BRICK thinBRIK DRIFTWOOD
- BR-3 ACME BRICK thinBRIK CASTLE RIDGE
- BR-4 ACME BRICK thinBRIK BROWNWOOD MILL
- BR-5 QUICKBRIK AUTUMN BLEND LEDGER BLOCK



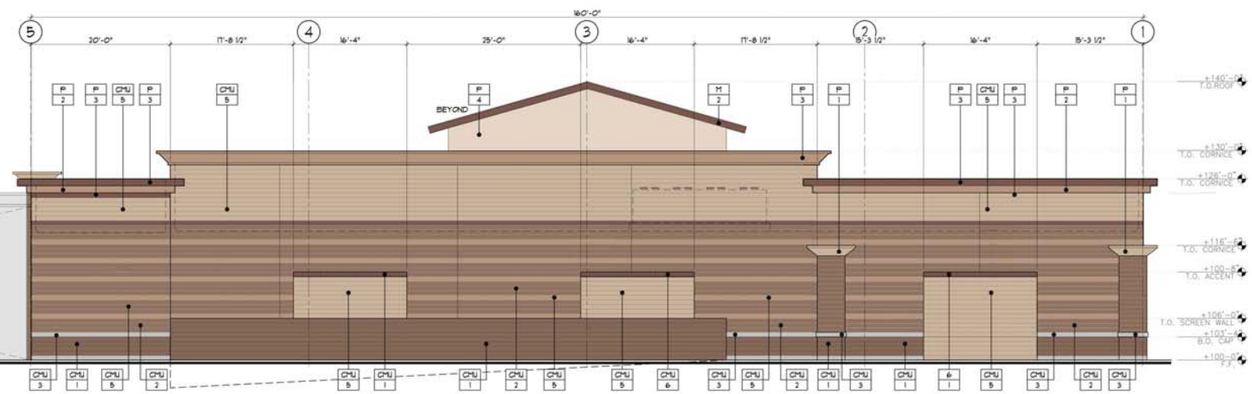
TYPICAL MASONRY WALL SECTION (CORNICE MAY VARY)

SOUTH ELEVATION



BUILDING FACADE / ELEVATIONS PLAN

NORTH FACADE CALCULATIONS		
MAIN CMU - CMU 2	TIERRA BROWN SPLIT FACE	35%
ACCENT CMU - CMU 1, CMU2, CMU3, CMU4, CMU5, BR1, BR2, BR3, BR4	TIERRA BROWN SPLIT FACE	65%

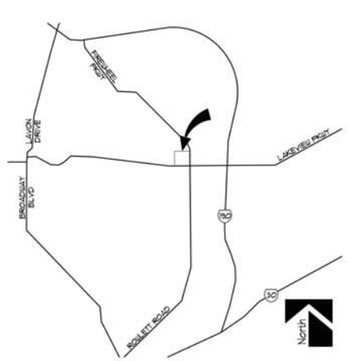


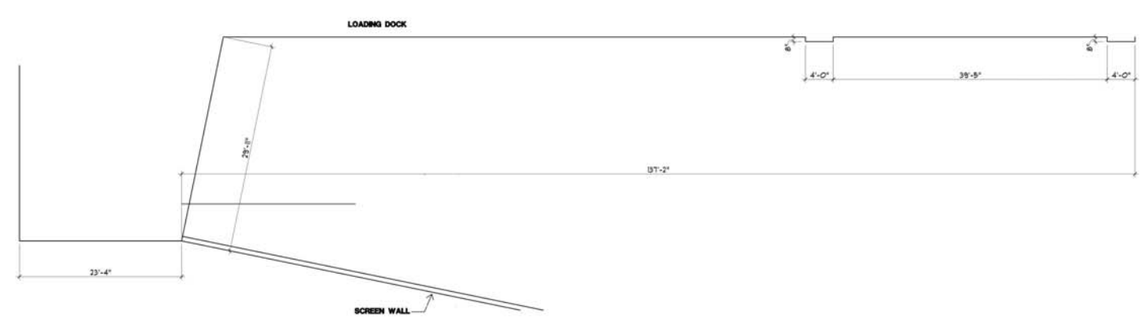
TYPICAL MASONRY SCREEN WALL AT LOADING DOCK

NORTH ELEVATION

BUILDING FACADE / ELEVATIONS PLAN

SOUTH FACADE CALCULATIONS		
MAIN CMU - CMU 2	TIERRA BROWN SPLIT FACE	47%
ACCENT CMU - CMU 1, CMU3, CMU5.		53%





DEVELOPER
ARMSTRONG DEVELOPMENT PROPERTIES
2121 W CHANDLER BLVD #106
CHANDLER, AZ 85224
PHONE: (602)385-4100
FAX: (602) 385-4101
ATTENTION: KEVIN PARKER
EMAIL: KPARKER@AGOC.COM

ARCHITECT
AAD:FITCH, INC.
16435 NORTH SCOTTSDALE ROAD, SUITE 195
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 998 -4200
FAX: (480) 998 -7223
ATTENTION: SHAUN MCDONALD
EMAIL: SHAUNMCDONALD@FITCH.COM

OWNER
SCHRADE PROPERTIES, LP
2727 MAIN
ROWLETT, TX 75088
PHONE: (972) 475-8508
FAX:
ATTENTION:
EMAIL:

PRELIMINARY ELEVATIONS - SPROUTS FARMERS MARKET

N.W.C. LAKEVIEW PARKWAY & ROWLETT ROAD

ROWLETT. TEXAS

BRIARWOOD / AGOC JV ADDITION LOT 1

SUBMITTAL #2	DATE 9-2-14
SUBMITTAL #1	DATE 7-29-14
SUBMITTAL #3	DATE 10-17-14

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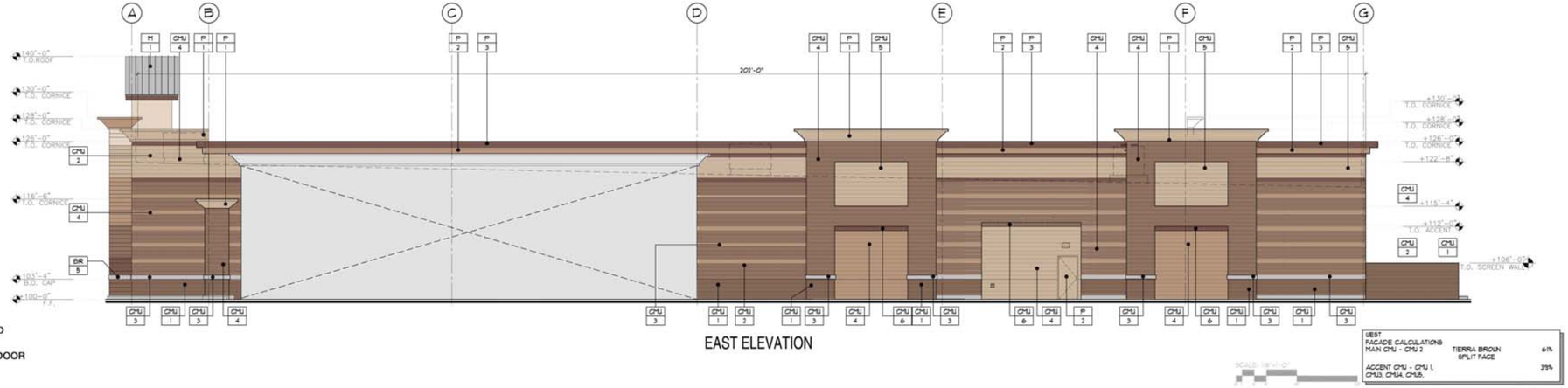
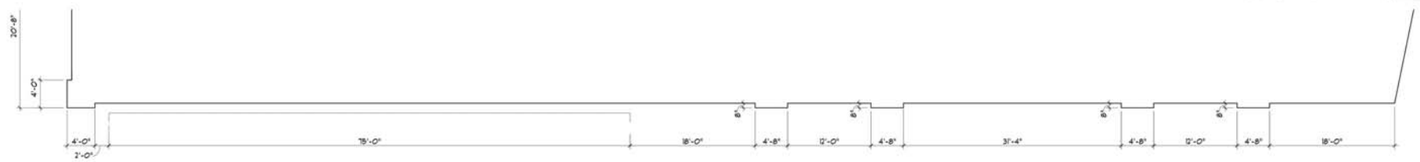
FINSH SCHEDULE

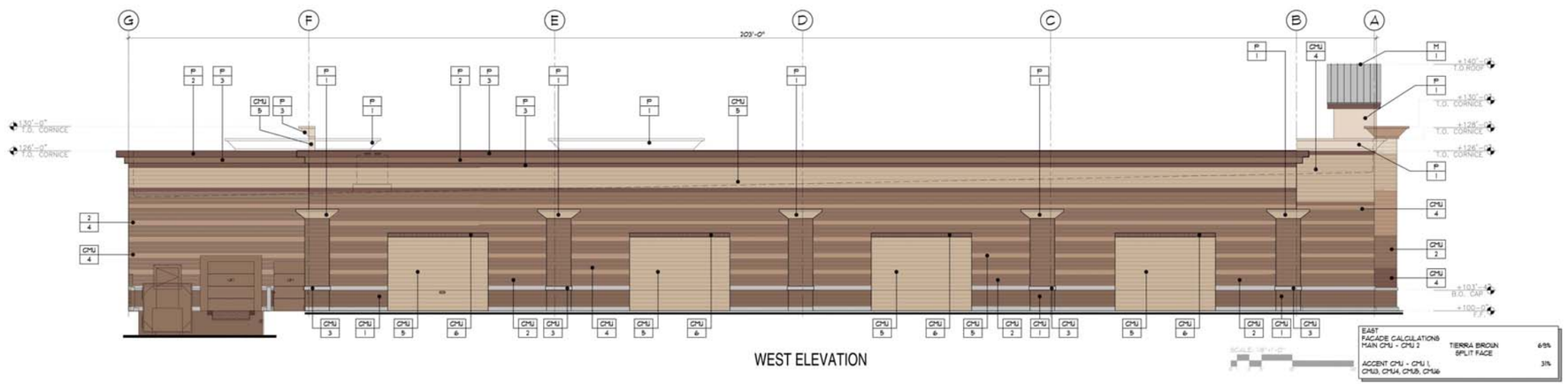
- P-1 SHERWIN WILLIAMS CANVAS TAN (SW 7531) 3/4" EIFS SYSTEM
- P-2 SHERWIN WILLIAMS CRAFTSMAN BROWN (SW 2835) 3/4" EIFS SYSTEM
- P-3 SHERWIN WILLIAMS TERRA BRUN (SW 6048) 3/4" EIFS SYSTEM
- P-4 SHERWIN WILLIAMS CANVAS TAN (SW 7531) 3/4" STUCCO SYSTEM
- M-1 STANDING SEAM METAL ROOFING PAC-CLAD STONE WHITE
- M-2 PAC-CLAD DARK BRONZE
- CMU-1 SUPERLITE BLOCK TIERRA BROWN SPLIT-FACE
- CMU-2 SUPERLITE BLOCK TIERRA BROWN SPLIT-FACE
- CMU-3 SUPERLITE BLOCK GRAY SPLIT-FACE
- CMU-4 SUPERLITE BLOCK PEACH HONED
- CMU-5 SUPERLITE BLOCK PEACH SPLIT-FACE
- CMU-6 SUPERLITE BLOCK COCOA BROWN CENTER-SCORED SPLIT-FACE
- ALUMINUM STOREFRONT SYSTEM CLEAR ANODIZED
- PAINTED STEEL DOOR TO MATCH P-2
- BR-1 ACME BRICK thinBRIK DESERT TAN
- BR-2 ACME BRICK thinBRIK DRIFTWOOD
- BR-3 ACME BRICK thinBRIK CASTLE RIDGE
- BR-4 ACME BRICK thinBRIK BROWNWOOD MILL
- BR-5 QUICKBRIK AUTUMN BLEND LEDGER BLOCK



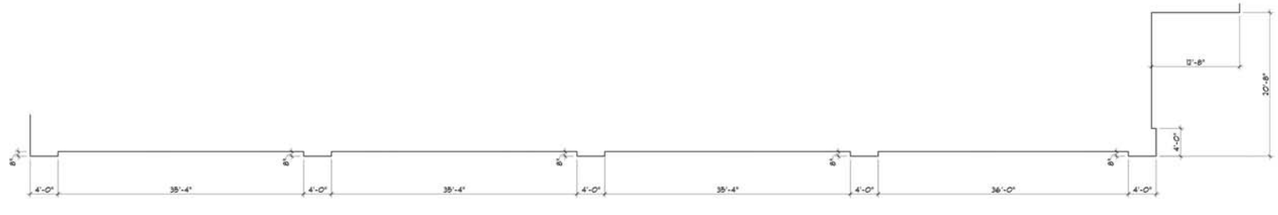
EAST ELEVATION



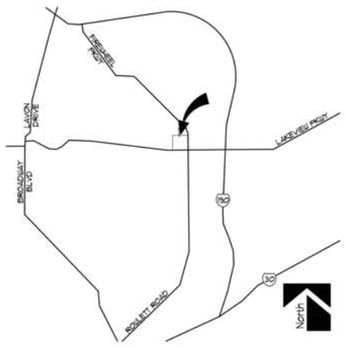
BUILDING FACADE / ELEVATIONS PLAN



WEST ELEVATION



BUILDING FACADE / ELEVATIONS PLAN



PRELIMINARY ELEVATIONS - SPROUTS FARMERS MARKET

N.W.C. LAKEVIEW PARKWAY & ROWLETT ROAD

ROWLETT. TEXAS

DEVELOPER
ARMSTRONG DEVELOPMENT PROPERTIES
2121 W CHANDLER BLVD #106
CHANDLER, AZ 85224
PHONE: (602)385-4100
FAX: (602) 385-4101
ATTENTION: KEVIN PARKER
EMAIL: KPARKER@AGOC.COM

ARCHITECT
AAD:FITCH, INC.
16435 NORTH SCOTTSDALE ROAD, SUITE 195
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 998 -4200
FAX: (480) 998 -7223
ATTENTION: SHAUN MCDONALD
EMAIL: SHAUNMCDONALD@FITCH.COM

OWNER
SCHRADE PROPERTIES, LP
2727 MAIN
ROWLETT, TX 75088
PHONE: (972) 475-8508
FAX:
ATTENTION:
EMAIL:

BRIARWOOD / AGOC JV ADDITION LOT 1

SUBMITTAL #2	DATE 9-2-14
SUBMITTAL #1	DATE 7-29-14
SUBMITTAL #3	DATE 10-17-14

ATTACHMENT 2

SOUTH ELEVATION

ACCENT MATERIALS

	SOUTH	EAST	NORTH
EIFS Cornice, SW Canvas Tan	130 s.f.	99 s.f.	132 s.f.
Stucco, Tan min. 3/4" thick	156 s.f.	0 s.f.	0 s.f.
Decorative Cast Stone	174 s.f.	172 s.f.	217 s.f.
CMU-3 split face block Superlite Block, Autumn	34 s.f.	120 s.f.	234 s.f.
TOTAL ACCENT	494 s.f.	391 s.f.	583 s.f.
FAÇADE S.F.	1667 s.f.	1386 s.f.	2024 s.f.
% OF FAÇADE	29%	28%	28%

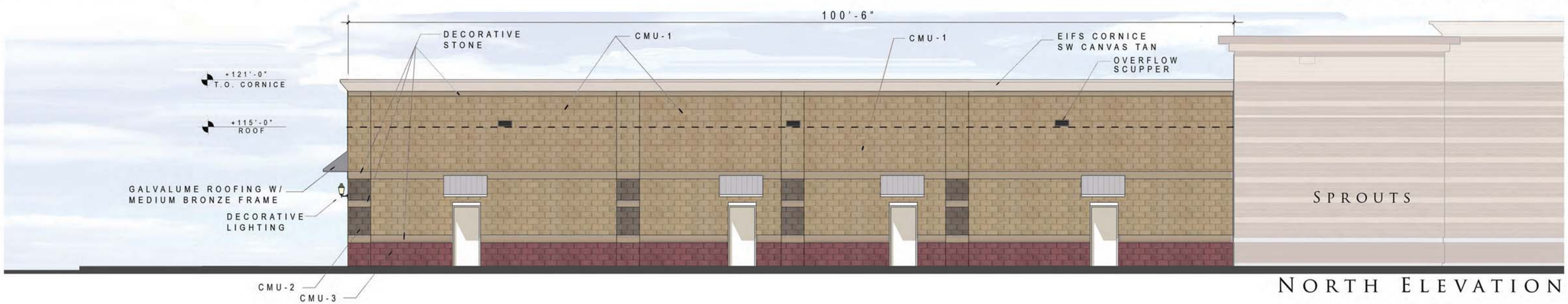
Note: Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee

NON-ACCENT MATERIALS

ALL FAÇADES

- Galvalume Roofing w/ Medium Bronze Frame
- Clear Anodized Storefront System
- CMU-1 split face block Superlite Block, Tierra [Primary]
- CMU-2 split face block Superlite Block, Umber Brown Ground Face

EAST ELEVATION



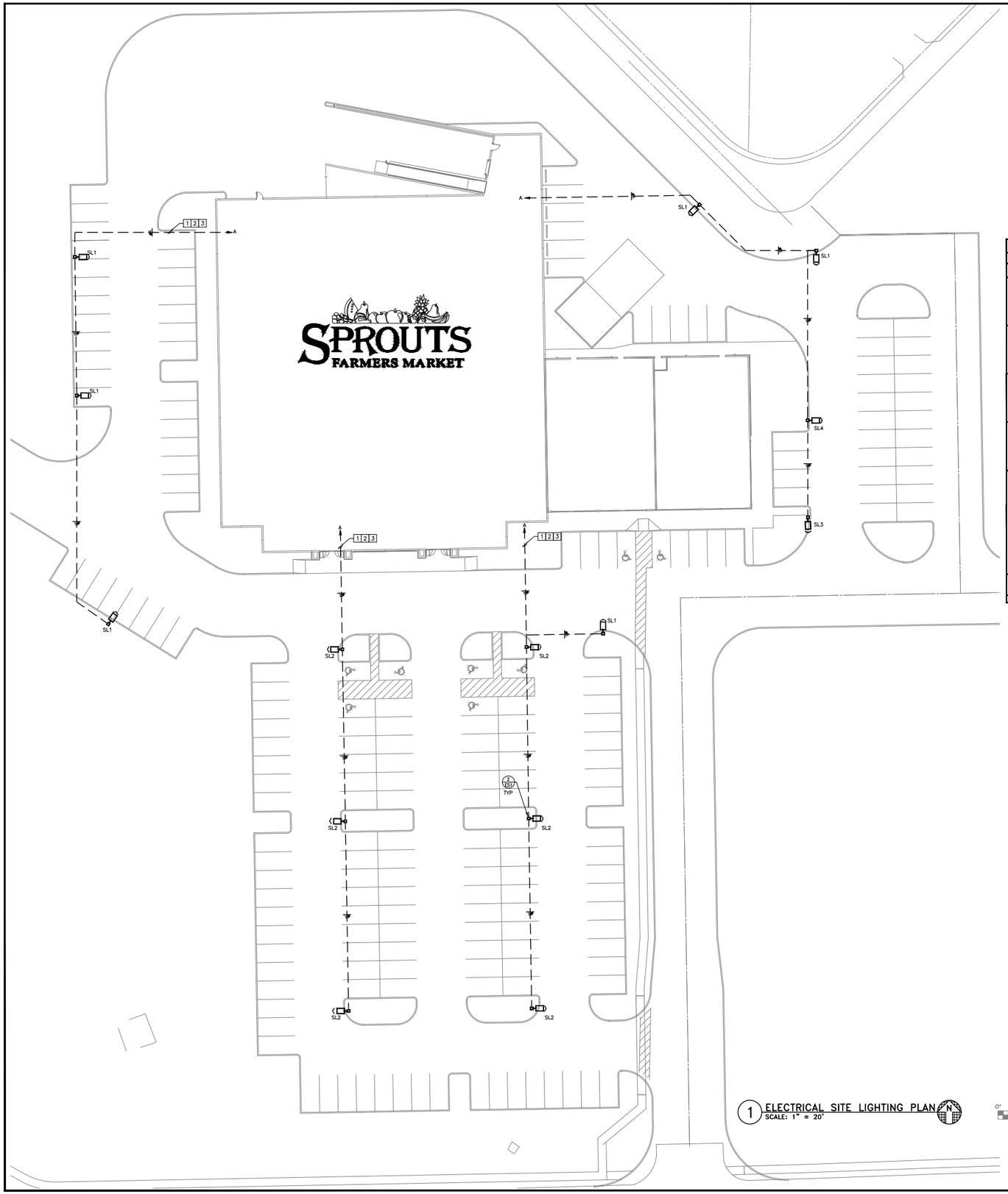
NORTH ELEVATION

BUILDING FAÇADES

SPROUTS SMALL SHOP DEVELOPMENT
ROWLETT, TEXAS

0 10' 20' 30' 40'

ROBERT W. KELLY ARCHITECT INC.
201 S. Calhoun St., Suite 125
Tel: 817-332-5014
bob@rwk-architecture.com



1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 20'

0" 20'-0" 40'-0" 60'-0"
SCALE: 1" = 20'

SITE PLAN GENERAL NOTES:

1. REFER TO THE LATEST ELECTRIC UTILITY COMPANY ELECTRIC SERVICE SPECIFICATIONS MANUAL PRIOR TO ANY WORK BEING PERFORMED.
2. COORDINATE WITH THE TELEPHONE/DATA AND CATV SUPPLIERS PRIOR TO ANY WORK BEING PERFORMED.
3. ALL UNDERGROUND PHASE, NEUTRAL, AND GROUND CONDUCTORS THIS SHEET SHALL BE #8 AWG MINIMUM IN 1" CONDUIT UNLESS SHOWN OTHERWISE ON PLANS OR PANEL SCHEDULES.
4. CONTACT LOCAL UNDERGROUND UTILITY LOCATER PRIOR TO START OF ANY SITE WORK.
5. VERIFY TREE PLANTING LOCATIONS WITH LANDSCAPE PLANS PRIOR TO TRENCHING FOR ELECTRICAL UNDERGROUND CONDUITS. AVOID LOCATING UNDERGROUND CONDUITS UNDERNEATH LANDSCAPE TREES DRIP LINE TO AVOID ROOT SPREAD. ROUTE UNDERGROUND CONDUITS UTILIZING THE SHORTEST DISTANCE AROUND TREE LOCATIONS.

SITE PLAN KEYNOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE EXACT LOCATION OF CONDUIT PENETRATION INTO BUILDING. CONDUIT SHALL BE ROUTED UP TO ACCESSIBLE CEILING SPACE OF SPROUTS, TO POWERWALL LOCATION.
2. PROVIDE 8 INCH DIAMETER PRECAST CONCRETE PULL BOX WITH CONCRETE COVER, OPEN BOTTOM, AND PENTA HEAD STYLE SECURITY BOLTS. OLDCASTLE PRECAST #F08 OR EQUAL. AT INTERVALS OF 250 FEET IN LENGTH OR AS NECESSARY. LOCATE IN LANDSCAPE AREAS PER ARCHITECT.
3. PROVIDE 1 INCH SCHEDULE 40 CONDUIT THROUGH OUT ENTIRE RUN OF CIRCUIT.

LIGHT FIXTURE SCHEDULE

SITE

TYPE	MANUFACTURER/MODEL #	LAMPS NO.	LAMPS TYPE	LAMPS VOLT	INPUT WATTS	INPUT VA	DESCRIPTION	MOUNTING HEIGHT	NOTES
SL1	SPAULDING LIGHTING CIMARRON LED CL1-A-90L-U-4K-4-105-DB-BC SSS-20-40-1-C2-DB 1	1	LED 80 CRI, 4,000K 23,896 LUMENS 100,000 HOURS	277	336	340	NOMINAL 22"x16" SQUARE, POLE MOUNTED, AREA LIGHT FIXTURE. FIXTURE SHALL BE PROVIDED WITH A 1050mA LED DRIVER, 6" ARM TO MOUNT ON TO SQUARE POLE. VERIFY EXACT FINISH WITH ARCHITECT PRIOR TO ORDERING. PRIOR TO ORDERING. POLE SHALL BE INSTALLED IN A CONCRETE POLE BASE FOR MAXIMUM TOTAL FIXTURE HEIGHT OF 23'-0", DESIGNED BY THE STRUCTURAL EOR. FULL CUT OFF FUXTURE, INTEGRAL HOUSE-SIDE SHIELD	23'-0" AFF	A,B
SL2	SPAULDING LIGHTING CIMARRON LED CL1-A-90L-U-4K-5M-105-DB SSS-20-40-1-C2-DB 1	1	LED 80 CRI, 4,000K 23,896 LUMENS 100,000 HOURS	277	336	340	NOMINAL 22"x16" SQUARE, POLE MOUNTED, AREA LIGHT FIXTURE. FIXTURE SHALL BE PROVIDED WITH A 1050mA LED DRIVER, 6" ARM TO MOUNT ONTO SQUARE POLE. VERIFY EXACT FINISH WITH ARCHITECT PRIOR TO ORDERING. POLE SHALL BE INSTALLED IN A 3' CONCRETE POLE BASE FOR MAXIMUM TOTAL FIXTURE HEIGHT OF 23'-0", DESIGNED BY THE STRUCTURAL EOR. FULL CUT OFF FUXTURE.	23'-0" AFF	A,B
SL3	SPAULDING LIGHTING CIMARRON LED CL1-A-90L-U-4K-2-105-DB-BC SSS-20-40-1-C2-DB 1	1	LED 80 CRI, 4,000K 23,896 LUMENS 100,000 HOURS	277	336	340	NOMINAL 22"x16" SQUARE, POLE MOUNTED, AREA LIGHT FIXTURE. FIXTURE SHALL BE PROVIDED WITH A 1050mA LED DRIVER, 6" ARM TO MOUNT ONTO SQUARE POLE. VERIFY EXACT FINISH WITH ARCHITECT PRIOR TO ORDERING. POLE SHALL BE INSTALLED IN A 3' CONCRETE POLE BASE FOR MAXIMUM TOTAL FIXTURE HEIGHT OF 23'-0", DESIGNED BY THE STRUCTURAL EOR. FULL CUT OFF FUXTURE, INTEGRAL HOUSE-SIDE SHIELD	23'-0" AFF	A,B
SL4	SPAULDING LIGHTING CIMARRON LED CL1-A-90L-U-4K-4-105-DB SSS-20-40-1-C2-DB 1	1	LED 80 CRI, 4,000K 23,896 LUMENS 100,000 HOURS	277	336	340	NOMINAL 22"x16" SQUARE, POLE MOUNTED, AREA LIGHT FIXTURE. FIXTURE SHALL BE PROVIDED WITH A 1050mA LED DRIVER, 6" ARM TO MOUNT ONTO SQUARE POLE. VERIFY EXACT FINISH WITH ARCHITECT PRIOR TO ORDERING. POLE SHALL BE INSTALLED IN A 3' CONCRETE POLE BASE FOR MAXIMUM TOTAL FIXTURE HEIGHT OF 23'-0", DESIGNED BY THE STRUCTURAL EOR. FULL CUT OFF FUXTURE.	23'-0" AFF	A,B

GENERAL NOTES:

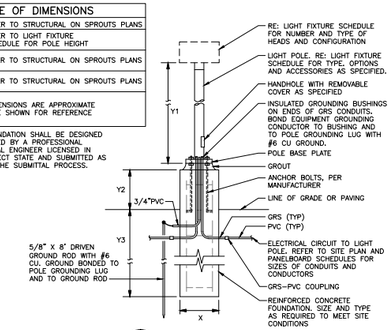
1. ALL LIGHT FIXTURES AND LAMPS SHALL BE PROVIDED BY THE CONTRACTOR AND PURCHASED THROUGH SPROUTS NATIONAL ACCOUNT LIGHTING VENDOR. NESCO NATIONAL ACCOUNTS PRIMARY CONTACT: NANCY RAMDON-CONNOLLY, PHONE: (781)-828-9494, FAX: (781)-575-1398, EMAIL: SPROUTSBNESCOWEB.COM
2. CATALOG NUMBERS SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND CATALOG NUMBERS ONLY. FIRST READ COMPLETE DESCRIPTION, NOTES AND SPECIFICATIONS IN CONJUCTION WITH THE CATALOG NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED.
3. REFER TO DIVISON 16 SPECIFICATIONS FOR ACCEPTABLE LAMP AND BALLAST MANUFACTURERS AND ADDITIONAL INFORMATION.
4. REFER TO LIGHTING PLANS AND ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT LOCATIONS, MOUNTING HEIGHTS AND ADDITIONAL MOUNTING INFORMATION PRIOR TO INSTALLATION. COORDINATE EXACT LOCATIONS OF ALL LIGHT FIXTURES WITH OWNER/TENANT PRIOR TO ROUGH-IN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL FIXTURES OF DEBRIS, INCLUDING THE INTERIOR OF REFLECTORS TO REMOVE FINGERPRINTS.
5. CONTRACTOR SHALL SUPPLY A COMPLETE AND OPERATIONAL SYSTEM TO COMPLY WITH DESIGN INTENT.
6. REFER TO LIGHTING CONTACTOR SCHEDULE AND PANELBOARD SCHEDULES FOR CONTROL INFORMATION.
7. THE QUANTITY AND MAXIMUM RATED WATTAGE OF THE LIGHT FIXTURES SPECIFIED ARE DESIGNED TO COMPLY WITH LOCAL ENERGY CODE AND SHALL NOT BE INCREASED WITHOUT APPROVAL OF ENGINEER. PROVIDE FACTORY-INSTALLED MAXIMUM WATTAGE LABEL ON ALL MEDIUM SCREW BASE, INCANDESCENT AND HALOGEN LIGHT FIXTURES THAT CORRESPOND TO THE MAXIMUM WATTAGE INDICATED IN THIS LIGHT FIXTURE SCHEDULE.

NOTES:

A. LIGHT FIXTURE SHALL BE FURNISHED WITH COLD TEMPERATURE BALLAST SUITABLE FOR 0 DEGREE ENVIRONMENTS.
B. PROVIDE NECESSARY MOUNTING ACCESSORIES AS NEEDED TO MOUNT TWO FIXTURES ON ONE POLE. REFER TO PLAN FOR DESIGNATIONS.

TABLE OF DIMENSIONS	
X	REFER TO STRUCTURAL ON SPROUTS PLANS
Y1	REFER TO LIGHT FIXTURE SCHEDULE FOR POLE HEIGHT
Y2	REFER TO STRUCTURAL ON SPROUTS PLANS
Y3	REFER TO STRUCTURAL ON SPROUTS PLANS
* NOTE: ALL DIMENSIONS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.	

POLE FOUNDATION SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE PROJECT STATE AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS.



2 POLE BASE DETAIL
NO SCALE

ATTACHMENT 2
320100---

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AAD:FITCH, Inc.
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9440 N. Scottsdale Rd., Suite 110
Scottsdale, Arizona 85253
T: 1-480.994.4200 www.FITCH.com

SPROUTS FARMERS MARKET
SPROUTS ROWLETT
ROWLETT, TX

REVISION:

CONSULTING ENGINEERS
HENDERSON ENGINEERS
3417 MONTICELLO BLVD., CARE 450
DALLAS, TEXAS 75150
TEL: 214.206.1200 FAX: 214.206.1201
CONTACT:
TEL: 913.888.1000 EXT. 1000
SURVEY: 913.888.1000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY SUBMITTAL
OMID M. MOTTAHED
LICENSE # 105509

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SPROUTS FARMERS MARKET ROWLETT
NWC OF LAKEWAY PKWY AND ROWLETT RD
ROWLETT, TX
ELECTRICAL SITE LIGHTING PLAN

PLANNING SUBMITTAL - 9-4-14

DATE:	09-04-14
SCALE:	AS SHOWN
DRAWN BY:	JP/LJ/AS
PROJECT NUMBER:	1450002051
SHEET:	ES1
REV:	

ATTACHMENT 2

320100---

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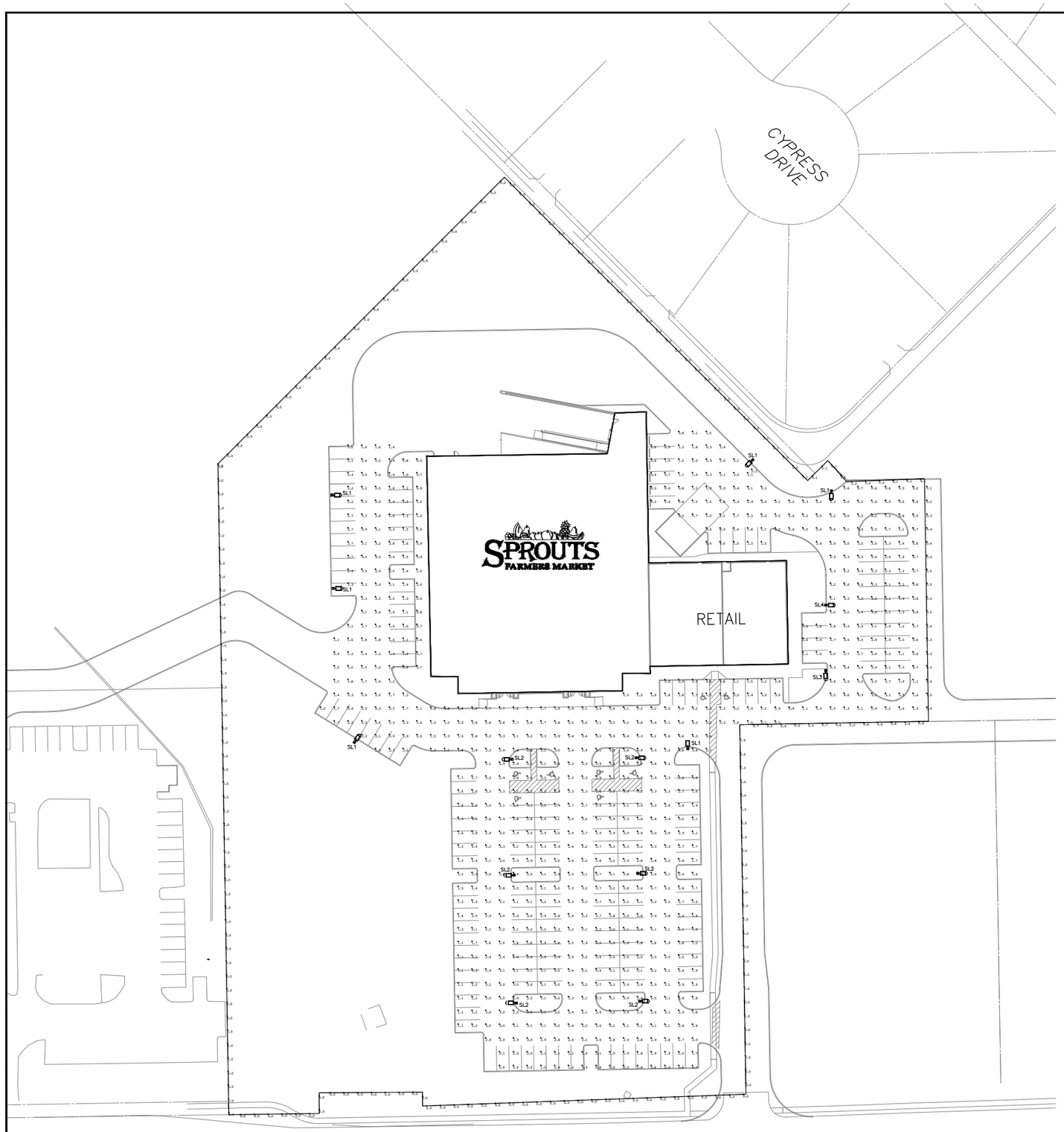

1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'

0" 30'-0" 60'-0" 90'-0"
SCALE: 1" = 30'

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	SL1	SINGLE	N.A.	0.800	SL1-4-30L-1-MH-4-105-BK
	4	SL2	SINGLE	N.A.	0.800	SL2-4-30L-1-MH-MH-105
	1	SL3	SINGLE	N.A.	0.800	SL3-4-30L-1-MH-2-105-BK
	1	SL4	SINGLE	N.A.	0.800	SL4-4-30L-1-MH-4-105

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE Planar	Illuminance	FC	2.23	6.2	0.2	11.15	31.00
PROPERTY LINE	Illuminance	FC	0.05	0.3	0.0	N.A.	N.A.

AAD:FITCH, Inc.
FITCH
9443 N. Scottsdale Rd., Suite 110
Scottsdale, Arizona 85253
T: 1 480.994.4200 www.FITCH.com

SPROUTS FARMERS MARKET
SPROUTS ROWLETT
ROWLETT, TX

REVISION:

CONSULTING ENGINEERS
HENDERSON SCHUTTREESE
3141 HIDDEN LAKE TRESTLE, SUITE 440
DALLAS, TEXAS 75232
TEL: 972 296 3200 FAX: 972 296 3201
HS@HSENGINEERS.COM
TX. LICENSED ENGINEERING FIRM F-3126
TX. LICENSED ARCHITECTURAL FIRM BEE 3126

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SPROUTS FARMERS MARKET ROWLETT
NWC OF LAKEWAY PKWY AND ROWLETT RD
ROWLETT, TX
ELECTRICAL SITE PHOTOMETRIC PLAN

PLANNING SUBMITTAL - 9-4-14

DATE:	09-04-14
SCALE:	AS SHOWN
DRAWN BY:	JP/LJ/AS
PROJECT NUMBER:	1450002051
SHEET:	ES2
REV:	

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

City of Rowlett

Staff Report

Planning & Zoning Commission

AGENDA DATE: 11/11/2014 **AGENDA ITEM**: **C.2**

AGENDA LOCATION

Individual Consideration

TITLE

Conduct a public hearing and consider a recommendation regarding Major Warrants. The subject property is located at 6800 Scenic Drive, being 11.605 +/- acres, further described as Lot 5R, Block 4 of the Heritage on the Lake Tract N Addition, City of Rowlett, Rockwall County, Texas. The subject property is located within the Healthy Living, Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop the subject property: roadway dedication, open space, continuous building frontage, ceiling height requirements and primary entry location.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

SUMMARY

The subject property (Attachment 1- Location Map) is located within the Healthy Living subarea as outlined in the Realize Rowlett 2020 Comprehensive Plan. It is zoned Urban Village FB District (UV-FB), and is regulated by the City's Form Based Code (FBC). With Lake Pointe Medical Center as the anchor, the Healthy Living subarea is intended to integrate a wide variety of health and medical related uses into a pedestrian-friendly, urban environment. The purpose of this item is for the Planning and Zoning Commission to make a recommendation to the City Council on five major warrant requests pertaining to continuous building frontage, roadway dedication, open space, primary entry locations, and ceiling height requirements related to the Lake Pointe Medical Center Phased Development Plan. The first three requests relate to the overall plan, whereas, the last two requests pertain specifically to the medical office building to be constructed as Phase One.

For the reasons detailed in this report, Staff cannot support the three major warrants considered critical items: continuous building frontage, roadway dedication, and open space. It is Staff's professional opinion that to eliminate these items will adversely affect the build-out of the overall district. While the other two requests are not ideal, they will not adversely affect the district to the same degree.

BACKGROUND INFORMATION

It is important to note that this major warrant request only pertains to the specific elements outlined in detail below. The uses themselves are allowed by right. All renderings and plans provided herein are intended to show the applicant's intent as it pertains to the

specific major warrant requests. However, detailed development plans will be subject to all other FBC requirements and administrative approval.

Lake Pointe Medical Center publically announced their plans for a substantial expansion of both the hospital and associated medical office buildings last year. Due to the fact that the expansion will be accomplished in multiple phases, a phased development plan is required. A phased development plan provides adjacency predictability for future phases by solidifying the public realm for the district. This is accomplished by working through and approving the placement of key features such as streets, block structure and open space for the overall project from the inception of the first phase. An approved phased development plan helps to prevent the unintended consequences of incremental development. Due to the fact that the Form Based Code (FBC) allows a large degree of flexibility for individual building sites, it is important that the critical elements, such as those listed above, remain consistent throughout the district as a whole. This is achieved through the phased development plan process. While the phased development plan can be amended, the intent is that the amendments will be evaluated in light of how they affect the rest of the district, thus preventing a piecemealed approach to development.

In this case, the applicant is requesting major warrants to fully waive several critical elements of the FBC, specifically continuous building frontage, roadway dedication, and open space. These items will significantly affect the overall block structure and connectivity of the district. Secondary, less critical, major warrant requests include primary entry locations, and ceiling height requirements.

Section 1.5.3 of the FBC states that *"The City Council may approve a Major Warrant if the application:*

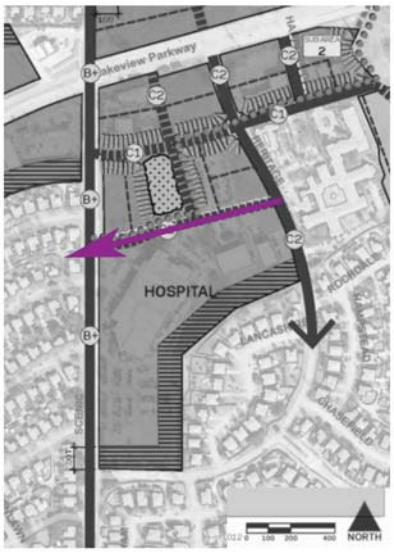
a. *Meets the general intent of this Chapter (Article 1.2) and the FB District in which the property is located;*
b. *Will result in an improved project which will be an attractive contribution to the FB District; and*
c. *Will not prevent the realization of the overall intent of the FB Districts or FB Districts."*

It is Staff's professional opinion that allowing a blanket approval of the requested major warrants further detailed in the "Discussion" section of this report does not meet the approval criteria listed above, and as such, recommends denial of the warrants associated with the three items considered critical elements: continuous building frontage, roadway dedication, and open space. As Staff has demonstrated to the Commission and Council when presenting other major warrant requests in the past, it is always Staff and the Urban Design Officer's (UDO) goal to evaluate the applicant's needs in light of the FBC requirements and attempt to achieve a solution that both meets the intent of the district and meets the goals of the applicant. However, in some cases a mutually beneficial compromise cannot be reached. In this case, Staff and the UDO have met with the applicant and their design team on multiple occasions and have provided alternatives that would reduce, but not eliminate critical elements of the district. The applicant has chosen not to incorporate those suggestions and instead requests a full waiver from the requirements.

DISCUSSION

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

1. ***Exemption from construction and dedication of the C2 roadway on the north side of the property as required in the Healthy Living Regulating Plan (adopted November 6, 2012)***



Required Roadway

The adopted regulating plan establishes a block structure and street network that provides essential connectivity to the entire district. This is a crucial component of the approved regulating plan that relieves traffic on arterial corridors (such as Lakeview Parkway) and provides alternate means of district wide circulation and accessibility.

Based on the Healthy Living regulating plan (Attachment 2), the hospital runs adjacent to a road on the north that is required to be dedicated and constructed as a public thoroughfare. Provision for this network is currently required to be incorporated within the Phased Development Plan. However, the applicant is requesting an exemption from this requirement.

The established block network within the UV-FB District is set to a 400 lineal foot maximum. Any size past that is considered a superblock. In this case, the hospital campus already has an enlarged block structure approved via the regulating plan due to the existing conditions on the site. The length of the previously approved super block is approximately 1,100 lineal feet, making the road in question essential to the block network.

Removing the street from this network would increase the block length to 1,600 feet, four times the size of a standard block within the FB-UV District.

As connectivity is a primary concern for large scale developments, any negation to that standard would exacerbate the problem, making the block scale unreasonable for both auto and pedestrian circulation. The consequences of removing this street will create an environment that is not in line with the intent of the FBC, and as such, Staff cannot support this request.

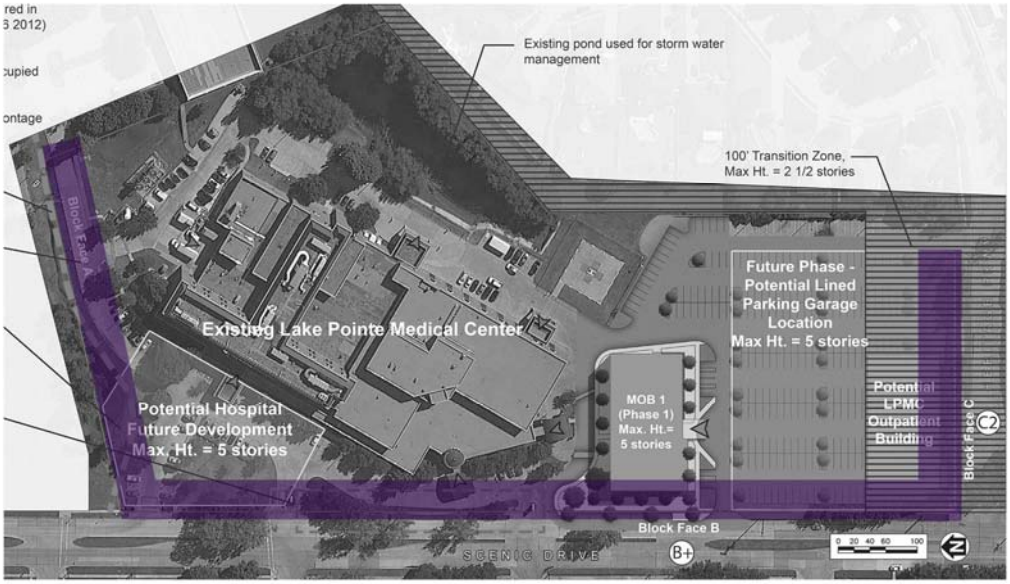
The hospital has conveyed to Staff that a private drive is crucial to their campus as they have safety concerns with their patrons crossing public streets. Through the incorporation of crosswalks, adequate sidewalks, and traffic calming measures already built into the approved street design, the hospital's concerns could be greatly reduced. The street sections within the FBC were established based on the methodology of walkable, pedestrian-friendly street design with the primary purpose of keeping pedestrians safe and comfortable.

2. ***Exemption from the 10% requirement and/or Fee in lieu of Public Open Space (FBC 2.4.2.f).***

In this case, the applicant is not only requesting exemption from providing open space on site, but also from paying the fee in lieu of public open space. To provide some perspective, the aforementioned superblock composition creates a fragmented grid pattern and elevates concern in regards to pedestrian-scaled development. Therefore, it is crucial to provide adequate relief in the form of public open space at the maximum proposed distance prescribed in the FBC within a pedestrian shed (a five minute walk from center to edge, or an 800-foot radius circle). This request cannot be supported due to the fact that this campus should incorporate public open space into its phasing based on its size, impact and significance in the district.

Staff recognizes that the existing conditions may not lend themselves to incorporate 10% of open space on each individual building site, nor is that the intent for the district as a whole. However, if the applicant is required to pay the fee in lieu of open space, then the City can work to establish centralized open space in the district as a whole.

3. Exemption from requirement for 80% continuous building frontage (FBC 2.4.3.b.).



Build to Zone (80% Continuous Frontage Applies at This Location)

The applicant is requesting an exemption from the continuous building frontage for 80% of the block face. It should be noted that this request will not affect the outcome of the Phase 1 medical office building, since it is contributing towards the block face requirement within the build to zone. It will however, affect the development pattern as the project is phased out.

This blanket reduction, raises concerns since Staff does not have adequate detail to anticipate future growth patterns without that standard in place. As previously mentioned, a key element of the phased development plan is adjacency predictability. It is the intent of this requirement to establish a predictable, high level of urban form that supports a pedestrian realm which is walkable, safe and well defined. Without the block face standard in place, incremental phasing will haphazardly detract from the integrity of the block structure over time. The FBC relies on adjacency predictability in order to remain a flexible document that allows for multiple lot configurations, without sacrificing quality. This standard is imperative to the district as a whole.

Furthermore, the requirement for 80% continuous frontage, if negated, will eliminate the definition of the street with the building face and dramatically affect the build-to zone. The establishment of the build-to zone is one of the most essential tools in the FBC; it is used to produce a coherent, predictable, and consistent public realm that is pedestrian-scaled, that adds to the safety of the public realm by getting eyes on the street with buildings that directly interact with the sidewalk, and eliminates unnecessary parking lots that dominate the street.

As already noted, this medical campus establishes a superblock, making it even more important to uphold the elements which directly contribute to the establishment of the public realm. Continuous building frontage is essential to the district and is the means by which the intent of the FBC is realized. For these reasons, staff cannot support an exemption from this standard.

4. ***Reduction in ceiling height requirement from 12' to 9' on the first floor (FBC 2.8.6.b.5).***

The primary concern regarding this warrant, is in providing a building that is intended to have a life cycle that outlives the first user and can adapt to other occupants. The twelve foot standard is in place to reinforce the higher quality of construction in the FBC that buildings are intended remain durable and flexible through their life span. While a medical office building has a more substantial amount of mechanical equipment and duct work than a typical building, staff feels that a 9-ft ceiling height on the first floor is an excessive reduction and limiting to future users, and as such, does not support this request. Staff would however consider supporting a more reasonable reduction up to 10-ft within the private spaces, leaving the publically accessible corridors and vestibules at the required 12-ft height.

5. ***Exemption from the requirement to provide functioning entries on primary facades.***

The applicant is providing for a modified side façade on the proposed first phase medical office building where the primary entry would be on the south side of the building facing the parking lot. The request stems from the concern to provide as direct of access as possible from parking to the building. The applicant has worked with staff on this item to address the south side of the building as a primary façade that has all the sidewalk,

amenity areas and facade requirements that are typical to a primary frontage. While the main entry is located on the side façade, it is in some ways impractical to provide another primary entry on Scenic Drive, due to programmatic concerns that are typical with this specific user. Because of the effort that has gone into providing for the additional frontage and the willingness to treat that façade as a primary façade, staff and the UDO are in support this request.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Forty eight notices were mailed on October 24, 2014, and as of Friday November 7, 2014, Staff has received one response in favor and one opposed to this request. The primary nature of the opposition is with regard to increased noise, traffic, and light.

FINANCIAL/BUDGET IMPLICATIONS

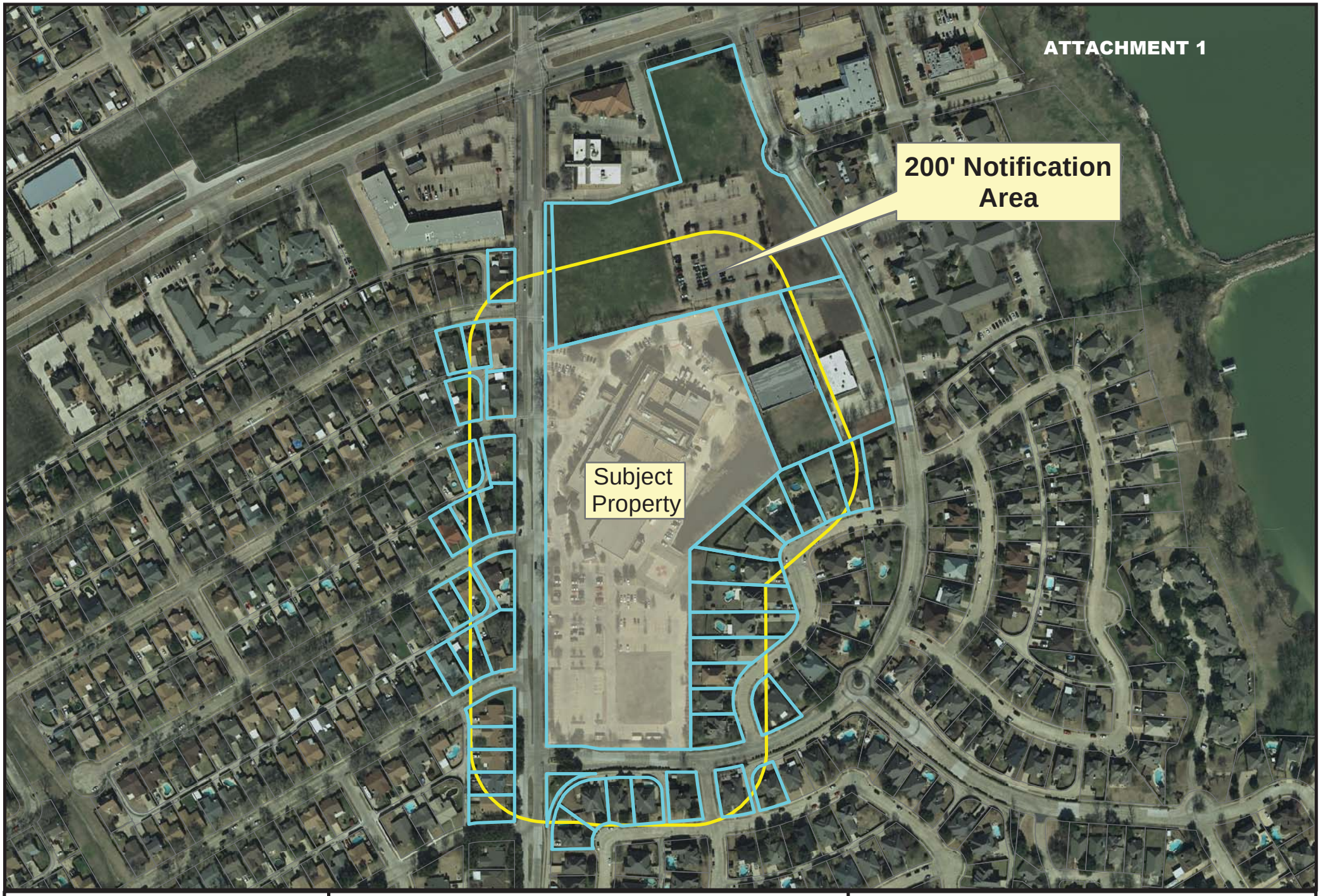
N/A

RECOMMENDED ACTION

Staff and the UDO recommend denial of the requests related to continuous building frontage, roadway dedication, open space, and ceiling height; and recommend approval of the request related to building entries.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Regulating Plan
Attachment 3 – Phased Development Plan
Attachment 4 – Public Hearing Notices
Attachment 5 – UDO Recommendation



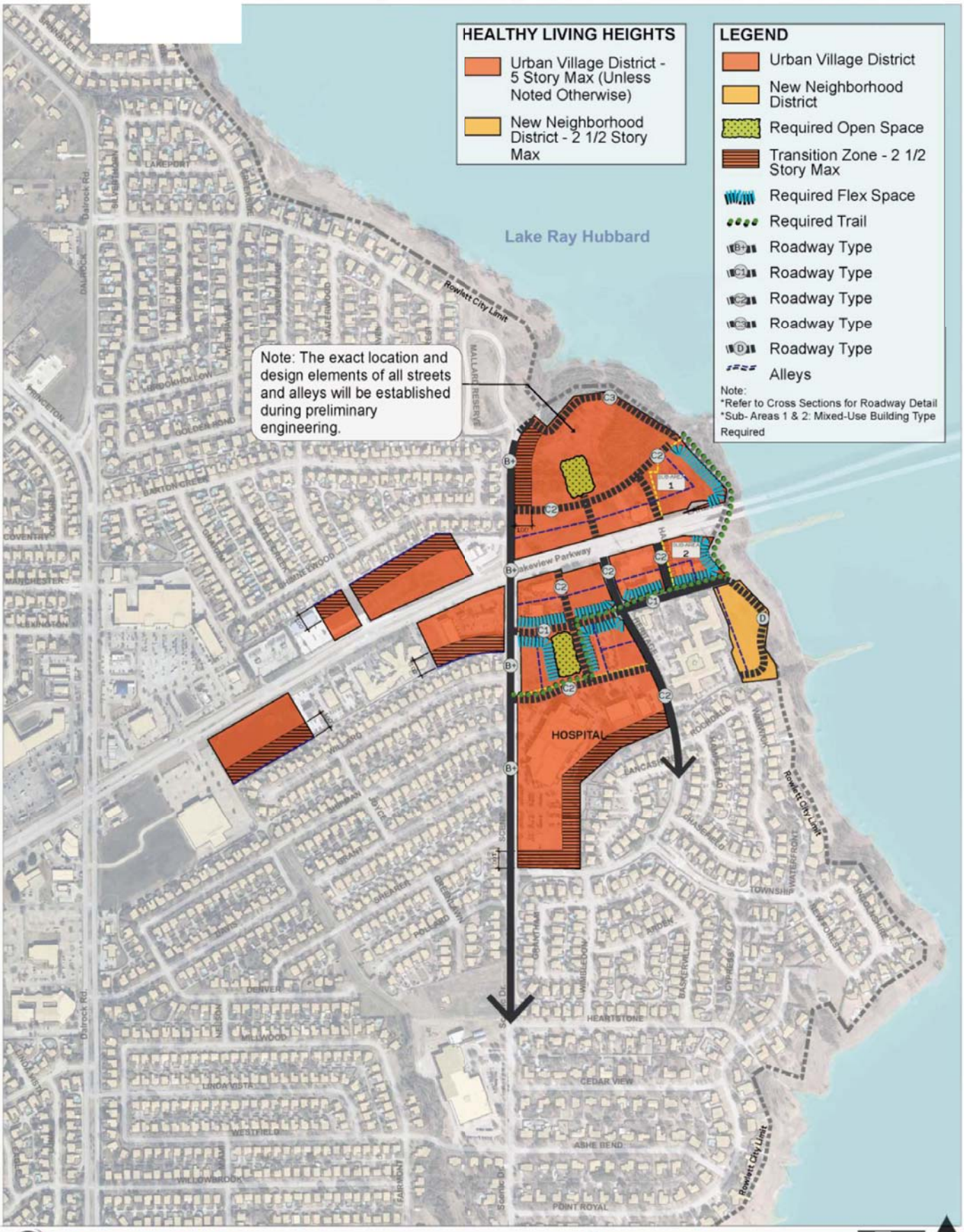
Rowlett TEXAS

6800 Scenic DR
Map Created: October 24, 2014

N

200 FT NOTIFICATION AREA

DRAFT - Healthy Living (D1) - Regulating Plan



REALIZE ROWLETT 2020 | Phase II

Rowlett, Texas

Healthy Living - Urban Village
Form based District

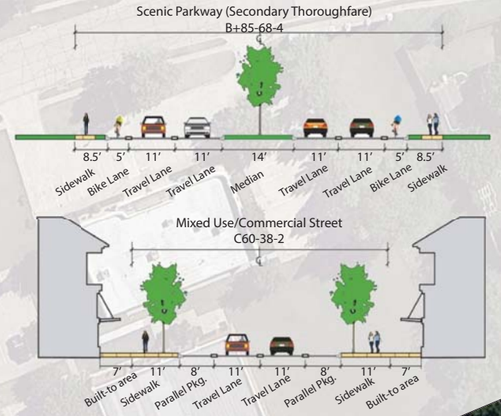
Major Warrant List

1. Minimum Open Space (section 2.4.2, f.)
Exemption from the 10% requirement and/or Fee in lieu of Public Open Space (FBC 2.4.2.f).

2. Continuous Building Frontage
Exemption from requirement for 80% continuous building frontage (FBC 2.4.3, b.).

3. Treatment of Hospital Access Drives Roads
Exemption from construction and dedication of the C2 roadway on the West side of the property as required in the Healthy Living Regulating Plan (adopted Nov 6 2012)

6. Block Face Notes
-Block Face A: 80% of block face needs to be occupied by a building
*No Hospital property to be 'Block Face A'
-Block Face B & C: Hospital to provide building frontage as needed for Hospital functions



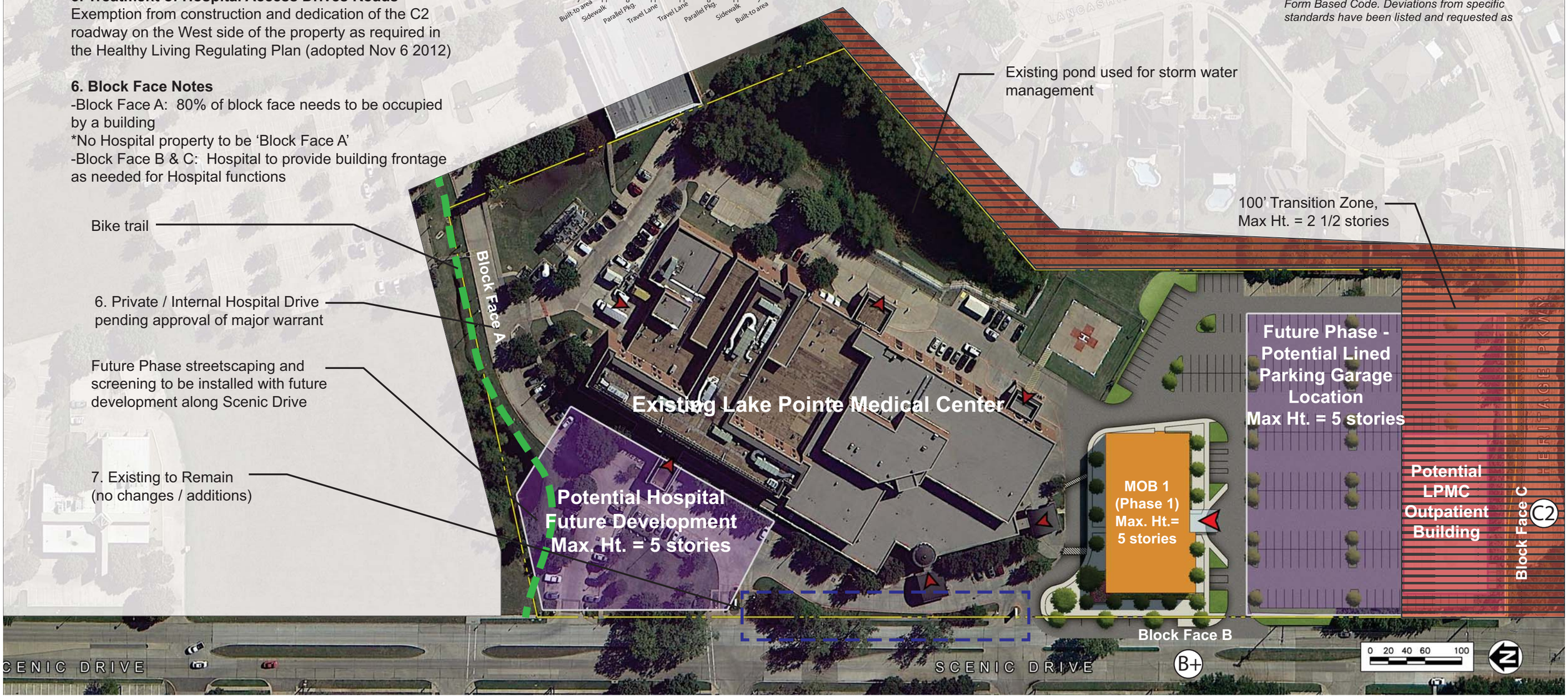
ATTACHMENT 3

"Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Regulating Plan may require a hearing by the Planning and Zoning Commission and approval by the City Council during Development Plan review."

"The Form Based District boundary(ies), thoroughfare alignment, and Regulating Plan is for illustrative purposes and do not set the boundary.

The boundary will be determined at time of final plat.

This Regulating Plan, along with development regulations meets the intent of the City of Rowlett Form Based Code. Deviations from specific standards have been listed and requested as



Lake Pointe Medical Center Master Plan
6800 Scenic Drive
Rowlett, TX 75088

Phased Development Plan
EXHIBIT D.a - Regulating Plan
October 2014

RTKL

ATTACHMENT 3 *"Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Regulating Plan may require a hearing by the Planning and Zoning Commission and approval by the City Council during Development Plan review."*

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Major Warrant List

1. MOB 1- Primary entrance on side of building; no primary entrance off of Scenic Drive

2. Exemption from the 10% requirement and/or Fee in lieu of Public Open Space (FBC 2.4.2.f).

3. Exemption from requirement for 80% continuous building frontage.

4. Exepmtion from construction and dedication of the C2 roadway on the West side of the property as required in the Healthy Living Regulating Plan (adopted Nov 6 2012)

-Block Face B & C: Hospital to provide building frontage as needed for Hospital functions

Lake Pointe Medical Center Master Plan
6800 Scenic Drive
Rowlett, TX 75088

Phased Development Plan
EXHIBIT D.b - Phase I Plan
October 2014

RTKL

Healthy Living - Urban Village
Form based District

Site Area = 511,024 s.f. (11.73 acres)

ATTACHMENT 3

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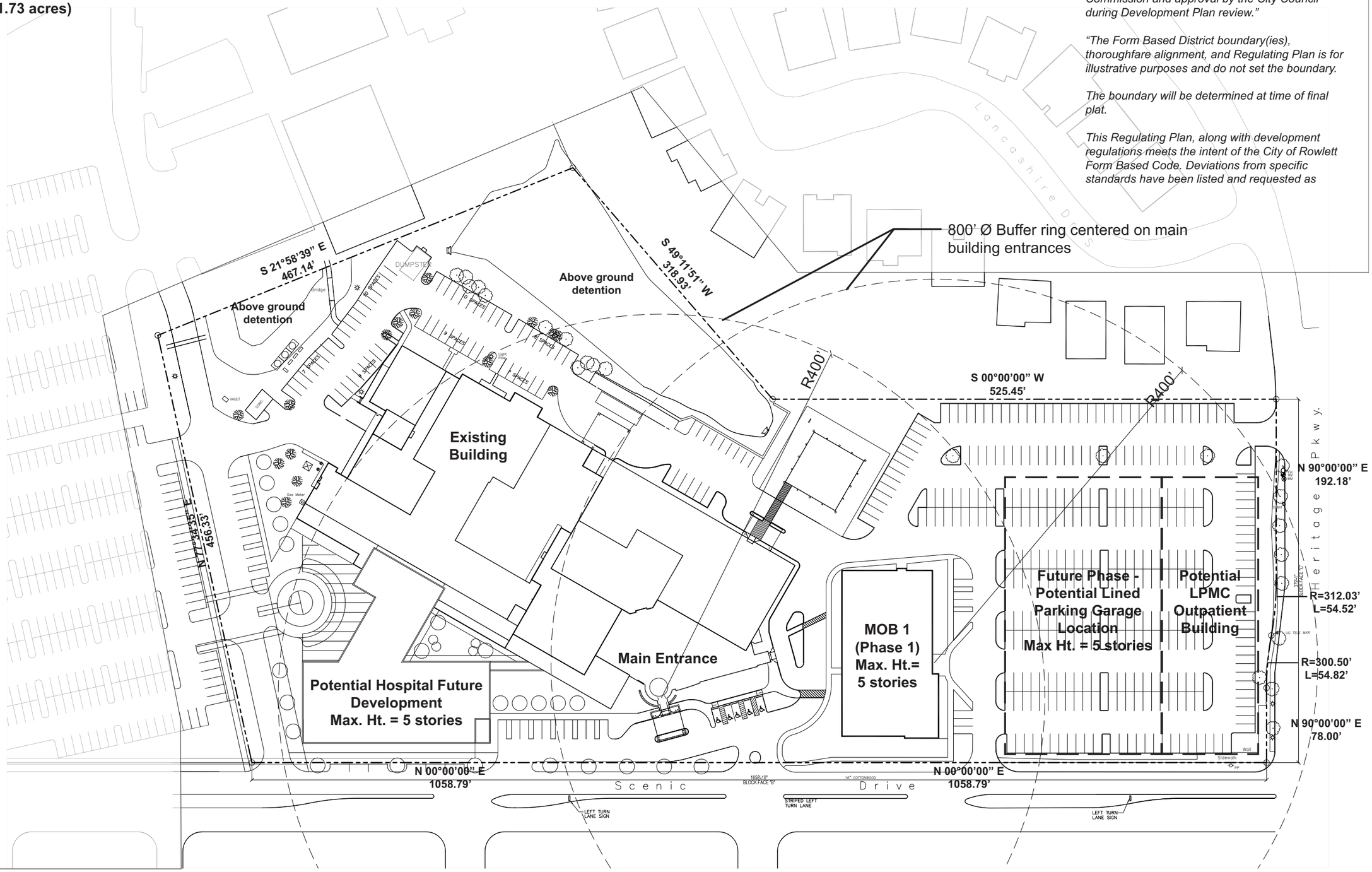

Lake Pointe Medical Center Master Plan
6800 Scenic Drive
Rowlett, TX 75088

Phased Development Plan
EXHIBIT D.c - Architectural Site Plan
October 2014

RTKL

ATTACHMENT 4

Rowlett TEXAS

Development Services Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for Major Warrants

LOCATION: The subject property is located at 6800 Scenic Drive, being 11.605 +/- acres, further described as Lot 5R, Block 4 of the Heritage on the Lake Tract N Addition, City of Rowlett, Rockwall County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Healthy Living, Urban Village Form Based District. The applicant requests a Major Warrants related to the following Form Based Code standards in order to develop the subject property: open space, continuous building frontage, roadway dedication, primary entry location, and ceiling height requirements.

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

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

COMMENTS: Would welcome a professional medical facility in this location

SIGNATURE: Kathy Lane

ADDRESS: 9422 Brant Drive

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 11th of November 2014, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, November 5th to be included in the Planning and Zoning Commission packet. The protest shall object to the Major Warrant(s), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

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

48 Notices were mailed on October 24, 2014

10-29-14A10:31 RCVD

ATTACHMENT 4

Rowlett TEXAS

Development Services Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner

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

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

COMMENTS: Residents already deal with so much noise and traffic (not to mention bright lights aimed at our bedroom windows) from the hospital. It's time for the hospital to be a good neighbor.

SIGNATURE: Jeff & Valerie Sanders

ADDRESS: 6405 Lancashire Dr

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 11th of November 2014, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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11-05-14P05:22 RCVD

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

48 Notices were mailed on October 24, 2014

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

3839 McKinney Ave
Suite 314
Dallas, TX 75204

Townscape.com

To: Marc Kurbansade, Director of Development Services

From: Arti Harchekar, CNU-A

Date: 7 November 2014

Re: Urban Design Officer Review of Lake Point Medical Center
Major Warrant Package – Healthy Living UV-FB

Urban Design Officer Review

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

The proposal appears to be in conflict with the Vision for the District as set out in the Comprehensive Plan and consequently, the Form Based Code's intent and standards for the Urban Village FB District. However, there are some unique circumstances with this property:

- It is a hospital and may be considered a Landmark Building which is eligible for special standards based on merit; and
- It is a major employment and economic center that anchors the Healthy Living Regulating Plan, and impacts the image and development pattern in the Urban Village area along designated internal streets, Scenic Drive and Heritage Parkway.

Generally, the level of detail shown on these plans is adequate to review most of the requested Major Warrants. However, since only a certain amount of detail is shown, particular Major Warrant requests should not be considered at this time. The Major Warrants are organized below into the following categories: (a) critical items that should be looked upon unfavorably, (b) remainder items that should be looked upon unfavorably and (c) items that should be looked upon favorably.

(a) The following Major Warrants are critical items that should be looked upon unfavorably:

1. *Exemption from the requirement to install and dedicate street cross section C2 as designated on the Healthy Living Regulating Plan for the Phased Development Plan.* Exempting Lake Point Medical Center from this requirement could cause significant issues pertaining to the development of adjacent properties and pedestrian and vehicular circulation within the Healthy Living area. This circulation pattern was established through the RR2020 Phase II process with the hospital and adjacent property owners. As such, the adjacent property owners have expectations as to how their land can be developed and accessed. The removal of this street could hinder the reasonable development of adjacent properties effectively reducing their value (See Attachment 1 – Property owner information is based on Rockwall County Appraisal District). Moreover, the removal of this street could hinder pedestrian circulation and possibly hamper fire access for the adjacent blocks, which were important issues in the transportation

analysis that was done for the Healthy Living Regulating Plan. The vision of this area as a pedestrian, mixed-use focus will be hard to deliver if there is not a good street network for automobile, pedestrian and fire access.

2. *Exemption from the requirement for minimum public Open Space and cash-in-lieu of public Open Space for the Phased Development Plan.* Many hospital entities see the added value of communal open space for their patients (e.g. healing gardens) and of tying into trail and pedestrian networks within and around the hospital property. Good examples include Baylor Medical Center and College Station Medical Center, which understand the importance of connecting to the community and of planning for trail and open space connections to support health and accessibility.

(b) The following Major Warrant requests should be looked upon unfavorably as they could dilute the Urban Village standards:

1. *Exemption from the continuous building frontage standard of 80% along Scenic Drive and Heritage Parkway (and potentially the internal Type C2 Street) for the Phased Development Plan and MOB 1.* At this time, the City does not have enough information to grant this request. As such, it would be appropriate for the Applicant to request the Major Warrant with each Development Plan. This is one of the main tools the City has to ensure that it achieves an attractive streetscape image by ensuring that buildings are brought up to the street, parking garages are lined and that surface parking does not dominate the streetscape. It is reasonable to recognize that due to the configuration of the existing site and building, an 80% continuous building frontage may not be feasible. The way to calculate this percentage in a holistic manner as each phase builds out, can be determined once guidance is received from Council.

2. *Exemption from the requirement to provide a minimum clear height of 12 feet between finished floor and the bottom of the structure above at grade for MOB 1.* At this time, the City does not have enough information to grant this request. As such, it would be appropriate for the applicant to request the Major Warrant with each Development Plan. In the long-term, 9-foot clear ceiling heights are sub-standard for accommodating future non-residential functions (retail, office, etc.), and in fact, 16-14-foot clear ceiling height is generally the industry standard for non-residential development.

(c) The following Major Warrants should be looked upon favorably:

1. *Exemption from the requirement to provide functional building entries no greater than 60 feet apart along Scenic Drive for MOB 1.* The project is providing one entry on the façade oriented toward the existing surface parking lot, which is more appropriate for the programming needed for this type of Landmark project. The Applicant is landscaping the drive along the south side of MOB 1 as a street to emphasize the primary entrance and provide pedestrian circulation off

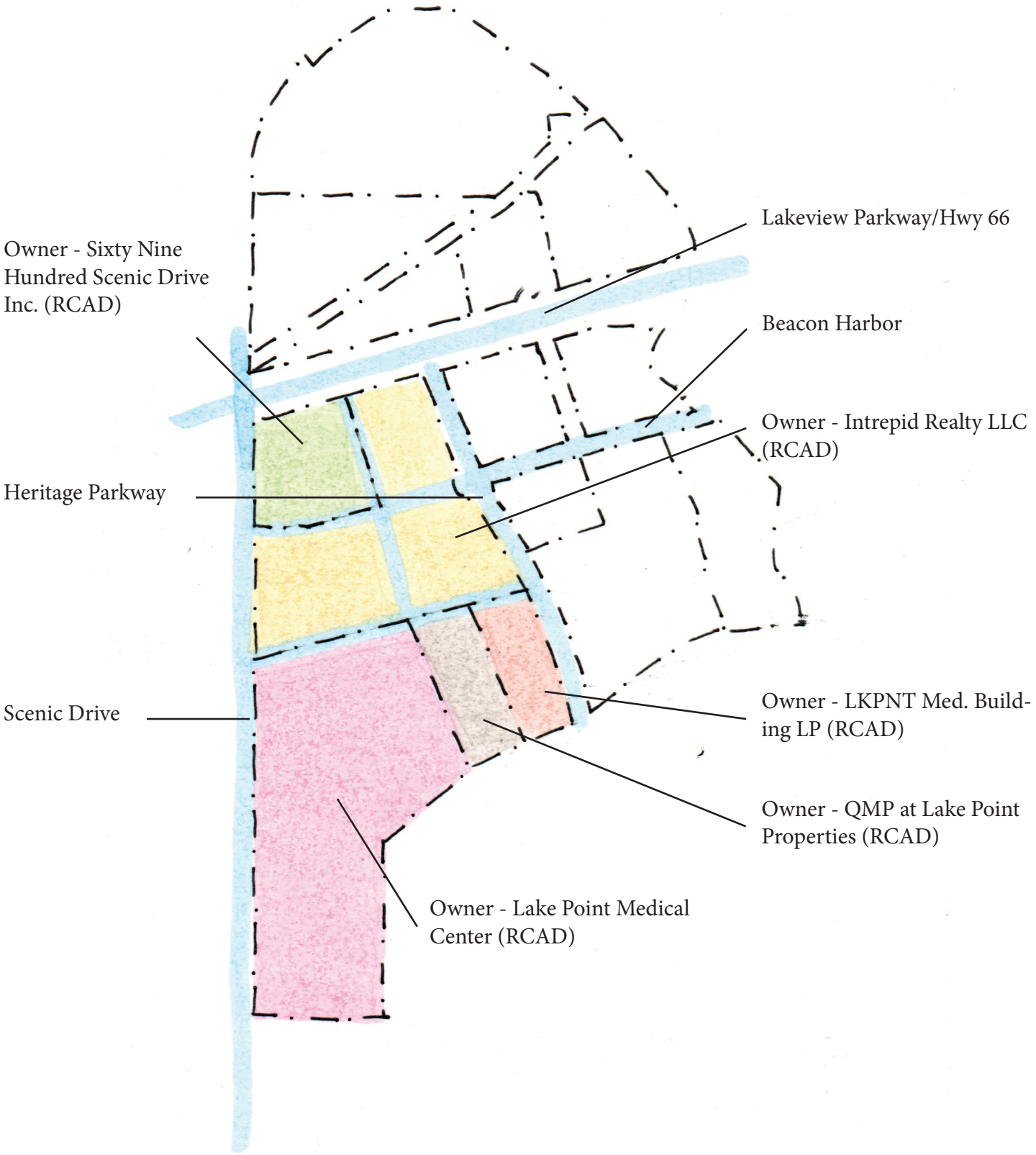
Scenic Drive. The construction of the streetscaping elements on the other side of the drive will occur in a future phase.

2. *Exemption from the block size and configuration requirements for the Phased Development Plan.* The project is generating a hospital campus. As each development plan is brought forward, a clear vehicular and pedestrian circulation route along with connections to the overall Healthy Living area will be defined internal to the site.

In summary, the biggest concern is the impact that the requested Major Warrant package could have on the realization of the overall vision and intent for the Healthy Living District. Lake Point Medical Center is a major medical facility and employer in the City and a critical anchor for Healthy Living; and as such, further expansion of the hospital should be responsive to its specific location by not inhibiting the neighborhood's future development.

Arti Harchekar, CNU-A
TOWNSCAPE, Inc.

ATTACHMENT 5



City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 11/11/2014 **AGENDA ITEM**: C.3

AGENDA LOCATION:
Individual Consideration

TITLE
Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #028-04 to allow additional land uses at a property located at 1800 Dalrock Road further described as Lot 1, Block A, Shafer Plaza Addition to the City of Rowlett, Rockwall County, Texas. (PD14-737)

STAFF REPRESENTATIVE
Garrett Langford, Principal Planner

SUMMARY
The applicant is requesting to amend Planned Development (PD) Ordinance #028-04 to allow office uses at 1800 Dalrock Road (Attachment 1 – Location Map and Attachment 2 – PD Ordinance #028-04). The applicant would like to use 4,906 square feet of the building at 1800 Dalrock Road for office space. Currently, the PD allows for retail and restaurant uses, it does not allow any other land uses.

BACKGROUND INFORMATION
In August 2014, KE Andrews acquired Shafer Plaza with the intention of using the vacant spaces within the building for office space. KE Andrews is located in the office building located at 1900 Dalrock Road, north of the subject property across the MKT railroad right-of-way. KE Andrews wishes to use the 4,906 square feet of space within Shafer Plaza to house one of the company's divisions in order to alleviate office crowding at their main location, 1900 Dalrock Road.

KE Andrews is a tax and valuation company that specializes in the energy sector. The company has grown from 15 employees from its inception up to 90 employees. The success of the company and increased number of employees has resulted in office space crowding for the company. To alleviate the office space shortage, the applicant wishes to add office space at 1800 Dalrock Road. The existing PD allows only retail and restaurant uses; therefore, the applicant is requesting a PD amendment to allow office use.

The subject property is 1.3141 acres in size and is bordered by the railroad to the north, the Take-Line Area to the east, a hotel to the southeast, a convenience store with retail filling to the south and Dalrock Road to the west. The subject property was first rezoned as a part of a PD in 1983 (Ord. 10-4-83A) that would have allowed a retail vehicle filling station. The PD was later

amended in 1988 (Ord. 9-20-88A), which modified the development standards but left the uses unchanged. In 2004, the PD was amended (Ord. 028-04) to allow the current restaurant and retail building that exist today.

Shafer Plaza was constructed and first occupied in 2006. The City has issued certificate-of-occupancies (CO) for four tenants to occupy Shafer Plaza since 2006. Of these four tenants, only one tenant, Alejandro's, has continued to occupy the property since 2007. The other three tenants were unable to sustain a presence at the subject property. This leads Staff to believe that an office use may have more long-term viability than previous retail uses.

Total size of the building is 10,306 square feet. Alejandro's currently occupies 3,250 square feet and the remaining portion of the building is unoccupied. The applicant is proposing to occupy 4,906 square feet at the north of end of the building. Alejandro's will expand their space from 3,250 square feet to 3,567 square feet. The remaining 1,833 square feet of the building will remain available for lease space. There is adequate parking for the proposed office space and expansion of the existing restaurant. The remainder space may be leased as office or retail. This is based on the parking requirements of 1 space per 300 square feet for office, 1 space per 100 square feet for restaurant, and 1 space per 200 square feet of retail.

The 2004 PD included an Exhibit B which listed the development regulations for the subject property. The proposed amendment would modify the development regulations in Exhibit B by allowing office uses. The proposed amendments would allow office uses as permitted in the C-2 zoning classification, and it would specify the parking requirements for office uses as one space per 300 square feet. The PD already includes language stating that the size of the individual spaces for the different uses will be limited based on meeting the parking requirements for each use.

The PD amendment will also strike a development regulation stated that the first certificate-of-occupancy must be for a minimum of 6,000 square feet for a combination restaurant and retail use. This requirement was satisfied in 2006 when a certificate-of-occupancies was issued for a 6,500 square-foot restaurant and wine and beer store. As this requirement was satisfied, it is no longer relevant. The proposed changes to Exhibit B are illustrated by strikethrough-underline as shown in Attachment 3.

DISCUSSION

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests including Planned Developments. These criteria are listed below:

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

The proposed amendment to the Planned Development Ordinance #028-04 is needed to address the changing use of the subject property. Aside from the restaurant currently occupying Shafer Plaza, no other retail uses have been able to establish long-term use of the property. Allowing office uses in this PD will allow for additional utilization of the building by expanding the number of allowed uses.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

   The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. The Plan states for areas outside of the opportunity areas that the existing zoning and the Guiding Principles should be considered in decisions about rezoning and site design. This proposal meets Guiding Principle #2, "Grow the City's economy through diversification of job and business opportunities." Allowing additional office uses within this PD will provide additional professional employment opportunities within the City, which meets the intent of the Plan.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

   The proposed amendment to the PD is not expected to negatively impact the health, safety, morals, or general welfare of the public. The proposed amendment is minor in scope. Allowing offices will not negatively impact the surrounding properties. An office use is complementary to retail, restaurant, and hotel uses in the surrounding development to the south and southeast. This PD amendment will not involve any site improvements to the subject property.

4. 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 for the subject property and are sufficient for accommodating the demands associated with the request to allow additional land uses.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

   The proposed amendment to the PD does not involve any site improvements to the site. Allowing for office uses at the subject property will not have significant

adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

   The proposed amendment to the PD does not involve any site improvements to the site. Allowing for office uses at the subject property is not expected to have any significant adverse impacts on other properties in the vicinity of the subject property. Allowing office uses should complement the surrounding retail and restaurant uses.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

   The subject property is currently zoned to allow retail and restaurant uses. Allowing for office uses will not increase the intensity of uses that already are allowed within the existing PD. Allowing office, retail and restaurant use of the property will be suitable for the subject property.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

   Amending the PD to allow office uses will not be an excessive proliferation of office use within the surrounding area of the subject property. Evidenced by the low occupancy rate of the subject property, allowing additional uses may ensure higher occupancy rates in the future.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

   The proposed PD amendment will not involve any site improvements. The occupancy and intensity of the building will be limited by the parking provided. Any combination of uses within the building must meet its respective parking requirement. As there are not proposed site improvements, the development will continue to be compatible in scale with the surrounding development.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

    The proposed PD amendment to allow office uses will not negatively impact the supply of land with similar use district. There are two other properties within the

immediate area allowing for office uses. This includes property to the north of the subject property that is occupied by KE Andrews. There are also properties to the northwest that are zoned C-1, which allows for office uses. Some of these properties; however, are presently occupied by legal nonconforming single family homes. There is one 5-acre vacant tract zoned C-1, which has yet to be developed. The properties to the south and southeast are zoned for retail, restaurant, and hotel uses. In staff's opinion, allowing additional office uses at the subject property will not over supply the land available for office uses. The low occupancy rate of the subject property for retail and restaurant uses may be an indication that retail and restaurant zoning may be oversupplied in this area. Allowing for office use at the subject property should allow for a higher utilization rate of the subject property.

In summary, the proposed amendment to the PD to allow office uses at the subject will have not have an adverse impact on adjacent properties. Allowing office uses will not increase the intensity of allowed uses within subject property beyond what is already permitted. The proposed PD amendment meets the before mentioned criteria for a rezoning and is consistent with the Realize Rowlett 2020 Comprehensive Plan. Specifically, it will diversify the area's economy by allowing additional professional employment opportunities.

Public Notice

On October 24, 2014, a total of 7 notices were sent to property owners within 200 feet. As of Friday, November 7, 2014, no responses have been received. A Legal Notice was published in the Rowlett Lakeshore Times on October 30, 2014, pursuant to the requirements set forth in the Rowlett Development Code. A zoning sign was placed on the subject property on October 31, 2014, in accordance with the Rowlett Development Code and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make a favorable recommendation to amend PD Ordinance #028-04.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Planned Development Ordinance #028-04
Attachment 3 – PD Exhibit B Amendments Strike-through underline
Attachment 4 – Revised Concept Plan

ATTACHMENT 1

200-ft Notice Buffer

Noticed Properties

Subject Property

2012
2013
RANDI
LORETTA
DANA
2119
2117
2101
2214
PAUL
2009
2011
1925
8114
8214
8404
2017
2015
2013
1900
1917
CHIESA
1928
1917
99999
1800
1900
MARINA
PECAN
2192
DALROCK
1800
8701
1718
1600
RAMP
COOKE
I30
I30
RAMP
RAMP
RAMP
LAUNCH - EAST

Rowlett TEXAS

Shafer Plaza
PD Amendment
1800 Dalrock Road
Map Created: October 24, 2014

N

PLANNED DEVELOPMENT
200 FT NOTICE
LOCATION MAP

City of Rowlett

Official Copy

Ordinance: 2004-129

City of Rowlett
4000 Main Street
P.O. Box 99
Rowlett, TX 75030
www.ci.rowlett.tx.us

File Number: 2004-129 **Enactment Number: ORD-28-04**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF ROWLETT AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING FROM REVISED PLANNED DEVELOPMENT DISTRICT NO. 10-4-83A (PD-C-1) (ORDINANCE NO. 9-20-88A) TO REVISED PLANNED DEVELOPMENT DISTRICT FOR RESTAURANT/RETAIL SALES USES AS PROVIDED IN SECTION 102.398 AND TABLE 3-1 OF THE CODE OF ORDINANCES ON A TRACT CONTAINING 1.4± ACRES OF LAND LOCATED ON THE EAST SIDE OF DALROCK ROAD, 475± FEET NORTH OF INTERSTATE HIGHWAY 30 AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR DEVELOPMENT STANDARDS OUTLINED IN EXHIBIT B, AND THE ZONING CONCEPT PLAN SHOWN IN EXHIBIT C, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR 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 the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rowlett should be amended; Now, Therefore,

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

Section 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Rowlett, Texas is hereby amended by granting a change in zoning from Revised Planned Development District No. 10-4-83A (PD-C-1) (Ordinance No. 9-20-88A) to Revised Planned Development Restaurant/Retail Sales Uses for development of 1.4± acres of land located on the east side of Dalrock Road, 475± feet north of Interstate Highway 30, and being more particularly described in Exhibit A attached hereto and incorporated herein.

Section 2. That the property described in Exhibit A shall be developed in accordance with the Development Standards, Zoning Concept Plan, and Site and Elevation Study, which are attached hereto and incorporated herein as Exhibits B, and C, respectively, and which are hereby approved.

Section 3. That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance 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 should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same not affect the validity of this ordinance as a whole, or any part or provision thereof 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.

Section 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

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 Comprehensive Zoning Ordinance 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 ($2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

At a meeting of the City Council on December 7, 2004, a motion was made by Councilmember Maggiotto, seconded by Deputy Mayor Pro Tem Mahnken, that this Ordinance be Adopted. The motion passed by the following vote:

Ayes: 7 Mayor Johnson, Mayor Pro Tem Sebastian, Deputy Mayor Pro Tem Mahnken, Councilmember Alberts, Councilmember Bryan, Councilmember Maggiotto and Councilmember Rushing

Approved by _____ **Date** 12/7/04
Mayor

Approved to Form by _____ **Date** 12/7/04
City Attorney

Certified by _____ **Date** 12/7/04
City Secretary

CITY OF ROWLETT, TEXAS

Exhibit A – Legal Description

Amended Planned Development #10-4-83A Revised (Ordinance # 9-20-88A)

(Shafer Plaza parcel; Case #ZAM04-008)

BEING a tract of land situated in the City of Rowlett, Texas, in the W.T. Survey, Abstract No. 213, Rockwall County, Texas and being a 1.35 acre tract of land conveyed to Mehul B. Patel and Chirag S. Patel by deed recorded in Volume 3441, Page 199, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found with plastic cap stamped "R.S.C.I.R.P.L.S. 5034" in the east right-of-way line of Dalrock Road 90' R.O.W.), at the northwest corner of Lot 1, Block A, One Stop Dalrock No. 1, according to the plat thereof recorded in Cabinet D, Slide 137, Plat Records, Rockwall County, Texas, the southwest corner of said 1.35 acre tract;

THENCE, North 00 degrees 05 minutes 30 seconds East, along said east right-of-way line, a distance of 282.73 feet to a ½" iron rod found with plastic cap stamped "R.S.C.I.R.P.L.S. 5034" at the intersection of said east right-of-way with the south right-of-way line of the M.K. & T. Railroad (100' R.O.W.), the northwest corner of said 1.35 acre tract, the beginning of a curve to the left;

THENCE, in a southeasterly direction along said south right-of-way line and said curve to the left having a central angle of 02 degrees 33 minutes 56 seconds, a radius of 4633.66 feet, a chord bearing of South 84 degrees 13 minutes 11 seconds East, a chord distance of 207.47 feet, and an arc length of 207.48 feet to a ½" iron rod found for the northeast corner of said 1.35 acre tract, lying in the westerly line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 62, Page 312, Deed Records, Rockwall County, Texas;

THENCE, departing said south right-of-way line and along the common line of said 1.35 acre tract and said City of Dallas tract, South 21 degrees 23 minutes 48 seconds East, a distance of 149.45 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199", the northeast corner of Lot 1, Block A, Southwestern Bell Wireless Addition, according to the plat thereof recorded in Cabinet D, Slide 275, Plat Records, Rockwall County, Texas;

THENCE, along the common line of said 1.35 acre tract and said Lot 1, South 68 degrees 36 minutes 12 seconds West, a distance of 40.00 feet to a ½" iron rod found;

THENCE continuing along said common line, South 21 degrees, 23 minutes, 48 seconds East, a distance of 30.00 feet to a ½" iron rod found;

THENCE, continuing along said common line, North 68 degrees 36 minutes 12 seconds East, a distance of 40.00 feet to a ½" rod found, a southeast corner of said 1.35 acre tract, the most northerly corner of Lot 1, Block A, I-30 Newcrest No. 1, according to the plat thereof recorded in Cabinet D, Slide 202, Plat Records, Rockwall County, Texas, and being a southwest corner of said City of Dallas tract;

THENCE, along the common line of said 1.35 acre tract and said I-30 Newcrest No. 1, South 44 degrees 10 minutes 28 seconds West, a distance of 98.51 feet to an "X" found in concrete;

THENCE, continuing along said common line, North 76 degrees 48 minutes 48 seconds West, a distance of 108.47 feet to a ½" iron rod found with plastic cap stamped "R.S.C.I.R.P.L.S. 5034";

THENCE, continuing along said common line, South 00 degrees 05 minutes 30 seconds West, a distance of 49.00 feet to an "X" found in concrete, lying in the northerly line of said One Stop Dalrock No. 1;

THENCE, along the common line of said 1.35 acre tract and said One Stop Dalrock No. 1, North 89 degrees 54 minutes 32 seconds West, a distance of 98.00 feet to the POINT OF BEGINNING and containing 58,652 square feet of 1.3465 acres of land, more or less.

Exhibit B – Development Regulations

Amended Planned Development #10-4-83A Revised (Ordinance # 9-20-88A)

(Shafer Plaza parcel; Case #ZAM04-008)

PURPOSE AND INTENT

Amend Planned Development (Ord. 9-20-88A) to rezone the subject property from restaurant and private club uses to retail and restaurant uses as set forth in Section 102.393 and Table 3.1 of the Code of Ordinances, and to modify development regulations that pertain to the 1.3465 acres of land described in Exhibit A – Legal Description and shown on the attached Exhibit C – Conceptual Site Plan.

LANDSCAPING

1. The landscaping for this area will comply with the landscape requirements within the Code of Ordinance, as amended. Each parking row of nine (9) spaces shall be separated with a raised landscaped planter, curbed or depressed island of a minimum 100 sq ft area and a minimum 10-ft width, containing canopy tree(s) and appropriate combination of shrubs and groundcover.
2. All trees and plant materials shall be in accordance with the city of Rowlett approved plant list, as listed in table No. 5-5, as amended.
3. The front yard landscape edge along Dalrock frontage will be 15'.

ARCHITECTURE

1. The structure shall be one hundred percent (100%) masonry for the total exterior wall, per elevation, excluding doors and windows. A minimum of twenty percent (20%) of each elevation shall incorporate accent stone, as outlined in Ord 03-16-04A (Revised Masonry Requirements).
2. The same exterior wall material(s) and finishes used on the primary building/s shall be used on all accessory buildings, screening walls or other structural features of the site.
3. Due to the visibility of the retail center from all directions, all building facades shall be designed to provide architectural features (such as, fenestration, entries, windows, canopies, parapet, brick detailing/corbeling, etc.)

PAVING AND PARKING AREAS

1. Driveways and parking area shall be constructed with concrete surface in accordance with City standards. Paving surfaces consisting of brick or stone pavers may be used to delineate pedestrian crossing areas or parking area access.
2. The number of parking spaces shall not be less than outlined below:
   - Retail uses – 1 space per 200 gross sq ft floor space;
   - Restaurant use – 1 space per 100 gross sq ft.

3. Use of retail or restaurant space/s within the building shall be limited to those allowable uses whose combined parking requirements do not exceed the available on-site parking unless approved by the Planning and Zoning Commission.

SIGNAGE

1. Signage shall be in accordance with the sign regulations within the Rowlett Code of Ordinances, as amended, for height and area. Any variation must be approved by the Board of Adjustment. The design of the sign (i.e. sign type, dimensioning, listing of materials, and other related details) shall be included in the Site Plan.

ILLUMINATION

1. Lighting standards, poles and fixtures shall be compatible with the architecture of the building(s) and site.
2. All lighting shall be down-light or cut-off types oriented to eliminate glare outside the property boundaries.

GENERAL

1. Uses are those retail sales uses permitted in the C-2 zoning classification.
2. The first certificate of occupancy must be for a minimum of 6,000 square feet for a combination restaurant and retail use, including the sale and on-site consumption of beer and wine. The restaurant use shall have a minimum of 100 seats. The remaining4,306 – 5,400 sq ft area to be divided into no more than 3 lease spaces and divided such that one of the lease areas shall be designed as a more substantial store front of not less than 1,800 sq ft and the remaining interior retail space shall be no less than 1,000 sq ft per lease space.
3. The maximum building footprint will be 11,400 sq ft.
4. All utilities shall be constructed underground at the time of construction.
5. All trash containers shall be screened as outlined in current landscape regulations, as amended.
6. No building shall exceed 31 feet in height.
7. Front yard - Minimum 50 feet from street right-of-way. Any additional right-of-way needed for Dalrock Road to comply with the current Master Thoroughfare Plan shall be dedicated by plat.
8. Side yard setback – Minimum 50 feet from adjoining residential district or street.
9. Rear yard setback – Alley, service court, rear yard, or combination thereof, not less than 30 feet.
10. Sidewalks – Sidewalks are required adjacent to all public streets.
11. All development shall adhere to the Rowlett subdivision and development regulations, as amended, except as outlined herein.

ATTACHMENT 2

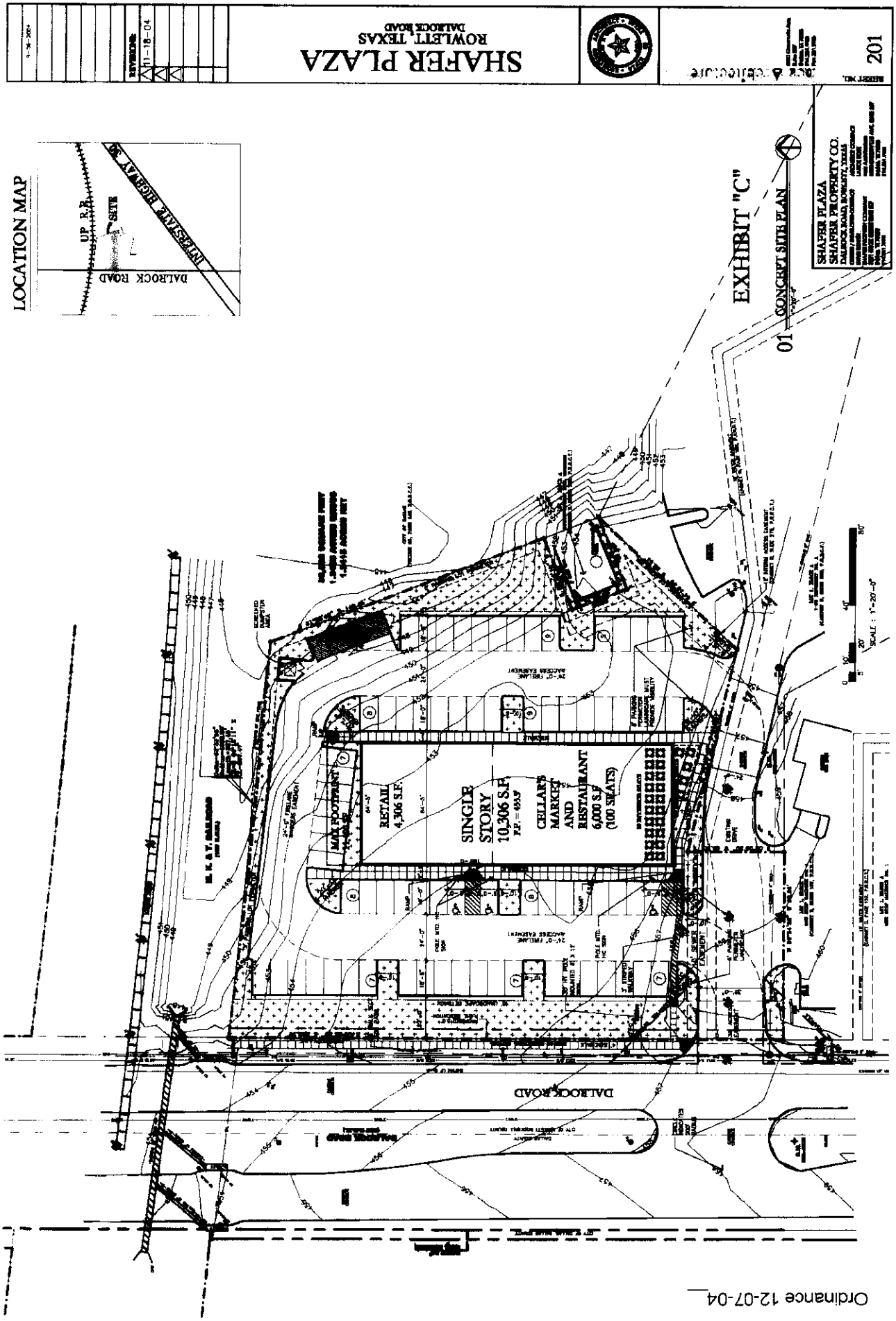


EXHIBIT "B" – Development Regulations

AMENDED PLANNED DEVELOPMENT CONDITIONS AND REQUIREMENTS
DALROCK ROAD & I-30 SITE ~~(Shafer Plaza parcel; ZAM04-008)~~

PURPOSE AND INTENT

Amend Planned Development (Ord. ~~9-20-88A~~028-04) to ~~rezone the subject property from restaurant and private club uses to~~allow office,~~-~~ retail and restaurant uses, and to modify development regulations that pertain to the 1.3465 acres of land described in Exhibit 'A' – Legal Description and shown on the attached Exhibit 'C' – Conceptual Site Plan.

LANDSCAPING

1. The landscaping for this area will comply with the landscape requirements within the Code of Ordinance, as amended. Each parking row of nine (9) spaces shall be separated with a raised landscaped planter, curbed or depressed island of a minimum 100 sq ft area and a minimum 10-ft width, containing canopy tree(s) and appropriate combination of shrubs and groundcover.
2. All trees and plant materials shall be in accordance with the city of Rowlett approved plant list, as listed in table No. 5-5, as amended.
3. The front yard landscape edge along Dalrock frontage will be 15'.

ARCHITECTURE- (Refer to Exhibit 'D' – Façade Plan)

1. The structure shall be one hundred percent (100%) masonry for the total exterior wall, per elevation, excluding doors and windows. A minimum of twenty percent (20%) of each elevation shall incorporate accent stone, as outlined in Ord 03-16-04A (Revised Masonry Requirements).
2. The same exterior wall material(s) and finishes used on the primary building/s shall be used on all accessory buildings, screening walls or other structural features of the site.
3. Due to the visibility of the retail center from all directions, all building facades shall be designed to provide architectural features (such as, fenestration, entries, windows, canopies, parapet, brick detailing/corbeling, etc.)

PAVING AND PARKING AREAS

1. Driveways and parking area shall be constructed with concrete surface in accordance with City standards. Paving surfaces consisting of brick or stone pavers may be used to delineate pedestrian crossing areas or parking area access.
2. The number of parking spaces shall not be less than outlined below:
   - Office uses – 1 space per 300 gross sq ft;
   - Retail uses – 1 space per 200 gross sq ft floor space;
   - Restaurant use – 1 space per 100 gross sq ft.

3. Use of office, retail or restaurant space/s within the building shall be limited to those allowable uses whose combined parking requirements do not exceed the available on-site parking unless approved by the Planning and Zoning Commission.

SIGNAGE

1. Signage shall be in accordance with the sign regulations within the Rowlett Code of Ordinances, as amended, for height and area. Any variation must be approved by the Board of Adjustment. The design of the sign (i.e. sign type, dimensioning, listing of materials, and other related details) shall be included in the Site Plan.

ILLUMINATION

1. Lighting standards, poles and fixtures shall be compatible with the architecture of the building(s) and site.
2. All lighting shall be down-light or cut-off types oriented to eliminate glare outside the property boundaries.

GENERAL

1. Uses are those office, restaurant and retail sales uses permitted in the C-2 zoning classification.

~~2. The first certificate of occupancy must be for a minimum of 6,000 square feet for a combination restaurant and retail use, including the sale and on-site consumption of beer and wine. The restaurant use shall have a minimum of 100 seats. The remaining4,306 – 5,400 sq ft area to be divided into no more than 3 lease spaces and divided such that one of the lease areas shall be designed as a more substantial store front of not less than 1,800 sq ft and the remaining interior retail space shall be no less than 1,000 sq ft per lease space.~~

~~3.~~2. The maximum building footprint will be 11,400 sq ft.

~~4.~~3. All utilities shall be constructed underground at the time of construction.

~~5.~~4. All trash containers shall be screened as outlined in current landscape regulations, as amended.

~~6.~~5. No building shall exceed 31 feet in height.

~~7.~~6. Front yard - Minimum 50 feet from street right-of-way. Any additional right-of-way needed for Dalrock Road to comply with the current Master Thoroughfare Plan shall be dedicated by plat.

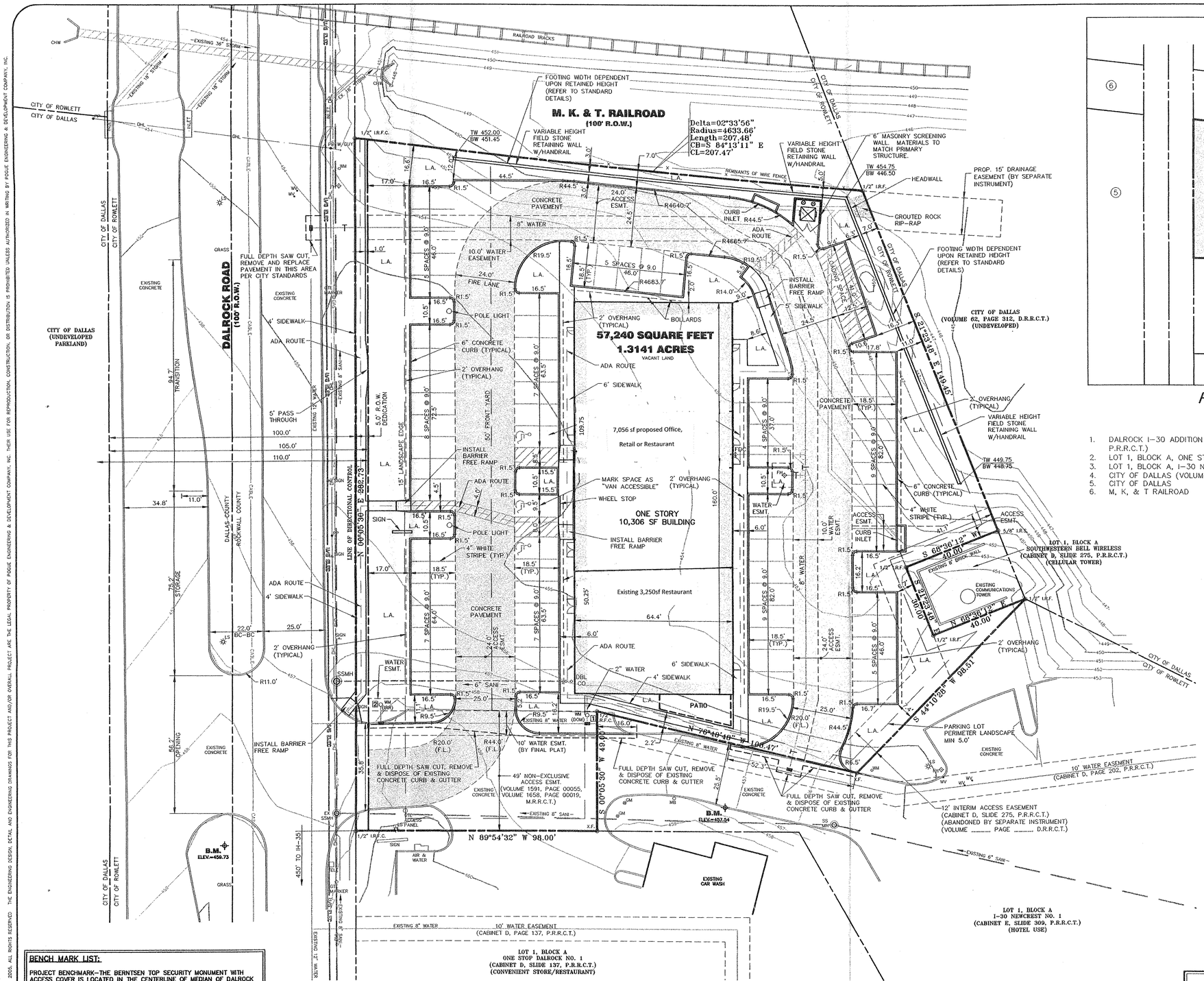
~~8.~~7. Side yard setback – Minimum 50 feet from adjoining residential district or street.

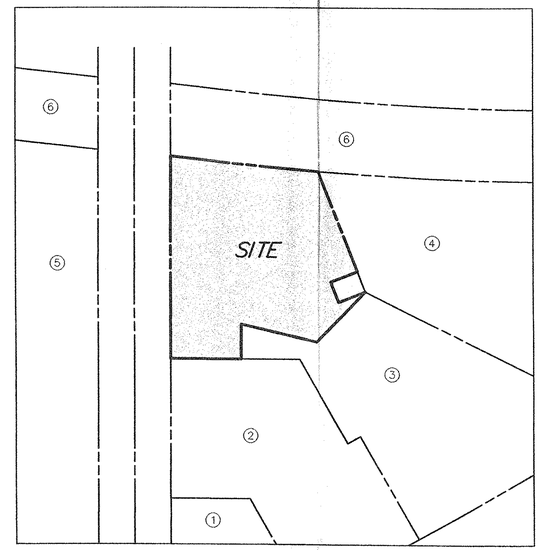
~~9.~~8. Rear yard setback – Alley, service court, rear yard, or combination thereof, not less than 30 feet.

~~10.~~9. Sidewalks – Sidewalks are required adjacent to all public streets.

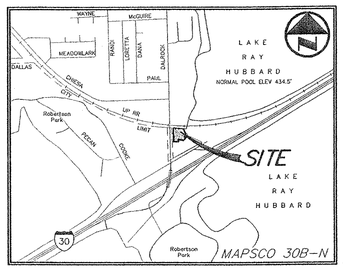
~~11.~~10. All development shall adhere to the Rowlett subdivision and development regulations, as amended, except as outlined herein.

ATTACHMENT 4





PROPERTY MAP
1" = 100'



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'
BASIS OF BEARINGS
EAST R.O.W. LINE OF DALROCK ROAD N 00°05'30" E
(VOLUME 3441, PAGE 199, D.R.R.C.T.)

1. DALROCK I-30 ADDITION PHASE I, DIAMOND SHAMROCK (CABINET C, PAGE 39, P.R.R.C.T.)
2. LOT 1, BLOCK A, ONE STOP DALROCK NO. 1 (CABINET D, SLIDE 137, P.R.R.C.T.)
3. LOT 1, BLOCK A, I-30 NEWCREST NO. 1 (CABINET E, SLIDE 309, P.R.R.C.T.)
4. CITY OF DALLAS (VOLUME 62, PAGE 312, D.R.R.C.T.)
5. CITY OF DALLAS
6. M, K, & T RAILROAD

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	EXISTING WATER VALVE
	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
EX MH	EXISTING MANHOLE
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE RISER
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
	FENCE
600	EXISTING CONTOURS
XXX	CONTOURS
XXX.XX	EXISTING SPOT GRADES
TC XXX.XX / G XXX.XX	SPOT GRADES
	EROSION CONTROL
	DRAINAGE DIVIDES

PAVEMENT LEGEND

- STANDARD PAVEMENT
- FIRE LANE PAVEMENT
- DUMPSTER PAD AND APRON

RECEIVED
OCT 0 4 2005
PLANNING DEPT.

Approved
by Rowlett Planning
& Zoning Commission
on Apr 05
w/ conditions of approval

SITE DATA SUMMARY TABLE

ITEM	LOT 2R, BLOCK A
ZONING	PD #09-20-88A - (ORD. 2004-129)
PROPOSED USE	RETAIL/RESTAURANT
LOT AREA (SF/ACRES)	57,240/1.3141
BUILDING (SF)	10,306
BUILDING HT (FT/STORIES)	20'-4"/1 STORY
LOT COVERAGE (%)	18.0
FLOOR AREA RATIO	0.18:1
PARKING REQUIRED	67
HANDICAPPED PARKING REQUIRED	3
PARKING PROVIDED	67
HANDICAPPED PARKING PROVIDED	3
INTERIOR LANDSCAPING REQUIRED	57,240 SF x 0.15 = 8,765 SF
INTERIOR LANDSCAPING PROVIDED	13,910 SF = 24.3%
IMPERVIOUS AREA (SF)	43,330

EXHIBIT B - ZONING EXHIBIT

Date: October 16, 2014

Re: Zoning change request for 1800 Dalrock, Rowlett, Tx 75088

Ordinance: ORD-28-04

Existing Building area: 10,306 sf

6,000 sf dedicated to restaurant use. 4,306 sf Retail

Owner wants to amend PD as follows:

3,250 sf as existing restaurant to remain.

7,056 sf remaining as office, retail or restaurant.

PARKING TABULATION:

PARKING RATIOS:
RESTAURANT: 1 SPACE / 3 SEATS + 1 SPACE PER EMPLOYEE ON MAX. SHIFT
RETAIL: 1 SPACE / 200 SF

PROPOSED BUILDING: 10,306 SF TOTAL
RESTAURANT #1: 6,000 SF, 99 SEATS (INCLUDING PATIO), 6 EMP. ON MAX. SHIFT
RESTAURANT #2: 1,500 SF, 30 SEATS, 4 EMP. ON MAX. SHIFT
RETAIL: 2,806 SF

REQUIRED PARKING:
99 SEATS / 3 + 6 = 39
30 SEATS / 3 + 4 = 14
2,806 SF / 200 SF = 14
TOTAL REQUIRED PARKING = 67

PARKING PROVIDED:
64 REGULAR PARKING SPACES
3 HANDICAPPED PARKING SPACES
67 TOTAL PARKING SPACES PROVIDED

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

BENCH MARK LIST:

PROJECT BENCHMARK-THE BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE CENTERLINE OF MEDIAN OF DALROCK ROAD 250' SOUTH OF RAILROAD TRACTS, 12.6' SOUTH OF THE NOSE OF THE SOUTH MEDIAN, 15.6' EAST OF THE WEST CURB AND 16.6' WEST OF THE EAST CURB.
ELEVATION = 459.73

SITE BENCHMARK-"X" SET ON TOP OF SOUTH CURB OF ACCESS DRIVE, 53.0' EAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 457.54

FRANCHISE UTILITY NOTES:

1. TXU ENERGY CONSTRUCTION SERVICES - CHIP MERRIT - (800) 711-9112
2. ONCOR UTILITY COMPANY - DINAH WOOD - (972) 485-6277
3. VERIZON - MIA HALEY - (972) 318-8973

WATER METER SCHEDULE:

PHASING	ID	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEWER
PROPOSED	1	SWC LOT	DOMESTIC	2.0"	1	6"
PROPOSED	2	SWC LOT	IRRIGATION	1.0"	1	N/A

NOTE:
LIGHTING TO BE DIRECTED DOWNWARD WITH NO GLARE OR LIGHT CONE ESCAPE ONTO ADJACENT PROPERTIES.

ADA ROUTE
NOTE:
MAXIMUM SLOPE FOR ALL ADA PATHS 5%; MAX. CROSS FALL IS 2%; FOR THE FIRST FIVE FOOT FROM THE DOOR A 2% SLOPE (MAX.) MUST BE MAINTAINED

NOTE:
OFF-SITE PAVING, GRADING, DRAINAGE, AND EROSION CONTROL IMPROVEMENTS TO BE APPROVED BY ADJACENT PROPERTY OWNER VIA A LETTER OF PERMISSION PRIOR TO ISSUANCE OF ANY PERMIT FOR CONSTRUCTION.

NO.	DATE	REVISION / DESCRIPTION		

DESIGN	DRAWN	DATE	SCALE	NOTES
RPP	BEC	07-14-05	AS SHOWN	-

PROJECT INFORMATION
SHAFER RETAIL CENTER
BLOCK A, LOT 1, SHAFER PLAZA ADDITION
ROWLETT, ROCKWALL COUNTY, TEXAS
W.H. THOMAS SURVEY, ABSTRACT NO. 213
PROPOSED USE: RETAIL/RESTAURANT
ZONING: PD# 9.20.88A

DEVELOPER
SHAFER PROPERTY COMPANY
3001 KNOX STREET #207
DALLAS, TEXAS 75205
MR. RYAN SHAFER
(214) 361-7778 PHONE
(214) 361-4611 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL P. POGUE, P.E. 84780 ON 07-14-05. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

7-14-05

STATE OF TEXAS
RANDALL P. POGUE
84780
LICENSED
PROFESSIONAL ENGINEER

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
2111 ELDORADO PARKWAY
SUITE 101
McKINNEY, TEXAS 75070
(214) 544-8880 PHONE
(214) 544-8882 FAX
randy@pogueinc.com

SITE PLAN

SHAFER PLAZA
BLOCK A, LOT 1, SHAFER PLAZA ADDITION
W.H. THOMAS SURVEY, ABSTRACT NO. 213
CITY OF ROWLETT, TEXAS

SHEET NO. C1.01

PI NO: 1186-04-024

DWG NO: 1186-02B.DWG

BCOX 07/14/2005 - 10:57AM
S:\JOBS\1100-1199\1186-04-024\DWG\1186-02B.DWG

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City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 11/11/2014 **AGENDA ITEM**: C.4

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a Special Use Permit to allow a licensed massage establishment in a Planned Development District Ord. 3-5-96D zoning district. The subject property is located at 8809 Lakeview Parkway, further described as Suite 100 within the Lakepoint Shopping Center Addition, City of Rowlett, Rockwall County, Texas. (SUP14-745)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The subject property is located in Suite 100 within the Tom Thumb Shopping Center on the northeast corner of Dalrock Rd. and State Highway 66 (Attachment 1- Location Map, Attachment 2-Concept Plan). The shopping center is zoned Planned Development (Ord. 3-5-96D) with a base zoning district of Limited Commercial/Retail (C-1). The Rowlett Development Code (RDC) requires a specific use permit (SUP) for licensed massage establishments located in the C-1 zoning district. The purpose of this item is for the Planning and Zoning Commission to conduct a public hearing and provide a recommendation to City Council regarding a SUP request for Sensation Day Spa.

BACKGROUND INFORMATION

The applicant, Mi Sun Kim, is a licensed massage therapist with the State of Texas and desires to open a day spa in Rowlett (Attachment 3- Credentials). As previously noted, a massage establishment requires a SUP within C-1 zoning. In addition to the grocery store anchor, the shopping center contains a variety of neighborhood serving commercial/retail uses including but not limited to a coffee shop, pet supply store, and restaurants. As further described below, it is staff's professional opinion that the proposed use is compatible with the surrounding uses.

DISCUSSION

Section 77-206.D of the Rowlett Code of Ordinances lists the criteria for approval of SUPs. Recommendations and decisions on SUPs shall be based on consideration of the criteria below. Staff has added additional comments in bold italics where applicable.

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 in any of the 13 identified opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. As such, the existing zoning and guiding principles should inform development decisions.

   The application can be interpreted to address Guiding Principal 2, "Grow the City's economy through diversification of job and business opportunities.", and Guiding Principal 8, "Create centers with a mix of activities at key locations in Rowlett", of the Realize Rowlett 2020 Comprehensive Plan.

   Based on the Realize Rowlett 2020 Comprehensive Plan the proposed use is consistent with the intent for the area.

2. The proposed special use permit is consistent with the purpose and intent of the zoning district in which it is located;

   The existing zoning is C-1, which allows for general commercial/retail uses. Per Section 77-203.B.5 of the RDC,

   > ***"The C-1 district is intended for the conduct of retail trade and personal service uses to meet the needs and for the convenience of the community. These shops and stores may be an integral part of the neighborhood closely associated with residential uses.***

   Based on the intent of the C-1 zoning district, a massage establishment would be a compatible use.

3. Whether the proposed special use permit meets the challenge of some changing condition, trend, or fact;

   Day Spas and massage establishments continue to be a growing business type throughout the Dallas Fort Worth area. This type of use exists in other similar shopping centers in Rowlett and in surrounding Cities.

4. Whether the proposed special use permit will protect or enhance the health, safety, morals, or general welfare of the public;

   The proposed use should not negatively affect the health, safety, morals, or general welfare of the public.

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;

   The property has access to Lakeview Parkway (SH 66) a Type A+ thoroughfare based on the Master Thoroughfare Plan and access to Dalrock Road, a Type a Thoroughfare based on the Master Thoroughfare Plan. In addition, water and sewer services are already available at the site. No additional transportation or utility services are required to accommodate the proposed use.

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

   The proposed use should not have any adverse impacts on other property within the vicinity. The shopping center contains numerous personal service and retail establishments. The proposed use is compatible with the other uses in the center.

7. The suitability of the subject property for the existing zoning and the proposed use sought by the special use permit.

   The subject lease space is within an established shopping center with personal service uses. The proposed massage establishment would complement these existing uses and provide neighborhood based services oriented to local customers. This meets the intent of the C-1 zoning district and should be compatible with surrounding uses.

Public Notice

On October 24, 2014, a total of 31 notices were sent to property owners within 200 feet. In addition notice ran in the Rowlett Lakeshore Time on October 30, 2014, and was posted on the property and at City hall on October 31st. As of Wednesday November 5, 2014, no responses have been returned.

FISCAL IMPACT/BUDGET IMPLICATION

N/A

RECOMMENDED ACTION

Based on compatibility with the shopping center and 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 – Concept Plan
Attachment 3 – Credentials

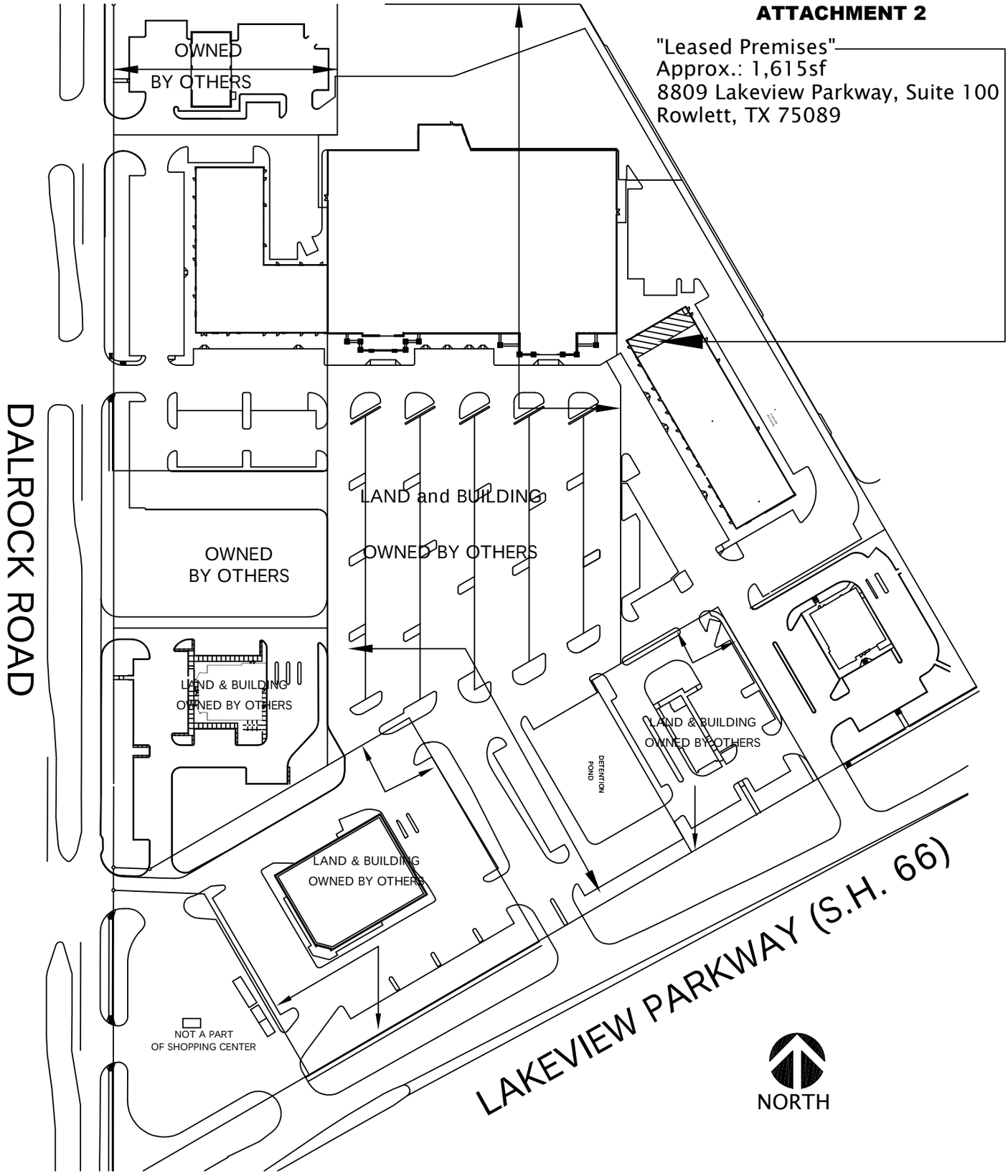
Rowlett TEXAS

SUP Licensed Massage Establishment
8805 Lakeview PKWY
Map Created: October 23, 2014

N

SUP14-745
200 FT NOTIFICATION AREA

ATTACHMENT 2



The "Leased Premises" as shown hereon is for Mi Sun Kim

Subject to the terms of the Lease, any future construction by the Landlord within the Shopping Center will not affect the validity of the Lease covering the Leased Premises. Subject to the terms of the Lease , Landlord may elect to change the location, size, layout, or other details of any buildings, or Common Area in the Shopping Center and/or to construct other buildings in the Shopping Center and such changes will not affect the validity of the Lease covering the Leased Premises.

The post office address designated hereon, if any, is subject to change at any time.

Floor No: A00

Unit No: A0A

Project No: 0241

DATE: 09-26-2014

REV.: 00-00-0000

PREPARED BY: GEH

EXHIBIT "A"
LAKE POINTE MARKET

ATTACHMENT 3

Mi Sun Kim

1152 Indian Run Dr. Carrollton, TX 75010
Tel: (469)3151107 email: mezz7868@gmail.com

OBJECTIVE

Aesthetician/Massage therapist

Experienced skin care specialist wanting to utilize my training and schooling in a productive Salon/Spa environment. Extremely skilled in all aspects of day spa operation and management.

QUALIFICATIONS

- **Manager of Day spa.**
- **Licensed skin care and body massage.**
- **Aromatherapy, anti-aging and acne facials.**
- **Specialized in facial acupressure and sinus relief, glycolic peels.**
- **Reflexology, lymphatic drainage massage**

WORK HISTORY

2004 -2013: : Esthetician, Rehoboth Spa New York, NY

Duties: Performed all aspects of skin care, maintained appropriate professionalism at all times, attended training sessions to increase knowledge of products available for sale, informed guests of products available for retail sales, provided the best possible facial, skin care, and empathized with quests as needed. Beauty consultant on skin care and facial treatments; strong abilities in coloring and make-over.

CERTIFICATES

- Licensed Cosmetologist – State of Texas
- Licensed massage therapist – State of Texas
- Licensed Cosmetologist – State of New York

References available upon request

TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. Box 12157
Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
http://www.license.state.tx.us

ATTACHMENT 3

The license below must be prominently displayed at your workstation.
If you cut around the border of the license it will fit in a standard 5" x 7" frame.

TEXAS COSMETOLOGIST

OPERATOR

MI SUN KIM

License Number: 1560183

License Expires: JULY 23 2015

Fold Here

The person named on the reverse is licensed by the

TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. Box 12157
Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
http://www.license.state.tx.us

MI SUN KIM
1152 INDIAN RUN DR APT 1313
CARROLLTON TX 75010-1184

10-08-14A11:12 RCVD

You may wish to laminate the pocket identification card above to preserve it.

Frank Denton
Chair

Mike Arismendez
Vice Chair

LuAnn Morgan
Fred N. Moses
Lilian Norman-Keeney
Ravi Shah
Deborah Yurco

TEXAS COSMETOLOGIST

OPERATOR

MI SUN KIM

License Number: 1560183

The person named above is licensed by the Texas Department of Licensing and Regulation

License Expires: JULY 23 2015

William H. Kuntz
Executive Director

lic-cosmo-IND.dff

Texas Department of State Health Services

DOES HEREBY CERTIFY THAT

Mi Sun Kim

meets the qualifications established in Texas Occupations Code, Chapter 455 to practice the profession of massage therapy and is authorized to employ the title

Licensed Massage Therapist

in the State of Texas, so long as this certificate is not revoked or suspended and is renewed according to applicable law and rules.

License Number MT120798

Effective 8/22/2014

INVALID WITHOUT CURRENT RENEWAL CARD

David L. Lakey, M.D. Commissioner of Health

ATTACHMENT 3

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 11/11/2014 **AGENDA ITEM**: C.5

AGENDA LOCATION:
Individual Consideration

TITLE
Conduct a public hearing and make a recommendation on a request for a Planned Development to allow a convenience store with retail vehicle filling at property located at 5001 Lakeview Parkway further described as being a tract of land located in the Thomas Lumley Survey, Abstract No. 789, being part of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184, Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block 1 Chancon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas. (Case Number PD14-731)

STAFF REPRESENTATIVE
Garrett Langford, AICP, Principal Planner

SUMMARY
The applicant, QuikTrip, is requesting to rezone the subject property from General Commercial (C-2) to a Planned Development (PD) to allow a convenience store with retail vehicle filling located at 5001 Lakeview Parkway (Attachment 1 – Location Map). Per the Rowlett Development Code (RDC), a convenience store with retail vehicle filling requires a Special Use Permit. The applicant has requested a PD to allow the proposed use and to allow modifications to some development standards including setbacks, building materials, signage, parking lot lighting height, and the number of parking spaces (Attachment 2 – Statement of Intent).

BACKGROUND INFORMATION
The applicant is proposing to develop the subject property with a 5,858 square-foot convenience store with 22 retail vehicle filling positions (Attachment 3 – Concept Plan). The filling positions will be covered by a 9,088 square-foot canopy. The applicant is under contract to acquire all 3.9087 acres. The proposed development will be limited to 2.227 acres out of the 3.9087 acres. The remaining 1.6817 acres will remain zoned as C-2 and will be platted as a separate lot.

The subject property is located at the northeast corner of Lakeview Parkway and President George Bush Turnpike (PGBT). The subject property is bounded by Bowl-a-Rama to the east, which is zoned Special Use Permit (Ord. 9-03-02A). To the north is Covington Nursery, which is zoned Planned Development (Ord. 030-09). To the west is PGBT and to the south is Lakeview Parkway. The property across Lakeview Parkway is zoned C-2 and includes a small convenience store with retail vehicle filling with the remaining land being undeveloped.

The subject property includes the former Chacon auto dealership which has been vacant for several years. All improvements from the former dealership will be removed including the two existing driveways on Lakeview Parkway. A previously planned right turn deceleration lane will be added by the City for the westbound traffic on Lakeview Parkway turning north onto the PGBT service road. The proposed development will be accessed by a shared driveway from the PGBT service road which will include a deceleration lane. The site will also have two cross access drives from the Bowl-a-Rama property to the east. The applicant will also improve the western driveway Bowl-a-Rama by making it wider and adding a deceleration lane.

Section 77-205 of the RDC states the intent of a PD district is to allow for integrations of various land uses, accommodate alternative development standards, or to tailor development regulations specifically for the development. In this case, the applicant requests for a PD is to tailor several design standards including setbacks, building materials, parking lot lighting, signage and parking for their proposed development. The standard for the proposed PD will follow the C-2 standards with the proposed modifications as described in the section below.

DISCUSSION

The following is the applicant's proposed requesting development standards. Staff comments are provided in bold italics for each consideration.

Rear Setback

The applicant proposes to subdivide the 3.9087 acre tract into two lots. The proposed the convenience store will be 9.36 feet from the proposed lot line as shown on the concept plan (attachment 3). This lot line will represent the rear property line for the proposed development. The RDC requires a setback of 30 feet from the rear property line.

Staff Comment:

Staff is supportive of the proposed location of the convenience store in relation to the proposed lot line that will subdivided the 3.9087 acre tract. The applicant wishes to retain 1.67 acres for a future development. The fueling stations and canopy were located so not to encroach into the utility easements located along the south side of the site. This resulted in pushing the convenience store closer to the proposed rear lot line.

Building Materials:

The applicant is proposing building elevations (attachment 4) that will include non-masonry materials. These materials include aluminum fascia and porcelain tile columns which are not permitted by right.

Staff Comment:

Staff does not oppose allowing aluminum fascia and porcelain tile. The proposed convenience store meets all of the façade requirements outlined in the RDC with the exception of the previously mentioned accent materials. The materials requested are part of the applicant's prototype design for their convenience stores. In staff's opinion, the proposed materials appear to be high quality and long lasting. The materials used in

concert with the other materials on the proposed elevation meets the intent of the RDC façade standards for nonresidential developments. The intent is "to create a distinct image for important or highly visible areas of the city in order to enhance the public image of the city and encourage high quality economic development."

Parking Lot Lighting Pole Height:
The proposed development includes parking light poles with a height of 22 feet. The Rowlett Development Code allows developments, with less than 100 parking spaces, lighting poles with a maximum height of 15 feet.

Staff Comment:
Staff is not opposed to this alternative standard. The applicant is proposing a 24-hour operation where there will be outdoor activity (filling vehicles), making additional lighting appropriate. Allowing 22-ft tall lighting standard is not out of context as the site is adjacent to a freeway and a commercial development that has 22-ft tall lighting poles.

Signage:
The applicant requests two oversized monument signs for the development. The maximum allowed size for a monument sign under the RDC is 48 square feet for the sign face, 80 square feet for the overall monument, and a maximum height of 10 feet. The RDC does not provide any provision to allow larger monument signs for property fronting on PGBT. The only allowance for an oversized monument signs in the RDC pertains to multi-tenant signs. The applicant is requesting two monument signs that will have a height of 17.33 feet, a sign face of 83.12 square feet, and an overall size of 124 square feet. One of the monument signs will be located along the PGBT frontage and the other monument sign will be located at the southeast corner of the property along Lakeview Parkway. The applicant's reasons for requesting the oversized monument sign are stated in Attachment 2. Staff commentary is included for each monument sign below. Attachment 5 identifies the specific location of the monument sign on the site plan and provides elevation of the proposed monument sign. Pictures of the site from PGBT and Lakeview Parkway are available in Attachment 6.

Staff Comment PGBT Oversized Monument Sign:
PGBT is a four lane toll road with a speed limit of 70 mph while the PGBT service roads have a speed limit of 50 mph. In some instances a thoroughfare with higher speeds and larger volume traffic could justify allowance for an oversize monument sign. However, in this case, from a practical standpoint, Staff does not see a benefit to allowing an oversized monument sign for the following reasons.

When traveling northbound traffic on PGBT, the subject property is not visible before the Lakeview Parkway and Main Street exit. As a result, potential patrons will not be able react to seeing the site or its signage before passing the exit off PGBT. The site is visible from the northbound service road which has a 50 mph speed limit. The traffic light at the intersection of PGBT and Lakeview Parkway slows the northbound traffic as it passes the subject property. Based on Staff's analysis it does not appear that an oversized monument

sign would increase visibility for patrons traveling northbound beyond what could be accomplished by a standard sized monument sign that is allowed by right.

The subject property is partially visible from the southbound traffic on PGBT; however, this is after passing the Lakeview Parkway exit off PGBT. While limited site visibility could justify a larger sign in some instances, it is Staff's opinion that this is not one of those situations given the constraints of the location of the exits on PGBT. It is Staff's opinion that allowing the proposed oversized monument sign will not necessarily increase visibility on PGBT, thus there is not a clear justification to support the request. However, should the Council ultimately choose to approve an oversized monument sign along PGBT it is also Staff's opinion that it would not be completely out of character with surrounding developments, as there is an oversize monument sign along the PGBT frontage of the Liberty Crossing Shopping Center (Target) that is slightly larger than the applicant's proposed monument sign. However, it should be noted that the Liberty Crossing sign was permitted as a multi-tenant sign.

Lakeview Parkway Oversized Monument Sign:
Lakeview Parkway is a six-lane divided arterial with a speed limit of 45 mph. The applicant is proposing an oversized monument sign that is the same size of what is proposed along the PGBT service road. The applicant is proposing to locate this monument sign 3.6 feet north of Oncor's electrical tower and 3 feet from the east property line. This encroaches 7 feet into the required 10-foot setback from the property line. The applicant is attempting to place the monument sign as close as possible to the western driveway of Bowl-a-Rama so that potential patrons can see the sign prior to passing the driveway. This is important to the applicant as the site will not have any driveways on Lakeview Parkway beyond the shared drive with Bowl-a-Rama. There is a large electrical utility pole that would block the sign if located to the west. There is also a 10-foot utility easement along the frontage property prohibiting the possibility of locating the sign closer to the right-of-way. Staff does not oppose locating the proposed monument sign 3 feet from the east property line.

While there are special conditions related to the placement of the Lakeview Parkway monument sign, Staff does not see special conditions that would justify a larger monument sign on Lakeview Parkway. The visibility conditions for the subject property along Lakeview Parkway are no different from the visibility conditions of other properties along Lakeview Parkway. As a result, staff does not support the proposed oversized sign.

Parking:
The RDC does not specify a parking ratio for convenience store with retail vehicle filling. The applicant is proposing 58 parking spaces. Seven of the 58 parking spaces are designated as shared parking. The new cross access easements will remove some parking spaces from the Bowl-a-Rama site. As a result, the applicant is providing shared parking to offset the loss of parking spaces for Bowl-a-Rama. Attachment 7 provides the applicant's justification to allow 58 parking spaces.

Staff Comment:
A PD established for a similar retail fueling station in 2006 used a parking calculation of 1 space per 200 square feet. The applicant is proposing a parking count that is closer to 1 space per 100 square feet which is the parking ratio used for a restaurant. The applicant has stated that the convenience store will offer additional meal choices similar to a fast food restaurant beyond the food products that are traditionally available for purchase at a convenience store resulting in customers spending more time at their store. The proposed amount of parking is in line with the applicant's other store locations in the DFW area. Based on the above mentioned factors, staff is supportive of the request for 58 parking spaces.

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests including Planned Developments. These criteria are listed below:

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

   The proposed PD is needed to accommodate a larger retail filling station with high number of fueling pumps. The market for convenience stores with retail filling stations has seen a growth in the size of stores in recent years due to the fact that they are offering an expanded number of products.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

   The subject property is not located within one of the opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. The Plan states that areas outside of the opportunity areas, the existing zoning and the Guiding Principles should be considered in decisions about rezoning and site design. Of the 13 guiding principles, Guiding Principle #2, "Grow the City's economy through diversification of job and business opportunities" is most relevant for this case. The rezoning of the property will allow the redevelopment of the site that has long been vacant.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

   The proposed rezoning is not expected to impact negatively the health, safety, morals, or general welfare of the public. As part of the proposed development, the two existing driveways on Lakeview Parkway, which do not meet the current driveway separation requirements for the City or for TxDOT, will be removed. The City is planning to install a dedicated right turn lane for the westbound traffic at the Lakeview

Parkway and PGBT. Removal of these driveways will allow for a safer operation of the deceleration right turn lane which should allow for a smoother traffic operation at the Lakeview Parkway and PGBT intersection.

The proposed driveway on PGBT will include a deceleration lane to allow patrons to safely turn off of the PGBT service road as the speed limit is 50 mph. The applicant will also modify the driveway and add a deceleration lane for western driveway of the Bowl-a-Rama property. The applicant has agreed to install deceleration lanes in lieu of doing a Traffic Impact Analysis.

4. 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 are available for the subject property and are sufficient for accommodating the demands associated with the request for the proposed development.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

   It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

   It is not anticipated that the proposed rezoning will have adverse impact on adjacent properties. The proposed development is not located near any residential developments. The proposed development is providing a cross access easement between the Bowl-a-Rama site to the east and the PGBT service road to the west. This will allow Bowl-a-Rama patrons to access PGBT directly which may alleviate the existing traffic from Bowl-a-Rama onto Lakeview Parkway. The proposed development is seen as a benefit for the Bowl-a-Rama site.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

   The subject property is suitable for the proposed PD to allow a convenience store with retail vehicle filling. The subject property is adjacent to a high traffic intersection with frontage on PGBT. This type of use is suitable for this location.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

The proposed PD will not lead to an excessive proliferation of the proposed use within the immediate area. There is an existing convenience store with retail filling located at southeast corner of Lakeview Parkway and PGBT. Beyond that, there is a convenience store with vehicle filling approximately 1.25 miles to the east and another convenience store located 0.8 miles to the west.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

The subject property is bounded by larger scaled commercial activity to the east and to the north. The proposed development will not be out scale with the surrounding properties.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

There was not a market study provided for the area around the subject property; therefore, it is difficult for staff to comment on this criterion. The proposed rezoning to a PD does not alter the base zoning which is currently nonresidential. It is not anticipated that the rezoning to a planned development to allow a convenience store with retail vehicle filling will negatively impact the supply or demand for nonresidential property or for similar retail uses in the surrounding area.

In summary, the proposed PD to allow a convenience store with retail vehicle filling is consistent with the Realize Rowlett 2020 Comprehensive Plan. Further, it is Staff's opinion that the proposed rezoning meets the above criteria for a rezoning. Staff does not anticipate the proposed development to have an adverse impact on adjacent properties. As it was indicated previously in this staff report, the applicant is requesting modifications to several of the City's development standards. Staff is supportive of each of the requests for modification with the exception of the oversized monument signs on Lakeview Parkway and PGBT. The Planning and Zoning Commission has the option to make a recommendation on each individual development standard separately or group them together and make one recommendation.

<u>Public Notice</u>

On October 24, 2014, a total of six notices were sent to property owners within 200 feet. As of Wednesday, November 4, 2014, two responses were received in favor of the request and none were received in opposition. One of the responses is from the subject property's current property owner.

A Legal Notice was published in the Rowlett Lakeshore Times on October 30, 2014, pursuant to the requirements set forth in the RDC. A rezoning sign was placed on the subject property on October 31, 2014, in accordance with the RDC and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

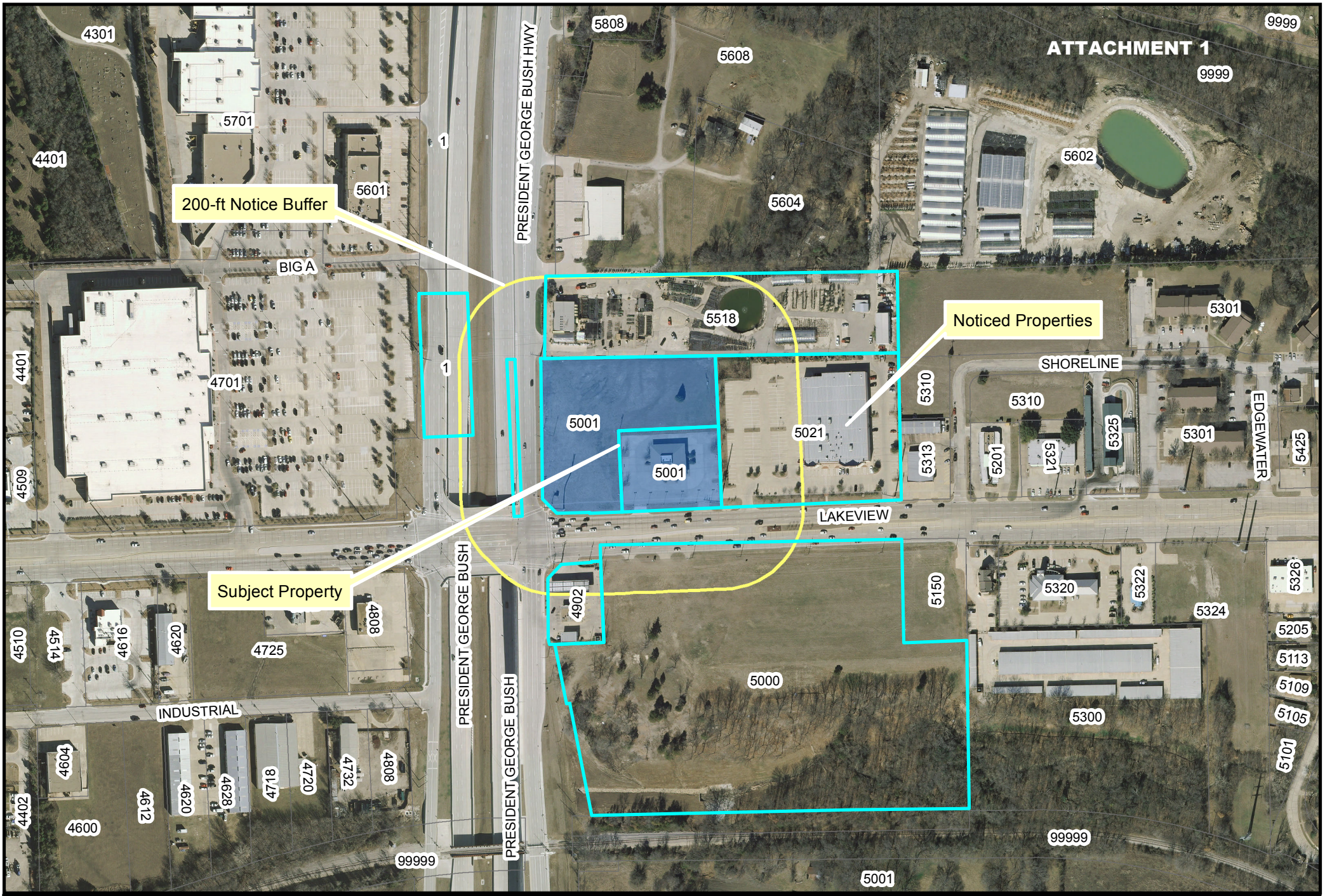
N/A

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission make a favorable recommendation on the requested Planned Development with exception of allowing the oversized monument signs.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Statement of Intent
Attachment 3 – Concept Plan
Attachment 4 – Building Elevations
Attachment 5 – Monument Signage
Attachment 6 – Site Photos
Attachment 7 – Parking Information
Attachment 8 – Public Notice Responses



Rowlett TEXAS

QuikTrip
Convenience Store with Retail Fueling
5001 Lakeview Parkway
Map Created: October 24, 2014

N

PLANNED DEVELOPMENT
200 FT NOTICE
LOCATION MAP

ATTACHMENT 2

GLENN ENGINEERING

November 7, 2014

City of Rowlett
Garrett Langford
City Planner

RE: Planned Development

Purpose: The purpose of this submittal is to allow for the development of a 2.227 acre tract of land for the purpose of constructing a 5,858 SF 24 hour convenience store with retail gasoline sales. The provisions of the Commercial (C-2) District and all other applicable regulations as stated in the City of Rowlett's Zoning Ordinance shall govern this tract of land. Please note, there is no residential adjacency.

Proposed Conditional Use:

QuikTrip is proposing to construct and operate a 5,858 SF 24 hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed QuikTrip can comply with all ordinances and requirements within the Commercial (C-2) District, except as follows:

List Variances:

1. Gasoline Fueling Positions:
    - QT is requesting 11 MPD's or 22 fueling positions.
2. Light Pole Height:
    - QT is requesting to install 22' tall light poles. This is consistent with the Bowl-O-Rama that is adjacent to the site.
3. Signage:
    - **MV12-4PGQ** - Variance needed for height and SF. (PGBT)
    - Increased size is for visibility from the off ramp and hwy. If customers pass our site they are unable to access the QT from the tree nursery.

    - **MV12-4PGQ** - Variance needed for height and SF. (Lakeview)
    - The reason we went with the vertical over the horizontal MH10 sign is because the steel pole would block any sign wider than 5'. We don't have any horizontal monument sign under 8' because they are not legible. Also, the sign can't be shifted because it is intended only for our customers traveling westbound on 66. They have to see the sign so they can turn into the Bowl-O-Rama drive. If they pass the drive they won't shop our site. Customers will not go all the way around, they will go to the next competitor. The vertical sign and placement is crucial to the success of our store. Relocating the steel pole is not an option.

Approval Criteria:

ATTACHMENT 2

1. The proposed QT is consistent with the comprehensive zoning plan and compliments the existing uses in the area.
2. Our use is consistent with the current zoning district and our main use is allowed by right. The planned development is only required for retail gasoline sales.
3. The trend of the market today is larger c-stores with multiple fueling positions.
4. QT is a neighborhood and family store. After school our stores are normally filled with parents and kids trying the newest frozen drinks and food items. On weekends the store serves as a meeting place for little sports teams so they can stock up on snacks and sports drinks for the events. QT is a friendly family owned business that promotes a safe place for citizens to shop.
5. QT plans to use the existing curb cuts. All utilities are provided to the site and there are no conflicts.
6. We feel that our use compliments the adjacent bowling alley and we look forward to a long term corporate partnership.
7. Based on our internal site selection criteria, this site is the ideal location for a convenience store with retail gasoline sales.

We believe that our development will provide a family oriented, clean and modern facility for the citizens of Rowlett. We provide many of the items you will find in your larger grocery stores with very similar pricing. We are also making great strides in the food industry and currently have a commissary in Coppell that caters to all 114 DFS locations. We will have fresh foods delivered daily such as pastries, wraps, salads, sandwiches, flat bread sandwiches, pizza, pretzels, kolaches and desserts.

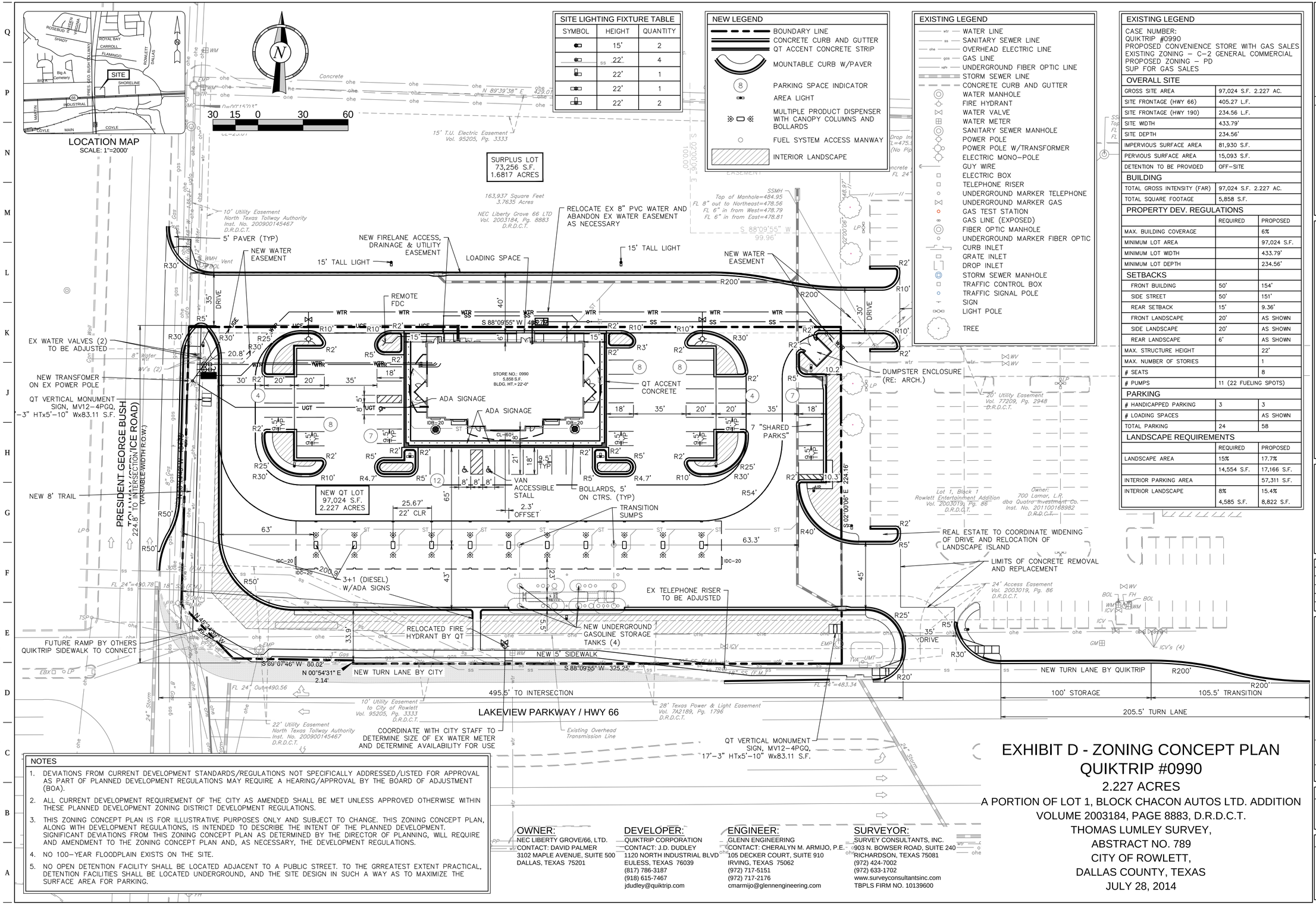
QuikTrip takes great pride in our employees and our stores. We build and maintain our facilities to last fifty years .We have an in house Facility Support team that maintains our stores daily. They are called on to maintain the landscaping, machines, paving and all aesthetic features of the store.

As previously stated, we are a family oriented business. QuikTrip does not carry any drug paraphernalia or inappropriate magazines. QuikTrip is a place where you can bring the entire family and you will always receive fast and friendly customer service.

Sincerely,

GLENN ENGINEERING CORPORATION

Cheralyn M. Armijo, P.E.
Project Manager



SITE LIGHTING FIXTURE TABLE

SYMBOL	HEIGHT	QUANTITY
	15'	2
SS	22'	4
	22'	1
	22'	1
	22'	2

NEW LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- QT ACCENT CONCRETE STRIP
- MOUNTABLE CURB W/PAVER
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- FUEL SYSTEM ACCESS MANWAY
- INTERIOR LANDSCAPE

EXISTING LEGEND

- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- STORM SEWER LINE
- CONCRETE CURB AND GUTTER
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- POWER POLE
- POWER POLE W/TRANSFORMER
- ELECTRIC MONO-POLE
- GUY WIRE
- ELECTRIC BOX
- TELEPHONE RISER
- UNDERGROUND MARKER TELEPHONE
- UNDERGROUND MARKER GAS
- GAS TEST STATION
- GAS LINE (EXPOSED)
- FIBER OPTIC MANHOLE
- UNDERGROUND MARKER FIBER OPTIC
- CURB INLET
- GRATE INLET
- DROP INLET
- STORM SEWER MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- SIGN
- LIGHT POLE
- TREE

EXISTING LEGEND

CASE NUMBER:
QUIKTRIP #0990
PROPOSED CONVENIENCE STORE WITH GAS SALES
EXISTING ZONING – C–2 GENERAL COMMERCIAL
PROPOSED ZONING – PD
SUP FOR GAS SALES

OVERALL SITE		
GROSS SITE AREA	97,024 S.F. 2.227 AC.	
SITE FRONTAGE (HWY 66)	405.27 L.F.	
SITE FRONTAGE (HWY 190)	234.56 L.F.	
SITE WIDTH	433.79'	
SITE DEPTH	234.56'	
IMPERVIOUS SURFACE AREA	81,930 S.F.	
PERVIOUS SURFACE AREA	15,093 S.F.	
DETENTION TO BE PROVIDED	OFF–SITE	
BUILDING		
TOTAL GROSS INTENSITY (FAR)	97,024 S.F. 2.227 AC.	
TOTAL SQUARE FOOTAGE	5,858 S.F.	
PROPERTY DEV. REGULATIONS		
	REQUIRED	PROPOSED
MAX. BUILDING COVERAGE		6%
MINIMUM LOT AREA		97,024 S.F.
MINIMUM LOT WIDTH		433.79'
MINIMUM LOT DEPTH		234.56'
SETBACKS		
FRONT BUILDING	50'	154'
SIDE STREET	50'	151'
REAR SETBACK	15'	9.36'
FRONT LANDSCAPE	20'	AS SHOWN
SIDE LANDSCAPE	20'	AS SHOWN
REAR LANDSCAPE	6'	AS SHOWN
MAX. STRUCTURE HEIGHT		22'
MAX. NUMBER OF STORIES		1
# SEATS		8
# PUMPS	11 (22 FUELING SPOTS)	
PARKING		
# HANDICAPPED PARKING	3	3
# LOADING SPACES		AS SHOWN
TOTAL PARKING	24	58
LANDSCAPE REQUIREMENTS		
	REQUIRED	PROPOSED
LANDSCAPE AREA	15%	17.7%
	14,554 S.F.	17,166 S.F.
INTERIOR PARKING AREA		57,311 S.F.
INTERIOR LANDSCAPE	8%	15.4%
	4,585 S.F.	8,822 S.F.

NOTES

1. DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).
2. ALL CURRENT DEVELOPMENT REQUIREMENT OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
3. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AS DETERMINED BY THE DIRECTOR OF PLANNING, WILL REQUIRE AND AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.
4. NO 100–YEAR FLOODPLAIN EXISTS ON THE SITE.
5. NO OPEN DETENTION FACILITY SHALL BE LOCATED ADJACENT TO A PUBLIC STREET. TO THE GRREATEST EXTENT PRACTICAL, DETENTION FACILITIES SHALL BE LOCATED UNDERGROUND, AND THE SITE DESIGN IN SUCH A WAY AS TO MAXIMIZE THE SURFACE AREA FOR PARKING.

OWNER:
NEC LIBERTY GROVE/66, LTD.
CONTACT: DAVID PALMER
3102 MAPLE AVENUE, SUITE 500
DALLAS, TEXAS 75201

DEVELOPER:
QUIKTRIP CORPORATION
CONTACT: J.D. DUDLEY
1120 NORTH INDUSTRIAL BLVD
EULESS, TEXAS 76039
(817) 786-3187
(918) 615-7467
jdudley@quiktrip.com

ENGINEER:
GLENN ENGINEERING
CONTACT: CHERALYN M. ARMIJO, P.E.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 717-5151
(972) 717-2176
cmarmijo@glennengineering.com

SURVEYOR:
SURVEY CONSULTANTS, INC.
903 N. BOWSER ROAD, SUITE 240
RICHARDSON, TEXAS 75081
(972) 424-7002
(972) 633-1702
www.surveyconsultantsinc.com
TBPLS FIRM NO. 10139600

EXHIBIT D - ZONING CONCEPT PLAN
QUIKTRIP #0990

2.227 ACRES
A PORTION OF LOT 1, BLOCK CHACON AUTOS LTD. ADDITION
VOLUME 2003184, PAGE 8883, D.R.D.C.T.
THOMAS LUMLEY SURVEY,
ABSTRACT NO. 789
CITY OF ROWLETT,
DALLAS COUNTY, TEXAS
JULY 28, 2014

STATE OF TEXAS
CHERALYN ARMIJO
5458
LICENSED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on November 5, 2014

PROJECT NO.: 14-663.990

GLENN ENGINEERING
PHONE: (972) 717-5151
FAX: (972) 717-2176
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TEXAS REGISTRATION NUMBER: F-303

QuikTrip No. 0990
NEC OF HWY. 190 & S.H. 66
ROWLETT, TX

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PROTOTYPE: P-80 (08/01/14)
DIVISION: DALLAS
VERSION: 001
DESIGNED BY: CMA
DRAWN BY: KKE
REVIEWED BY: POTTER

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 8/4/14

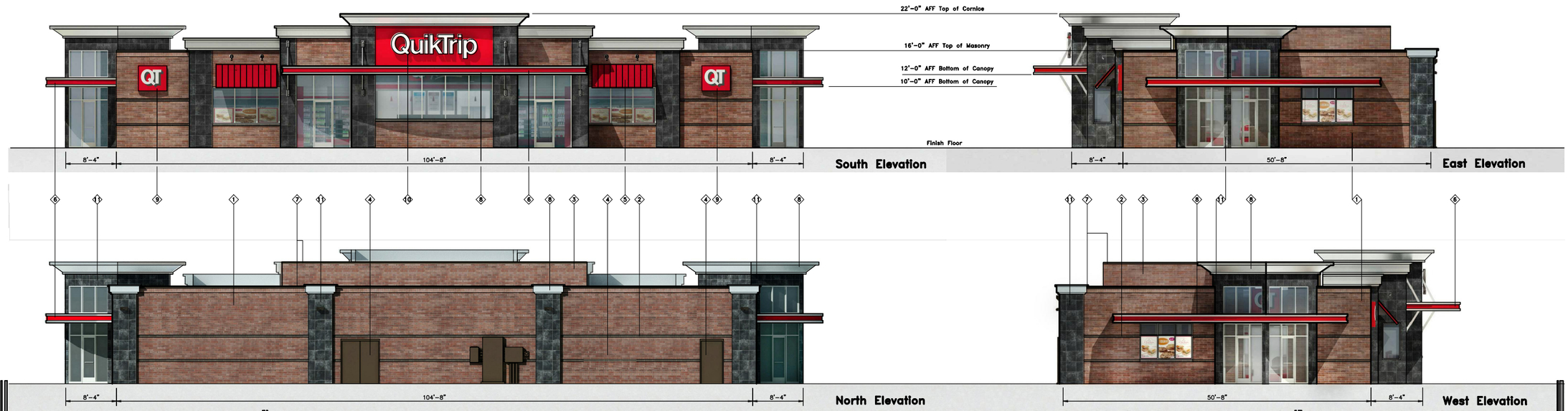
SHEET TITLE:
ZONING CONCEPT PLAN

SHEET NUMBER:
2

FILE LOCATION: \\KK-HP\Projects\QuikTrip\990 Rowlett\08-0990 Civil Autoturn 2010.dwg TAB NAME:Exhibit D-Zoning Concept Plan USERNAME:KK SAVED:11/5/2014 11:05 AM PLOTTED:11/5/2014 11:14 AM

ATTACHMENT 4

BUILDING MATERIALS EXTERIOR WALLS						
			ACCENT MATERIALS			
	TOTAL	BRICK	TILE	CORNICE	FENESTRATIONS	OTHER
FRONT FACADE:	2,430 SF	772.5 SF = 32%	489 SF = 20%	360.5 SF = 15%	680 SF = 28%	128 SF = 5%
SIDE FACADES:	2,284 SF	824 SF = 36%	606 SF = 26%	246 SF = 11%	518 SF = 23%	90 SF = 4%
REAR FACADE:	1,675 SF	1,294 SF = 77%	280 SF = 17%	45 SF = 3%	56 SF = 3%	N/A
TOTAL FACADES:	6,389 SF	2,890.5 SF = 45%	1,375 SF = 22%	651.5 SF = 10%	1,254 SF = 20%	218 SF = 3%



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Building Elevations with Brick Mechanical Screen, Internal Roof Drains and Pilasters	Address:	City, State:
0990		NE Corner of Hwy 190 & SH 66	Rowlett, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-0990-BSTI	1/16"=1'-0"	08/05/14	DMM	08/22/2014 Internal roof drains,brick mech. material percentage table 08/29/2014 Added rear pilasters

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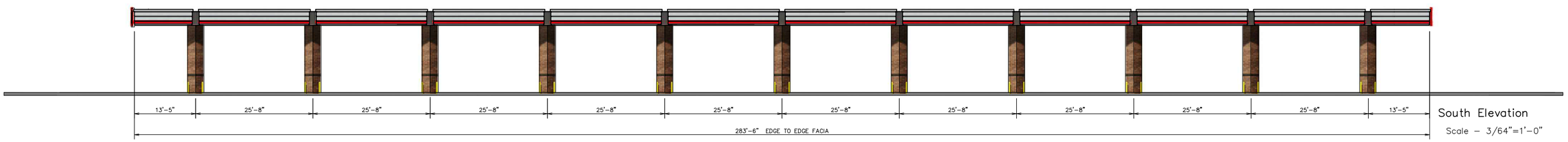
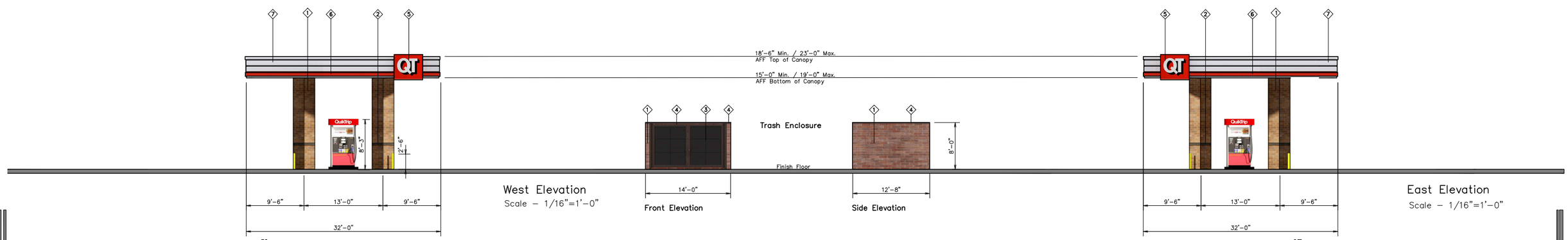
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRONZESTONE	INTERSTATE BRICK	ATLAS VENEER BRICK
4	QT BROWN	SHERWIN WILLIAMS	PAINT
5	QT RED	LANE	STANDING SEAM AWNING
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	DARK BRONZE	LANE	METAL/PAINT
8	HLZ-ALUMINUM	ALPOLIC	FASCIA
9	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
10	CL-50R	ALLEN INDUSTRIES	SIGNAGE
11	MP04 - RADIANT IRON	DALTILE	PORCELAIN TILE

ATTACHMENT 4



South Elevation
Scale – 3/64"=1'-0"



West Elevation
Scale – 1/16"=1'-0"

Front Elevation

Side Elevation

East Elevation
Scale – 1/16"=1'-0"

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
0990 Vertical 11 Canopy	NE Corner of Hwy 190 & SH 66	Rowlett, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-0990-GV11	AS NOTED	08/05/14	DMM	09/08/14 Revised to Vertical 11 from Split Canopy

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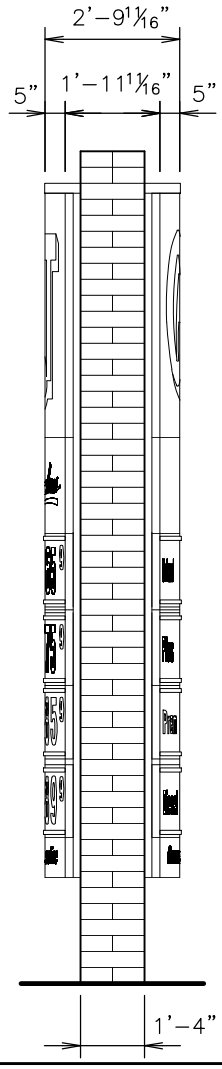
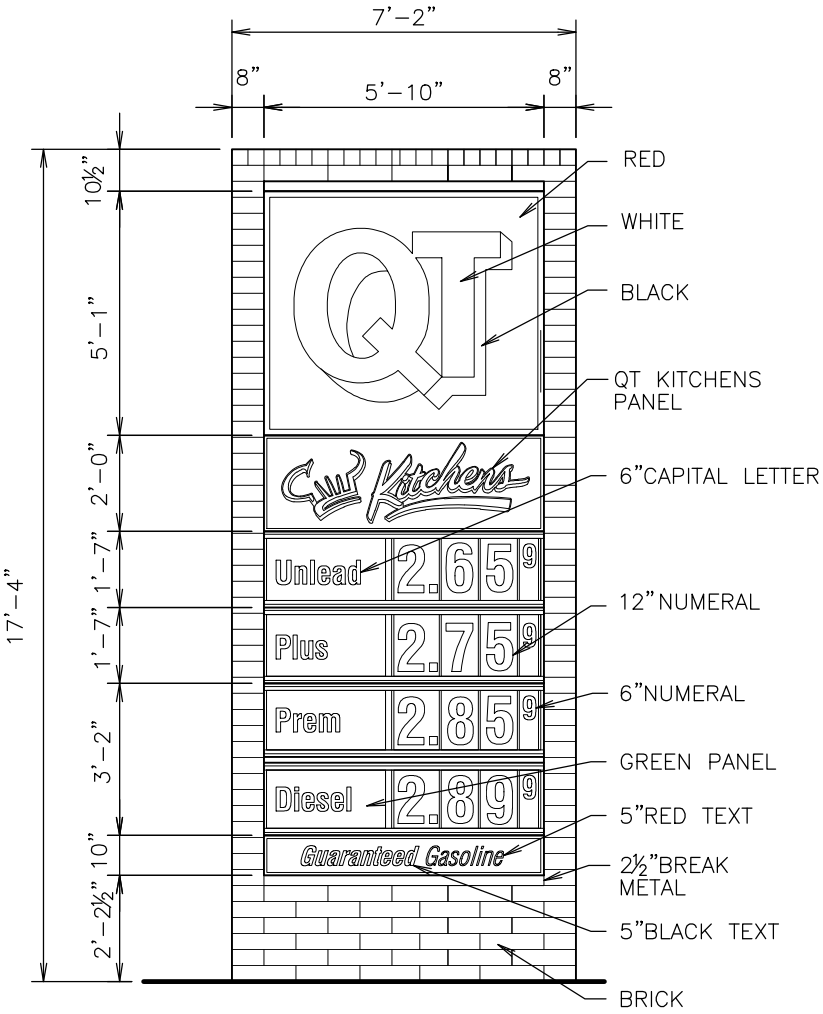
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
4	DARK BRONZE	LANE	METAL/PAINT
5	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	HLZ-ALUMINUM	ALPOLIC	CANOPY

ATTACHMENT 5

QuikTrip
4705 S. 129th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74101-3475
p:918.615.7704





Vertical Monument Sign
MV12-4PGQ-BS

NOTES	
DRAWN BY	BP
ISSUE DATE	09/02/14

SQUARE FOOTAGE	
TYPEFACE	39
INSIDE CAN	71
ENTIRE SIGN	84

SPECIFICATIONS:

LOGO
Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

Pricer
Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, manual Font Numerals, Clear Helvetica Condensed font. Product Panels, Cyro, Clear text area, painted 2nd surface Akzo Nobel Opaque Black, Diesel Product Panel painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base
Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Base and Surround are Brick construction using Interstate Brick Midnight Black Atlas.

SCALE:
1/4" = 1'-0"

SERIAL NUMBER:
MV12-4PGQ-BS

STORE NUMBER:
0990

C:\vault_qt\08 Dallas\08-0990\05 Presentation\08-0990-MV12-4PGQ-BS.dwg - L_#00 PlotDate: 9/2/2014 1:01 PM - Pettus, Blake

ATTACHMENT 5

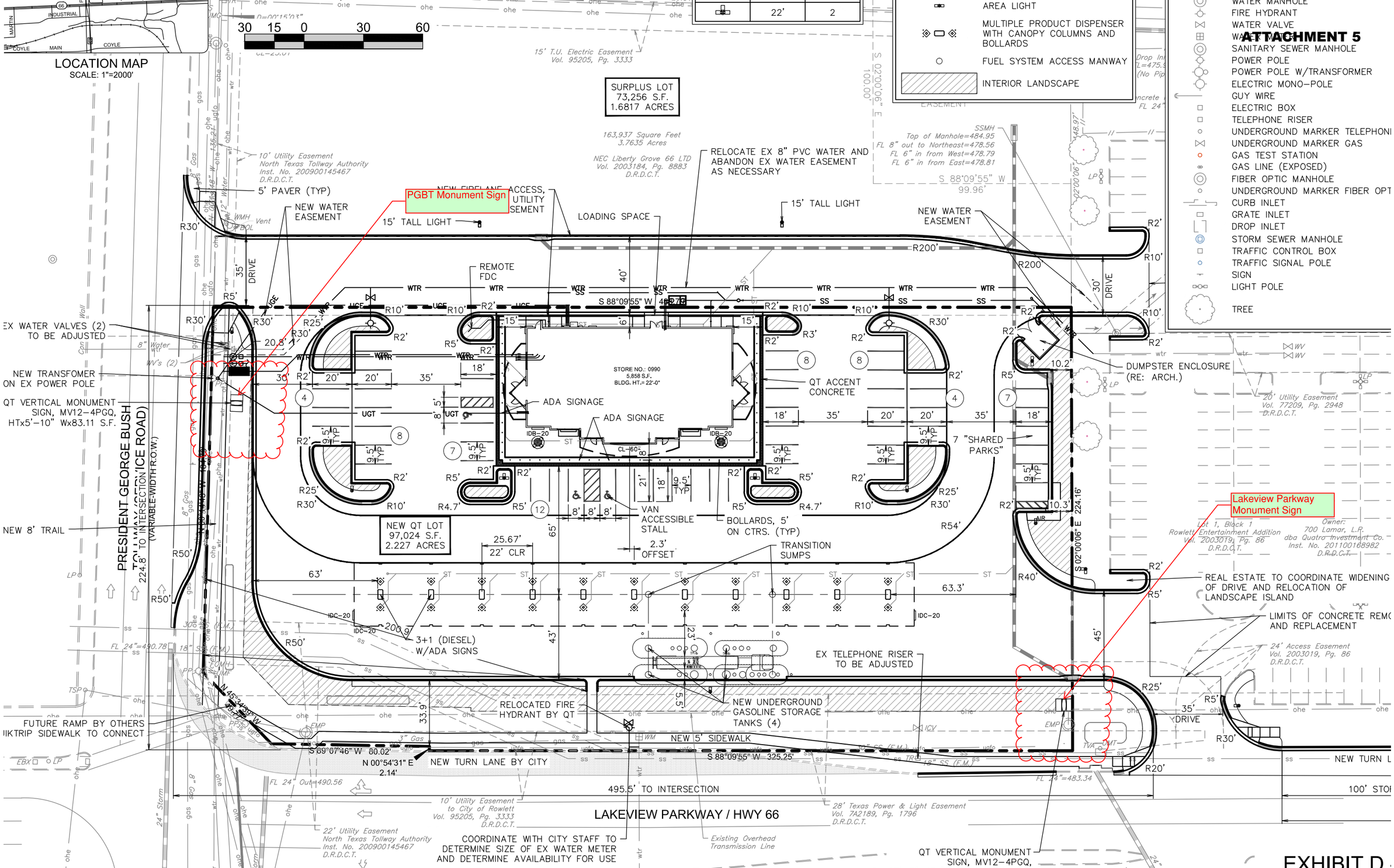


EXHIBIT D

A PORTION OF LOT

VOLUME

TH

NOTES

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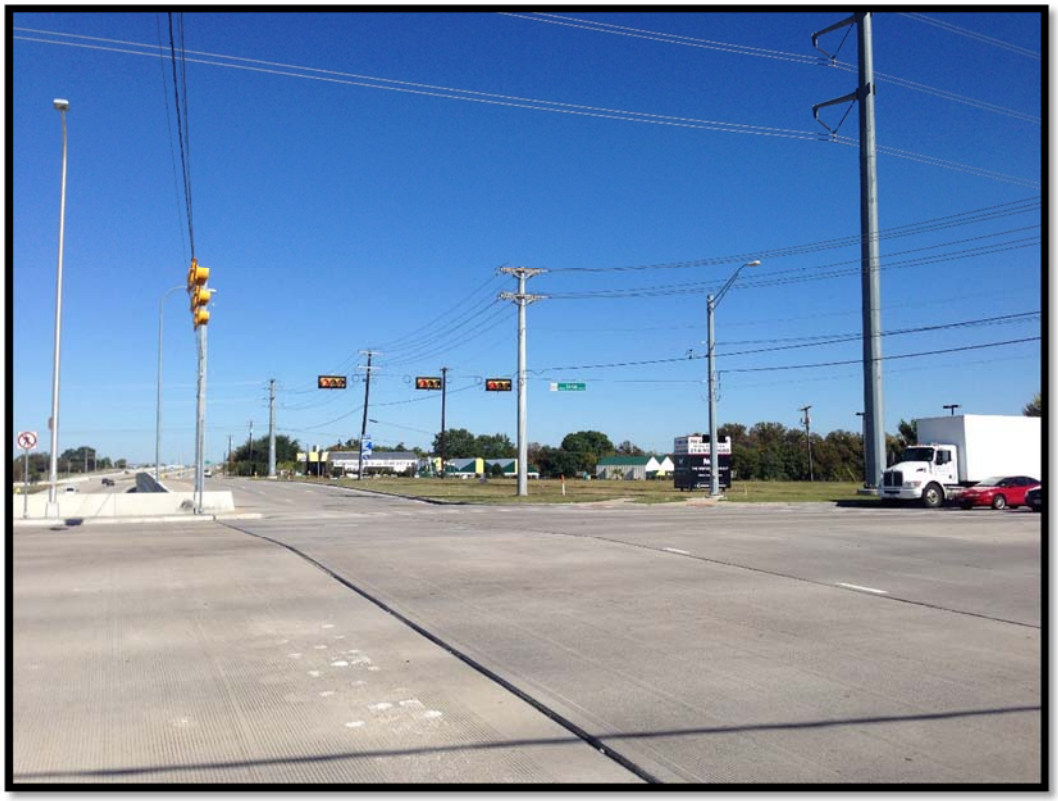
OWNER: DEVELOPER: ENGINEER: SURVEYOR:

QuikTrip PGBT Site Photos

QuikTrip PGBT Site Photos



QuikTrip PGBT Site Photos

QuikTrip PGBT Site Photos

Northbound PGBT

PBGT and Lakeview Pkwy facing north

QuikTrip PGBT Site Photos

Westbound Lakeview Pkwy

Westbound Lakeview Pkwy

QuikTrip PGBT Site Photos

Southbound PGBT

Southbound PGBT

ATTACHMENT 7

GLENN ENGINEERING

November 5, 2014

City of Rowlett
Garrett Langford
City Planner

RE: QuikTrip 990 - Parking Requirements

Mr. Langford,

QuikTrip is proposing to construct 58 parking stalls at the proposed station located at the NEC of Hwy 66 and Hwy 190 in Rowlett, TX. Please note, 7 of the parks will be shared with Bowl-O-Rama as shown on our PD Concept Plan. The shared parking stalls will replace the existing 7 Bowl-O-Rama parks that will be removed when cross access is provided. Here is a list of some of our most recent locations:

#876 Arlington, TX - 46 Parking Stalls
#910 Plano, TX - 54 Parking Stalls
#922 Lancaster, TX - 64 Parking Stalls
#963 McKinney, TX - 69 Parking Stalls
#984 River Oaks, TX - 71 Parking Stalls

QuikTrip's proposal is consistent with all new GEN 3 store layouts and is vital to the success of our new business model. With our business going in the direction of the food service industry, it is vital to our success to have adequate parking. The proposed QT will have a kitchen which will serve made to order pizzas, flat bread sandwiches, pretzels, kolaches, shakes, smoothies and many more items are to be added. Customers are spending longer in our stores due to our outdoor seating and cook time. Thank you for your time and attention regarding this matter.

Sincerely,

GLENN ENGINEERING CORPORATION

Cheralyn M. Armijo, P.E.
Project Manager

ATTACHMENT 8

Rowlett TEXAS

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Planned Development

LOCATION: The subject property is located at 5001 Lakeview Parkway further described as being a tract of land located in the Thomas Lumley Survey, Abstract No. 789, being part of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184, Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block 1 Chancon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code. (Case Number PD14-731).

EXPLANATION OF REQUEST: The applicant requests a rezoning from the General Commercial/Retail Zoning District (C-2) to a Planned Development to allow a convenience store with retail vehicle filling at the subject property.

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

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

COMMENTS: Whatever works for Rowlett would be helpful for Covington's Nursery

SIGNATURE: Joe Covington

ADDRESS: 5518 Pres. George Bush Hwy

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services 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 the **11th day of November, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on the **18th day of November, 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 Development Service Department by 5 pm on Wednesday, November 5, 2014, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 12, 2014, to be included in the City Council packet. All responses received by November 12th will be forwarded to the 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 response.

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 protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request, please contact the Department of Development Services Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com	**RETURN BY FAX OR MAIL** City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099

ATTACHMENT 8

Rowlett TEXAS

Department of Development Services

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EXPLANATION OF REQUEST: The applicant requests a rezoning from the General Commercial/Retail Zoning District (C-2) to a Planned Development to allow a convenience store with retail vehicle filling at the subject property.

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

COMMENTS:

SIGNATURE: for NEC Liberty Grove/66, Ltd. a Texas Limited partnership

ADDRESS: 3102 Maple Ave., Suite 500, Dallas, TX 75201

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services 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 the **11th day of November, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on the **18th day of November, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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