



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, FEBRUARY 10, 2015**

The Planning and Zoning Commission will convene into a Work Session at 6:30 p.m. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order
- ii. Discuss proposed Downtown/Central Rowlett Community Revitalization Plan.
- iii. Discuss items on the regular agenda.
- iv. Adjourn

The Planning and Zoning Commission will convene into a Regular Meeting at the conclusion of the Work Session in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

**A. CALL TO ORDER**

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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 January 27, 2015.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and take action on a Preliminary Replat for the Bullitt Multisport Addition, located at 8700 Princeton Road further described as being 9.0 ± acres in the James M. Hamilton Survey, Abstract No. 544, and being a replat of Lot 1, Block B and Part of Lot 2, Block A of the River Church Addition, Rowlett, Dallas County, Texas (PP15-762).

**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".

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 27, 2015**

**PRESENT:** Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Chris Kilgore, Thomas Finney, Alternates Gabriela Borcoman, Lisa Cain

**ABSENT:** Commissioners Clayton Farrow, Jonas Tune, James Moseley

**STAFF PRESENT:** Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

**A. CALL TO ORDER**

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

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

Garrett Langford stated that he did not have any updates and offered the Commission the opportunity to move the meeting to the Council Chambers. Chairman Karl Crawley declined the offer to change locations.

**B. CONSENT AGENDA**

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**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).**

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

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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

**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).**

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Principal Planner Garrett Langford presented the case. He presented a location map, Concept Plan, Landscape Plan, Building Elevations, and pictures of the site. Mr. Langford gave a brief background on the case. He stated that staff recommends denial.

There was discussion amongst the Commission regarding the rear property landscape buffer.

Vice-Chairman Michael Lucas opened the public hearing.

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. 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, challenges of the site, and described surrounding uses.

**Eric Bonilla  
8110 Freeman Dr.  
Rowlett, TX 75089  
HOA President**

Mr. Bonilla stated he was in favor of the proposed storage building.

**Eric Smith  
8102 Munich Dr.  
Rowlett, TX 75089**

Mr. Smith stated that he returned a comment card opposing the proposed business and has since changed his mind after seeing the presentation. Mr. Smith inquired about the dumpster being emptied.

**Gordon Edwards  
7001 Preston Rd. #410  
Dallas, TX  
Property Owner**

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Mr. Edwards stated that he has owned the property for 21 years and has not been able to find a retail establishment to buy the property.

**Patricia Van Hook  
6929 Lakeview  
Rowlett, TX 75089**

Ms. Van Hook stated that storage buildings have been given a bad reputation and that she supports the proposed storage building.

**Terry Frey  
2013 Davie Dr.  
Rowlett, TX 75088**

Mr. Frey stated that he liked the idea of having a storage building in an area that was not industrial and completely supported the proposed storage building.

Mr. Cothrum addressed the question regarding the dumpster by stating that it would be emptied once a week.

No other speakers came forward.

Vice-Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission regarding the long term Comprehensive plan, sustainability, and the current demographics.

Alternate Lisa Cain made a motion to deny the item. Commissioner Thomas Finney seconded the motion. The item was recommended for denial with a 5-0 vote.

Chairman Karl Crawley returned to the meeting room.

**D. ADJOURNMENT**

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Vice-Chairman Michael Lucas adjourned the meeting at 8:11 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:** 02/10/2015

**AGENDA ITEM:** W.ii

**AGENDA LOCATION:**

**Work Session**

**TITLE**

Discuss proposed Downtown/Central Rowlett Community Revitalization Plan.

**STAFF REPRESENTATIVE**

Marc Kurbansade, Director of Development Services

**SUMMARY**

Evergreen Rowlett Senior Community, L.P. (Evergreen) approached City Staff about their interest in applying to the Texas Department of Housing and Community Affairs (TDHCA) for the 2015 Competitive Housing Tax Credit Program in order to construct an independent senior living facility generally located on the east side of Old Rowlett Road approximately 600 feet north of the intersection of Old Rowlett Road and Big A Road. At the November 18, 2014 City Council Work Session, there was consensus from City Council to support this project's application to TDHCA for the 2015 application cycle. As part of Evergreen's application to TDHCA, City staff has agreed to consider the adoption of a Community Revitalization Plan.

This agenda item is scheduled in order to solicit feedback from Planning and Zoning Commission prior to formal consideration by City Council on February 17, 2015.

**BACKGROUND INFORMATION**

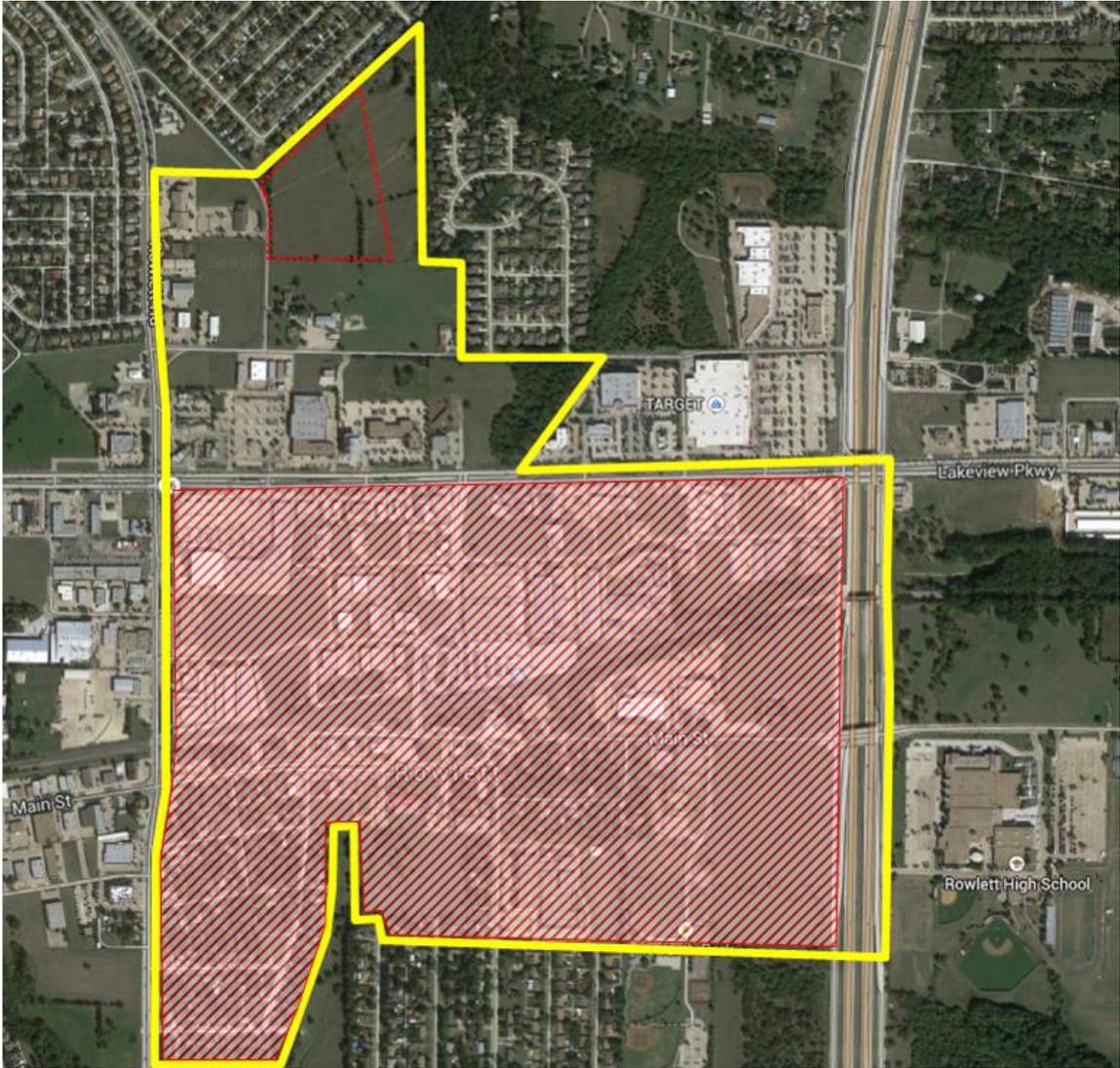
Evergreen notified the City of Rowlett that they were interested in applying to TDHCA for the 2015 Competitive Housing Tax Credit Program for a Senior Housing project. This development would consist of quality, affordable housing options for active adults aged 55 and over.

As part of the application process to TDHCA, applicants secure valuable points in a number of means. One of these means of obtaining points is a municipality providing support in form of a resolution for solely for one applicant. A Work Session item was presented to City Council on November 18, 2014, in order to determine which of two potential projects were to be solely supported. At this meeting, City Council provided direction to City staff to proceed with cooperating with Evergreen as the sole entity that Rowlett will support. On January 20, 2015, City Council adopted Resolution 005-15 in support of the Evergreen development. A second means of obtaining valuable points in the application for tax credits is by the adoption of a Community Revitalization Plan. This Plan can be used to secure up to a maximum of six points to be used in determining if Evergreen will be awarded the grant.

Staff would like to present the Community Revitalization Plan to the Planning and Zoning Commission to solicit feedback prior to formal consideration by City Council on February 17, 2015.

**DISCUSSION**

The proposed Community Revitalization Plan (CRP) identifies a geographic area that the City of Rowlett identifies as a targeted focus of redevelopment efforts. The Revitalization Plan boundary is highlighted by the bold boundary below. Encapsulated within the overall CRP boundary are the Downtown District (hatched) and the proposed Evergreen Senior Housing project (dashed line).



The CRP represents an area that the City has targeted for redevelopment and investment on a large scale. These efforts are illustrated through the various plans that have recently been adopted as well as the investment made in this area. These plans include Realize Rowlett 2020 Comprehensive Plan, Realize Rowlett 2020 Downtown Strategic Plan, and the Parks, Recreation and Open Space Plan (see Table 2 in Attachment 1). The funding, which includes completed,

on-going and planned projects, exceeds over \$11 million over the last several years (see Table 3 in Attachment 1).

As stated previously in this staff report, the CRP is being utilized in part toward meeting objectives for Evergreen in their application to TDHCA for tax credits. The objectives being achieved through the adoption of the CRP are as follows:

1. Adverse environmental conditions, natural or manmade, that are material in nature and are inconsistent with the general quality of life in typical average income neighborhoods. By way of example, such conditions might include significant and recurring flooding, presence of hazardous waste sites or ongoing localized emissions not under appropriate remediation, nearby heavy industrial uses, or uses presenting significant safety or noise concerns such as major thoroughfares, nearby active railways (other than commuter trains), or landing strips; significant and widespread (e.g. not localized to a small number of businesses or other buildings) rodent or vermin infestation acknowledged to present health risks requiring a concerted effort; or fire hazards;
2. Presence of blight, which may include excessive vacancy, obsolete land use, significant decline in property value, or other similar conditions that impede growth;
3. Presence of inadequate transportation or infrastructure;
4. The lack of local business providing employment opportunities; and
5. Efforts to promote diversity, including multigenerational diversity, economic diversity, etcetera, where it has been identified in the planning process as lacking.

The aforementioned funding projects are each linked to one or more of the above objectives included in Table 3 of Attachment 1.

In summary, the proposed Community Revitalization Plan represents a strategic growth area within the City of Rowlett subject to past, present and future planning and funding objectives.

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

N/A

#### **RECOMMENDED ACTION**

No action required. Discussion item only.

#### **ATTACHMENTS**

Attachment 1 – Draft Downtown/Central Rowlett Community Revitalization Plan

# CENTRAL ROWLETT COMMUNITY REVITALIZATION PLAN (CRP)

City of Rowlett



FEBRUARY 2015 DRAFT

Prepared By:

**Kimley»»Horn**

DRAFT

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## OVERVIEW

## INTRODUCTION

The **Central Rowlett** Community Revitalization Plan ("CRP") serves as a guiding document that articulates the City's currently planned vision within the designated Downtown/Central Rowlett CRP area in the City of **Rowlett**, Texas. The Plan also: (1) provides a framework for designation as a Community Revitalization Plan (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2015 Qualified Allocation Plan (QAP); (2) identifies support for the allocation of public resources; and (3) recognizes the opportunities for further development and revitalization within the area.

The City of Rowlett has made on-going efforts to maintain a strong community character, facilitate the development of quality housing options, and provide local economic opportunities in the Central Rowlett CRP target area. City-wide long-range planning efforts that have influenced the development of this area have occurred since 1986, with the City's first Comprehensive Plan. Since then, the City of Rowlett has reassessed community-wide issues and established development goals through additional planning efforts, most recently in 2012 with the adoption of the Realize Rowlett 2020 Comprehensive Plan. As part of this plan update, the City began an evaluation process of targeted opportunity subareas, including the city's downtown. This Downtown Strategic Plan was adopted in the Fall of 2012. In addition, the City adopted an updated Parks, Recreation & Open-Space Master Plan in October 2011 which identifies future recreational and aesthetic amenities for the area. This CRP acts as a summary of those planning efforts that strategically leverage public resources to revitalize this part of the city and stimulate new private investment.

On **February 17, 2015** the **City of Rowlett** City Council, after having held a public hearing on the matter, authorized and approved the Community Revitalization Plan for the **Central Rowlett** CRP area, formalizing the community effort and acknowledging recent-past investment in the CRP and the City's vision for future investment. – to be added after adoption

## CRP AREA PROFILE

## AREA CHARACTERISTICS

The Central Rowlett CRP target area is generally bounded by Rowlett Road to the west, Llano Street to the south, the President George Bush Turnpike to the east, and Lakeview Parkway (SH 66) and the Carters Branch creek to the north. This area incorporates the Downtown Strategic Plan area defined during Realize Rowlett 2020 Phase II, as well as the developing land north of SH 66 (Lakeview Pkwy). The boundary was selected for this CRP to reflect both the City's targeted redevelopment efforts within the downtown study area, as well as the potential for continued commercial and residential growth in the greater central district of Rowlett. As public investment and private development occurs under the guidance of the Downtown regulating plan, these improvements will likely have influence on the success and economic value of the surrounding community. An area map identifying the CRP boundary in relation to the overall city is included in Figure 1. A more detailed CRP boundary map is shown in Figure 2.

## DOWNTOWN

The Downtown development district, as identified in the Downtown Strategic Plan, is truly defined as a regional destination by its connections to the Dallas-Fort Worth area, served by the President George Bush Turnpike and the Dallas Area Rapid Transit (DART) rail system. Both of these key infrastructure projects were completed within the last 5 years. In addition, important thoroughfares such as SH 66 (Lakeview Parkway), Rowlett Road, and Main Street enhance the area's connectivity and economic development opportunities.

Main Street through the heart of downtown is characterized by smaller scale retail and office development, older residential structures, pedestrian-friendly streetscaping, and numerous civic uses. City Hall, a public library, and two parks (Veteran's Park and Herfurth Park) are located in this area. Coyle Middle School is also located within the Downtown boundary, just south of Main Street.

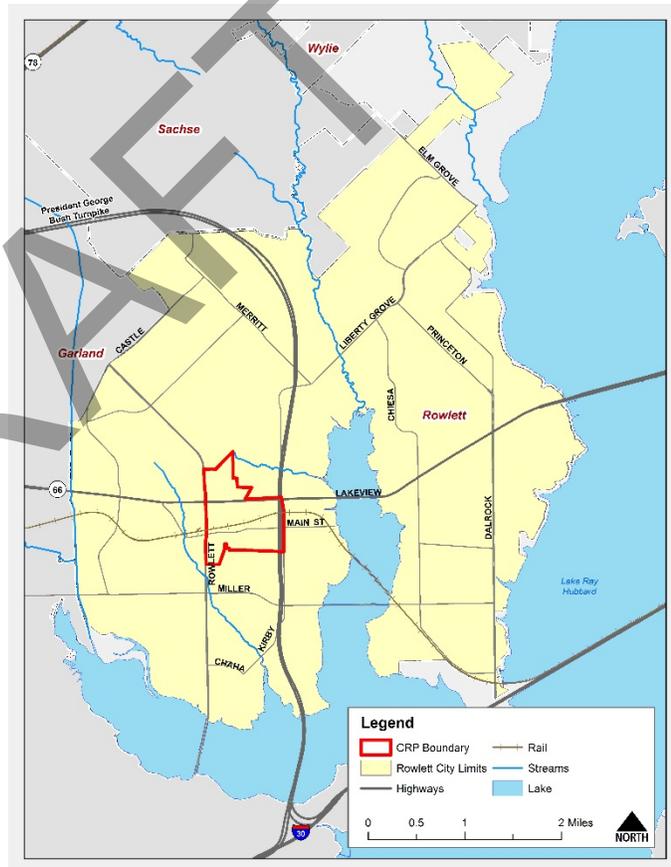


Figure 1: Area Map

North of Main Street and the DART rail line, development is characterized more by light industrial uses, with numerous vacant parcels offering development opportunities. Along the major thoroughfares, Rowlett Road and Lakeview Parkway, the land use pattern transitions to strip commercial development.

**NORTH OF LAKEVIEW PARKWAY**

The CRP area north of Lakeview Parkway (SH 66) is similar in development pattern to the northern edge of the downtown area – with strip centers and general retail along the thoroughfares, and some light industrial uses. However, large areas of undeveloped land exists along the internal roads, Big A Road and Old Rowlett Road. This area is anticipated to continue to develop in the same manner, with parcels zoned General Commercial/Retail and Limited Office.

The northern edge of the CRP boundary includes city-owned land identified as future R. Arnold Edwards Park. This park backs onto the Carters Branch creekway and the floodplain.

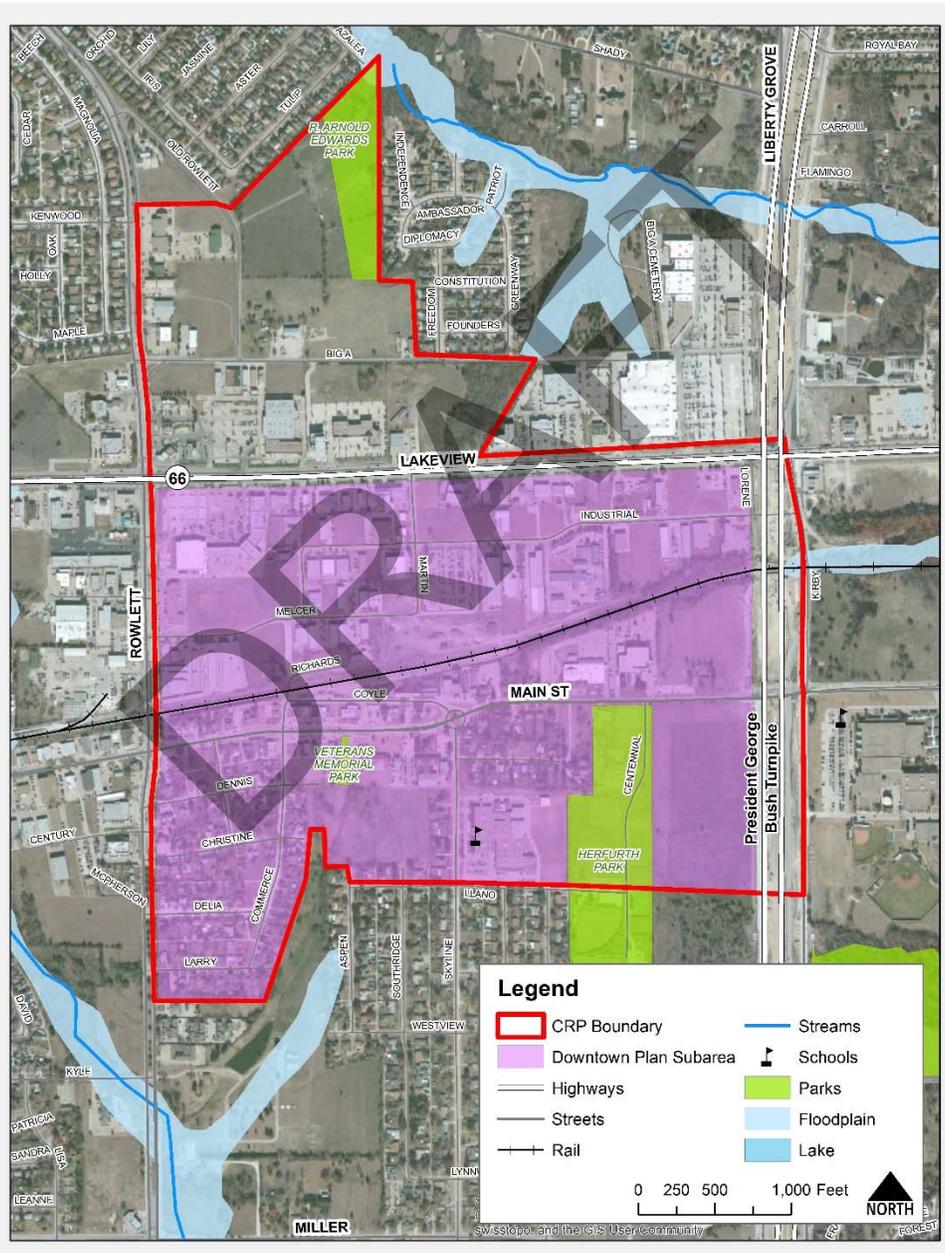


Figure 2: CRP Boundary Map

**DEMOGRAPHIC SNAPSHOT**

The Central Rowlett CRP is located within the U.S. Census tracts 181.33 and 181.40 in Dallas County. The following is a demographic summary of the area based on 2010 Census data.

Table 1. Demographic Summary

	Census Tract 181.33	Census Tract 181.40
<b>Population</b>	3,457	5,377
<b>Ethnicity</b>		
Hispanic/Latino	768	955
Black	266	921
White	2,251	2,994
American Indian	23	21
Asian	91	367
Native Hawaiian/Pacific Islander	1	0
Other	57	119
<b>Housing Tenure</b>		
Owner-occupied Housing Units	1,143	1,313
Renter-occupied Housing Units	146	458
<b>Median Household Income</b>	\$63,424	\$85,540
<b>Housing Units</b>		
Single-Family	1,293	1,421
Multi-Family	13	392
Other	-	-

Source: U.S. Census Bureau, 2010 Census and 2009-2013 American Community Survey

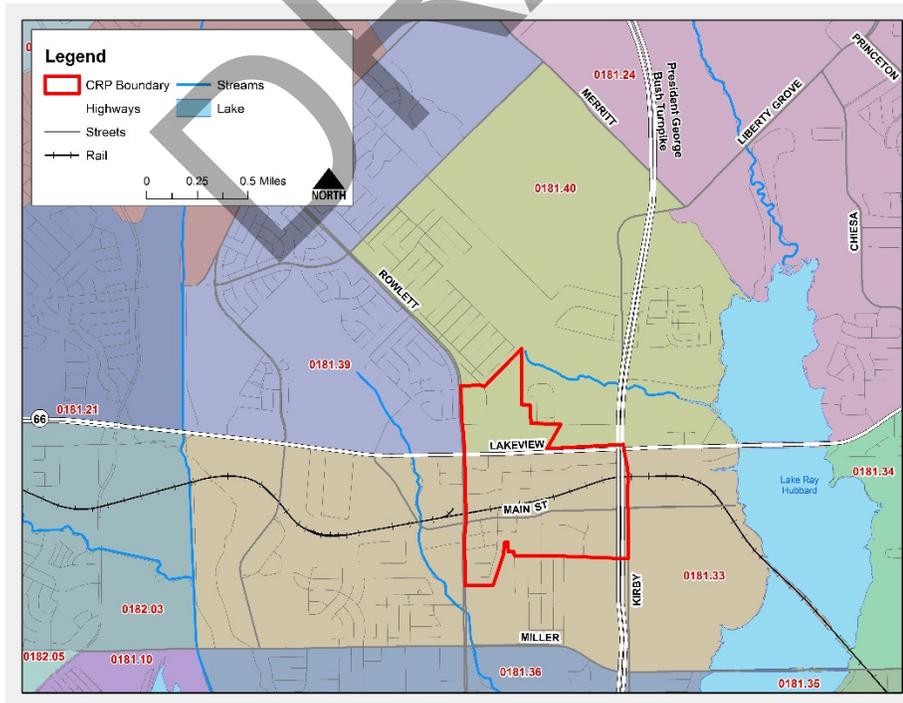


Figure 3: CRP Census Tracts

**CRP TARGET AREA EXISTING CONDITIONS ANALYSIS**

The City of Rowlett worked with downtown area residents, stakeholders, and a consultant team during the development of the Realize Rowlett Downtown Plan to discuss and evaluate existing physical and economic conditions of the area. The following analysis summarizes neighborhood Strengths, Weaknesses, Opportunities and Threats (SWOT) based on the public input documented in the Downtown Plan and additional observations.

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Proximity and connectivity to President George Bush Turnpike and SH 66</li> <li>• DART Rail Transit Station</li> <li>• Quality schools</li> <li>• Existing parks/open space</li> <li>• Signature Main Street character</li> <li>• Regional growth pressure</li> </ul>	<ul style="list-style-type: none"> <li>• Insufficient daytime and nighttime population to support concentrated retail development</li> <li>• Need for diversity of housing types</li> <li>• Lack of non-vehicular connectivity throughout area</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Growing the commercial/business base</li> <li>• Prevalence of vacant lots for new housing and development</li> <li>• Future R. Arnold Edwards Park</li> <li>• Expanding cultural and civic uses</li> <li>• Increased transit service connecting the City to Downtown and DART rail</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial uses that conflict with the desired mixed-use urban environment</li> <li>• Economic and housing competition from neighboring communities</li> <li>• Traffic and safety on major thoroughfares</li> <li>• Possible parking supply issues as more intense development continues</li> </ul>



Figure 4: Existing DART Rail Service



Figure 5: Main Street streetscaping improvements



Figure 6: Major east-west thoroughfare – SH 66 (Lakeview Parkway)

## CRP REVITALIZATION STRATEGY

### PAST PLANNING EFFORTS

The following section summarizes the recent planning initiatives that the City has completed in order to develop goals in collaboration with the local community and proactively guide the growth of the City's downtown and surrounding area.

#### REALIZE ROWLETT 2020 PHASE I: STRATEGIC OPPORTUNITIES (2011)

The first phase of the Realize Rowlett 2020 Plan establishes a high level vision and development goals for targeted redevelopment areas across the City and guides decisions to make these goals a reality. This plan provides an update to the City's previous comprehensive plan document, which was developed in 2001. The 2011 update reevaluated city-wide goals and objectives, but primarily focused on specific catalyst areas that were targeted as important redevelopment locations. Through this process, which involved engaging residents, business owners, and other stakeholders, a Downtown subarea was identified as a key development opportunity for the City. As a result, the City determined a preferred direction to revitalize land uses and guide decisions on economic development and capital investments Downtown.

Guiding Principles from this plan that influence the development in Downtown and surrounding central Rowlett include:

- Grow the City's economy through diversification of job and business opportunities
- Make Rowlett a community that is attractive to people at all stages of their lives
- Invest in places of lasting value and distinctive character
- Create centers with a mix of activities at key locations in Rowlett
- Diversify mobility options within the City and connect activity areas
- Fund public investment that leverages desired private investment

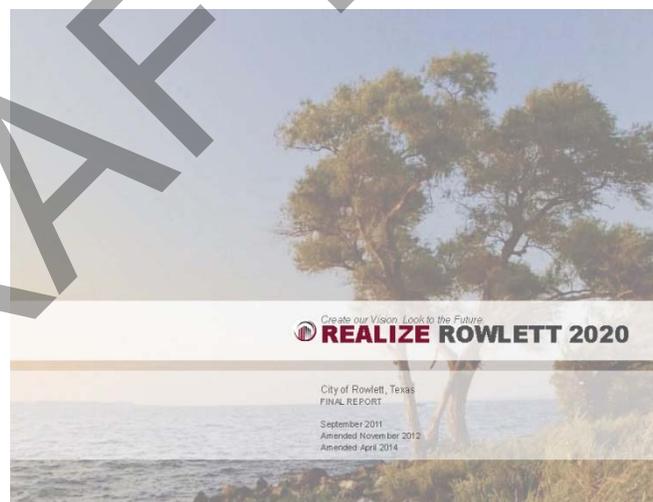


Figure 7: Realize Rowlett 2020 Comprehensive Plan

#### REALIZE ROWLETT 2020 PHASE II: DOWNTOWN STRATEGIC PLAN (2012)

Phase II of Realize Rowlett 2020 began a more focused evaluation of some of the priority planning areas identified in the Comprehensive Plan, which included a detailed study of the Downtown subarea. This plan phase included an economic analysis, the creation of development standards, and conceptual land use plans. Public outreach and stakeholder input were an important part of this process, and guided the priorities and vision established in the plan. Specific development opportunities were identified and a long-term implementation strategy outlined the steps necessary to generate the desired change throughout the area.

Development and Design Goals identified for this subarea include:

- High quality development
- Pedestrian-friendly
- Higher density (compared to existing)
- Strategic distribution of urban open spaces
- Destination land uses
- Sustainable buildings and landscaping
- Improved physical environment
- Transit-supportive development pattern
- Greater variety of land uses
- Unified district (north and south tracks)
- Downtown development pattern (versus suburban)
- Locally-serving land uses, as well as region-serving
- Distinctly different districts

As a result of these goals, the City adopted a regulating plan (Figure 8) and form-based code for Downtown. This type of development code focuses on the building type, interaction of the building with the street, and the consideration of neighborhood context. The anticipated result will be quality architecture, increased density, and a wider range of uses and housing types.

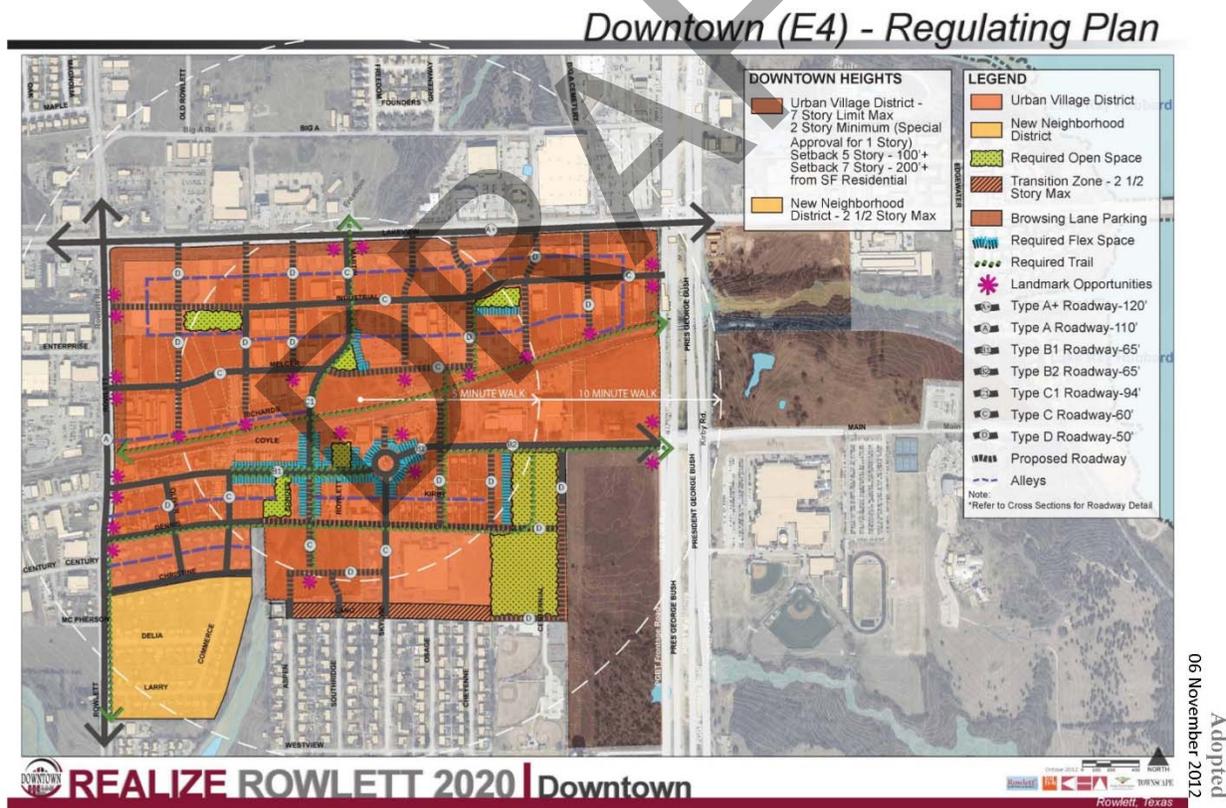


Figure 8: Downtown Regulating Plan

**PARKS, RECREATION & OPEN-SPACE MASTER PLAN (2011)**

In addition to the Comprehensive Plan and Downtown Strategic Plan, a Parks, Recreation & Open-Space Master Plan was adopted in 2011 to guide the development of quality recreational and open space amenities throughout the City. The improvement recommendations in the plan directly influence the future quality of life for residents within the CRP area. The goals and objectives were developed as a collaboration from area residents, City staff, and a parks planning consultant team.

As a result of a park facility inventory, needs assessment, public survey and city-wide public forum, recommendations and a prioritized implementation schedule was developed. Within the CRP area, there are two developed parks (Herfurth Park and Veteran’s Park) and one undeveloped park identified for future improvements (R. Arnold Edwards Park). Recommended improvements for these parks include:

- Trails
- Soccer practice fields
- Improved drainage
- Security lighting
- Seating
- Public art
- Pavilion improvements
- Landscaping

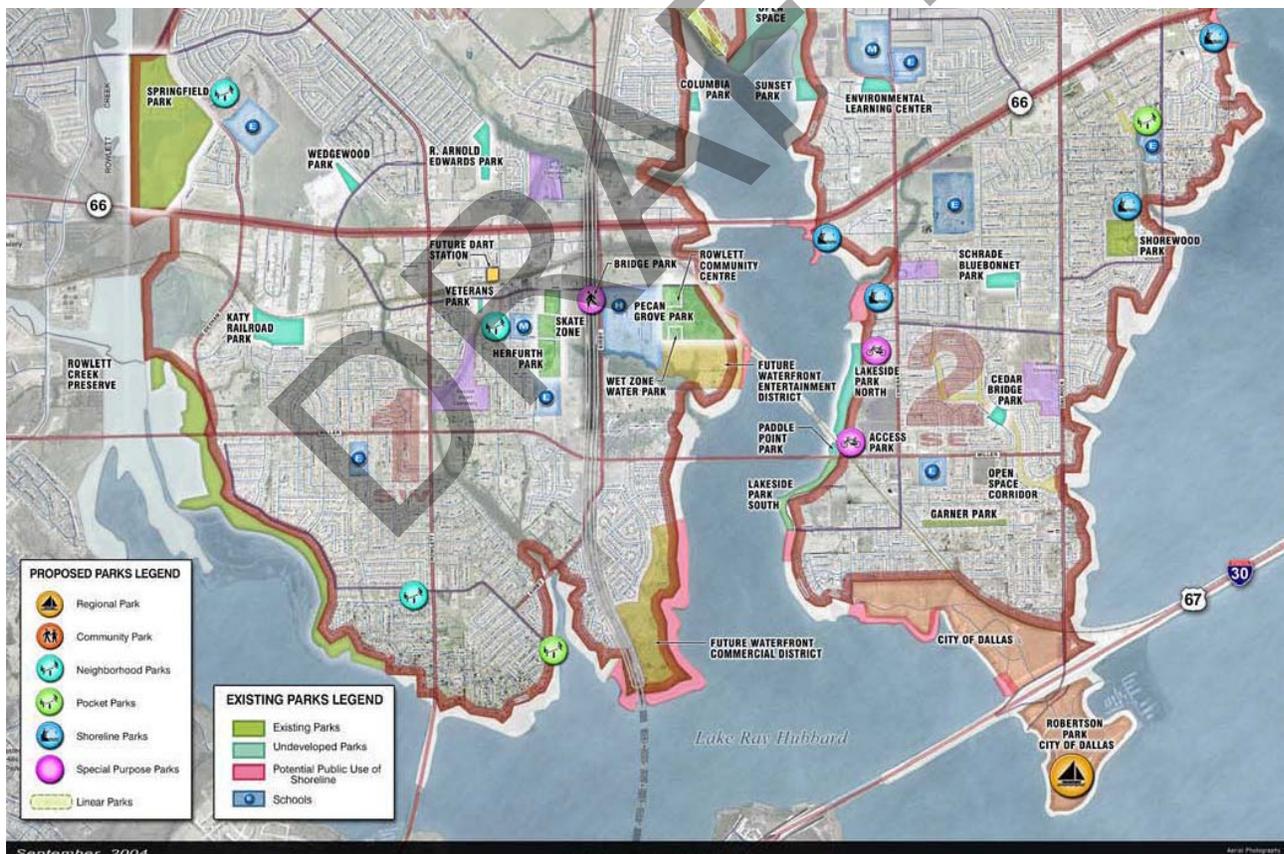


Figure 9: Parks Master Plan

## CRP REVITALIZATION FACTORS

The planning efforts previously identified provide action items to address CRP-specific objectives within the Central Rowlett Community Revitalization Plan target area, specifically in support of Texas Department of Housing and Community Affairs (TDHCA) 2015 Qualified Allocation Plan (QAP) Revitalization Factors. Those factors to be addressed are identified as follows:

1. Adverse environmental conditions, natural or manmade, that are material in nature and are inconsistent with the general quality of life in typical average income neighborhoods. By way of example, such conditions might include significant and recurring flooding, presence of hazardous waste sites or ongoing localized emissions not under appropriate remediation, nearby heavy industrial uses, or uses presenting significant safety or noise concerns such as major thoroughfares, nearby active railways (other than commuter trains), or landing strips; significant and widespread (e.g. not localized to a small number of businesses or other buildings) rodent or vermin infestation acknowledged to present health risks requiring a concerted effort; or fire hazards;
2. Presence of blight, which may include excessive vacancy, obsolete land use, significant decline in property value, or other similar conditions that impede growth;
3. Presence of inadequate transportation or infrastructure;
4. The lack of local business providing employment opportunities; and
5. Efforts to promote diversity, including multigenerational diversity, economic diversity, etcetera, where it has been identified in the planning process as lacking.

## CRP ACTION OBJECTIVES

The following action objective initiatives may be used to address the CRP Revitalization Factors. An implementation plan of all CRP projects, including partnership initiatives, is listed in Table 2.

### **Environmental Conditions**

The City seeks to improve pedestrian connectivity while also maintaining convenient vehicular access. Per the Downtown Strategic Plan analysis, traffic congestion and speeds, especially through the residential neighborhoods, were cited by Downtown Plan participants as a potential safety hazard and impediment to pedestrian and bicycle access to Downtown. Adjacent to Lakeview Parkway, traffic volumes, speeds, and expansive curb cuts jeopardize pedestrian safety. As this area develops, it is the City's intent to encourage pedestrian safety improvements such as complete sidewalks, lighting and bike lanes. One strategy in particular is the use of a "browsing lane" (see Figure 10), an interconnected two-way drive that would provide slow, continuous vehicular access and parking for development along the major, auto-oriented corridors.

### **Presence of Vacancy and Obsolete Land Uses**

The City has reviewed zoning and design standards to foster redevelopment and development opportunities. Improving development standards, particularly for adjacent, unharmonious uses can increase the quality of life for residents and the sustainability of the neighborhood.

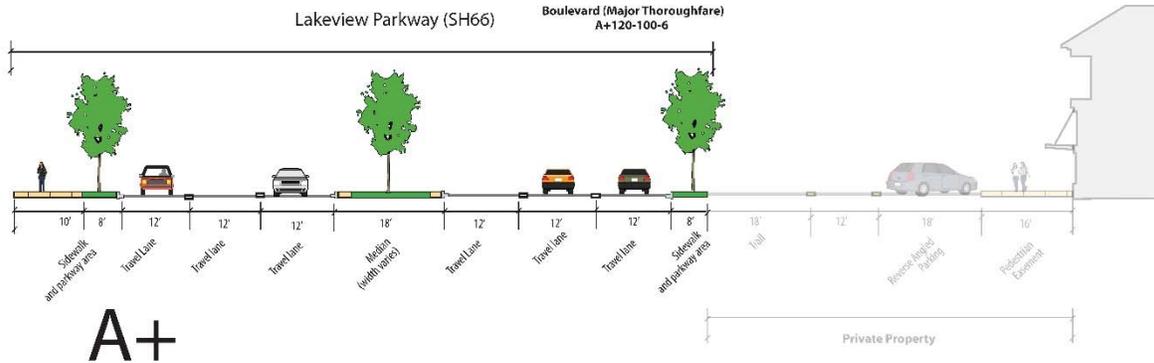


Figure 10: Lakeview Parkway Cross Section

**Inadequate Transportation or Infrastructure**

One of the primary city strategies involves the targeting of public resources to improve the physical condition of area streets and infrastructure. Types of completed and planned public infrastructure projects within the CRP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and sidewalks, and (4) gateway improvements and unique design features to create a distinctive downtown feel.

Providing transportation options/enhancements to better connect this part of the city to other areas of Rowlett and to the rest of the region has also been a priority. Opportunities for bike and pedestrian linkages for residents of all incomes and ages have also been considered with both the Downtown Plan and Parks, Recreation and Open Space Plan. These improvements are vital to creating a desirable place to live.

**Lack of Employment Opportunities**

As a result of the Downtown Plan implementation strategies, the City anticipates that central Rowlett, particularly near the DART rail station, will be able to capture a significant share of the region’s business growth. Primary development opportunities include highway-oriented commercial, specialty retail (mixed-use or free-standing), entertainment, and office space.

**Efforts to Promote Diversity**

With a focus on introducing a variety of land uses and housing types in the Downtown area, the City has made it a goal to diversify and enhance Rowlett’s economy and image. As stated in the Downtown Plan:

*“a variety of housing types and sizes will be encouraged to complement the large percentage of medium-sized single family lots located outside this Area. New residential types will include housing for smaller household sizes, thus attracting singles, young professionals, and empty nesters.”*

**ROLE OF AFFORDABLE HOUSING IN THE PLAN**

The Guiding Principles of the Realize Rowlett 2020 Comprehensive Plan create the foundation to promote affordable housing as a critical element of the Central Rowlett CRP. As a community, it is acknowledged that in order to have sustainable success, there is a myriad of housing types and income types necessary in any area to support the community as a whole. Specifically, the principle supporting housing diversity states:

*Make Rowlett a community that is attractive to people at all stages of their lives*

The Evergreen at Rowlett Senior Community, which is anticipated to be submitted in 2015 to TDHCA, is an appropriate type of development to achieve the desired outcome of this goal.

The Department of Housing and Community Affairs follows certain principles to guide determination of allocations of local, state and federal resources to assist with affordable housing development. These guiding principles seek to:

- Promote affordable home ownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

The Central Rowlett CRP seeks to leverage all available tools and resources to promote and follow these same guiding principles, developing a healthy community within the CRP. The Low Income Housing Tax Credit Program is a critical resource to help the City of Rowlett deliver high-quality rental housing in the CRP and throughout the City.

**COMMUNITY INPUT & PLAN ADOPTION SCHEDULE**

Table 2 outlines the public input opportunities and adoption schedule to develop the community goals and infrastructure improvement plan identified in this CRP.

Table 2. Community Input & Plan Adoption Schedule

<b>Public Involvement</b>	<b>Meeting Type</b>	<b>Date</b>
<b>Parks, Recreation &amp; Open Space Plan</b>	Public Forum	October 12, 2010
<b>Realize Rowlett 2020 Comprehensive Plan</b>	Community Open House	April 25, 2011
	Community Charrette	May 21, 2011
	Adoption	September 20, 2011
<b>Realize Rowlett 2020: Downtown Strategic Plan</b>	Public Information Meeting #1	April 5, 2012
	Public Information Meeting #2	June 25, 2012
	Adoption	November 6, 2012
<b>2014-2015 Annual Budget</b>	Public Hearing	August 19, 2014
<b>Central Rowlett Community Revitalization Plan</b>	Public Hearing	February 17, 2015

**CRP AREA IMPROVEMENT PROJECTS**

Since 2011, the City of Rowlett has made concerted efforts to revitalize and improve the CRP target area. These investments reflect the City’s commitment to addressing the needs of the area based on the public’s input on community issues throughout the development process of the Comprehensive Plan, Downtown Strategic Plan, and Parks Master Plan.

Many area improvements in recent years are intended to be catalysts for quality redevelopment and new development within the target area. These projects total over \$6,000,000 in community investment and include:

- Transit-oriented development infrastructure
- Roadway improvements
- Water and wastewater improvements
- Park enhancements
- Village of Rowlett development funding contributions

These projects are only the beginning of planned on-going investment of public funds in the CRP target area. Based on the most recent adopted CIP and plan implementation schedules, additional infrastructure, community services, and downtown area amenities are expected to continue to enhance the area. These planned investments as well as the previously completed and on-going projects are outlined in Table 3.

Table 3. CRP Area Project Funding

Project	QAP Revitalization Factors Addressed <sup>1</sup>	Allocation <sup>2</sup>	Status
<b>Downtown TOD Projects</b>	1, 2, 3, 4, 5	\$2,377,817	On-going
<b>Martin Drive Reconstruction</b>	3, 4	\$2,202,330	Completed
<b>Village of Rowlett</b>	1, 2, 3, 4, 5	\$6,018,449	On-going
<b>Main Street 16” Waterline</b>	3	\$491,400	Planned
<b>Veteran’s Park Improvements</b>	1, 3	\$30,000	Planned
<b>Future Library Relocation</b>	2, 3, 4	\$400,000	Planned
<b>Total</b>		<b>\$11,519,996</b>	

1) *QAP Revitalization Factors:*

1. Environmental factors
2. Presence of blight
3. Presence of inadequate transportation or infrastructure
4. Employment and economic opportunities
5. Efforts to promote diversity

2) *Funding Source:* City of Rowlett

In addition to the city-funded projects identified in Table 3, roadway infrastructure, rail transit, and other Downtown area improvements have been partially or wholly funded by TxDOT, Dallas Area Rapid Transit (DART) and private investment.

A map identifying the CRP area improvements is provided in Figure 11.

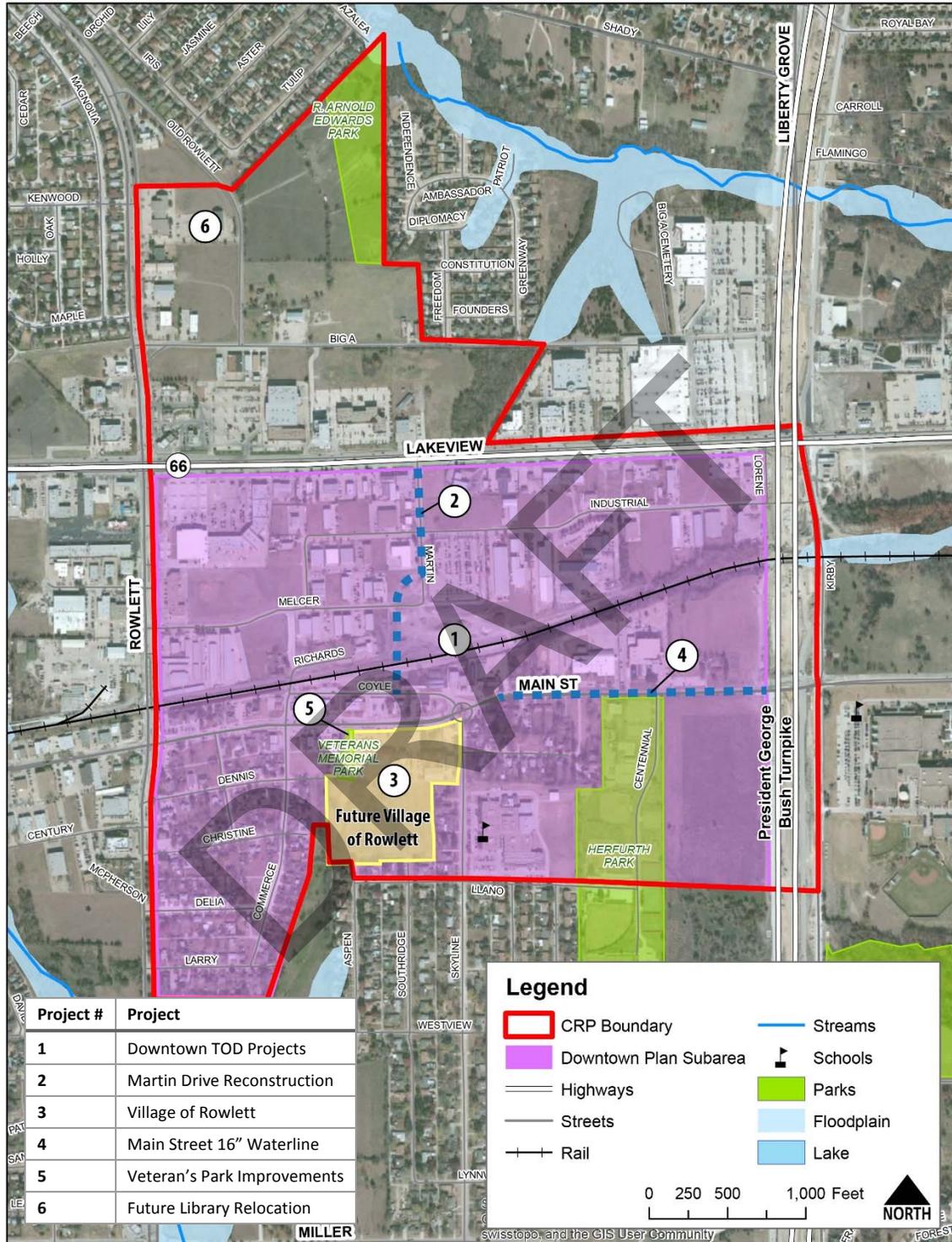


Figure 11: CRP Area Improvement Projects



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 02/10/2015

**AGENDA ITEM:** C1

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Conduct a public hearing and take action on a Preliminary Replat for the Bullitt Multisport Addition, located at 8700 Princeton Road further described as being 9.0 ± acres in the James M. Hamilton Survey, Abstract No. 544, and being a replat of Lot 1, Block B and Part of Lot 2, Block A of the River Church Addition, Rowlett, Dallas County, Texas (PP15-762).

#### **STAFF REPRESENTATIVE**

Garrett Langford, Principal Planner

#### **SUMMARY**

A 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 its entirety. Although the subject property is already platted, the applicant is proposing a new lot layout and, as such, a replat is required. This replat involves creating one lot for a multisport complex and two additional lots for undetermined future development (Attachment 1 – Preliminary Replat).

#### **BACKGROUND INFORMATION**

The subject property is located at the northwest terminus of Princeton Road and Liberty Grove Road and is bounded by Old Princeton Road and the second phase of the Waterview Subdivision (Attachment 2 – Location Map). It is zoned Form Based Urban Village (FB-UV). A multisport complex is a permitted use in the FB-UV zoning district. The preliminary replat 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 replat, and building plans prior to receiving a building permit. The final replat 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 replat for compliance with the Rowlett Development Code and the applicable sections of the Form Based Code. Staff recommends approval of the request as it meets the requirements set forth in both codes.

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

N/A

#### **RECOMMENDED ACTION**

Staff recommends approval of the proposed preliminary replat.

#### **ATTACHMENTS**

Attachment 1 – Proposed Preliminary Replat

Attachment 2 – Location Map

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	1.80	2032.50	000°03'02"	1.80	N45° 53' 23"W
C2	7.33	567.50	000°44'24"	7.33	S45° 32' 41"E
C3	88.53	124.50	040°44'38"	86.68	N24° 01' 30"E
C4	461.52	1300.00	020°20'27"	458.10	S58° 21' 02"E
C5	75.12	1322.50	003°15'16"	75.11	S62° 58' 20"E
C6	57.07	30.00	109°00'05"	48.85	N10° 05' 56"W
C7	78.54	50.00	090°00'00"	70.71	S00° 35' 54"E
C8	39.55	30.00	075°32'06"	36.75	N07° 49' 51"W
C9	47.12	30.00	090°00'00"	42.43	S00° 35' 54"E
C10	18.21	50.00	020°52'15"	18.11	N33° 57' 58"E
C11	46.26	30.00	088°20'37"	41.81	S67° 42' 09"W
C12	158.34	1302.50	006°57'55"	158.24	S65° 03' 30"E
C13	21.12	1935.00	000°37'32"	21.12	S45° 54' 40"E
C14	246.02	1935.00	007°17'05"	245.86	N42° 34' 53"W
C15	7.92	632.50	000°43'03"	7.92	S45° 33' 21"E
C16	10.96	1967.50	000°19'09"	10.96	S45° 45' 20"E
C17	286.72	185.00	088°47'52"	258.87	N00° 00' 04"W

Line	Length	Direction
L1	2.66	N46° 39' 59"W
L2	180.65	N46° 39' 59"W
L3	106.39	N46° 39' 59"W
L4	177.59	S43° 20' 01"W
L5	62.17	S81° 44' 34"W
L6	131.29	N45° 39' 21"W
L7	117.55	S43° 20' 31"W
L8	114.95	N44° 24' 06"E
L9	50.44	N45° 35' 54"W
L10	128.67	N29° 56' 12"E
L11	111.09	N29° 56' 12"E
L12	16.86	N60° 04' 07"W
L13	78.84	N45° 35' 54"W
L14	114.95	N44° 24' 06"E
L15	17.56	S68° 23' 37"E
L16	321.83	N46° 39' 59"W
L17	278.24	N45° 35' 54"W
L18	55.04	S38° 56' 21"E
L19	24.26	N44° 23' 59"W

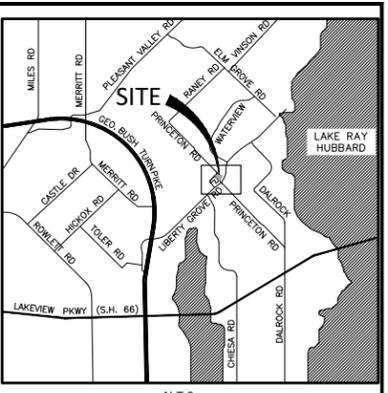
**LEGEND**

- POINT OF CURVATURE OR TANGENCY ON CENTER LINE
- CURVE NO.
- LINE NO.
- IRSC IRON ROD SET CAPPED
- 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "JVC"
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

**NOTES:**

**ATTACHMENT 1**

- 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 C3 AND D4.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Maps, Map Number 48113C0235K, dated July 7, 2014 and Map Number 48113C0245K, dated July 7, 2014 as published by the Federal Emergency Management Agency. 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 1/2" Iron Rods with yellow plastic caps stamped "JVC"



N.T.S.  
BENCHMARKS

- CITY OF ROWLETT STATION NO. "C-3": BERNITSEN TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED IN THE CENTERLINE MEDIAN OF LAKEVIEW PARKWAY APPROXIMATELY 275' WEST OF SHORELINE DRIVE, 48' EAST OF AN IRRIGATION CONTROL PEDESTAL, 53' WEST OF EDGE OF CONCRETE MEDIAN, 6' SOUTH OF NORTH CURB AND 6' NORTH OF SOUTH CURB.  
N = 7018756.835 E = 2565958.298  
ELEV. = 485.73' (PLAN) 485.56' (PLAN)
- CITY OF ROWLETT STATION NO. "D-4": BERNITSEN TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED IN THE WEST END OF NORTH POINT DRIVE MEDIAN AT THE INTERSECTION OF CHESA ROAD, APPROXIMATELY 13' WEST OF A STONE SIGN, 14' NORTH OF SOUTH MEDIAN CURB, 11.5' SOUTH OF NORTH MEDIAN CURB AND 6' EAST OF NOSE OF MEDIAN.  
N = 7024731.574 E = 2571390.039  
ELEV. = 482.06' (PLAN) 481.99' (FIELD)

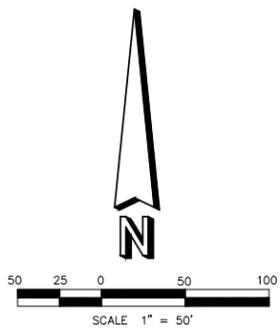
**PURPOSE:**  
To subdivide the property for a Sports Facility.

REVISIONS	DATE

**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 \_\_\_\_\_



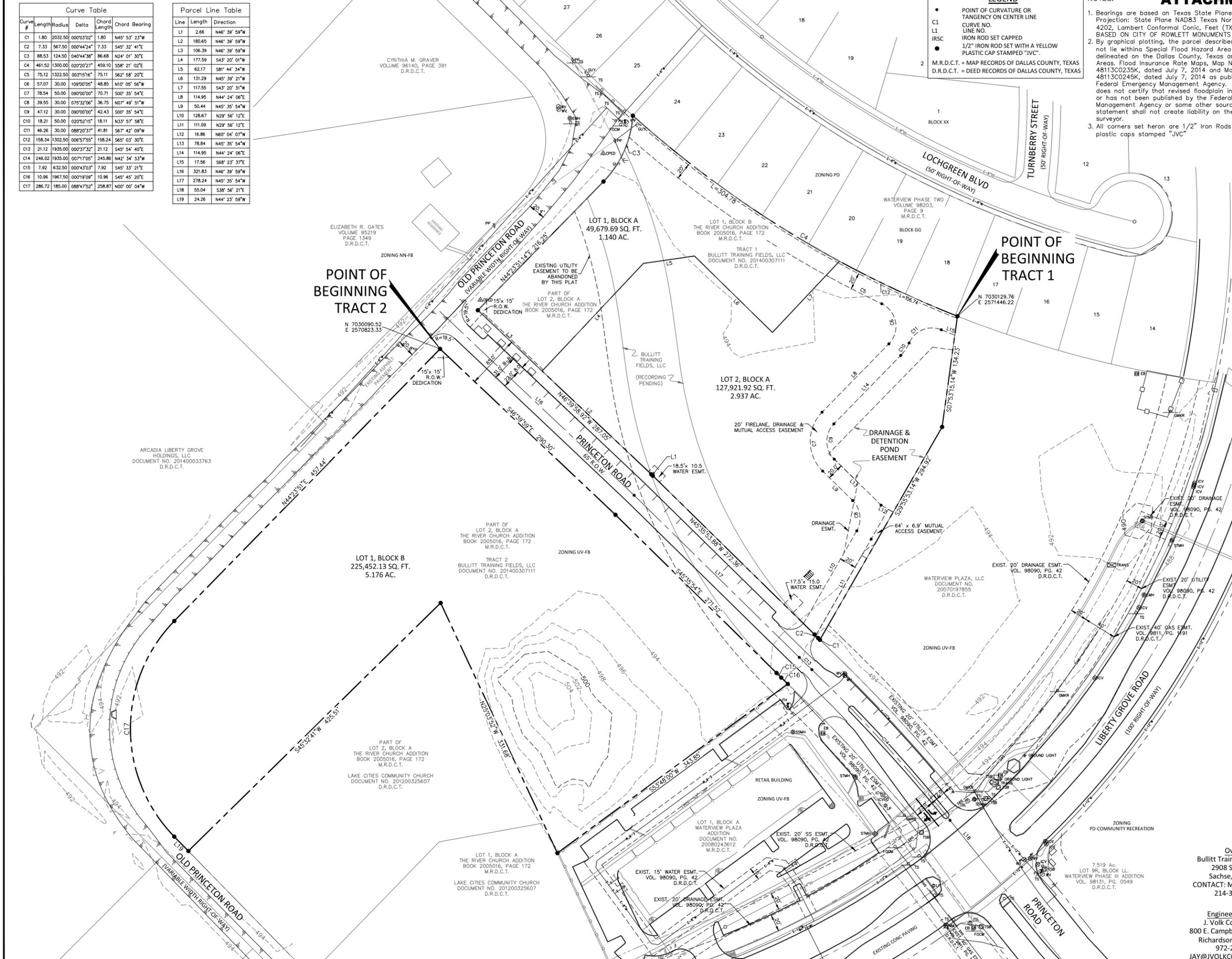
**PRELIMINARY PLAT  
BULLITT MULTISPORT  
ADDITION**

BEING 9.253 AC. IN THE JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544, AND BEING A REPLAT OF LOT 1, BLOCK B AND PART OF LOT 2, BLOCK A THE RIVER CHURCH ADDITION CITY OF ROWLETT DALLAS COUNTY, TEXAS

5 February 2015  
SHEET 1 OF 2

Owner:  
Bullitt Training Fields, LLC  
2908 Sean Cove  
Sachse, TX 75048  
CONTACT: MELVIN BULLITT  
214-377-9540

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
800 E. Campbell Rd., Suite 120  
Richardson, Texas 75081  
972-201-3100  
JAY@JVOLCONSULTING.COM



## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

LEGAL DESCRIPTION  
TRACT 1  
4.077 ACRES

BEING a tract of land situated in the JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544, City of Rowlett, Dallas County, Texas and being all of Lot 1, Block B of THE RIVER CHURCH ADDITION, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Book 2005016, Page 172, Map Records, Dallas County, Texas and being part of Lot 2, Block A of said Addition and being all of that tract of land described as Tract 1 in Deed to Bullitt Training Fields, LLC, as recorded in Document No. 201400307111, Deed Records, Dallas County, Texas and being part of that tract of land described as Tract 2 in Deed to Bullitt Training Fields, LLC, as recorded in Document No. 201400307111, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap stamped "CARTER & BURGESS" found in the southwest line of WATERVIEW PHASE TWO, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas for the common northeast corner of said Lot 1 and most northerly northwest corner of that tract of land described in Deed to Waterview Plaza, LLC, as recorded in Document No. 20070197855, Deed Records, Dallas County, Texas;

THENCE South 07 degrees 53 minutes 15 seconds West, leaving said southwest line and with the common southeast line of said Lot 1 and northwest line of said Waterview Plaza, LLC tract, a distance of 134.23 feet to a 5/8 inch iron rod with a red plastic cap stamped "CARTER & BURGESS" found for corner;

THENCE South 29 degrees 55 minutes 53 seconds West, continuing with said common line, a distance of 294.92 feet to a 5/8 inch iron rod found in the northeast line of Princeton Road, a 65 foot right-of-way, for the common south corner of said Lot 1 and most westerly southwest corner of said Waterview Plaza, LLC tract, said point being at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 03 minutes 02 seconds, a radius of 2,032.50 feet and a chord bearing and distance of North 45 degrees 53 minutes 23 seconds West, 1.80 feet;

THENCE Northwesterly, with said northeast line, the following five (5) courses and distances:

Northwesterly, leaving said common line and with said curve to the left, an arc distance of 1.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 00 degrees 44 minutes 24 seconds, a radius of 567.50 feet and a chord bearing and distance of North 45 degrees 32 minutes 41 seconds West, 7.33 feet;

Northwesterly, with said curve to the right, an arc distance of 7.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 45 degrees 35 minutes 54 seconds West, a distance of 272.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 46 degrees 39 minutes 59 seconds West, a distance of 2.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 46 degrees 39 minutes 59 seconds West, a distance of 287.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common north line of the above mentioned Lot 2 and north line of the above mentioned Tract 2;

THENCE North 44 degrees 23 minutes 51 seconds East, leaving said northeast line and with said common line, passing at a distance of 188.19 feet a 5/8 inch iron rod found for the common northeast corner of said Lot 2 and said Tract 2, and continuing in all for a total distance of 216.25 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the left having a central angle of 40 degrees 44 minutes 38 seconds, a radius of 124.50 feet and a chord bearing and distance of North 24 degrees 01 minutes 30 seconds East, 86.68 feet;

THENCE Northeasterly, with said curve to the left, passing at an arc distance of 46.12 feet a 5/8 inch iron rod found for the common most westerly northwest corner of the above mentioned Lot 1 and most westerly northwest corner of the above mentioned Tract 1, and continuing with the common north line of said Lot 1 and north line of said Tract 1 in all for a total arc distance of 88.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common northeast line of said Lot 1, the northeast line of said Tract 1 and southwest line of the above mentioned WATERVIEW PHASE TWO Addition, said point being at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 20 minutes 27 seconds, a radius of 1,300.00 feet and a chord bearing and distance of South 58 degrees 21 minutes 02 seconds East, 459.10 feet;

THENCE Southeasterly, with said common line and said curve to the left, an arc distance of 461.52 feet to the POINT OF BEGINNING and containing 4.077 acres of land, more or less.

STATE OF TEXAS §  
COUNTY OF DALLAS §

LEGAL DESCRIPTION  
TRACT 2  
5.176 ACRES

BEING a tract of land situated in the JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544, City of Rowlett, Dallas County, Texas and being part of Lot 2, Block A of THE RIVER CHURCH ADDITION, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Book 2005016, Page 172, Map Records, Dallas County, Texas and being part of that tract of land described as Tract 2 in Deed to Bullitt Training Fields, LLC, as recorded in Document No. 201400307111, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set at the intersection of the northwest line of said Lot 2 with the southwest line of Princeton Road, a 65 foot right-of-way;

THENCE Southeasterly, with said southwest line, the following four (4) courses and distances:

South 46 degrees 39 minutes 59 seconds East, leaving said northwest line, a distance of 290.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 35 minutes 54 seconds East, a distance of 271.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 43 minutes 03 seconds, a radius of 632.50 feet and a chord bearing and distance of South 45 degrees 33 minutes 21 seconds East, 7.92 feet;

Southeasterly, with said curve to the left, an arc distance of 7.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 00 degrees 19 minutes 09 seconds, a radius of 1,967.50 feet and a chord bearing and distance of South 45 degrees 45 minutes 20 seconds East, 10.96 feet;

Southeasterly, with said curve to the right, an arc distance of 10.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common southeast corner of the above mentioned Lot 2 and most northerly northeast corner of Lot 1, Block A of WATERVIEW PLAZA ADDITION, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Document No. 20080243612, Map Records, Dallas County, Texas, from which point a 1/2 inch iron rod with a yellow plastic cap stamped "LANE 2509" found bears North 56 degrees 09 minutes 04 seconds West, 0.41 feet;

THENCE South 53 degrees 48 minutes 00 seconds West, leaving said southwest line and with the common southeast line of said Lot 2 and northwest line of said Lot 1, a distance of 343.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said Lot 1, an exterior ell corner of said Lot 2 and an exterior ell corner of the above mentioned Tract 2, from which point a 1/2 inch iron rod with yellow plastic cap stamped "LANE 2509" found bears North 58 degrees 12 minutes 29 seconds West, 0.78 feet;

THENCE North 25 degrees 03 minutes 52 seconds West, leaving said common line and with the south line of said Tract 2, a distance of 331.68 feet to a point for corner, from which point a 5/8 inch iron rod with red plastic cap stamped "AWARD SURV." found bears North 88 degrees 54 minutes 11 seconds West, 0.37 feet;

THENCE South 45 degrees 32 minutes 41 seconds West, continuing with said south line, a distance of 425.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of said Tract 2, from which point a 5/8 inch iron rod with a red plastic cap stamped "AWARD SURV." found bears South 52 degrees 35 minutes 11 seconds West, 3.93 feet;

THENCE Northerly, with the north line of said Tract 2, the following three (3) courses and distances:

North 44 degrees 23 minutes 59 seconds West, leaving said south line, a distance of 24.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 88 degrees 47 minutes 52 seconds, a radius of 185.00 feet and a chord bearing and distance of North 00 degrees 00 minutes 04 seconds West, 258.87 feet, from which point a 5/8 inch iron rod with red plastic cap stamped "DCA" found bears North 29 degrees 56 minutes 04 seconds West, 0.55 feet;

Northerly, with said curve to the right, an arc distance of 286.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner, from which point a 5/8 inch iron rod found bears South 44 degrees 58 minutes 38 seconds West, 3.64 feet;

North 44 degrees 23 minutes 51 seconds East, 457.44 feet to the POINT OF BEGINNING and containing 5.176 acres of land, more or less.

## OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, BULLITT TRAINING FIELDS, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as "BULLITT MULTISPORT ADDITION", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, 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 easements 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.

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 other real property, and for the purpose of General Public vehicular and pedestrian use 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.

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 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.

Witness our hands at Dallas, County, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BULLITT TRAINING FIELDS, LLC

By: \_\_\_\_\_

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 \_\_\_\_\_ (of BULLITT TRAINING FIELDS, LLC) 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary public in and for the State of Texas

My commission expires: \_\_\_\_\_

## SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, 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.

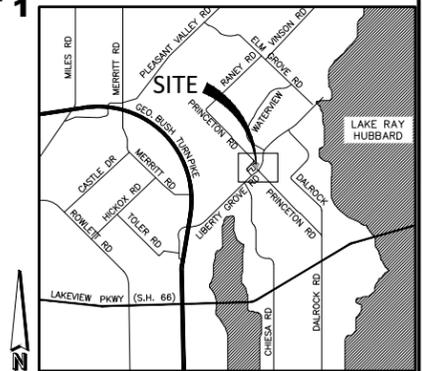
\_\_\_\_\_  
RYAN S. REYNOLDS, R.P.L.S.  
Registered Professional Land Surveyor No. 6385  
STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ryan S. Reynolds, 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 consideration therein expressed.

GIVEN under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



N.T.S.

PRELIMINARY PLAT  
BULLITT MULTISPORT  
ADDITION

BEING 9.253 AC. IN THE JAMES M. HAMILTON SURVEY,  
ABSTRACT NO. 544,  
AND BEING A REPLAT OF  
LOT 1, BLOCK B AND PART OF LOT 2, BLOCK A  
THE RIVER CHURCH ADDITION

CITY OF ROWLETT  
DALLAS COUNTY, TEXAS

5 February 2015  
SHEET 2 OF 2

Owner:  
Bullitt Training Fields, LLC  
2908 Sean Cove  
Sachse, TX 75048  
CONTACT: MELVIN BULLITT  
214-377-9540

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
800 E. Campbell Rd., Suite 120  
Richardson, Texas 75081  
972-201-3100  
JAY@JVOLKCONSULTING.COM

 **J. VOLK**  
consulting  
800 East Campbell Road, Suite 120  
Richardson, Texas 75081  
972-201-3100 Texas Registration No. F-11962

Location Map

