



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, JANUARY 13, 2015**

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 p.m. in the Annex Conference Room, 4004 Main Street, Rowlett, at which time the following items will be considered:

**A. CALL TO ORDER**

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1. Update Report from Director of Development Services.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of December 9, 2014.
2. Consider and take action on a Preliminary Plat for the First United Methodist Church Addition, located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Track 14, 15, 16, 17, 18, and Page 650, Track 3, Rowlett, Dallas County, Texas (PP14-759).

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and take action on a Preliminary Replat for QT 990 Addition, 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 (PP14-754).
2. Conduct a public hearing and make a recommendation on a request for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility at property located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (PD14-750).
3. Consider and make a recommendation to City Council regarding a request for alternative building materials for a garage conversion located at 8013 Eagle Drive, further described as Lot 4, Block C of the Dalrock Heights Ad Addition to the City of Rowlett, Dallas County, Texas. (DP14-756)

**D. ADJOURNMENT**

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

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

A handwritten signature in black ink, appearing to read "Garrett Langford". The signature is written in a cursive, flowing style.

Garrett Langford, Principal Planner

**MINUTES OF THE MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM  
4004 MAIN STREET, AT 7:00 P.M., DECEMBER 9, 2014**

**PRESENT:** Commissioners Jonas Tune, James Moseley, Clayton Farrow, Thomas Finney, Chris Kilgore, Lisa Cain, Alternate Gabriela Borcoman

**ABSENT:** Chairman Karl Crawley, Vice-Chairman Michael Lucas, Alternate Christe Cavaness

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

**A. CALL TO ORDER**

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Since no Chairman was present, a motion was called for an acting Chairman for the meeting. Commissioner James Moseley made a motion to serve as Chairman for the meeting. Commissioner Thomas Finney seconded the motion. The motion passed 7-0.

Commissioner James Moseley called the meeting to order at 7:01 p.m.

**1. Update Report from Director of Development Services.**

Director of Development Services Marc Kurbansade extended his appreciation to the Commission for their service in recognition of the last meeting of 2014.

**B. CONSENT AGENDA**

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- 1. Minutes of the Planning and Zoning Commission Meeting of November 25, 2014.**
- 2. Consider and take on a final plat for a property located at 7000 Chiesa Road, further described as being a 9.15 +/- acre tract of land in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas. (FP14-732)**

Commissioner Thomas Finney made a motion to approve the Consent Agenda. Commissioner Clayton Farrow seconded the motion. The Consent Agenda passed with a 7-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Conduct a public hearing and take action on a Replat for Lots 1 and 2, Block B, of the Municipal Complex Addition, two unplatted tracts and portions of the Main Street/Coyle Street rights-of-way. The proposed Replat is generally located at the northwest corner of Skyline Drive and Main Street, City of Rowlett, Dallas County, Texas. (RP14-751)**

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4004 MAIN STREET, AT 7:00 P.M., DECEMBER 9, 2014**

Director of Development Services Marc Kurbansade presented the case. He presented a location map of the property. Mr. Kurbansade gave a brief background on the case. He highlighted properties within the Economic Development restaurant agreement.

There was discussion amongst the Commission regarding the proposed restaurant. Mr. Kurbansade stated that one restaurant use was in the referenced agreement, but the users were not yet identified.

Commissioner James Moseley opened the public hearing.

No speakers came forward.

Commissioner James Moseley closed the public hearing.

Commissioner Jonas Tune made a motion to approve the item. Commissioner Thomas Finney seconded the motion. The item passed with a 7-0 vote.

**2. Conduct a public hearing and make a recommendation on amendments to the Rowlett Development Code as it pertains to Signage in Section 77-512, specifically signage for nonresidential uses in residentially zoned areas.**

Principal Planner Garrett Langford presented the case. He gave a brief background on the case. He summarized the proposed RDC sign amendment and detailed the purpose of the request.

Mr. Langford stated that the required public notices were sent and that staff recommends approval of the proposed amendment.

There was discussion amongst the Commission regarding the reasoning behind the newly added detail, the subjective versus objective clarity within the text, and streamlining the permit process.

Commissioner James Moseley opened the public hearing.

No speakers came forward.

**MINUTES OF THE MEETING  
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Commissioner James Moseley closed the public hearing.

Commissioner Chris Kilgore stated that it was prudent to bring the referenced signage before the Planning & Zoning Commission to protect neighbors within the community. He made a motion to approve the request with an exception as written below:

*Section 77-512. Signs.*

*E. Signage regulations by type.*

1. *Signs allowed in specific zoning districts.* The type of signs allowed in specific zoning districts are described in this section. It is unlawful for any person to erect or maintain any sign in a zoning district mentioned in this section unless such sign is of a type specifically allowed in such district. Table 5.12-2 below lists the signs allowed by zoning district.
2. *Exception. Single tenant monument and wall signs as permitted in Table 5.12-1, Specific Sign Regulations, and as permitted by the Planning & Zoning Commission, shall be permitted for nonresidential uses allowed in residential districts.*

There was additional discussion regarding the objective versus subjective criteria of the regulatory text.

Commissioner Chris Kilgore made the motion as written above. Commissioner Clayton Farrow seconded the motion. The proposed amendment with exception passed with a 6-1 vote. Commissioner Thomas Finney voted in opposition.

**3. Consider and take action on a request for a minor modification for Connection Community Church located at 3700 Chaha Road, further described as Lot 1, Block 1, Bay Baptist Church Addition, City of Rowlett, Dallas County, Texas. (DP14-729)**

Principal Planner Garrett Langford presented the case. He presented a location map of the property and gave a brief background on the case. He presented the Site Plan illustrating the minor modification requested. He presented the Landscaping Plan and summarized the staff analysis. Mr. Langford stated that staff recommends denial of the request.

**MINUTES OF THE MEETING  
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There was discussion with the Civil Engineer on the project, Rod Ekern. Mr. Ekern emphasized additional landscaping to be performed on the property and specified that reduced parking was too much of a sacrifice.

There was additional discussion amongst the Commission regarding the Oncor easement.

Commissioner Thomas Finney made the motion to approve the minor modification request. Commissioner Jonas Tune seconded the motion. The item passed with a 7-0 vote.

**D. ADJOURNMENT**

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Commissioner Chris Kilgore made the motion to adjourn. Commissioner Clayton Farrow seconded the motion. The motion passed 7-0.

Commissioner James Moseley adjourned the meeting at 7:38 p.m.

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Chairman

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Secretary



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 01/13/2015

**AGENDA ITEM:** B2

**AGENDA LOCATION:**

Consent Agenda

**TITLE**

Consider and take action on a Preliminary Plat request for the First United Methodist Church Addition, located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Track 14, 15, 16, 17, 18, and Page 650, Track 3, Rowlett, Dallas County, Texas (PP15-759).

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The preliminary plat is one of the first steps in the development process and provides an overview of the utility and street layout for the site in its entirety. In the future, the final plats associated with this site will be required to be in conformance with the approved preliminary plat. In the case of First United Methodist Church, the project is being platted as one lot (Attachment 1). Upon full build out, the intended use of the property is a church campus with a mixed residential component and dedicated open space.

**BACKGROUND INFORMATION**

The subject property (Attachment 2- Location Map) was rezoned to the Form Based Urban Village (FB-UV) district in November 2012 as part of Realize Rowlett 2020 Phase 2. The applicant obtain approval of Major Warrants in September 2014. Following the preliminary plat approval, the applicant will be required to submit development plans, civil engineering plans, final plat, and building plans prior to receiving a building permit. The final plats for each phase will be brought before the Commission for consideration and approval.

**DISCUSSION**

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

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

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

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the preliminary plat for compliance with the Rowlett Development Code and Form Based Code respectively. Based on the fact that this request meets the requirements set forth in the Rowlett Development Code and Form Based Code, staff recommends approval of this request.

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

N/A

#### **RECOMMENDED ACTION**

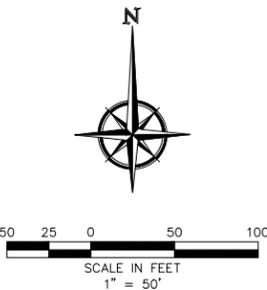
Staff recommends the Planning and Zoning Commission approve the proposed preliminary plat.

#### **ATTACHMENTS**

Attachment 1- Proposed Preliminary Plat

Attachment 2- Location Map

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	34°25'39"	40.00'	12.39'	24.03'	N 18°27'32" W	23.67'
C2	35°44'14"	60.00'	19.34'	37.42'	S 17°48'14" E	36.82'
C3	10°10'18"	90.00'	8.01'	15.98'	N 05°01'16" W	15.96'
C4	8°35'17"	110.00'	9.26'	18.44'	S 05°48'47" E	16.47'
C5	90°13'18"	45.00'	45.17'	70.86'	S 43°35'30" W	63.76'
C6	90°44'08"	35.00'	35.45'	55.43'	N 45°55'47" W	49.81'
C7	17°37'39"	90.00'	13.95'	27.69'	S 09°22'32" E	27.58'
C8	17°27'15"	110.00'	16.89'	33.51'	N 09°27'45" W	33.38'
C9	18°11'03"	160.00'	25.61'	50.78'	N 08°21'24" E	50.57'
C10	18°11'03"	140.00'	22.40'	44.43'	S 08°21'24" W	44.25'



LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
PP	POWER POLE
GW	GUY WIRE
LP	LIGHT POLE
EBX	ELECTRIC BOX
XFR	TRANSFORMER PAD
EM	ELECTRIC METER
FOBX	FIBER OPTIC BOX
FP	FLAG POLE
RCP	REINFORCED CONCRETE PIPE
GM	GAS METER
WM	WATER METER
OMK	GAS LINE MARKER
A/C	AIR CONDITIONER
ICV	IRRIGATION CONTROL VALVE
MB	MAIL BOX
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
GI	GRATE INLET
AD	AREA DRAIN
WMH	WATER MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
HW	HEADWALL
TPED	TELEPHONE PEDESTAL
D.R.D.C.T.	DEEDS RECORDS DALLAS COUNTY TEXAS
-X-	WIRE FENCE
-E-	OVERHEAD ELECTRIC LINE
-T-	OVERHEAD TELEPHONE LINE

**LEGAL DESCRIPTION**

BEING a 13.059 acre tract of land situated in the City of Rowlett, Dallas County, Texas, and being part of the Thomas Payne Survey, Abstract No. 1165, and being part of that certain 13.708 acre tract of land described in deed to First United Methodist Church of Rowlett, as recorded in Volume 99242, Page 4809, Deed Records, Dallas County, Texas, all of Tracts I and II, described in deed to First United Methodist Church of Rowlett, as recorded in Volume 94190, Page 744, all of a called 180' x 180' tract described in a deed to the Trustees of the Methodist Episcopal Church of Rowlett, as recorded in Volume 203 in Page 337, as recorded in said Deed Records and all of a 3.00 acre tract shown to be owned by First United Methodist Church of Rowlett and referenced as Tract No. 6511653604017000 by the Dallas County Appraisal District (no deed found), said 13.059 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a brass monument found for the northwest corner of a 4.552 acre tract of land as awarded to the North Texas Tollway Authority and described in Exhibit A as Parcel 11 in an Agreed Final Judgment, as recorded in Instrument 201002284731 of said Deed Records, said corner being in the common boundary line of said 13.708 acre tract and a 7.09 acre tract of land described as Parcel No. 3 in deed to Dallas Area Rapid Transit, as recorded in Volume 2000250, Page 2161 of said Deed Records and being the beginning of a non-tangent curve to the left having a radius of 5747.00 feet whose chord bears South 00 degrees 41 minutes 49 seconds West, a distance of 232.69 feet;

THENCE southerly, with the west boundary line of said 4.552 acre tract and said curve to the left, through a central angle of 02 degrees 19 minutes 12 seconds, an arc distance of 232.71 feet to a brass monument found for corner;

THENCE South 00 degrees 27 minutes 47 seconds East, continuing with the west boundary line of said 4.552 acre tract, a distance of 437.12 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 43 degrees 59 minutes 52 seconds West, continuing with the west boundary line of said 4.552 acre tract, a distance of 63.04 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 88 degrees 45 minutes 54 seconds West, continuing with the west boundary line of said 4.552 acre tract, a distance of 34.16 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 55 degrees 19 minutes 23 seconds West, continuing with the west boundary line of said 4.552 acre tract, a distance of 23.99 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the southwest corner of said 4.552 acre tract, said corner being in the south boundary line of said 13.708 acre tract and the north right-of-way line of Main Street, a 60 ft. right-of-way;

THENCE South 88 degrees 45 minutes 18 seconds West, with the common boundary line of said 13.708 acre tract and north right-of-way line of said Main Street, passing the southwest corner of said 13.708 acre tract at 522.33 feet and continuing for a total distance of 843.51 feet to a 1/2-inch iron rod found for the southwest corner of said 3.00 acre tract as shown by maps from said Appraisal District, and also being the southeast corner of a 4.69 acre tract of land described in deed to First Baptist Church of Rowlett, as recorded in Volume 77239, Page 2778 of said Deed Records;

THENCE North 01 degrees 04 minutes 09 seconds West, with the common line of last mentioned tracts, a distance of 455.99 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northeast corner of said 4.69 acre tract common to the apparent northwest corner of said 3.00 acre tract, said corner being in the south boundary line of said 7.09 acre tract, from which a 1/2-inch iron rod found for reference bears North 63 degrees 54 minutes 23 seconds East, a distance of 0.57;

THENCE North 71 degrees 01 minutes 00 seconds East, with the south boundary line of said 7.09 acre tract, a distance of 647.93 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the beginning of a tangent curve to the right having a radius of 1834.86 whose chord bears North 76 degrees 25 minutes 23 seconds East, a distance of 345.75 feet;

THENCE northeasterly, with the south boundary line of said 7.09 acre tract and said curve to the right, through a central angle of 10 degrees 48 minutes 45 seconds, an arc distance of 346.26 to the POINT OF BEGINNING AND CONTAINING 568,867 square feet or 13.059 acres of land.

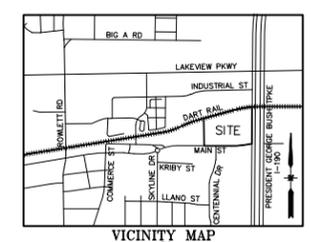
- NOTES:**
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF). BASED ON CITY OF ROWLETT MONUMENTS C1 AND C3.
  - By graphical plotting, the parcel described herein does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4811300245K, dated July 7, 2014, 2001, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
  - All corners set hereon are 5/8" Iron Rods with yellow cap stamped RPLS Number 3963.

**CITY APPROVAL CERTIFICATE**

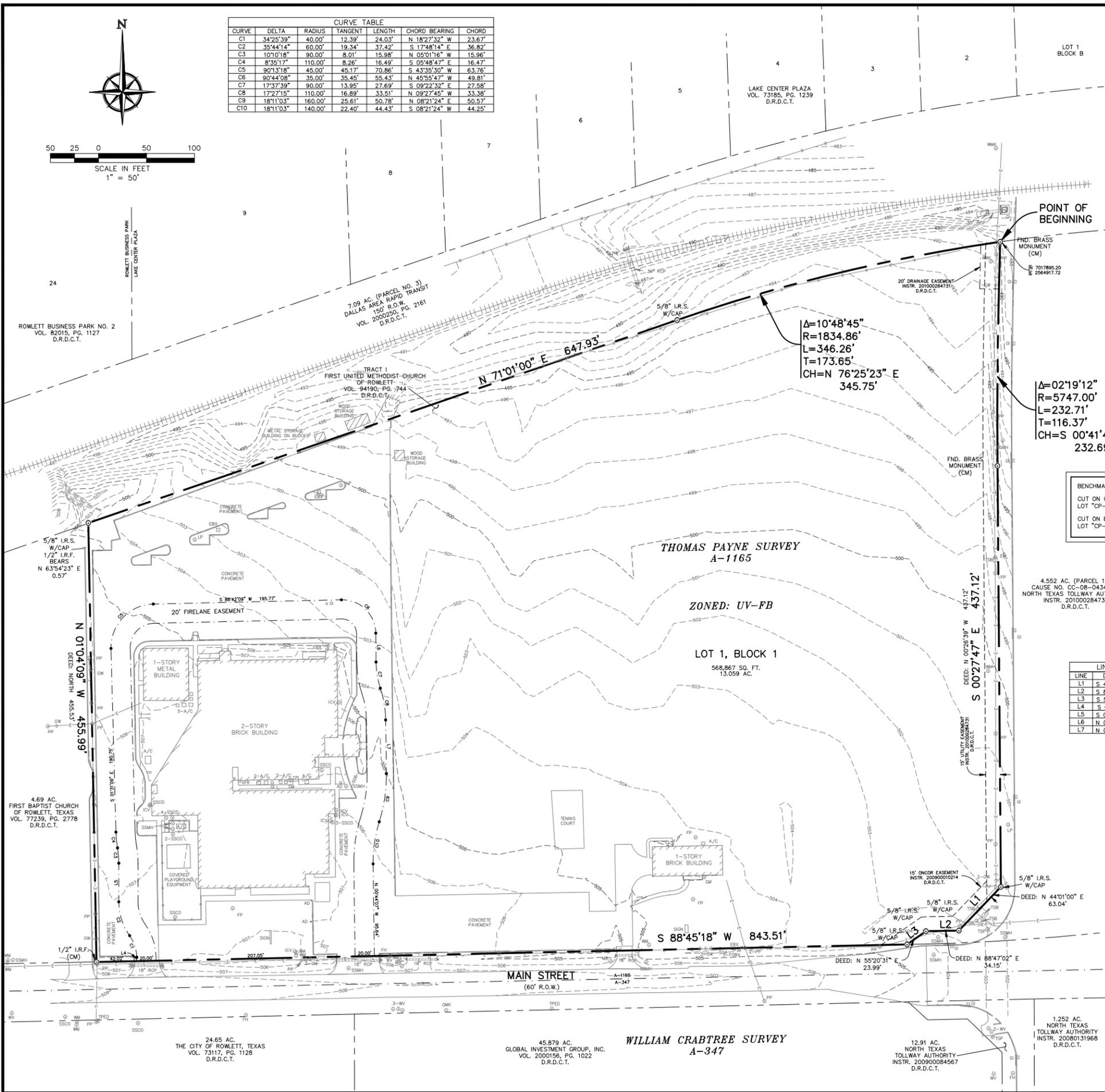
"Preliminary Plat - For Inspection Purposes Only."  
"Approved for Preparation of Final Plat"

Chairman, City of Rowlett, Planning and Zoning Commission      Date \_\_\_\_\_

Director of Development Services      Date \_\_\_\_\_



LINE	DIRECTION	DISTANCE
L1	S 43°59'52" W	63.04'
L2	S 88°45'54" W	34.16'
L3	S 55°19'23" W	23.99'
L4	S 01°14'42" E	4.11'
L5	S 00°33'43" W	50.01'
L6	N 00°33'43" W	50.01'
L7	N 00°44'07" W	55.69'



ROWLETT BUSINESS PARK NO. 2  
VOL. 82015, PG. 1127  
D.R.D.C.T.

7.09 AC. (PARCEL NO. 3)  
DALLAS AREA RAPID TRANSIT  
150' R.O.W.  
VOL. 2000250, PG. 2161  
D.R.D.C.T.

LAKE CENTER PLAZA  
VOL. 73185, PG. 1239  
D.R.D.C.T.

THOMAS PAYNE SURVEY  
A-1165

ZONED: UV-FB

LOT 1, BLOCK 1  
568,867 SQ. FT.  
13.059 AC.

4.69 AC.  
FIRST BAPTIST CHURCH OF ROWLETT, TEXAS  
VOL. 77239, PG. 2778  
D.R.D.C.T.

24.65 AC.  
THE CITY OF ROWLETT, TEXAS  
VOL. 7317, PG. 1128  
D.R.D.C.T.

45,879 AC.  
GLOBAL INVESTMENT GROUP, INC.  
VOL. 2000156, PG. 1022  
D.R.D.C.T.

WILLIAM CRABTREE SURVEY  
A-347

12.91 AC.  
NORTH TEXAS TOLLWAY AUTHORITY  
INSTR. 200900084567  
D.R.D.C.T.

1.252 AC.  
NORTH TEXAS TOLLWAY AUTHORITY  
INSTR. 20080131968  
D.R.D.C.T.

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
3400 OXFORD DRIVE  
ROWLETT, TX 75088  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com

OWNER  
**EAST DALLAS CHURCH OF GOD**  
9401 SCYNE ROAD  
DALLAS, TEXAS 75227

PRELIMINARY PLAT  
**FIRST UNITED METHODIST CHURCH ADDITION**  
LOT 1, BLOCK 1  
13.059 ACRES  
SITUATED IN THE  
THOMAS PAYNE SURVEY, ABST. NO. 1165  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401





## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 01/13/2015

**AGENDA ITEM:** C1

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and take action on a Preliminary Replat for QT 990 Addition, 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 (PP14-754).

**STAFF REPRESENTATIVE**

Garrett Langford, Principal Planner

**SUMMARY**

The preliminary plat is one of the first steps in the development process and provides an overview of the utility and lot layout for the site in it's entirety. This preliminary plat involves creating two lots (Attachment 1 – Preliminary Plat). Lot 1 is for a future QuikTrip service station which will include a 5,858 square-foot convenience store with 22 retail vehicle filling positions. At this time, there is no proposed development for Lot 2.

**BACKGROUND INFORMATION**

The subject property is located at northeast corner of Lakeview Parkway and the PGBT service road (Attachment 2 – Location Map). Lot 1 was rezoned to a Planned Development in November 2014 to allow a QuikTrip service station. Lot 2 is zoned General Commercial C-2. The Development Plans associated with QuikTrip (which includes site plan, landscape plan, tree mitigation plan, façade plan and photometric plan) are currently under review.

The preliminary plat is the first step in the development process. Subsequently, the applicant will be required to obtain approval of the development plans (site, landscape and façade plans), civil engineering plans, a final plat, and building plans prior to receiving a building permit. The final plat will be brought before the Commission for consideration and approval.

**DISCUSSION**

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation

of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

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

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

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the preliminary plat for compliance with the Rowlett Development Code. Based on the fact that this request meets the requirements set forth in the Rowlett Development Code, Staff recommends approval of this request.

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

N/A

#### **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission approve the proposed preliminary plat.

#### **ATTACHMENTS**

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Location Map

**LEGEND**

- 5/8" I.R.S. CAP STAMPED "R.P.L.S. 5199"
- CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- EHP ELECTRIC MONO-POLE
- FH FIRE HYDRANT
- I.R.F. IRON ROD FOUND
- MON. FND. TYPED MONUMENT FOUND
- NOT TO SCALE
- OE OVERHEAD ELECTRIC
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- PPWT POWER POLE WITH TRANSFORMER
- PPWL POWER POLE WITH LIGHT
- R.O.W. RIGHT-OF-WAY
- STBH STORM MANHOLE
- SSMH SANITARY SEWER MANHOLE
- UE UNDERGROUND ELECTRIC
- UG UNDERGROUND GAS
- USS UNDERGROUND SANITARY SEWER
- UW UNDERGROUND WATER
- VOLUME

**BOUNDARY LINE (SUBJECT PROPERTY)**

**LOT LINE**

**OLD LOT LINE**

**BOUNDARY LINE (OFF SITE)**

**EASEMENT LINE**

**BOUNDARY DIMENSIONS**

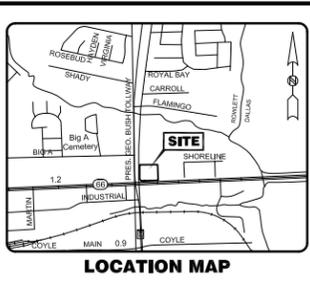
**LOT DIMENSIONS**

**EASEMENT DIMENSIONS**

**N 45°00'00" E 1000.00'**

**100.00'**

**100.00'**



**ZONING INFORMATION**

C-2 - General Commercial/Retail District

Front Building Setback: 50 feet

Rear Building Setback: 30 feet

Street Side Building Setback: 50 feet

Maximum Building Height- 90 feet

**FLOOD STATEMENT**

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Dallas County Texas and Incorporated Areas, Community Panel Number 48133C0245K, Map Revised Date, July 7, 2014. This flood statement does not imply that the property and/or structures 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.

**UTILITY STATEMENT**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**MONUMENTATION NOTE**

All lot corners shown hereon are 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199" unless otherwise noted.

**COORDINATE NOTE**

Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).

**OWNER'S CERTIFICATE**

WHEREAS, QuikTrip Corporation is the owner of a tract of land located in the City of Rowlett, Dallas County, Texas, part of 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 Chacon Autos Ltd. Addition, an addition to the City of Rowlett according to the plat thereof recorded in Volume 94011, Page 1031, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a concrete TXDOT monument found at the southerly end of a right-of-way corner clip at the intersection of the north right-of-way line of Lakeview Parkway (State Highway No. 66, a variable width R.O.W.) and the east right-of-way line of the President George Bush Tollway (a variable width R.O.W.), being in the easterly line of a called 0.5244 acre tract of land described in deed to the North Texas Tollway Authority (NTTA) as recorded as Instrument No. 200900145466, Deed Records, Dallas County, Texas;

**THENCE**, along the east right-of-way line of President George Bush Tollway and the easterly line of said 0.5244 acre tract as follows:  
North 45 degrees 34 minutes 39 seconds West, a distance of 49.77 feet to 5/8" iron rod set with cap stamped "RPLS 5199" set;

North 00 degrees 14 minutes 48 seconds West, a distance of 320.00 feet to concrete TXDOT monument found, the beginning of a curve to the right;

Along said curve to the right through a central angle of 00 degrees 15 minutes 03 seconds, a radius of 5,713.00 feet, an arc length of 25.01 feet, a chord bearing of North 00 degrees 07 minutes 16 seconds West and a chord distance of 25.01 feet to an "X" set in a concrete base of an electric transmission tower, being the northeast corner of said 0.5244 acre tract and being in the north line of said 4.2840 acre tract and the south line of a 4.336 acre tract of land described in deed to Covington Landscape & Nursery, Inc. as recorded in Volume 85032, Page 3648, Deed Records, Dallas County, Texas;

**THENCE**, departing the east line of President George Bush Tollway, along the north line of said 4.2840 acre tract and the south line of said 4.336 acre tract, North 89 degrees 39 minutes 38 seconds East, a distance of 429.01 feet to a 5/8" iron rod found for the northeast corner of said 4.2840 acre tract and the northeast corner of Lot 1, Block 1, Rowlett Family Entertainment Addition as recorded in Volume 2003019, Page 86, Deed Records, Dallas County, Texas;

**THENCE**, along the east line of said 4.2840 acre tract and the west line of said Rowlett Family Entertainment Addition, South 02 degrees 00 minutes 06 seconds East, passing at a distance of 173.17 feet the northeast corner of said Chacon Autos Ltd. Addition, continuing for a total distance of 373.13 feet to a 5/8" iron rod set with cap stamped "RPLS 5199" set for the southeast corner of said 4.2840 acre tract, the southeast corner of said Chacon Autos Ltd. Addition, the southwest corner of said Rowlett Family Entertainment Addition, and being in the north right-of-way line of Lakeview Parkway (60' from centerline at this point);

**THENCE**, along the south line of said 4.2840 acre tract, South 88 degrees 09 minutes 55 seconds West, passing at a distance of 245.00 feet the southwest corner of said Chacon Autos Ltd. Addition, continuing for a total distance of 325.25 feet to concrete TXDOT monument found for the southeast corner of aforementioned 0.5244 acre NTTA tract;

**THENCE**, along the easterly line of said 0.5244 acre NTTA tract as follows:  
North 00 degrees 55 minutes 21 seconds East, a distance of 2.14 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

South 89 degrees 07 minutes 46 seconds West, a distance of 80.02 feet to the **POINT OF BEGINNING** and containing 163,705 square feet or 3.7582 acres of land more or less.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, DOUGLAS S. LOOMIS, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

RELEASED 12/23/2014 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
Douglas S. Loomis  
Texas Registered Professional Survey No. 5199

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DOUGLAS S. LOOMIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°27'02"	30.00	18.56	S 19°33'36" E	18.27
C2	90°00'00"	54.00	84.82	S 46°50'05" E	76.37
C3	82°42'01"	40.62	58.63	N 48°39'00" E	53.67
C4	90°00'00"	30.00	47.12	N 43°09'55" E	42.43
C5	90°00'00"	30.00	47.12	S 46°50'05" E	42.43
C6	90°00'00"	30.00	47.12	S 43°09'55" W	42.43
C7	90°00'00"	30.00	47.12	N 46°50'05" W	42.43
C8	90°00'00"	30.00	47.12	N 43°09'55" E	42.43
C9	05°50'12"	54.00	5.50	S 58°13'25" E	5.50
C10	19°44'06"	40.00	13.78	N 65°10'23" W	13.71
C11	53°28'15"	40.00	37.33	N 28°34'12" W	35.99

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 88°09'55" E	20.63'
L2	N 01°50'05" W	13.35'
L3	N 88°09'55" E	16.02'
L4	N 43°09'55" E	33.93'
L5	S 02°00'06" E	11.57'
L6	N 46°50'05" W	16.36'
L7	N 88°09'55" E	11.54'
L8	N 88°09'55" E	14.65'
L9	N 88°09'55" E	9.04'
L10	S 88°09'55" W	84.00'
L11	S 88°09'55" W	59.56'
L12	N 55°18'20" W	13.69'

**OWNER'S DEDICATION**

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QuikTrip Corporation, Owner, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **QT-990 ADDITION**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

**ACCESS EASEMENT**

The undersigned does covenant and agree that the access easement may be utilized by any person on the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

**FIRE LANE EASEMENT**

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

Witnessour hands at Tarrant County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2015.

By: QuikTrip Corporation  
Joseph S. Faust,  
Director of Real Estate

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JOSEPH S. FAUST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT - FOR INPECTION PURPOSES ONLY**

Approved for preparation of Final Plat

Chairman, City of Rowlett  
Planning and Zoning Commission

Director of Development Services

**TREE TABLE**

NO.	DIA.	TRK.	SPECIES
74465	9"	(1)	OAK
74466	10"	(1)	OAK
74467	12"	(1)	ELM
74468	8"	(1)	OAK
74469	11"	(1)	PECAN
74470	9"	(1)	PECAN
74471	7"	(1)	ELM
74472	7"	(1)	ELM
74473	8"	(1)	ELM
74474	7"	(1)	ELM
74475	8"	(1)	ELM
74476	11"	(3)	CEDAR

**NOTE:** The purpose of this plat is to replat 1 existing lot and an unplatted tract into 2 lots for redevelopment.

**PRELIMINARY PLAT**  
**QT 990 ADDITION**

3.7582 ACRES, BEING A REPLAT OF  
LOT 1, BLOCK 1, CHACON AUTOS, LTD. ADDITION  
(VOL. 94011, PG. 1031, D.R.D.C.T.)

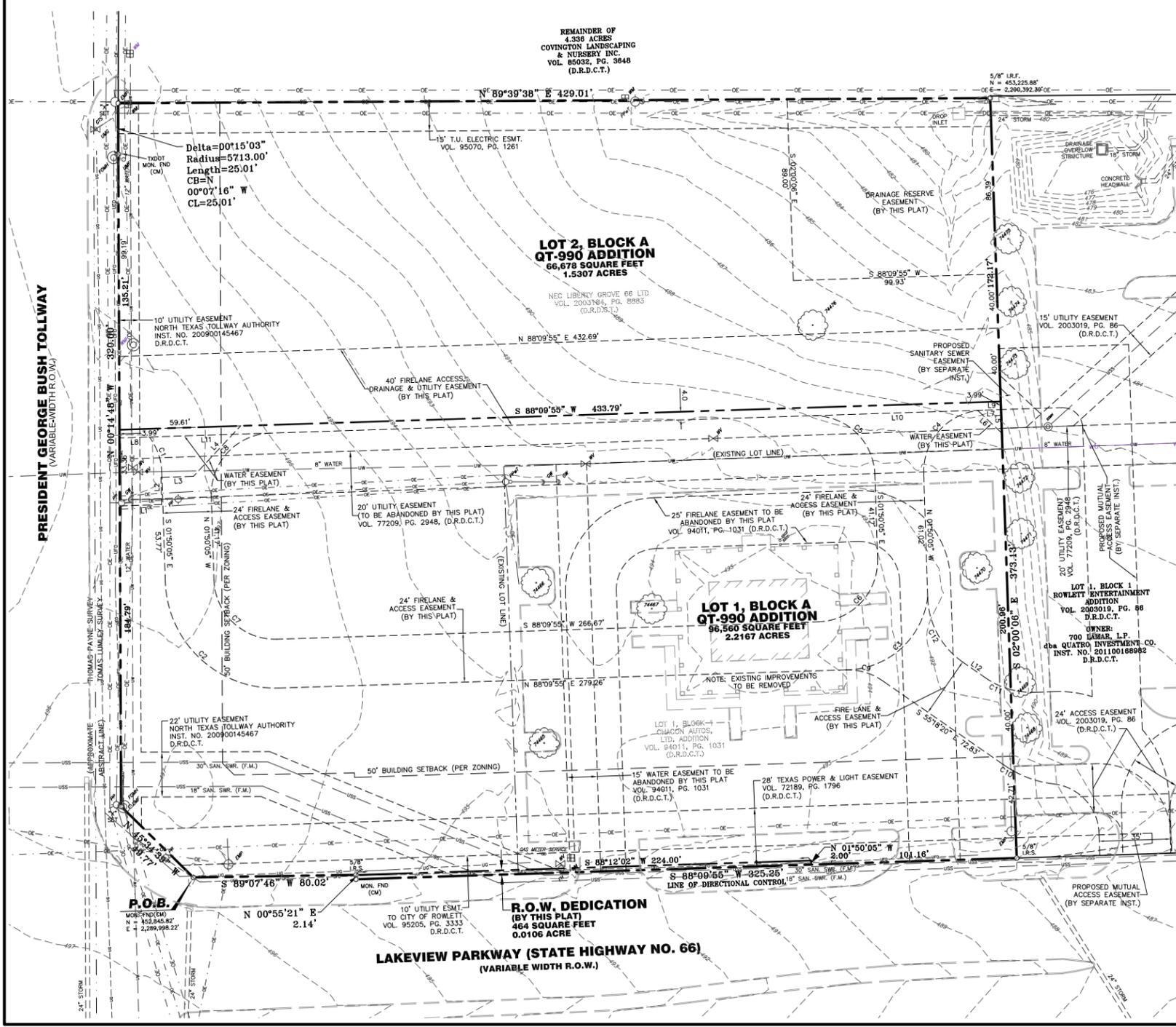
THOMAS LUMLEY SURVEY, ABSTRACT No. 789  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

**PREPARED FOR:**  
QUIKTRIP CORPORATION  
1120 North Industrial Boulevard  
Euless, Texas, 76039  
(817) 358-7680

**PROJECT INFORMATION**  
Date of Survey: 07/31/2014  
Job Number: 14149136  
Drawn By: S.M.Y./wj  
Date of Drawing: 12/23/2014  
File: Preliminary Plat.Dwg  
SHEET 1 OF 1

**SCI**  
Survey Consultants, Inc.

903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-7022 Fax  
WWW.SurveyConsultantsInc.com  
TBLPS Firm No. 10139600







## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 01/13/2015

**AGENDA ITEM:** C2

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and make a recommendation on a request for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility at property located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number PD14-750).

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant is requesting to rezone the subject property from General Commercial (C-2) to a Planned Development (PD) to allow a self-storage facility located at 7301 Lakeview Parkway (Attachment 1 – Location Map). Per the Rowlett Development Code (RDC), a self-storage facility is not permitted by right or with a Special Use Permit in the C-2 District. The RDC allows self-storage facilities in the Light Manufacturing (M-1) and the General Manufacturing (M-2) districts with 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, number of parking spaces, screening and landscaping (Attachment 2 – Statement of Intent).

**BACKGROUND INFORMATION**

The applicant is proposing to develop the subject property with a self-storage facility consisting of nine buildings totaling in 104,190 square feet (Attachment 3 – Concept Plan). 102,090 square feet will be dedicated to self-storage and 2,100 square feet will be for an office and apartment unit for the onsite manager. The proposed development will have a fortress design where the storage units will be contained within a walled in area and will not be visible from adjacent properties.

The subject property is a 5.526 acre lot located at the northwest corner of Lakeview Parkway and Chiesa Road behind the RaceTrac fueling station. The subject property is bounded by a single family residential neighborhood to the north zoned Planned Development (Ordinance 9-14-71). To the east across Chiesa Road and to the south across Lakeview Parkway are vacant tracts of land zoned C-2. To the west is the Pure Heart Fellowship church and a single family home both zoned C-2.

The subject property has frontage on Chiesa Road and Lakeview Parkway. The primary entrance for the proposed development will be located on Chiesa Road using the existing driveway. The proposed development will have a secondary access from Lakeview Parkway that will utilize the RaceTrac's existing driveway on Lakeview Parkway. The proposed self-storage facility will be accessible by patrons from 6:00 am to 9:00 pm, seven days week. The proposed facility does not include outdoor storage stalls for RVs, trailers, boats or other recreational vehicles.

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 request for a PD is to tailor several design standards including setbacks, landscaping, screening and parking for their proposed development. The standard for the proposed PD will follow the base C-2 standards with the proposed modifications as described in the section below.

## **DISCUSSION**

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

### **Setback:**

The proposed development will be setback from the residential subdivision to the north by 15 feet from the property line. The RDC requires a setback of at least 50 feet from the property line when adjacent to a residential district.

### **Staff Comment:**

***The subject property is considered a corner lot which does not have a rear setback. Instead, there is a side yard setback of at least 50 feet when adjacent to a residential district. The 50-ft setback requirement is intended to provide adequate space from a more intense commercial use and a lower intense residential use. As for the proposed development, the self-storage is considered a low intense use as it does not generate a significant amount of traffic, noise or other nuisances. Considering the fortress design of the proposed facility with the oversized screening wall along with the 15-ft landscape buffer, Staff considers the request to allow a 15-ft setback appropriate in this situation.***

### **Screening Wall:**

The proposed facility will have a perimeter screening wall. The proposed development standards will allow the rear walls of Buildings I, H and G to serve as the perimeter screening wall from the residential districts. These buildings are 11 feet in height. The applicant is providing a matching masonry wall in height and materials between the storage buildings that will provide continuous screening from the northern and western property lines (Attachment 4 – Building Elevations). The masonry wall between the buildings exceeds the minimum standards. The RDC does not allow for the rear wall building to serve as part of a screening wall.

### **Staff Comment:**

The RDC does not provide a provision to allow the rear wall of a building to serve as part of a screening wall. The applicant is proposing to utilize the rear walls of some of the storage buildings as part of the screening wall adjacent to the north and west property line. The rear of these buildings will not have any access points, doors, and/or windows. In this context, Staff does not oppose the use of the rear walls as part of the screening wall.

#### **Chiesa Road ROW Landscape Buffer**

The proposed facility will not have any landscaping within 50 feet of Chiesa Road ROW line. There is an existing 50-ft gas easement that runs parallel along the front property line. The easement prohibits the placement of plantings. The applicant is proposing to berm over the easement area and to place landscaping closer to the building as depicted on the landscape plan (Attachment 5 – Landscape Plan).

#### **Staff Comment:**

***Staff has confirmed the existence of a 50-ft easement that runs parallel along the front property line along Chiesa Road. This easement contains a high pressured underground gas line owned by Atmos. This easement prohibits landscaping plantings within this area. The applicant is proposing to locate the required plantings outside of the 50-ft easement in front of and adjacent to the building as shown in Attachment 5. Additionally, the applicant will locate a berm over the 50-ft easement. A similar requirement was made in the Planned Development for the adjacent RaceTrac development.***

#### **Interior Landscaping:**

The proposed development does not include any internal landscaping inside the self-storage facility. The RDC requires interior landscaping based on the amount of square footage of the parking area including internal drives.

#### **Staff Comment:**

***The proposed self-storage facility is setup as a fortress with the internal drives, parking and storage units contained within the outer walls of the facility. The interior to the proposed development will be screened from adjacent uses and street right-of-ways. Having internal landscaping within the facility is not necessary.***

#### **Parking:**

The RDC requires 1 space per 1,500 square feet of storage. For the proposed development, this will result in 70 parking spaces. The applicant is proposing 56 parking spaces.

#### **Staff Comment:**

***A self-storage facility generates only a small level of traffic at any one time. In Staff's opinion, reducing the parking to 56 spaces for the proposed development is adequate.***

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;

***Staff cannot identify a specific instance where the proposed rezoning corrects an error or meets the challenge of a changing condition, trend or fact. The subject property is zoned C-2 which allows retail, personal services, and office uses by right. Staff believes the subject property is a commercially viable site for the uses already permitted.***

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 located within one of the opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan known as Area D-3 (Southshore). Area D-3 and the adjacent Area D-2 (Business Beltway) include the Lakeview Parkway corridor. This linear corridor is intended for business parks and employment uses. Specific product types called for by the Plan include neighborhood-serving commercial, junior commercial boxes, class C offices, limited entertainment uses and higher density residential.***

***Rowlett has long considered self-storage facilities as manufacturing/industrial uses. The RDC permits self-storage facilities in the Manufacturing (M-1 and M-2) zoning districts with a special use permit. A self-storage facility is not keeping with the intended uses as described by the Comprehensive Plan.***

***The Comprehensive Plan identifies the following guiding principles that apply to Area D-3:***

**Guiding Principle #1: Value existing neighborhoods.**

**The applicant has proposed a development that is in scale with the adjacent single family neighborhood. The proposed buildings are one story in height with the 15-ft landscape buffers. The applicant is proposing to provide landscaping outside of the masonry screening wall in order to provide a more aesthetically pleasing buffer for the adjacent residents.**

**Guiding Principle #2: Grow the City's economy through diversification of job and business opportunities.**

The proposed development does not provide the potential to diversify job and business opportunities. A self-storage facility does not offer significant employment opportunities that would diversify the local economy.

**Guiding Principle #4: Invest in places of lasting value and distinctive character.**

Places of lasting value and distinctive character are developments that can easily change their function as the market changes over the years. While the proposed development may hold its value in the short term, it does not lend itself to be easily repurposed in the future. This leads staff to believe that it would be difficult for this site to be repurposed in the future without substantial changes.

**Guiding Principle #9: Balance growth efficient development patterns.**

The proposed development does not contribute to an efficient development pattern. The proposed development utilizes a parcel for a fortress style self-storage facility that will not contribute to an overall efficient development pattern for this portion of Lakeview Parkway corridor. However, it should be acknowledged that the existing developments in the immediate vicinity are conventional in nature and do not embrace efficient development patterns as envisioned in the comprehensive plan.

**Guiding Principle #11: Position Rowlett for an appropriate scale of investment and reinvestment.**

The proposed development does not help position Rowlett for an appropriate scale of investment and reinvestment.

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

***Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public.***

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 and access roads are available for the subject property and are sufficient for accommodating the demands associated with the request for the proposed development. Adequate drainage facilities will be provided as required by RDC.***

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;

***As previously noted, the applicant has made an effort to ensure that the adjacent single family neighborhood will not suffer significant adverse impacts. The development is proposed to be one story in height and the applicant has provided adequate buffers. The self-storage units are screened with a fortress style design which will have a 24-hour, onsite manager who resides in the complex for additional security. Based on these factors staff does not foresee that the proposed rezoning will have a significant adverse impact on the adjacent properties.***

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

***The subject property has an existing zoning designation of General Commercial/Retail (C-2). The applicant is requesting to rezone the subject property to a Planned Development with a C-2 base zoning district. The proposed Planned Development will include the uses that are currently permitted in the C-2 zoning district with the addition of self-storage units. Generally, self-storage is considered a manufacturing use and is only permitted in the Manufacturing (M-1 and M-2) zoning districts with a special use permit. Based on the current zoning designation and the Comprehensive Plan, a self-storage facility is not suitable for the subject property.***

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

***There are currently six self-storage facilities located within the City. City staff was able to speak to a representative from three of the six facilities. In summary, the average occupancy rate is approximately 90 percent. One of the facilities has recently expanded to add storage units. Another facility is expected to begin construction on expansion of outdoor storage units. The closest storage facility to the subject property is 1.25 miles to the west. There are no self-storage facilities located within the eastern peninsula of the City.***

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 rezoning will continue to allow the uses already permitted by right in C-2 zoning. The proposed rezoning to allow the self-storage facility will be in scale with the surrounding uses.***

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.

***Self-storage facilities are considered as a manufacturing use and are only permitted in the Manufacturing (M-1 or M-2) zoning districts with an SUP. M-1 and M-2 districts are limited to the west end of the City where most of the existing storage facilities are located. There are no M-1 or M-2 zoning districts located within the eastern peninsula of the City.***

In summary, the proposed PD to allow a self-storage facility is not consistent with the *Realize Rowlett 2020 Comprehensive Plan*. The applicant suggests in their statement of intent that the subject property does not lend itself to a retail or office development given its lack of visibility from Lakeview Parkway. The visibility from the southeast is limited by RaceTrac. However, in Staff's opinion, there could be opportunities for increased visibility from the south and southwest. The developments along Lakeview Parkway to the south and southwest are older and may not conform to the current development requirements. When and if these properties are redeveloped, it will provide an increased view shed to the subject property and possible land assembly opportunities. It is Staff's opinion that the site could be more commercially viable in the future than it is now and, as such, is more appropriate for a use that will further the goals of the Comprehensive Plan.

The applicant has made efforts to provide a development compatible with the adjacent residential neighborhood. However, the *Comprehensive Plan* is clear that the subject property and the surrounding area along Lakeview Parkways known as area D-3 is intended for business and employment uses. Further, the *Comprehensive Plan* calls for product types that include neighborhood-serving commercial, junior commercial boxes, class C offices, limited entertainment uses and higher density residential. A self-storage facility is not a product type envisioned by the *Comprehensive Plan*. The proposed use will not create lasting value or diversify the City's economy. Therefore, it is Staff's opinion that the proposed rezoning to allow a self-storage facility does not meet the criteria and should not be rezoned.

#### Public Notice

On December 26, 2014, a total of 36 notices were sent to property owners within 200 feet and a total of 58 courtesy notices were sent to property owners within 500 feet. As of Friday, January 9, 2015, one public notice response was received in favor of the request and one was received in opposition (Attachment 6 – 200-ft Public Notice Responses). Three courtesy notice responses were received in favor of the request and two were received in opposition (Attachment 7 – 500-ft Courtesy Notice Responses).

A Legal Notice was published in the Rowlett Lakeshore Times on January 1, 2015, pursuant to the requirements set forth in the Rowlett Development Code. A rezoning sign was placed on the subject property on January 1, 2015, in accordance with the Rowlett Development Code and remains on the site today.

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

N/A

#### **RECOMMENDED ACTION**

Staff recommends that the Planning and Zoning Commission make a recommendation to deny the request.

#### **ATTACHMENTS**

- ATTACHMENT 1 – Location Map
- ATTACHMENT 2 – Statement of Intent and Purpose
- ATTACHMENT 3 – Concept Plan
- ATTACHMENT 4 – Building Elevations
- ATTACHMENT 5 – Landscape Plan
- ATTACHMENT 6 – 200-ft Public Notice Responses
- ATTACHMENT 7 – 500-ft Courtesy Notice Responses





TO: Development Services  
City of Rowlett

17 November 2014

FROM: Maxwell Fisher, AICP

RE: Planned Development Application for Self Storage Facility

On behalf of Platinum Storage, Masterplan requests approval of a change of zoning to a Planned Development District to accommodate a 1-story, approximately 104,000-square foot storage facility. The site is located north of Lakeview Parkway and west of Chiesa Road. The city allows storage facilities of any kind in industrial type districts only and doesn't distinguish between less intensive neighborhood storage facilities from more intensive and generally larger scale commercial storage or warehousing businesses. As such, a Planned Development District is sought to accommodate a self-storage development while maintaining a retail-based zoning district, compatible with the neighborhoods.

This particular parcel has a number of challenges, limiting the types of uses that could feasibly develop and have long-term success. Development of the RaceTrac facility has left a remnant parcel possessing limited street frontage. Moreover, the shape of the site is irregular and most of it is removed from the street with diminished visibility. The site also has residential adjacency along its northern perimeter, further limiting the possible compatible uses.

In addition to the challenges posed by the physical characteristics of the shape and location of the site, large utility easements are located along both site-to-street interfaces. Moreover, RaceTrac, as seller of the property, has imposed visibility restrictions that prohibit construction of buildings within a certain distance of both Lakeview Parkway and Chiesa Road. These restrictions combined with the limited amount of street frontage and shape of site makes retail or most office/medical uses impractical with questionable long-term viability.

The development will be all one-story with high quality exterior building material of brick and stone. The building layout is internally oriented providing the best view and buffer from the periphery. As a screen, neighbors generally prefer an 11' tall building with a row of trees instead of a shorter 6' wall with adjacent parking and parking lot lights.

In light of these challenges, special consideration should be given to this unique opportunity to develop the property with a neighborhood serving storage facility that buffers the residential from the more intensive retail/gas station development. Development of self storage facilities is an excellent fit for those properties located behind retail and commonly buffer residential districts from more intensive retail development.

Please consider the following points about the proposal:

- The parcel is located in the Southshore, Area D-3 of the Realize Rowlett 2020 Plan. This has been identified as an overflow location of medical uses, as a continuation of the medical development along Highway 66. The medical that has developed, has done so with predominate direct frontage on the highway. This particular site is challenged in that it doesn't offer the same access and visibility that other sites have in the corridor.
- Of the product types, our proposal could be characterized as Neighborhood-Service Commercial, as our facility provides a storage option in a safe and convenient location, proximate to the neighbors it would serve.
- Of the guiding principles of the Southshore Area, our proposal aims at "Balancing the growth through efficient development patterns." Our development would efficiently develop a challenging tract, ill-suited for medical or retail development. Moreover, storage is an excellent option with only 30 trips per day, and when paired with more intensive uses such as medical and gas stations, it regulates the overall local traffic levels.
- The proposal would also "Support quality educational resources to meet the needs of Rowlett residents" by raising the taxable value by as much as five fold.

Modifications:

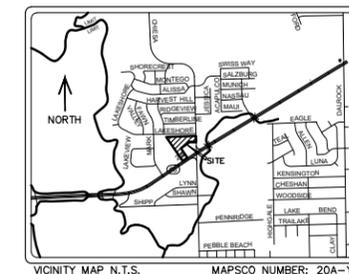
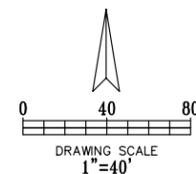
As part of the request for a change of zoning to a Planned Development District, we request modification of development standards pertaining to parking, interior parking lot landscaping, perimeter buffering, and the location of trees along the landscape buffer or setback along Chiesa Road. The proposed facility would contain approximately 56 parking spaces whereas 70 spaces are required. The city's parking standards for self storage facilities is a general category that includes all types of storage. A self-storage facility is one of the lowest parking generators with about 30 trips per day. Our facilities typically need no more than 16-19 parking spaces at any one time as most visitors park in front of their units, in a loading or unloading capacity. The site plan offers parking spaces for those visiting the office as well as for those customers accessing units.

One requested modification is to waive the parking lot landscaping requirements with trees for those interior portions adjacent to parallel parking spaces. This type of facility with its fortress design and activities occurring internally make interior landscaping impractical and serves little purpose. This area is visible to patrons only. Particular emphasize is being placed on landscaping the periphery, particularly along the streets and residential district to the north.

Along the northern property line adjacent to the residential district, the perimeter screen would consist of a 15' landscape setback with one large tree per 30 lineal feet. The storage buildings will serve as the perimeter screen wall. In between the storage buildings, there would be an 8' tall masonry screen wall to provide a continuous screen along the residential properties.

As mentioned the portion of the site adjacent to Chiesa Road is heavily encumbered with underground utility easements. The 50' gas easement and access and utility easement along Chiesa Road preclude placement of street trees in the conventional and uniform locations. Alternatively, the four required trees are planned to be setback in a clustered format along the northern property line. There are also two trees planned on each side of the front yard parking serving as a dual purpose of providing parking lot landscaping and front yard street buffering/landscaping.

We look forward to working with both city staff and appointed and elected officials. Should there be any questions or comments, please feel free to email at [maxwell@masterplanconsultants.com](mailto:maxwell@masterplanconsultants.com), or call at 214.761.9197.

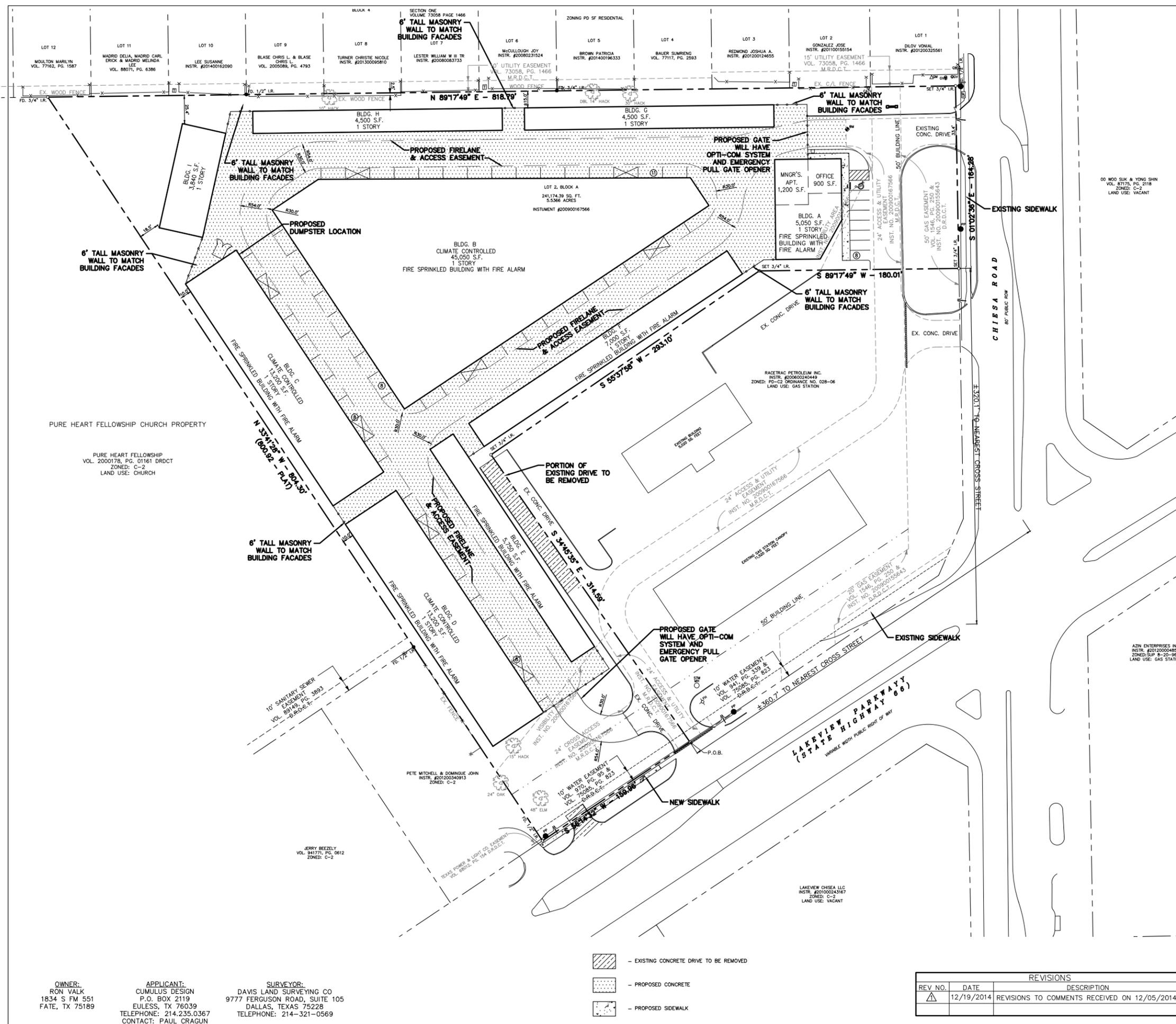


ZONING CONCEPT PLAN DATA		
<b>GENERAL</b>		
CASE NUMBER	PD14-750	
PROJECT NAME	PLATINUM SELF-STORAGE, ROWLETT	
PROPOSED USE	SELF-STORAGE	
PROPOSED FUTURE LAND USE DESIGNATION	SELF-STORAGE	
EXISTING ZONING DISTRICT	C-2	
PROPOSED ZONING DISTRICT	PLANNED DEVELOPMENT (PD)	
APPRAISAL DISTRICT ACCOUNT #'S	DC 440156000A0020000	
<b>OVERALL SITE</b>		
GROSS SITE AREA	241,174.39 SF (5.537 ACRES)	
SITE FRONTAGE	*CHIESA RD - 164.28' *LAKEVIEW PARKWAY - 159.96'	
IMPERVIOUS SURFACE AREA	97,877 (2.25 ACRES)	
PERVIOUS SURFACE AREA	38,645 (0.89 ACRES)	
OPEN SPACE (%)	16.1%	
DETENTION AC (%)	UNDERGROUND DETENTION (NA)	
<b>BUILDING</b>		
FLOOR TO AREA RATIO	0.43	
TOTAL SQUARE FOOTAGE	104,190 SF	
SELF-STORAGE BUILDINGS	102,090 SF	
OFFICE/APARTMENT	2,100	
<b>PROPERTY DEVELOPMENT REGULATIONS</b>		
SETBACKS	PERMITTED/REQUIRED	PROPOSED
FRONT	50'	50'
SIDE (NORTH)	30' OR 6' BETWEEN COMMERCIAL	15'
SIDE (WEST)		10'
<b>PARKING &amp; ACCESS</b>		
PARKING REQUIRED: (1 PER 1,500 SQ. FT.)	70	
PARKING PROVIDED:	56 SPACES	

- NOTES:**
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE
  - THE 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 AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.
  - ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS
  - 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).
  - SITE LIGHTING SHALL BE L.E.D. FIXTURES AND SHALL BE SHIELDED. LIGHTING FIXTURES SHALL MEET CITY OF ROWLETT'S REQUIREMENTS AND THE "DARK SKY" INITIATIVE.

**EXHIBIT "E" - ZONING CONCEPT PLAN  
PLATINUM SELF-STORAGE, ROWLETT  
BEING ALL OF LOT 2, BLOCK A OF THE  
RACETRAC ADDITION  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS**

December 19, 2014



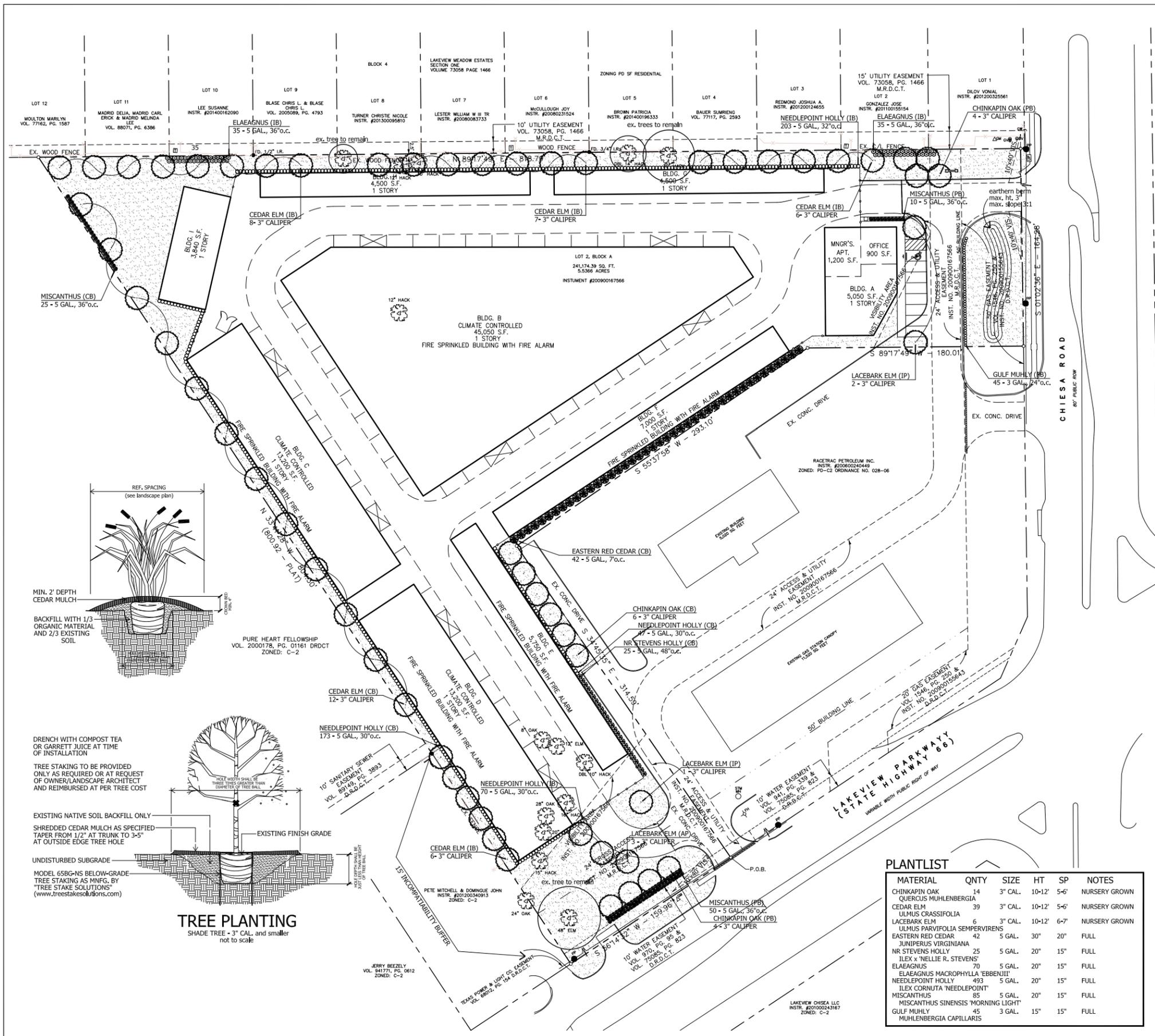
- EXISTING CONCRETE DRIVE TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED SIDEWALK

REVISIONS		
REV NO.	DATE	DESCRIPTION
1	12/19/2014	REVISIONS TO COMMENTS RECEIVED ON 12/05/2014

**OWNER:**  
RON WALK  
1834 S FM 551  
FATE, TX 75189

**APPLICANT:**  
CUMULUS DESIGN  
P.O. BOX 2119  
EULESS, TX 76039  
TELEPHONE: 214.235.0367  
CONTACT: PAUL CRAGUN

**SURVEYOR:**  
DAVIS SURVEYING CO  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228  
TELEPHONE: 214-321-0569



LANDSCAPE REQUIREMENTS  
SECTION 77-504

**LANDSCAPE AREA**  
MIN. 15% REQUIRED  
TOTAL SITE 241,176 SF  
15% REQUIRED 36,176 SF  
22.6% PROVIDED 52,235 SF

**PERIMETER BUFFERS (PB)**  
15' R.O.W. BUFFER REQUIRED (CHIESA ROAD) (165' - 30' DRIVE APPROACH = 135')  
SHADE TREES - 1 - 3" CAL. PER 35 LIN. FT.  
135' = 3.86 = 4 TREES REQUIRED  
35' = 4 TREES PROVIDED  
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.  
135' = 4.5 x 10 = 45 SHRUBS REQUIRED  
30' = 45 SHRUBS PROVIDED

15' R.O.W. BUFFER REQUIRED (LAKEVIEW PARKWAY) (160' - 12' DRIVE APPROACH = 148')  
SHADE TREES - 1 - 3" CAL. PER 30 LIN. FT.  
148' = 4.2 = 5 TREES REQUIRED  
35' = 4 PROPOSED + 1 EXISTING TREE  
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.  
148' = 4.9 x 10 = 49 SHRUBS REQUIRED  
30' = 50 SHRUBS PROVIDED

15' INCOMPATIBILITY BUFFER REQUIRED (NORTH P.L.) - (IB)  
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.  
819' = 23.4 = 24 TREES REQUIRED  
35' = 21 PROPOSED + 3 EXISTING TREES  
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.  
819' = 27.3 x 10 = 273 SHRUBS REQUIRED  
30' = 273 SHRUBS PROVIDED

15' INCOMPATIBILITY BUFFER REQUIRED (WEST P.L.) - (IB)  
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.  
210' = 6 TREES REQUIRED  
35' = 6 TREES PROVIDED  
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.  
210' = 7 x 10 = 70 SHRUBS REQUIRED  
30' = 70 SHRUBS PROVIDED

10' COMPATIBILITY BUFFER REQUIRED (WEST P.L.) - (CB)  
CANOPY TREES - 1 - 3" CAL. PER 50 LIN. FT.  
595' = 11.9 = 12 TREES REQUIRED  
50' = 12 TREES PROPOSED  
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.  
595' = 19.8 x 10 = 198 SHRUBS REQUIRED  
30' = 198 SHRUBS PROVIDED

**PARKING LOT INTERIOR (IP)**  
5% INTERIOR LANDSCAPE REQUIRED  
TOTAL PARKING AREA 14,157 SF  
(does not include interior storage area paving)  
REQUIRED (5%) 708 SF  
PROVIDED (13.1%) 1,861 SF

1 - 3" SHADE TREE PER EACH 9'x18' ISLAND PLUS  
1 TREE PER ADDITIONAL 400 SF LANDSCAPE AREA

3 PARKING ISLANDS  
3 LARGE TREES PROVIDED

ADDITIONAL LANDSCAPE AREA (AP)  
1153 SF = 2.88 = 3 TREE REQUIRED  
400 SF = 3 TREE PROVIDED

**PARKING LOT SCREENING**  
SHRUBS REQUIRED - MIN. 3' CENTERS  
(UTILIZE BUFFER SHRUBS AS ABLE - AS PER 77-504.D.3)

06 WOOD SIGN & SIGNAGE  
FOR ZONING C-2

LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEETS ONLY (L-1).
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- PIT-PLANT ALL SHRUBS WITH 1/3 ORGANIC MATERIAL AND 2/3 EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
VITAL EARTH COMPOST  
BACK-TO-EARTH SOIL CONDITIONER  
LIVING EARTH COMPOST  
SOIL BUILDING SYSTEMS COMPOST  
SILVER CREEK MATERIALS COMPOST
- TOPDRESS ALL PLANTINGS WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND SHRUBS SHALL BE PLANTED AS PER DETAILS THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 V.T.C.S. (LICENSED IRRIGATORS ACT), S.B. NO. 259. IRRIGATION SYSTEMS SHALL BE PROVIDED WITH BUILDING PLANS. PROVIDE TWO (2) BUBBLER HEADS PER LIVE OAK. TURF SHALL BE WATERED WITH WATER-EFFICIENT POP-UP SPRAY HEADS.

PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
CHINKAPIN OAK	14	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS MUHLENBERGIA					
CEDAR ELM	39	3" CAL.	10-12'	5-6'	NURSERY GROWN
ULMUS CRASSIFOLIA					
LACEBARK ELM	6	3" CAL.	10-12'	6-7'	NURSERY GROWN
ULMUS PARVIFOLIA SEMPERVIRENS					
EASTERN RED CEDAR	42	5 GAL.	30"	20"	FULL
JUNIPERUS VIRGINIANA					
NR STEVENS HOLLY	25	5 GAL.	20"	15"	FULL
ILEX x 'NELLIE R. STEVENS'					
ELAEAGNUS	70	5 GAL.	20"	15"	FULL
'ELAEAGNUS MACROPHYLLA' 'EBBENJII'					
NEEDLEPOINT HOLLY	493	5 GAL.	20"	15"	FULL
ILEX CORNUTA 'NEEDLEPOINT'					
MISCANTHUS	85	5 GAL.	20"	15"	FULL
MISCANTHUS SINENSIS 'MORNING LIGHT'					
GULF MUHLY	45	3 GAL.	15"	15"	FULL
MUHLBERGIA CAPILLARIS					

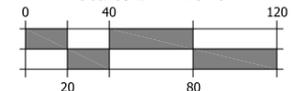
TURF LEGEND



COMMON BERMUDA HYDROMULCH (CYNODON DACTYLON)



scale: 1" = 40'-0"



appr. by:  
drawn by:  
date: 11-10-14

revisions  
12-19-14



Leeming Design Group  
Landscape Architecture  
4913 Red Stone Drive, Suite 014-B North Rowlett Hills, Texas 75088  
(817) 577-8888 Fax: (817) 577-8896  
leemingdesigngroup@outlook.com



LANDSCAPE PLAN

PLATINUM SELF-STORAGE  
CHIESA ROAD at LAKEVIEW PARKWAY  
ROWLETT, TEXAS

file name:  
c:\rowlett-storage\lsg-base\_rowlett-storage.dwg

sheet  
1-1





**Department of Development Services**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Planned Development  
**LOCATION:** The subject property is located at 7301 Lakeview Parkway further described as being all of Lot 2, Block A of Racetrac 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.  
**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility. (Case Number PD14-750).

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

**COMMENTS:** *will help the City commercial tax base*

**SIGNATURE:** *[Handwritten Signature]* 01-07-15A09:49 RCVD  
**ADDRESS:** *7101 Lakeshore Drive*

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 **13<sup>th</sup> day of January, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **3<sup>rd</sup> day of February, 2015**. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, January 7, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, January 28, 2015, to be included in the City Council packet. All responses received by January 28<sup>th</sup> 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.

<p>If you have any questions concerning this request, please contact the Department of Development Services                  Phone 972-412-6166                  FAX 972-412-6228  <a href="mailto:glangford@rowlett.com">glangford@rowlett.com</a></p>	<p><b>RETURN BY FAX OR MAIL</b>                  City of Rowlett                  Development Services                  PO Box 99                  Rowlett, TX 75030-0099</p>
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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7301 Lakeview Parkway further described as being all of Lot 2, Block A of Racetrac 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.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility. (Case Number PD14-750).

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

COMMENTS: I hear of bonds renting units + practicing in them. If this goes through, I request strict noise regulations
SIGNATURE: [Handwritten Signature]

ADDRESS: 7305 Lakeshore Dr

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 13th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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



**Department of Development Services**

**COURTESY NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Planned Development  
**LOCATION:** The subject property is located at 7301 Lakeview Parkway further described as being all of Lot 2, Block A of Racetrac Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.  
**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility. (Case Number PD14-750).

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

**COMMENTS:**

*There are a number of children that walk and ride their bikes to Schrade Middle School (on chiese) and it is not a good idea to increase traffic which will increase the risk of one of them being hit.*

**SIGNATURE:**

*Vernice Jamarie*

**ADDRESS:**

*5806 Mark Ln.  
Rowlett, TX 75089*

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 **13<sup>th</sup> day of January, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **3<sup>rd</sup> day of February, 2015**. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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

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



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7301 Lakeview Parkway further described as being all of Lot 2, Block A of Racetrac Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility. (Case Number PD14-750).

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

COMMENTS: Self-storage is an inappropriate use for this property. It will reduce existing property values. The current zoning should be informed

SIGNATURE:

[Handwritten Signature]

ADDRESS:

5800 Chicago Rd.

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 13th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Rowlett, TX 75030-0099



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7301 Lakeview Parkway further described as being all of Lot 2, Block A of Racetrac Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility. (Case Number PD14-750).

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

COMMENTS:

SIGNATURE:

Bobby Row

ADDRESS:

3717 Dickson Rd
Rowlett TX 75089

Lakeview Ave

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 13th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, January 7, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, January 28, 2015, to be included in the City Council packet. All responses received by January 28th 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.

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



**Department of Development Services**

**COURTESY NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Planned Development  
**LOCATION:** The subject property is located at 7301 Lakeview Parkway further described as being all of Lot 2, Block A of Racetrac Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.  
**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility. (Case Number PD14-750).

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

**COMMENTS:** Will be an improvement over an overgrown vacant lot!

**SIGNATURE:** Nannia Alvin  
**ADDRESS:** 5901 Bobbie Ln.  
 Rowlett, TX 75089

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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

COMMENTS:

*Rowlett Tax base increase*

SIGNATURE:

ADDRESS:

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 13<sup>th</sup> day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 3<sup>rd</sup> day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 01/13/2015

**AGENDA ITEM:** C3

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Consider and make a recommendation to City Council regarding a request for alternative building materials for a garage conversion located at 8013 Eagle Drive, further described as Lot 4, Block C of the Dalrock Heights Ad Addition to the City of Rowlett, Dallas County, Texas. (DP14-756)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

This is an Alternative Building Material (ABM) request to allow a garage conversion to utilize wood as an exterior material. Per the Rowlett Development Code (RDC), new single family construction requires 100 percent brick and/or stone exterior. Alternative materials such as wood may be recommended by the Planning and Zoning commission and may be approved by the City Council.

**BACKGROUND INFORMATION**

The subject property is located at 8013 Eagle Drive, (Attachment 1 - Location Map) and is zoned Single Family Residential – 9. The applicant, Ayele Gebremichael, received a building permit to convert his rear accessed garage into living space. It was explained to the applicant that removal of the garage door would need to be replaced with brick and/or stone as required by the RDC. The applicant indicated that the garage door would be replaced with a series of doors. However, upon inspections the applicant ended up using one set of double doors with wood exterior panels on either side (Attachment 2 – Elevation and Attachment 3 – Pictures). The use of the wood panels as exterior material is not permitted by right unless approved by an ABM.

The home at 8013 Eagle Drive was constructed in 1993. At that time, the Rowlett Zoning Ordinance required a minimum of 75 percent masonry exterior exclusive of doors and windows. The current requirement is 100 percent masonry exterior exclusive of doors and windows. The garage conversion or any remodel affecting the exterior is required to follow the current masonry requirements.

**DISCUSSION**

Per Section 77-508.C.1 of the RDC, 100 percent masonry exterior construction is required:

- “(a) Buildings shall be of 100 percent brick and/or stone masonry construction per elevation, exclusive of roofs, doors, windows, dormers, and gables over the entrance of an extended garage. All chimneys shall be of masonry construction in conformance and compliance with current building codes. Masonry chimney construction visible from the outside of the structure shall be of masonry units of brick or stone similar in appearance to the masonry utilized for the exterior elevations of the structure.*
- “(b) Alternatives to masonry construction may be recommended by the planning and zoning commission and may be approved by the city council.”*

The intent of the code is outlined in Section 77-508.A. of the RDC, “The standards of this section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for Rowlett's neighborhoods.” The home at 8013 Eagle Drive has at least 75 percent brick with the rear of the home consisting of exterior wood siding. The use of the exterior wood panels for the garage conversion is consistent with the exterior wood material already present on the rear of the house. The use of wood in this instance is not only consistent with the architecture of the home but also with the surrounding homes. Several surrounding homes have similar architecture. Staff finds the request is acceptable and meets the intent of the Rowlett Development Code.

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

N/A

#### **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission make a favorable recommendation on the alternative building material request for wood panels to City Council.

#### **ATTACHMENTS**

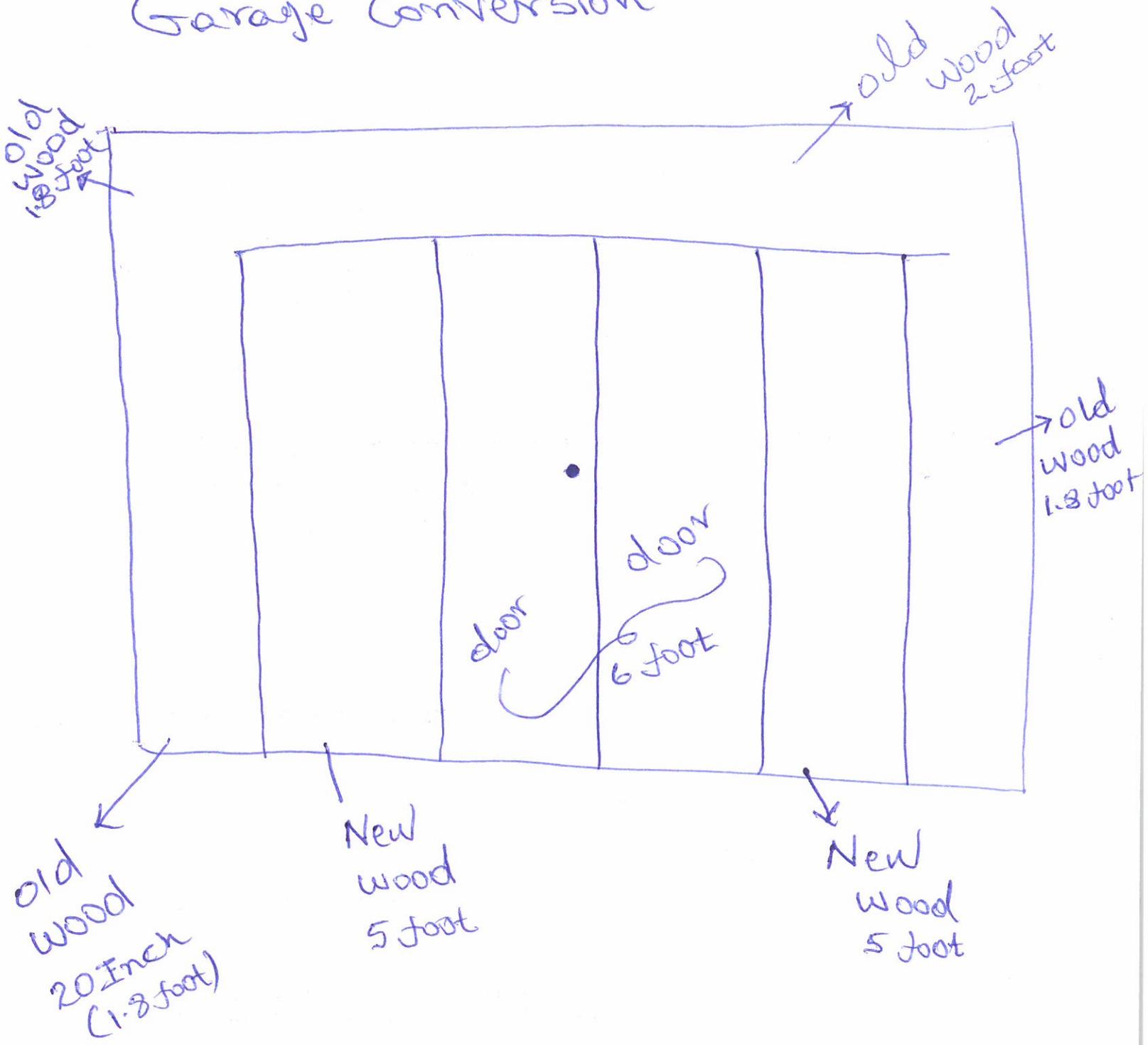
Attachment 1 – Location Map

Attachment 2 – Elevation

Attachment 3 – Picture of the rear elevation



# Garage Conversion



8013 Eagle Dr  
Rowlett, TX, 75088

**8013 Eagle Drive Site Photos**

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8013 Eagle Drive Site Photos

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