



AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 27, 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

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of January 13, 2015.
2. Consider and take action on a Preliminary Plat for Usuga Medical Addition, located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Sanders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (PP14-757).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. 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 with modified development standards at property located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, City of Rowlett, Dallas County, Texas (PD14-752).

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVELE 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".

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., JANUARY 13, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Alternates Gabriela Borcoman, Lisa Cain

ABSENT: Commissioners Clayton Farrow, Chris Kilgore

STAFF PRESENT: Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Lorie Strickland

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:00 p.m.

1. Update Report from Director of Development Services.

Garrett Langford stated next meeting will be in Annex Conference Room on January 27, 2015. He stated that City Council changed the mailing procedure for notifications to add a courtesy notice for residents within a 200 to 500 foot radius.

B. CONSENT AGENDA

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, Tract 14, 15, 16, 17, 18, and Page 650, Tract 3, Rowlett, Dallas County, Texas (PP14-759).

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

C. ITEMS FOR INDIVIDUAL CONSIDERATION

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,

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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).

Principal Planner Garrett Langford presented the case. He presented a location map and the proposed preliminary plat of the property. Mr. Langford gave a brief background on the case. He stated staff recommends approval.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Thomas Finney made a motion to approve the item. Alternate Gabriela Borcoman seconded the motion. The item passed with a 7-0 vote.

- 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).**

Chairman Karl Crawley recused himself due to a conflict of interest and left the room.

Mr. Langford presented the case. He presented a location map and gave a brief background on the case. He displayed the Concept Plan, Building Elevations, Landscape Plan, and site photos. Mr. Langford specified the zoning of the surrounding properties. He explained that the applicant was requesting modifications on the setback, screening wall, parking requirements, and the landscape buffer. He stated that staff recommends denial.

Vice-Chairman Michael Lucas opened the public hearing.

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The following speakers came forward:

**Dallas Cothrum
900 Jackson, #640
Dallas, TX 75202
Applicant's Representative**

Mr. Cothrum handed out correspondence in favor of the request, renderings, the Concept Plan, and Landscape Plan. He stated that two neighborhood meetings were held to inform the public about the proposal. He provided a PowerPoint presentation, addressed public notices, explained property restrictions, and described surrounding uses.

There was discussion amongst the Commission regarding the screening wall and parking spaces.

**Rick Justiss
P.O. Box 1928
Wylie, TX 75098
Real Estate Broker**

Mr. Justiss spoke in favor of the request. He stated that the property across the street had difficulty selling and that storage was the best use for the property.

**Christina Smith
7414 Dartmouth Dr.
Rowlett, TX 75089**

Ms. Smith stated that there were 15 empty suites in the area, would like storage close by, and does not feel the need for more retail in Rowlett.

**Doyle Tully
5700 Mark Lane
Rowlett, TX 75089
Pastor of Pure Heart Fellowship**

Pastor Doyle stated that the storage facility would create a good tax base and liked the proposed appearance. He expressed concerns about the property being left vacant or retail moving in.

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There was discussion amongst the Commission about the setback and front entry garages.

No other speakers came forward.

Vice-Chairman Michael Lucas closed the public hearing.

Commissioner Thomas Finney made a motion to approve the item. Commissioner Jonas Tune seconded the motion. The item passed with a 5-1 vote. Commissioner James Moseley voted in opposition.

- 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)**

Chairman Karl Crawley returned to the room.

Mr. Langford presented the case. He gave a brief background on the case. He summarized the alternative building material request and stated that staff recommends approval.

There was discussion amongst the Commission regarding the building permit and inspections, complaints from neighbors, parking spaces, and garage requirements.

Commissioner James Moseley made a motion to approve the item. Alternate Gabriela Borcoman seconded the motion. The item passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 8:10 p.m.

Chairman

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: 01/27/2015

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Preliminary Plat for Usuga Medical Addition, located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Sanders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (PP14-757).

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 one lot (Attachment 1 – Preliminary Plat) for a future medical office building.

BACKGROUND INFORMATION

The subject property is located south of Lakeview Parkway and Richmond Drive (Attachment 2 – Location Map). The subject property is zoned General Commercial, C-2. A medical office is a permitted use in the C-2 zoning district. 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, tree survey 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 as set forth in the Rowlett Development Code, Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

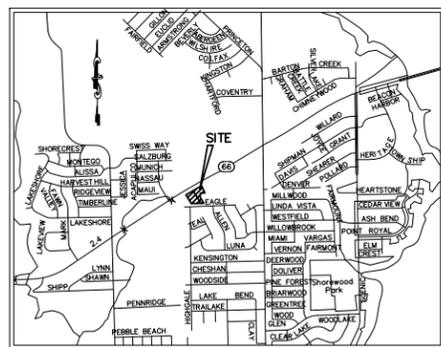
RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Location Map



NOTES:

- 1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ 'PEISER & MANKIN SURV' red plastic cap
3. Basis of Bearing - Based on the GPS Observations of City of Rowlett Geodetic Control Network, NAD83, Texas North Central Zone 4202, Stations D-4 and E-5. ELEVATIONS ARE BASED ON CITY OF ROWLETT BENCHMARK:
D-4: Bernsten Top Security Monument with access cover located in the West end of North Point Drive median at intersection of Chiesa Road, elevation=482.06'
E-5: Bernsten Top Security Monument with access cover located in the North right of way of Sailor Street 115 feet East of the centerline of Gold Road, elevation=454.53'
4. The purpose of this plat is to plat 1 Lot from 2 tracts of land.

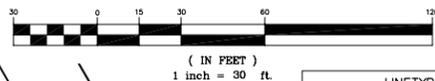
FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 07/7/2014 Community Panel No. 48113C0245K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, 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.

LEGEND

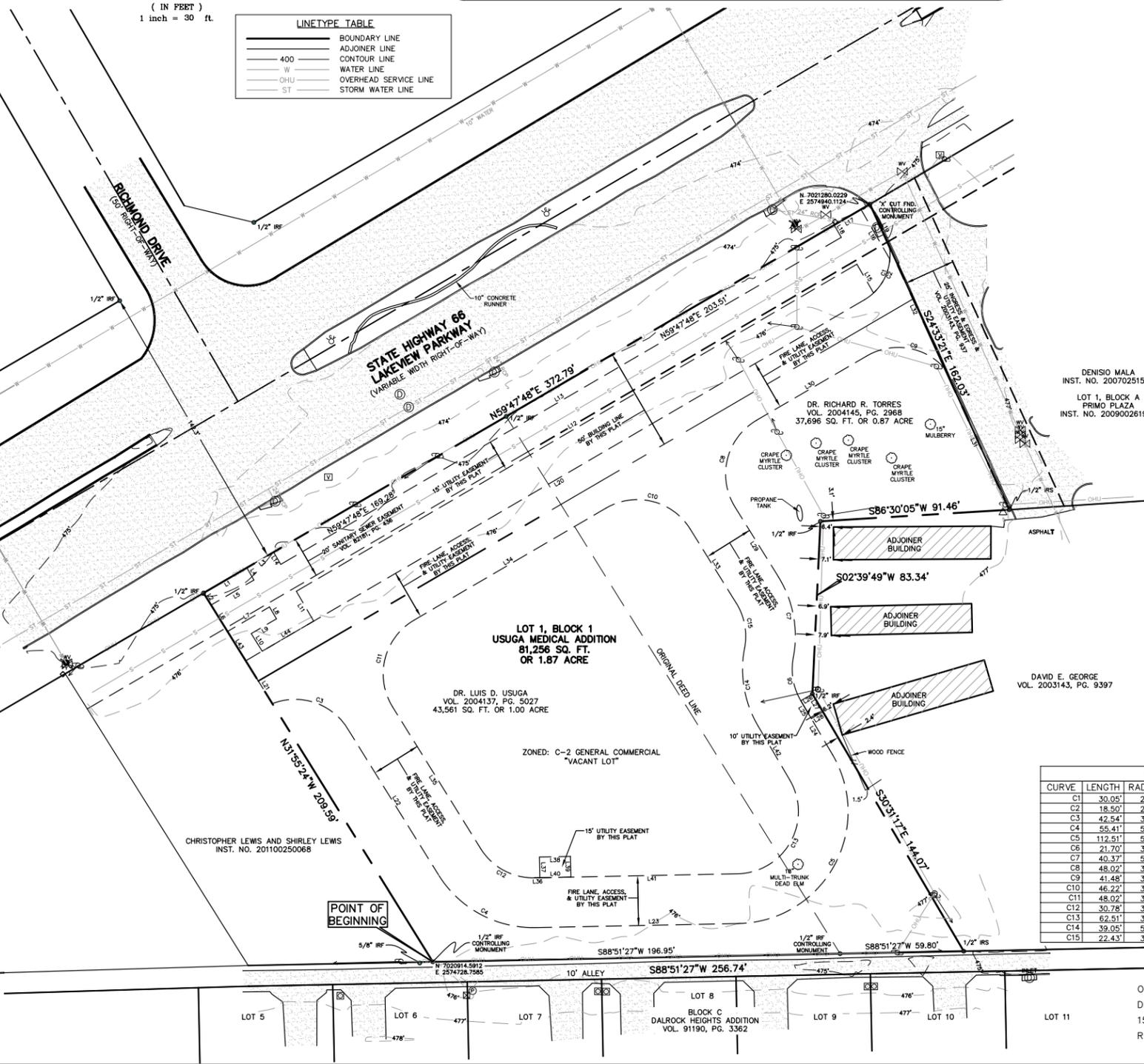
Table with 4 columns listing symbols for various features: GAS METER, FIRE HYDRANT, WATER MANHOLE, SIGN, etc.

GRAPHIC SCALE



LINETYPE TABLE

Table mapping line styles to features: BOUNDARY LINE, ADJOINER LINE, CONTOUR LINE, WATER LINE, OVERHEAD SERVICE LINE, STORM WATER LINE.



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Rowlett, Texas.

PRELIMINARY, FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

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 TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____ 2015.

Notary Public in and for Tarrant County, Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS DR. LUIS D. USUGA AND DR. RICHARD R. TORRES are the sole owners of that certain 1.87 acre tract of land situated in the Sanders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas, and being all that certain tract of land in Warranty Deed to Dr. Luis D. Usuga, as recorded in Volume 2004137, Page 5027, Official Public Records, Dallas County, Texas, and being all that certain tract of land in Warranty Deed to Dr. Richard R. Torres, as recorded in Volume 2004145, Page 2968, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of said Usuga tract, same being in the North line of 10 foot alley as delineated by Dalrock Heights Addition, as recorded in Volume 91190, Page 3362, Map Records, Dallas County, Texas, same being the Southeast corner of that certain tract of land in Warranty Deed to Christopher Lewis and Shirley Lewis, as recorded under Instrument Number 201100250068, said Official Public Records;

THENCE North 31 deg. 55 min. 24 sec. West along the common line of said Usuga tract and said Lewis tract, a distance of 209.59 feet to a 1/2 inch iron rod found for the Northwest corner of said Usuga tract, same being the Northeast corner of said Lewis tract, same being in the South right-of-way line of State Highway 66 (Lakeview Parkway) (variable width right-of-way);

THENCE North 59 deg. 47 min. 48 sec. East along the common line of said Usuga tract and the South right-of-way line of said State Highway 66, passing the common North corner of said Usuga tract and aforesaid Torres tract, and continuing along the common line of said Torres tract and the South right-of-way line of said State Highway 66, a total distance of 372.79 feet to an 'X' cut found in concrete for the Northeast corner of said Torres tract, same being in the South right-of-way line of said State Highway 66, same being the Northwest corner of that certain tract of land in Warranty Deed to Denisis Mala, as recorded under Instrument Number 20070251562, aforesaid Official Public Records;

THENCE South 24 deg. 33 min. 21 sec. East, along the common line of said Torres tract and said Mala tract, a distance of 162.03 feet to a 1/2 inch iron rod set with 'Peiser & Mankin SURV' red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most Easternly Southeast corner of said Torres tract, same being the Southwest corner of said Mala tract, same being in the North line of that certain tract of land in Warranty Deed to David E. George, as recorded in Volume 2003143, Page 9397, said Official Public Records;

THENCE along the common line of said Torres tract and said George tract the following bearings and distances:

South 86 deg. 30 min. 05 sec. West., 91.46 feet to 1/2 inch iron rod found for angle point;
South 02 deg. 39 min. 49 sec. West, 83.34 feet to a 1/2 inch iron rod found for angle point;

South 30 deg. 31 min. 17 sec. East, 144.07 feet to a 1/2 inch iron rod set for the most southerly Southeast corner of aforesaid Torres tract, same being the Southwest corner of aforesaid George tract, same being in the North line of the aforesaid 10 foot alley;

THENCE South 88 deg. 51 min. 27 sec. West, along the common line of said Torres tract and said 10 foot alley, passing the common South corner of said Torres tract and aforesaid Usuga tract, continuing along the common line of said Usuga tract and said 10 foot alley, a total distance of 256.74 feet to THE POINT OF BEGINNING and containing 81,256 square feet or 1.87 acres of computed land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, DR. LUIS D. USUGA AND DR. RICHARD R. TORRES, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as LOT 1, BLOCK 1, USUGA MEDICAL ADDITION, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, easements 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. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. 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 or the general public for ingress and egress to and from the 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 obstruction, including but not limited to 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 of 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 Departments and emergency use.

WITNESS MY HAND at _____ County, Texas, this the ____ day of ____ 2015.

Dr. Luis D. Usuga, Owner

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Dr. Luis D. Usuga, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____ 2015.

Notary Public in and for the State of Texas

WITNESS MY HAND at _____ County, Texas, this the ____ day of ____ 2015.

Dr. Richard R. Torres, Owner

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Dr. Richard R. Torres, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____ 2015.

Notary Public in and for the State of Texas

USUGA MEDICAL ADDITION
PRELIMINARY PLAT
LOT 1, BLOCK 1

BEING A 1.87 ACRE TRACT OF LAND IN THE
JAMES SANDERS SURVEY, ABSTRACT NO. 1424
OUT OF THE
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
THIS PLAT FILED IN INSTRUMENT NO. _____

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L44 with their respective measurements.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CB, CD. Lists curves C1 through C15 with their respective measurements.

PRELIMINARY PLAT- FOR INSPECTION PURPOSE ONLY
APPROVED FOR PREPERATION OF FINAL PLAT

CHAIRMAN, CITY OF ROWLETT, DATE
PLANNING AND ZONING COMMISSION

DIRECTOR OF DEVELOPMENT SERVICES

ENGINEER:
JUAN J. VASQUEZ, P.E.,
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD,
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

OWNER:
DR. RICHARD R. TORRES
1564 CHAMPIONS COURT
ROCKWALL, TEXAS 75087

OWNER:
DR. LUIS D. USUGA
8305 TURNBERRY STREET
ROWLETT, TEXAS 75089

Professional seal and contact information for PEISER & MANKIN SURVEYING, LLC, including address, phone numbers, and website.





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 01/27/2015

AGENDA ITEM: C1

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 with modified development standards at property located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, City of Rowlett, Dallas County, Texas (Case Number PD14-752).

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 7801 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, building materials, screening and landscaping (Attachment 2 – Statement of Intent and Purpose).

BACKGROUND INFORMATION

The applicant is proposing to develop the subject property with a self-storage facility consisting of three buildings totaling in 106,825 square feet (Attachment 3 – Concept Plan). The internal storage area will not be visible from Lakeview Parkway or the residential properties to the north. The western side of the development will have a wrought-iron fence with landscaping. While this offers some screening to the internal storage area from the west, it will not be as opaque as a screening wall.

The subject property is a 4.189 acre lot located 390 feet east of Lakeview Parkway and Richmond Drive. The subject property is bounded by a single-family residential neighborhood to the north zoned Single Family 8 Residential. To the east and to the south are retail strip developments zoned C-2. To the west is a vacant lot zoned C-2. A portion of the subject property and a portion of the lot to the west is zoned for a Special Use Permit (Ord 017-06) allowing a medical office, retail and professional office.

The proposed development will be accessed through the existing access drive located to the east of the subject property. The proposed development will not include any additional driveways on Lakeview Parkway. The proposed self-storage facility will be accessible by patrons from 5:00 am to 10:00 pm, seven days week and office hours are Monday – Saturday 9:00 am to 6:00 pm. The proposed facility will 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 create a higher quality developing by allowing integrations of various land uses, accommodate alternative development standards, or to tailor development regulations. In this case, the applicant's request for a PD is to tailor several design standards including setbacks, landscaping, building materials, screening and parking for their proposed development. The standards for the proposed PD will follow the base C-2 standards with the proposed modifications as described in the section below.

DISCUSSION

In review of this request, Staff finds the requested rezoning to a PD to allow a self-storage use does not meet the RDC's criteria for a rezoning and runs counter to the vision layout by *Realize Rowlett 2020 Comprehensive Plan*. The subject property's high visibility on Lakeview Parkway and the size of the subject property makes it suited for the desired uses envisioned by the *Comprehensive Plan*. As a result, Staff recommends denying the request.

Below are the applicant's proposed modified development standards. These modifications to the base standards in C-2 zoning including setback, screening, building material, landscaping and parking may be appropriate for a self-storage use. Determining whether these modifications for the proposed use is appropriate or not will not change Staff's opinion that the requested rezoning does not comply with the *Comprehensive Plan*. These modifications do not provide enhancements beyond what is required by the RDC, instead the requested modifications will reduce the standards. In Staff's view, modifications without offsetting enhancements does not meet the intent of a PD to create a higher quality development.

Setback:

The proposed development will be setback from the residential subdivision to the north by 17 feet from the property line. The RDC requires a rear setback of at least 30 feet from the property line.

Screening Wall:

Instead of constructing a separate screening wall along the northern property line, the applicant is proposing to utilize the rear wall of Buildings 2 and 3 to serve as the perimeter screening wall from the residential district. These buildings are 10 feet in height. Between Buildings 2 and 3 will be an eight foot tall masonry wall along with a wrought-iron fence which will provide gated access to the rear of the property (Attachment 4 – Building Elevations and Attachment 5 – Building Rendering). The RDC does not allow for the rear of a building to serve as part of a screening wall.

Building Material:

The applicant is requesting that the interior elevations of the buildings utilize one masonry material. The RDC requires 100% masonry with at least 20% accent which includes a different masonry material or color. The applicant is requesting that the internal elevations use stucco with one color without an accent material or color.

Landscaping:

The applicant requests not to include any internal landscaping inside the self-storage facility and to locate the ROW landscape trees outside of the Lakeview Parkway landscape buffer. The RDC requires interior landscaping based on the amount of square footage of the parking area including internal drives. For the landscape buffer along Lakeview Parkway, the RDC requires a tree per 35 linear feet within a 20-ft wide landscape buffer. For the proposed development, this will result in 15 trees along the Lakeview Parkway. The applicant is proposing 6 trees and that will be located outside of the landscape buffer in order to avoid Oncor's 50-ft overhead electric easement that runs along the frontage of the subject property (Attachment 6 – Landscape Plan).

Parking:

The RDC requires 1 space per 1,500 square feet of storage. For the proposed development, this will result in 122 parking spaces. The applicant is proposing 23 parking spaces.

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

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

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 and for uses envisioned by Realize Rowlett 2020 Comprehensive Plan.

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-2 (Business Beltway). Area D-2 and the adjacent Area D-3 (Southshore) include the Lakeview Parkway corridor which is intended for business and employment uses. The Comprehensive Plan describes the development along this portion of the Lakeview Parkway

corridor as supporting the needs of visitors and employees of the hospital that anchor the east end of the corridor. "These supporting uses may include: medical office buildings (2-3 stories in scale), dining establishments for daytime and nighttime populations, and a variety of housing options."

A self-storage use is not a use envisioned by the Comprehensive Plan that will support the needs of visitors and employees of the hospital that anchors the east end of the corridor. Further, the proposed does not meet a number of the guiding principles identified by the Comprehensive Plan for Area D-2:

Guiding Principle #1: Value existing neighborhoods.

The applicant is proposing to provide landscaping at the rear of Building 2 and 3 to provide an aesthetically pleasing buffer for the adjacent residents to the north of the property.

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 #3: Make Rowlett a community that is attractive to people at all stages of their lives.

The proposed development at the location of the subject property will not lend to making Rowlett a community that is attractive to people at all stages of their lives. The proposed development does not contribute to a sense of place or a destination that is envisioned for this portion of the Lakeview Parkway corridor.

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 #5: Maximize the benefits of major public infrastructure investments (existing, planned).

There are no major public improvements planned for this area of Lakeview Parkway.

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

The proposed development does not contribute to an efficient development pattern. The proposed development utilizes a parcel as a near 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 the 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;

There is concern that the proposed development will not contribute to an overall efficient development pattern. The fortress design may sever the property to the west from being incorporated with the overall development of this portion of Lakeview Parkway corridor.

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.

The subject property is at a highly visible location along Lakeview Parkway where it is suited for the desired uses envisioned by the Comprehensive Plan. The subject property is over 4 acres in size and is over 300 feet in depth which is more than sufficient to support the uses that are currently permitted in the C-2 zoning district, particularly those uses desired by the Comprehensive Plan. The subject property is not suited for the proposed rezoning to allow a self-storage facility.

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. All of the existing self-storage facilities are located in the western proportion of the City. There is another request pending City Council's consideration for a self-storage facility in 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 not be in scale with the surrounding uses. The total square-footage of the proposed three building facility is over 100,000 square feet in size. This will make it significantly out of scale with the surrounding developments. Under the C-2 zoning, a building of this size would not be feasible as it would not be able to fit the required parking, interior landscaping and meet the setbacks.

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 *Comprehensive Plan* is clear that the subject property and the surrounding properties along Lakeview Parkways, known as Area D-2, are intended for business and employment uses. The *Comprehensive Plan* calls for product types that include “medical office buildings (2-3 stories in scale), dining establishments for daytime and nighttime populations, and a variety of housing options.” A self-storage facility is not a product type envisioned by the *Comprehensive Plan*.

The subject property is at a highly visible location making it unsuitable for the proposed use. Further, the proposed use will not create lasting value nor diversify the City’s economy. The proposed development will also be out of scale with the surrounding development. 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 January 9, 2015, a total of 38 notices were sent to property owners within 200 feet and a total of 57 courtesy notices were sent to property owners within 500 feet. As of Friday, January 23, 2015, one public notice was received in favor of the request while four public notice responses were received in opposition (Attachment 7 – 200-ft Public Notice Responses). One response from the 500-ft courtesy notices was received in favor of the request while four were received in opposition (Attachment 8 – 500-ft Courtesy Notice Responses).

A Legal Notice was published in the Rowlett Lakeshore Times on January 15, 2015, pursuant to the requirements set forth in the Rowlett Development Code. A rezoning sign was placed on the subject property on January 16, 2015, in accordance with the Rowlett Development Code and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

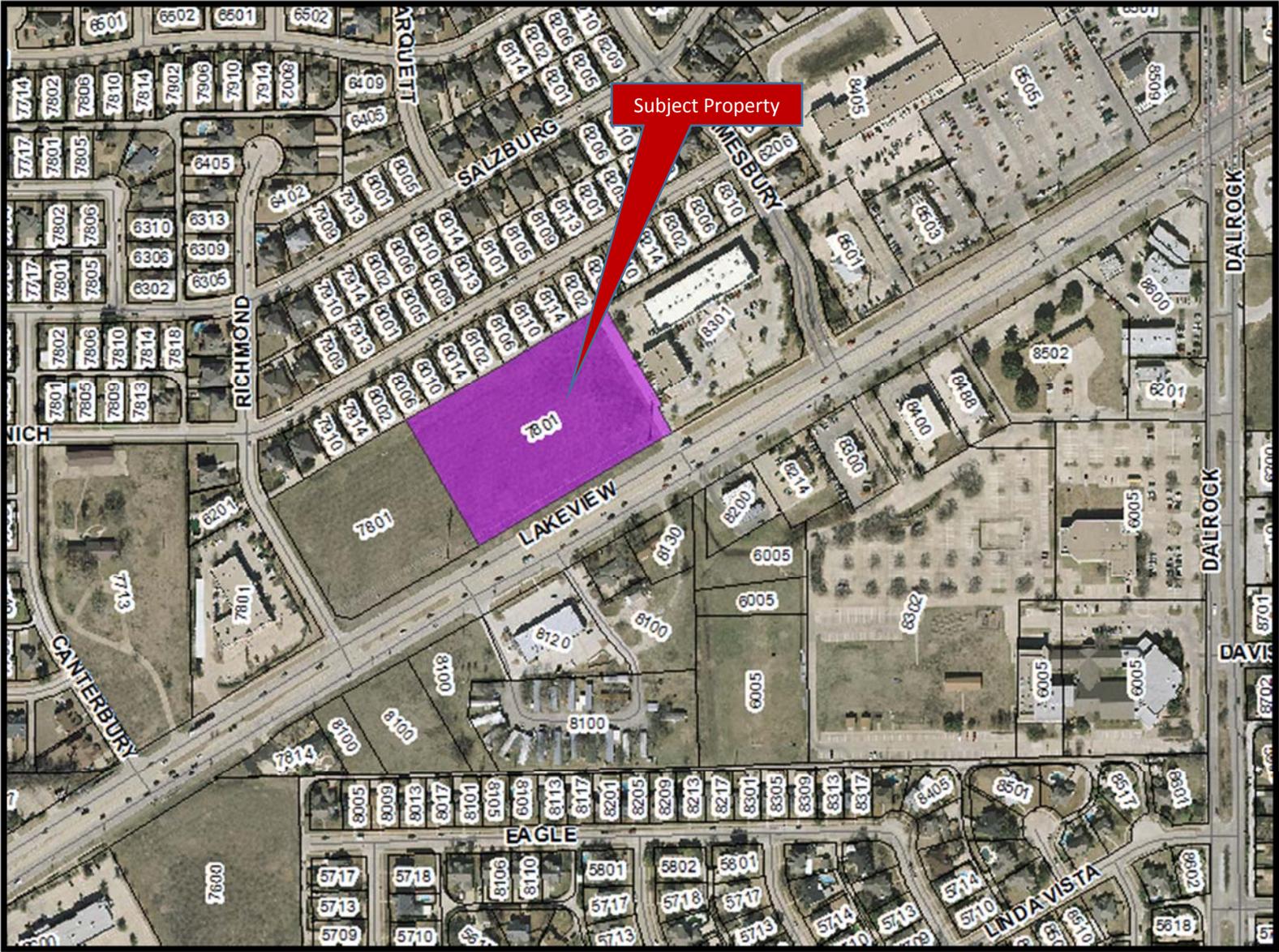
N/A

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 – Building Rendering
- ATTACHMENT 6 – Landscape Plan
- ATTACHMENT 7 – 200-ft Public Notice Responses
- ATTACHMENT 8 – 500-ft Courtesy Notice Responses





TO: Development Services
City of Rowlett

08 December 2014

FROM: Maxwell Fisher, AICP or Dallas Cothrum, Ph. D.

RE: Planned Development Standards for TJO Storage Development on Lakeview Parkway

On behalf of The Jenkins Organization, Masterplan proposes a Planned Development District to accommodate a one-story self-storage facility at 7801 Lakeview Parkway. The facility would provide both climate controlled and non-climate controlled units.

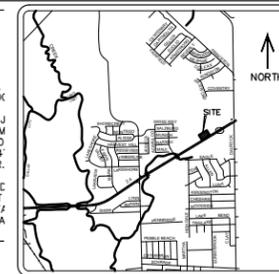
At first glance, this site appears to be suited for typical office or retail development; however, there are factors that have contributed to its current undeveloped condition:

- There is an overhead power transmission line that often deters retailer interest.
- The multi-tenant retail complex to the east is oriented with its back to the subject site making integration infeasible.
- The adjacent retail development wasn't site planned to allow synergy.
- The retail to east has no corner anchor and therefore additional retail spin-off is non-extensive or weak; key tenant spaces has less than optimal types of uses as the anchor.
- The site is mid-block and mid-market and is apart from the nearby grocery store anchor retail.
- Prevailing weak medical office market.
- The transmission pole on west side precludes placement of a drive in line with the median cut. The limited access and location of such access, hampers any retail market or long-term success.
- The site is too large for a build to suite doctor's office; yet too small for a larger medical campus.
- The site is too shallow for an anchor and too deep for typical pad users.
- Retail or medical development requiring visibility from Lakeview Parkway, would place parking, lighting and potentially dumpster and loading and unloading operations immediately adjacent to the residential district.

This development would be an answer to an underserved Rowlett storage market and would add considerably to the city's tax base. The site is ideal for storage based on the following considerations:

- The contemporary design, with a high degree of building articulation and landscaping, complies with the spirit and intent of the city's design standards.
- We find the neighbors prefer a limited impact storage development with greater buffering from residential.
- Neighborhood self-storage is a daily needs type of facility; customers, particularly women prefer a storage location in a non-industrial safe location near their home.
- This facility would be a low traffic and quiet development providing conveniently located storage for neighbors.

We look forward to working with staff and city officials on this proposal. Should you have any questions, feel free to contact us at maxwell@masterplanconsultants.com or by phone at 214.761.9191.



VICINITY MAP (N.T.S.) MAPSCO: 20A-Z

LEGEND

- (P) - PROPOSED PARKING SPACES IN A ROW
- (L) - PROPOSED LANDSCAPING AREA
- [Pattern] - PROPOSED PAVEMENT
- [Pattern] - PROPOSED PAVEMENT
- FH - PROPOSED FIRE HYDRANT
- - - - - EXISTING CURB
- - - - - PROPOSED CURB

BUILDINGS DATA:
 106,825 GROSS SQUARE FEET
 65,588 CLIMATE CONTROLLED SQUARE FEET
 19,375 NON-CLIMATE CONTROLLED SQUARE FEET
 84,963 NET SQUARE FEET

ZONING CONCEPT PLAN DATA

GENERAL		
CASE NUMBER	PD14-752	
PROJECT NAME	LAKEVIEW PARKWAY SELF-STORAGE	
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 441105900A0020000	
OVERALL SITE		
GROSS SITE AREA	182,470 SF (4.189 ACRES)	
SITE FRONTAGE	LAKEVIEW PARKWAY - 527'	
IMPERVIOUS SURFACE AREA	44,705 (1.03 ACRES)	
PERVIOUS SURFACE AREA	30,940 (0.71 ACRES)	
OPEN SPACE (%)	16.5%	
DETENTION AC (%)	APPROX. 5100 (0.12 ACRES)	
BUILDING		
FLOOR TO AREA RATIO	0.59	
TOTAL SQUARE FOOTAGE	106,825 SF	
PROPERTY DEVELOPMENT REGULATIONS		
SETBACKS	PERMITTED/REQUIRED	PROPOSED
FRONT	50'	50'
REAR	30'	17'
SIDE	50' OR 6' BETWEEN COMMERCIAL	10'
MAX STRUCTURE HEIGHT:	ROOF	90'
	PARAPET	16'-6"
		26'-0"
MAX STORIES/FLOORS	NA	1
PARKING & ACCESS		
PARKING REQUIRED: (1 PER 1,500 SQ. FT.)	122	
PARKING PROVIDED:	23 SPACES (1 HANDICAPPED)	

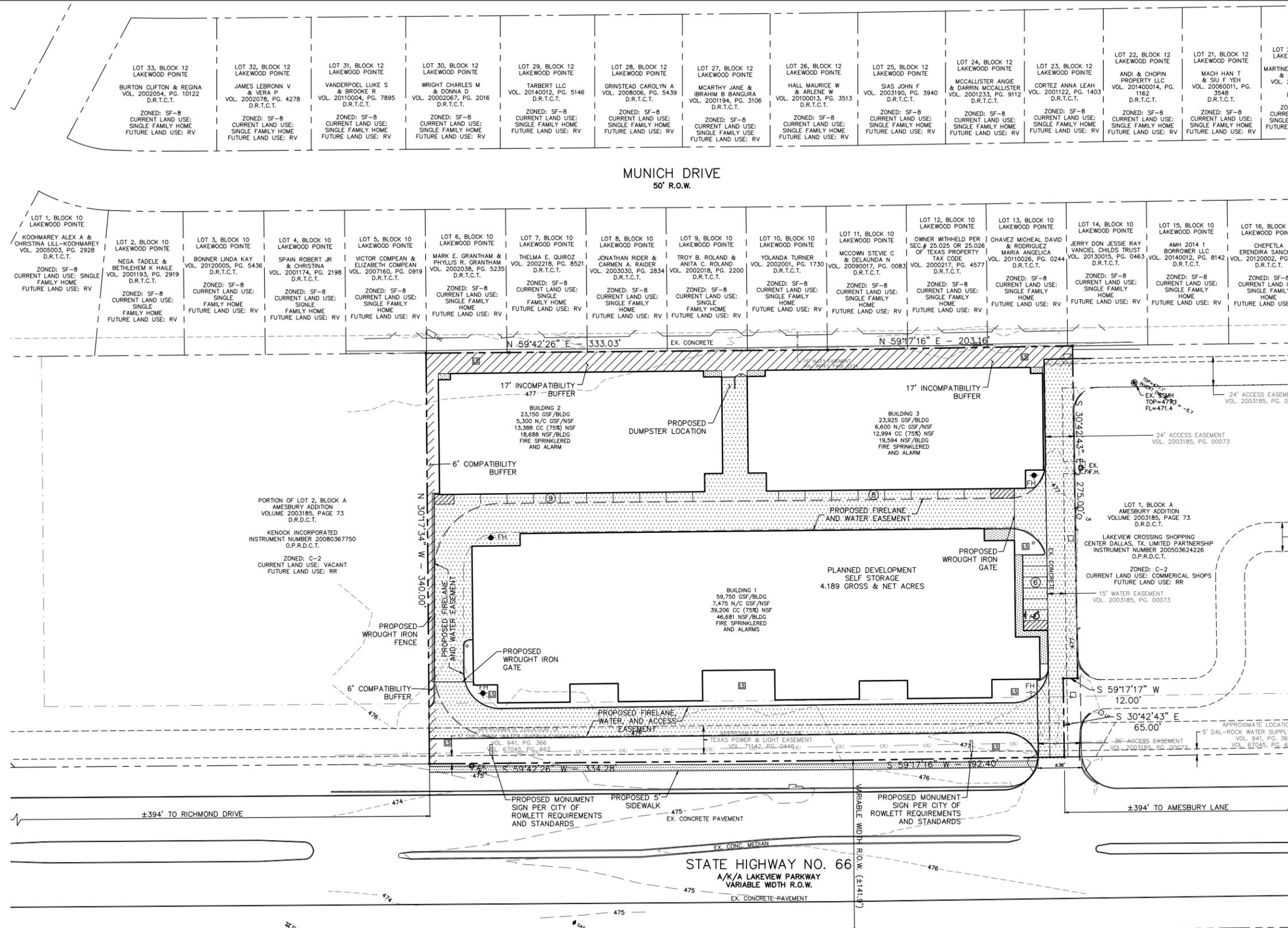
- NOTES:**
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE
 - THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH THE DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS 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 C - ZONING CONCEPT PLAN
 LAKEVIEW PARKWAY SELF STORAGE
 4.18 ACRES
 PART OF LOT 2, BLOCK A
 J. SAUNDERS SURVEY, ABSTRACT NO. 1424
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

January 23, 2015

REV NO.	DATE

MUNICH DRIVE
 50' R.O.W.



OWNER: THE JENKINS ORGANIZATION, INC. 2539 S. GESSNER, SUITE 13 HOUSTON, TX 77063 CONTACT: ROBB DeJEAN

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

SURVEYOR: JPH LAND SURVEYING, INC. 807 BLUE BONNET DRIVE, SUITE C KELLER, TEXAS 76248 PHONE: (817) 431-4971

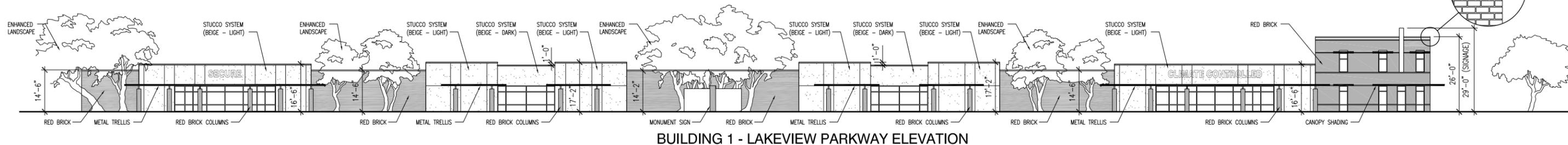
FRANK SPERLING & HAROLD SPERLING VOL. 2318, PG. 0087 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: VACANT FUTURE LAND USE: DT/MU

DAVID E. GEORGE VOL. 2002038, PG. 3749 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: STRIP CENTER FUTURE LAND USE: DT/MU

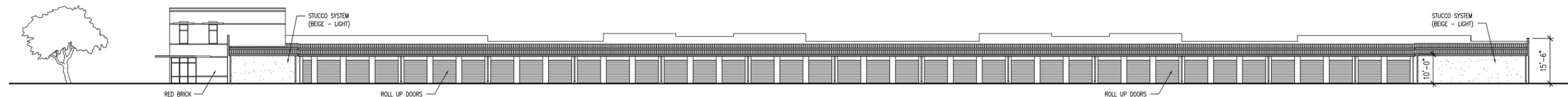
FRANK SPERLING & HAROLD SPERLING VOL. 2002038, PG. 3749 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: DT/MU

L & J FAST LUBE, INC. VOL. 900131, PG. 0141 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: SERVICE SHOP FUTURE LAND USE: DT/MU

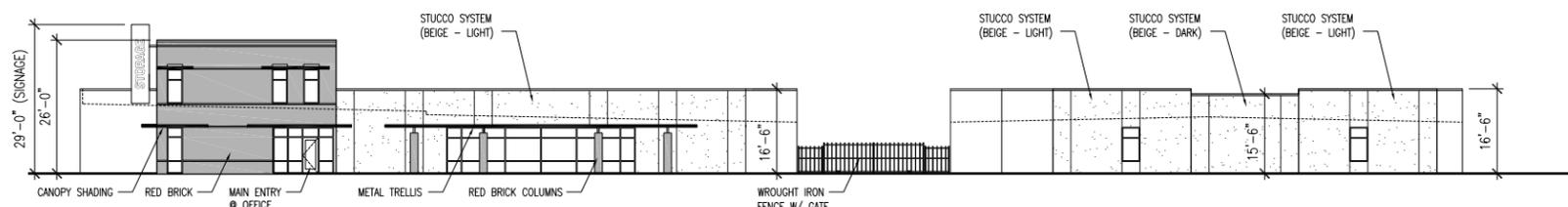
\\s01b01\planning\2014\1424\1424115 - LAKEVIEW PARKWAY SELF STORAGE JPH LAND SURVEYING F - TRAINING COPYNOT IN AN 1114115.DWG



BUILDING 1 - LAKEVIEW PARKWAY ELEVATION



BUILDING 1 - INTERIOR ELEVATION

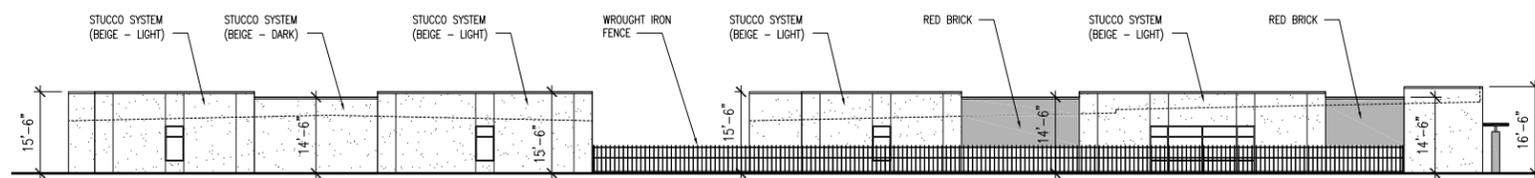


BUILDING 1 - ENTRY/SIDE ELEVATION

BUILDING 3 - ENTRY/SIDE ELEVATION

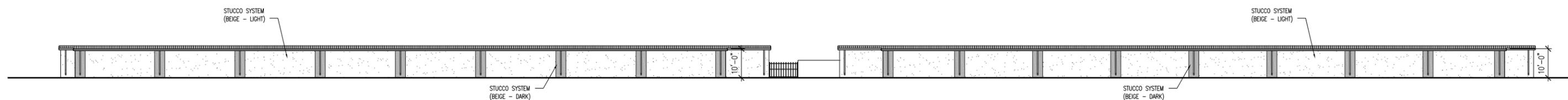
COMMERCIAL BUILDING STANDARDS						
	Total SF	Brick SF	Stucco SF	Brick %	Stucco %	Max. Roof Ht.
Building 1 - Lakeview Parkway Elevation	6669	3192	3477	48%	52%	22'-0"
Building 1 - Interior Elevation	N/A	Interior Facade Elevation				
Building 1 - Entry/Side Elevation	2113	712	1401	34%	66%	22'-0"
Building 1 - Exit/Side Elevation	1945	543	1402	28%	72%	13'-7"
Building 2 - Exit/Side Elevation	1480	0	1480	-	100%	11'-0"
Building 2 - Rear Elevation	2290	0	2290	-	100%	11'-0"
Building 3 - Entry/Side Elevation	1581	0	1581	-	100%	11'-0"
Building 3 - Rear Elevation	2337	0	2337	-	100%	11'-0"

Note: Parapets and other projections may extend up to 5'-6" beyond roof height.



BUILDING 2 - EXIT/SIDE ELEVATION

BUILDING 1 - EXIT/SIDE ELEVATION



BUILDING 3 - REAR ELEVATION

BUILDING 2 - NORTH ELEVATION



ROWLETT STORAGE

12.05.14

ARCHCON
architecture

revisions
01-06-14
01-07-14
01-23-14



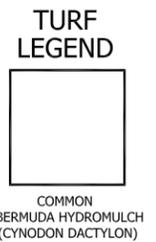
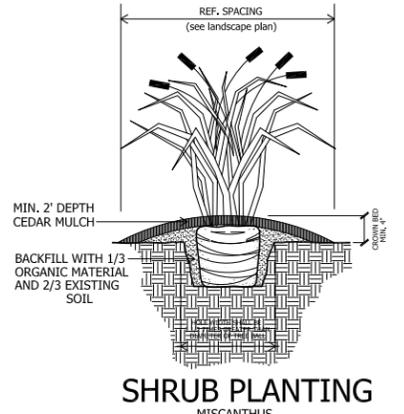
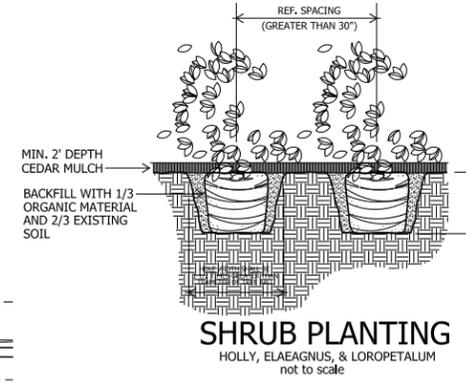
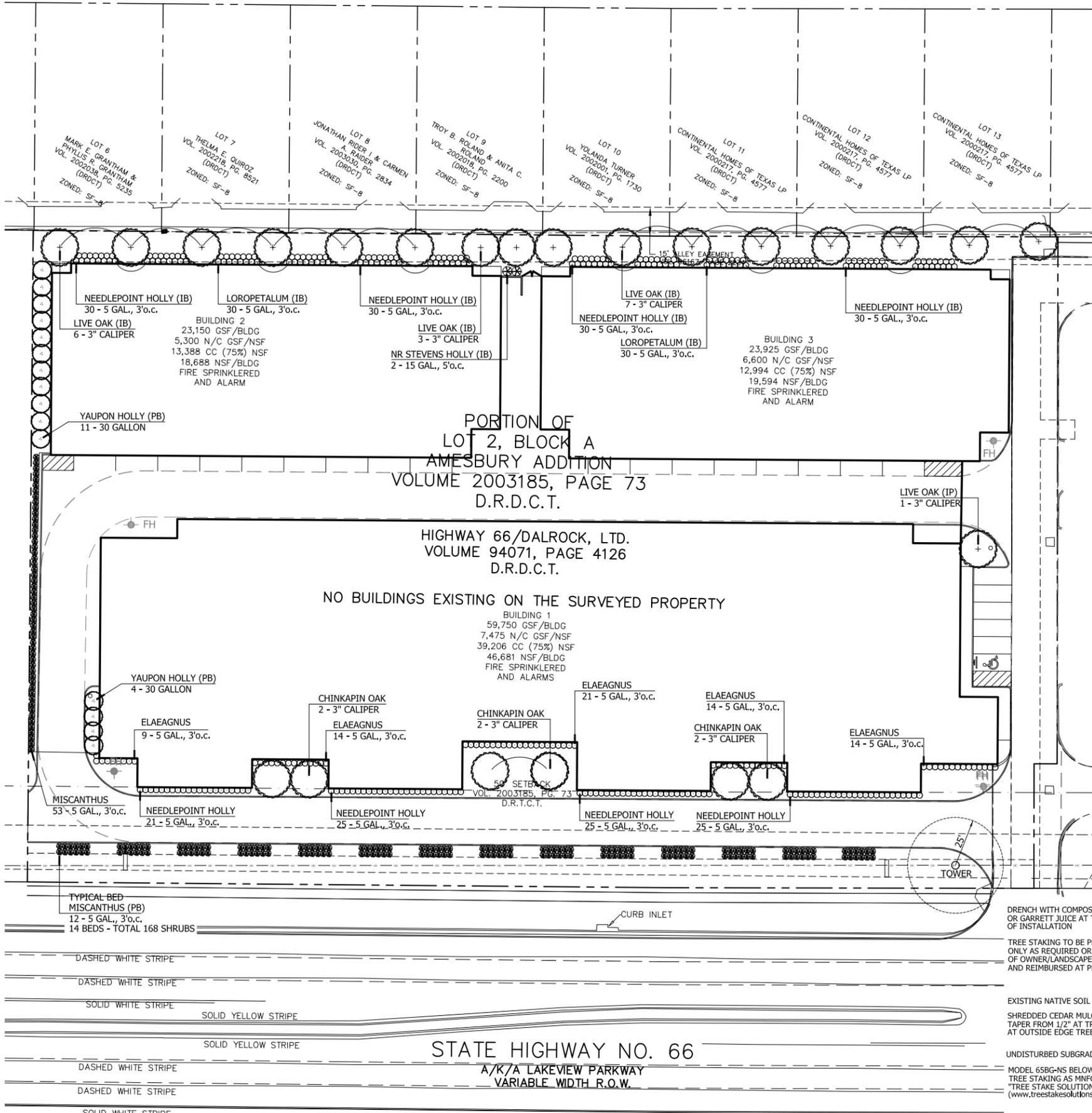
Learning Group
Design Group
Landscape Architecture
4013 Bubb Saw Drive, Suite 101-B
North Richland Hills, Texas 76180
(817) 577-8889 Fax: (817) 577-8896

LANDSCAPE PLAN

ROWLETT STORAGE
LAKEVIEW PARKWAY (STATE HIGHWAY 66)
ROWLETT, TEXAS

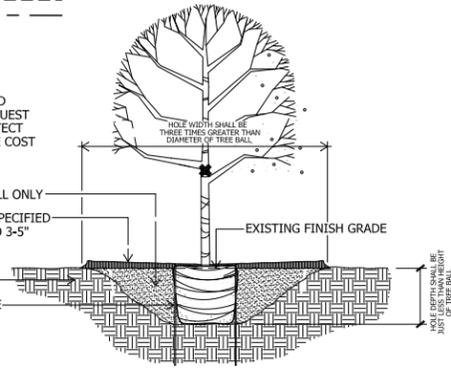
file name:
c:\Rowlett-Self Storage\2\ldg-base_RowlettSS2.dwg

sheet
[1]



DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE
UNDISTURBED SUBGRADE
MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

LANDSCAPE AREA
MIN. 15% REQUIRED
TOTAL SITE 181,960 SF
15% REQUIRED 27,294 SF
15.81% PROVIDED 28,768 SF

PERIMETER BUFFERS (PB)
15' R.O.W. BUFFER REQUIRED (LAKEVIEW PARKWAY) (527' - 22' DRIVE APPROACH = 505')
SHADE TREES - 1 - 3" CAL. PER 35 LIN. FT.
505' = 14.42 = 15 TREES REQUIRED
35 TREES PROVIDED (west side of site)
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
505' = 16.8 x 10 = 168 SHRUBS REQUIRED
30 168 SHRUBS PROVIDED

15' INCOMPATIBILITY BUFFER REQUIRED (NORTH P.L.) - (IB)
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.
536' = 15.3 = 16 TREES REQUIRED
35 16 TREES PROVIDED
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
536' = 17.8 x 10 = 178 SHRUBS REQUIRED
30 182 SHRUBS PROVIDED

PARKING LOT INTERIOR (IP)
5% INTERIOR LANDSCAPE REQUIRED
TOTAL PARKING AREA 2,733 SF
REQUIRED (5%) 137 SF
PROVIDED (12%) 326 SF

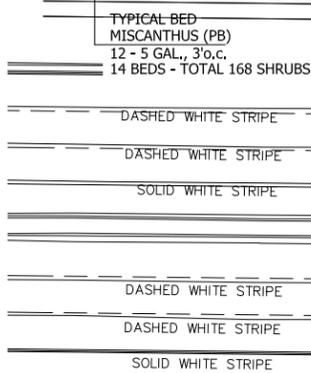
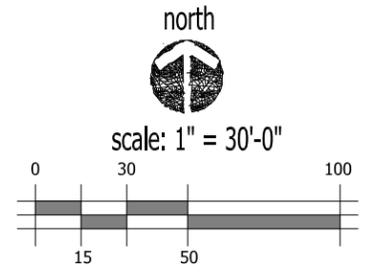
1 - 3" SHADE TREE PER EACH 9'x18' ISLAND
1 PARKING ISLANDS
1 LARGE TREES PROVIDED

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 PLANS 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
LIVE OAK	17	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS VIRGINIANA					
CHINKAPIN OAK	6	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS MUHLENBERGIA					
YAUPON HOLLY	15	30 GAL.	7-9'	3-4'	CONT. GROWN
ILEX VOMITORIA					
NR STEVENS HOLLY	2	15 GAL.	4-5'	2-3'	CONT. GROWN
ILEX x 'NELLIE R. STEVENS'					
ELAEAGNUS	72	5 GAL.	24"	20"	FULL
ELAEAGNUS MACROPHYLLA 'EBBENJIT'					
MISCANTHUS	221	5 GAL.	24"	20"	FULL
MISCANTHUS SINENSIS 'MORNING LIGHT'					
NEEDLEPOINT HOLLY	216	5 GAL.	24"	18"	FULL
ILEX CORNUTA 'NEEDLEPOINT'					
LOROPETALUM	60	5 GAL.	20"	18"	FULL
LOROPETALUM CHINENSIS					



STATE HIGHWAY NO. 66
A/K/A LAKEVIEW PARKWAY
VARIABLE WIDTH R.O.W.



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury 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 underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

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

COMMENTS: *Property has sat empty for more than 20 years because users not interested in retail there. This would be a good use.*

SIGNATURE: *Gordon Edwards - GP*
ADDRESS: *Hwy 66 Dalrode Ltd.*

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 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th 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 21, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, February 11, 2015, to be included in the City Council packet. All responses received by February 11th 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 glangford@rowlett.com</p>	<p>RETURN BY FAX OR MAIL 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 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury 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 with modified development standards. (Case Number PD14-752)

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

COMMENTS: Because it directly backs up to the back yard of my Residential Property

SIGNATURE: Kathy Vonciel
ADDRESS: 8206 Menich, Rowlett, TX

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Table with 2 columns: Contact information for the Department of Development Services and Return by Fax or Mail information for the City of Rowlett.

01-16-15 ATT:27 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas.
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 with modified development standards.

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: will devalue all property surrounding and promote crime

SIGNATURE: Tena Golden

ADDRESS:

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Table with 2 columns: Contact information for questions (phone, fax, email) and Return by Fax or Mail address (City of Rowlett, Development Services, PO Box 99, Rowlett, TX 75030-0099).



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development

LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury 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 underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

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

COMMENTS: Not good for the City, it will bring down the property values.

SIGNATURE: [Signature]
ADDRESS: 7801 Lake view pkway, Rowlett, TX 75088

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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

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas.
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 with modified development standards. (Case Number PD14-752)

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

COMMENTS: Please See PAGE 2

SIGNATURE: [Handwritten Signature]

ADDRESS: 8102 Marsh Ln Rowlett TX 75081

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Table with 2 columns: Contact information for questions (phone, fax, email) and return instructions (fax or mail to City of Rowlett Development Services).

To whom it may concern,

I am writing you today to let you know I am opposed to the proposed development of the TJO Self Storage located at 7801 lakeview Parkway for the following reasons.

- 1 I feel that it will reduce my property values due to the type of business. It is not a similar business than those around it and will be out of place in the community.
- 2 The proposed construction plan shows a separation between the two back buildings directly behind my home. This could cause potential security issues.
- 3 The buildings appear to be built directly on the Property line. The Shrubbery poses an issue at night with security to the home owners. I expect Maintenance issues with the shrubbery as well in the future.

Thank You

Mr. E E Smith

8102 Munich Dr

Rowlett, TX 75089



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 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

[Handwritten Signature]

SAM H. and TERRI L. SHOWMAN
8113 SALZBURG DRIVE
ROWLETT, TX 75089-3927

ADDRESS:

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glangford@rowlett.com

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City of Rowlett
Development Services
PO Box 99
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Department of Development
Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Planned Development

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *It doesn't fit the neighborhood*

SIGNATURE:

ADDRESS:

7901 Munica

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Rowlett, TX 75030-0099



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:

SIGNATURE:
ADDRESS:

[Handwritten signature]

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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 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury 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 with modified development standards. (Case Number PD14-752)

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

COMMENTS:

SIGNATURE:

Rocky Vaz
7906 SALZBURG DRIVE
ROWLETT, TX 75089

ADDRESS:

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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: not a good location for a self-storage facility

SIGNATURE: [Handwritten Signature]
ADDRESS:

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