



**AGENDA
PLANNING & ZONING COMMISSION
MONDAY, APRIL 6, 2015**

The Planning and Zoning Commission will convene into a Work Session at 6:00 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order
- ii. Discuss items on the regular agenda.
- iii. 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

- 1. Update Report from Director of Development Services.

B. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and offer recommendation to City Council in consideration of an ordinance imposing Form Based Code zoning with New Neighborhood, Urban Village, and Commercial Center/Special District subdistrict zoning for the Elgin B. Robertson property.

C. ADJOURNMENT

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

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

A handwritten signature in blue ink that reads "Erin L. Jones".

Erin L. Jones, Senior Planner



City of Rowlett

Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 04/06/15

AGENDA ITEM: B.1

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing and offer recommendation to City Council in consideration of an ordinance imposing Form Based Code zoning with New Neighborhood, Urban Village, and Commercial Center/Special District subdistrict zoning for the Elgin B. Robertson property.

STAFF REPRESENTATIVE

Marc Kurbansade, AICP, Director of Development Services
Daniel Acevedo, CNU-A, Urban Design Manager

SUMMARY

The City of Rowlett and the City of Dallas have had longstanding discussions over the past decade regarding the potential sale of the Elgin B. Robertson property and boundary adjustment into Rowlett's municipal jurisdiction. This project will be a multi-year development and once developed, the Elgin B. Robertson property will become a legacy project and gateway into Rowlett along the Interstate 30 corridor.

The main purpose of this meeting is to present the formal zoning application, specifically the Framework Plan, to the Planning and Zoning Commission and request their recommendation to the City Council.

BACKGROUND INFORMATION

The Elgin B. Robertson property consists of approximately 257 acres along Interstate 30 at the Dalrock Road interchange (see aerial map on following page). The north tract is located in Dallas County and consists of approximately 142 acres and the south tract is located in both Dallas County and Rockwall County and consists of approximately 115 acres. It should be noted that the zoning request includes 290.1+/- acres since the zoning boundaries extend to centerlines of adjacent rights-of-way.



The property was acquired by the City of Dallas in 1966 as part of the Forney Reservoir development, which is now known as Lake Ray Hubbard and was designated as a “park” upon its purchase. The property is approximately ten miles outside of the main city limits of the City of Dallas.

As mentioned above, both cities have had ongoing discussions over the past decade regarding the potential sale and boundary adjustment of this property. In order for a potential sale to occur, the City of Dallas needed voter approval to “de-park” the property. In November 2010, the City of Dallas placed a ballot proposition for voter approval and that proposition was rejected. In May 2013, the City of Dallas again placed ballot language for voter approval and that ballot proposition passed opening the door for the negotiations to begin in earnest.

On February 5, 2015, the Dallas Parks Board took action to recommend approval of the sale of Elgin B. Robertson to the City of Rowlett. On February 25, 2015, the Dallas City Council took action approving the interlocal agreement and the first of two sets of approvals for the resultant boundary adjustments. The final approval needed was granted on March 25, 2015. The subject property is now considered within the City of Rowlett City Limits.

On March 6, 2014, the Rowlett City Council approved a Letter of Intent (LOI) with Donahue Development Corporation as the City's development partner to fund the acquisition of the property at its appraised value. Due to the length of time of the ongoing negotiations with the City of Dallas, the Rowlett City Council took action on December 4, 2014, approving an Amended LOI with Donahue Development Corporation to extend the term for an additional nine months.

On May 6, 2014, the Rowlett City Council approved Resolution 036-14 authorizing the Mayor of the City of Rowlett to execute a formal Purchase and Sale Agreement with the City of Dallas for the acquisition of the approximately 257 acre Elgin B. Robertson property for its appraised value of \$31.8 million dollars.

As a result of the ongoing discussions and negotiations since May 2013, the respective cities have reached a mutual understanding and staff has briefed their respective City Councils in Executive Session as to the various documents that will need to be authorized in order to complete this property transaction and boundary adjustment.

City staff provided an overview of the actions associated with this transaction to City Council during their Work Session on March 3, 2015 and to Planning and Zoning Commission on March 24, 2015.

At the March 17, 2015 City Council Meeting, Rowlett City Council approved the following items:

- Interlocal Agreement with the City of Dallas for the acquisition of the Elgin B. Robertson property (Resolution No. 029-15)
- Boundary Adjustments that would amend Rowlett's municipal jurisdiction to include the Elgin B. Robertson property (Ordinance No. 010-15)
- Amendment to the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett relating to the Take Line area (Resolution No. 030-15)
- Approval of a purchase and sale agreement with Donahue Development Corporation for the conveyance of the Elgin B. Robertson property (approximately 257 acres) pursuant to a Tax Increment Reinvestment Zone (Resolution No. 031-15)

Please refer to Items 8B, 8C, 8D and 8E at the following link for videos of the four aforementioned March 17, 2015 City Council items:

<http://rowlettx.swagit.com/play/03172015-1394>

The following table depicts the anticipated timeline associated with completing this property transaction and boundary adjustment into Rowlett's municipal jurisdiction:

ACTION	CITY	COMPLETION DATE
Parks Dept. Recommendation	Dallas	February 5, 2015
City Council Action	Dallas	February 25, 2015
City Council Work Session	Rowlett	March 3, 2015
City Council Action	Rowlett	March 17, 2015
City Council Action – Boundary Adj.	Dallas	March 25, 2015
P&Z Zoning Public Hearing & Recommendation	Rowlett	April 6, 2015
City Council Public Hearing & Zoning Action	Rowlett	April 7, 2015
Property Sale/Closing	Dallas/Rowlett	April 30, 2015

The Elgin B. Robertson property provides a unique opportunity for the Rowlett community. Once developed, this property will become a game-changing gateway in Rowlett on the Interstate 30 corridor. With the connectivity to the President George Bush Turnpike, this site will become a regional destination for the DFW Metroplex and North Central Texas.

The acquisition and boundary adjustment actions are just the first steps in a multi-year development process in which the Rowlett community will see this property innovatively master-planned for a mix of uses. As part of the Interlocal Agreement with the City of Dallas, the Elgin B. Robertson property was required to obtain zoning designations in accordance with those outlined in Attachment 1. The formal application for this zoning request was filed on March 10, 2015. Since the subject property will be under the ownership of the City of Dallas with the City of Rowlett listed as the contract purchaser of this property at the time of rezoning, the City initiated this request.

The remainder of this report will outline the zoning request in detail, specifically as it pertains to the Framework Plan.

DISCUSSION

This section of the staff report will discuss the Site Analysis used to prepare zoning request, the Zoning Exhibits depicting the resulting proposed FBC zoning subdistricts, and the Framework Plan exhibit representing the development regulations, subdistricts and associated internal/external thoroughfares.

In accordance with the requirements set forth in Section 1.4.7 of the City of Rowlett Form Based Code, Framework Plans are required to address the following 12 areas as part of consideration:

1. Topography
2. Designation of FB Districts – e.g. New Neighborhood
3. Pedestrian Sheds;
4. A primary street network and connectivity consisting of major, secondary and collector thoroughfares, as well as minor streets as appropriate;

5. Unique streets types other than those provided in this Chapter;
6. City Hike and Bike Corridors;
7. Any sub-areas that would be defined by special development standards such as building type, building height, or land use;
8. The location of Flex-Space at grade;
9. The location of key focal point(s) for Landmark features;
10. The location of key public Open Space(s);
11. Any Warrants being requested (any variation to this Chapter's standards must be specifically requested); and
12. Other key features appropriate for the particular development area.

The above 12 areas are addressed below as part of the corresponding Site Analysis, Zoning Exhibit, and Framework Plan. Below is commentary that shows how these three components contribute to meeting the above requirements of a Framework Plan.

Site Analysis

The purpose of the site analysis is to evaluate the existing conditions of a property as it relates to both the natural and built environments. To this end, the Site Analysis (Attachment 2) incorporates the below elements, which are outlined in Section 1.4.7.c of the Form Based Code:

- Existing utility placement
- Type and location of existing structures
- View corridors
- Sun patterns
- Condition of existing streets
- Drainage - drainage courses, flood plain and floodway
- Roadway hierarchy (existing and planned)
- Vegetation masses
- Trails and open space (existing and planned)
- Topography
- Views (good and bad)
- Identification of High Profile locations
- Publicly owned land
- Identification of adjacent uses, Civic, Health and Educational facilities (schools, libraries, fire stations, hospitals, churches, etc.)
- Negative or sensitive land uses
- Other landmark features

The Site Analysis is utilized to determine the approximate location of major elements/infrastructure associated with this development. This Site Analysis is a working document that will continue to be utilized as reference as further detail is applied to the development.

Zoning Exhibit

As noted in the Background section of this staff report, the zoning request is required to be consistent with the agreed upon districts set forth in the Interlocal Agreement. The proposed zoning designations are in accordance with these districts (see Exhibit B) and are summarized below:

- New Neighborhood Subdistrict (98.7 gross acres, 98.2 net acres)
- Urban Village Subdistrict (57.9 gross acres, 47.5 net acres)
- Bayside Special District (134.5 gross acres, 116.9 net acres)

Framework Plan

The Framework Plan incorporates the development regulations, the spatial exhibit showing high-level features, and the thoroughfare assemblies. The development regulations designated by subdistrict are proposed as follows:

New Neighborhood. The New Neighborhood District is proposed to conform to the standards in the New Neighborhood regulations of the FBC, with the exceptions as follows:

1. The general intent of the FBC is to promote the interconnectivity within adjacent neighborhoods. The proposed plan provides pedestrian connectivity and emergency access connectivity to the adjacent Vue de Lac neighborhood. Right-of-way for future vehicular access will be provided; however, the near term will not include direct vehicular connectivity.
2. New Neighborhood requires that there be a minimum of 20% each of Type I, Type II and Type III housing. The proposed Framework Plan includes the standard of a maximum of 80% Type I housing with the remaining housing permitted as either Type II or Type III housing. For reference, Type I housing includes 50-59', 60-69' and 70'+ wide lots with single-family detached housing types; Type II includes 40-49' and 25-39' wide lots with single-family detached housing types; and Type III includes 40-49' single-family detached housing on mews, 25-39' single-family detached housing on mews, multi-unit houses and Townhome I units.
3. New Neighborhood standards do not permit front-loaded garages to be located on lots less than 60' in width. The proposed standard includes permitting front-loaded garages on lots with a minimum of 50' in width.
4. New Neighborhood standards set build-to areas for lot types with a width of 50-59' and 60-69' at 15-25' and 20-30', respectively. The proposed standard is to allow a minimum of 10' build-to line for these two lot types. It should be noted that this proposed standard includes a requirement that decorative carriage style carriage doors that are cedar or cedar stained be utilized. In addition, this proposed standard requires that the Homeowners Association (HOA) / Public Improvement District (PID) is responsible for front yard maintenance on all lots.
5. New Neighborhood standards require a minimum of 20' offset from building corners where garages are "front loaded". The proposed standard reduces this

offset to 10' offset from the building corner. It should be noted that this proposed standard includes a requirement that decorative carriage style carriage doors that are cedar or cedar stained be utilized. In addition, this proposed standard requires that the Homeowners Association (HOA) / Public Improvement District (PID) is responsible for front yard maintenance on all lots.

Urban Village. The Urban Village District is proposed to conform to the standards in the Urban Village regulations of the FBC, with the exceptions as follows:

1. Marina uses as a Permitted Use are not contemplated in the existing FBC. The proposal is to permit marina and supporting accessory uses to be allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.

Bayside Special District. The Bayside Special District is proposed to conform to the underlying standards set forth in the Urban Village regulations of the FBC, with the exceptions as follows:

1. Marina uses as a Permitted Use are not contemplated in the existing FBC. The proposal is to permit marina and supporting accessory uses to be allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.
2. Urban Village standards set a maximum building height of five stories. The proposed standards remove the requirement of any building height limitations.
3. Urban Village standards, which serve as the underlying base district, are not specific as to the maximum residential uses to be permitted in this district. To ensure a cap on residential buildings and uses, Mixed Residential, Mixed Use (where the predominant use is residential), and Townhome II building types will only be permitted to account for a maximum of 20% of land area in the Bayside Special Sub-District.

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Seventy-seven notices were mailed to property owners within 200 feet of the subject property on March 20, 2015, and as of Wednesday, April 2, 2015, Staff has received four total responses-- one response in favor and three in opposition. In addition, 225 courtesy notices were mailed to property owners within 500 feet, of which 10 responses were returned—five in opposition and five in favor. The notification maps and the responses are included as Attachments 3 and 4, respectively.

This City-initiated request was reviewed by the City's Urban Design Officer (UDO) and the recommendation is included in Attachment 5. In summary, the recommendation from UDO is for approval; however the UDO does not support any of the requested changes associated with the New Neighborhood.

It should be noted that at the time this staff report was published, Planning and Zoning Commission had not yet offered their recommendation; therefore, this information is not

included in the staff report. The results of that meeting will be provided to Council at the April 7, 2015 meeting.

FISCAL IMPACT/BUDGET IMPLICATIONS

The fiscal impact associated with this request will be in the form of various taxes and fees typical of development (e.g., ad valorem property taxes, sales taxes, hotel taxes, utility fee costs of services) and would be commensurate with development types and patterns. The designation of the Form-Based Code subdistricts provides a level of assurance of the development patterns with regard to building types, density/intensity and use types; however, the variability of development patterns coupled with the fact that a rezoning action does not provide any assurances of future development, the fiscal impact of this development is not presented in this staff report.

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission recommend approval of this item to the City Council.

ATTACHMENTS

Attachment 1 – Master Plan Depicting Proposed Form-Based Code Districts

Attachment 2 – Site Analysis

Attachment 3 – Public Hearing Notice Buffer Maps

Attachment 4 – Public Hearing Notice Responses

Attachment 5 – UDO Recommendation

Exhibit A – Legal Description

Exhibit B – Zoning Exhibit

Exhibit C – Development Regulations





200' Notification Area

Subject Property



Bayside addition Framework Plan
Map Created: March 19, 2015



200 FT NOTIFICATION AREA



Subject Property

500' Notification Area



Bayside addition Framework Plan
Map Created: March 19, 2015



500 FT NOTIFICATION AREA



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING: PLANNING AND ZONING COMMISSION AND CITY COUNCIL

TO: Property Owner

RE: Application for Rezoning

LOCATION: The subject property is 290.1 +/- gross acres generally located in the southernmost portion of the southeastern quadrant of the City of Rowlett and is intersected by Interstate 30. The portion of the subject property located north of Interstate 30 is bounded by the Lakecrest Estates Subdivision to the north, the MKT Railroad and Dalrock Road to the east, Interstate 30 to the south, and Lake Ray Hubbard to the west. The portion of the subject property located south of Interstate 30 is generally bounded by Interstate 30 to the north and Lake Ray Hubbard to the east, south, and west.

A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a zoning district change to the New Neighborhood, Urban Village and Bayside Special District Form Based Zoning Districts for the purposes of building a pedestrian-oriented, mixed-use neighborhood to be governed by the City of Rowlett's Form Based Code.

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

COMMENTS: Northside - Only Residential - No Arts or Businesses
Southside - Businesses or Residential

SIGNATURE: Robert G. Boudreau

ADDRESS: 2205 Creekview Lane, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, April 1, 2015, to be included in the Commission and Council's packets. Responses received after April 1, 2015 shall not be counted in the record of response. The protest shall object to the zoning request, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



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

COMMENTS:

The Elgin B. Robertson Park is a known habitat for the fall migration of the monarch butterflies. These butterflies and their habitats are being petitioned to be on the Endangered Species Act.

SIGNATURE:

[Handwritten Signature]

ADDRESS:

2113 Rockbluff Drive Rowlett TX 75088 Daniel Huff

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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:

This land was donated for a park and should stay a park.

SIGNATURE:

Gail Dobney

ADDRESS:

2209 Janglebridge Ln

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

COMMENTS:

1. There are many people who come to this park to fish, picnic, and enjoy the outdoors. They will lose this family time because the park will no longer exist. We need more parks - not less.

SIGNATURE:

Phyllis Jurley

ADDRESS:

2105 Rockbluff Dr. 75088

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A location map depicting a 500-ft notification area is attached for 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:

Plus for the Community

SIGNATURE:

[Handwritten Signature]

ADDRESS:

TEXAS 1800 Dalrock

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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: Positive Impact on Rowlett

SIGNATURE: [Signature]
ADDRESS: 1900 Dalrock RE Andrews

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Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING:
Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for Rezoning
LOCATION: The subject property is 290.1 ± gross acres generally located in the southernmost portion of the southeastern quadrant of the City of Rowlett and is intersected by Interstate 30. The portion of the subject property located north of Interstate 30 is bounded by the Lakecrest Estates Subdivision to the north, the MKT Railroad and Dalrock Road to the east, Interstate 30 to the south, and Lake Ray Hubbard to the west. The portion of the subject property located south of Interstate 30 is generally bounded by Interstate 30 to the north and Lake Ray Hubbard to the east, south, and west.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant requests a zoning district change to the New Neighborhood, Urban Village and Bayside Special District Form Based Zoning Districts for the purposes of building a pedestrian-oriented, mixed-use neighborhood to be governed by the City of Rowlett's Form Based Code.

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

COMMENTS: BANK NEAR A ATTRACTIVE, TO ROWLETT

SIGNATURE: [Handwritten Signature]
ADDRESS: 7602 PEACOCK DRIVE, ROWLETT, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

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

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

COMMENTS: Very excited

SIGNATURE: [Handwritten Signature]
ADDRESS: 2101 Randi Road

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APR 07 2015 08:28 RCVD



**Development Services
Department/Planning Division**

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

COMMENTS: It sounds like this project will be an improvement for the area.

SIGNATURE: Nancy Lawrence
ADDRESS: 7817 Meadowlark Ln

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

COMMENTS:

I LIVE ON LA COSTA, I LIKE THAT THERE IS NO TRAFFIC CONGESTION POLLUTION & DEBRIS, NOISE WH AROUND WHERE I LIVE. BESIDES DOESN'T MOST OF EGIN B ROBERTS PARK BELONG TO DALLAS COUNTY?
 Daniel Valentin Smith
 6809 LA COSTA DR, 75080

SIGNATURE:

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: Leave things as they are.
Thank you.

SIGNATURE: *Jackmy C. Fortes Luvano Fortes*
ADDRESS: 5910 Fern Hollow Ct Katy, TX 77449

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

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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: 1) We need more recreational areas, NOT less. 2) We will lose our access to the lake. 3) Destruction of the pecan grove + picnic area

SIGNATURE: Phillip Turley
ADDRESS: 2105 Rockbluff Dr 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

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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: THIS AREA WAS DONATED TO BE A PARK.
THERE ARE NOT ENOUGH ROADS IN THIS AREA OR COULD NEVER
BE BECAUSE IT WILL FEED INTO A POPULATED SUB-DIVISION

SIGNATURE: John O'Doley
ADDRESS: 2209 TANGLE RIDGE LANE ROWLETT

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

COMMENTS:

I am opposed to the park being developed. The park should remain a park - it could be improved with marina space, fishing piers, trails or even athletic fields. Citizens would benefit more from well-maintained outdoor space than additional retail and development leading to increased traffic

SIGNATURE:

[Handwritten Signature]

ADDRESS:

243 Rockbluff Dr, Rowlett TX 75088

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 3901 Main Street
 Rowlett, TX 75088

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

743 WILL RICE AVENUE
IRVING, TX 75039

Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, AICP, CNU-A
Date: 31 March 2015
Re: Urban Design Officer Review of Bayside
Framework Plan Package – NN-FB, UV-FB & Bayside Special District

Urban Design Officer Review

Per your request, we have reviewed the proposed re-zoning request (the *Statement of Intent and Purpose*, and *Framework Plan*), and find that it appears to be in general compliance with the principles of the Form Based Code, with the following exceptions:

1. In the New Neighborhood area, the application is deviating from both providing housing variety, and avoiding garage-dominated streets. As proposed, these items cannot be supported based on demographic trends and the City's current housing stock issues as noted in the *Comprehensive Plan*. Most of the New Neighborhood standards are being ignored. This will result in a number of unintended consequences related to how this area will be perceived and how it will age over time. The high allocation of 50' and wider lots in conjunction with the front-loaded garages will negatively impact opportunities for residents to meet and visit in a safe, comfortable, walkable environment where building lines limit the depth of porches and stoops and parking dominates the streetscape.
2. In the Urban Village and Bayside Special District areas, we support allowing the existing marina and supporting accessory uses by right, but the location and screening of such uses should be subject to a Minor Warrant to ensure compatibility with adjacent development. Any new marina locations should be subject to a Major Warrant to ensure the rational development of land within Rowlett and work with the City of Dallas in approving any additional marina sites.

We support, for this particular development site,

3. An emergency access and pedestrian connection to Vue de Lac, within the New Neighborhood Area, due to the fact that it will be a walkable, well-articulated passage designed to support emergency vehicles.
4. An exemption from the maximum building height limitation, within the Bayside Special District, in order for this area to evolve into a regional destination.
5. Limiting residential uses, within the Bayside Special District, in order to ensure that housing is in support of commercial, entertainment and recreational uses in this area.

Please note that as part of the Regulating Plan process -

- Open space locations and the roadway network indicated within the New Neighborhood area on the *Framework Plan* may vary based on the Site Analysis and the final Neighborhood layout.
- The location and distribution of housing/building types, interconnecting local and regional trails, the location and design of a grid street network and pulling the presence of open space and the lake into the development will be determined.

Recommendation: Approval of the application subject to items 1 to 3 above.



Arti Harchekar, AICP, CNU-A
TOWNSCAPE, Inc.

EXHIBIT A-1

LEGAL DESCRIPTION

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957 and Elmira Eveens Survey, Abstract No. 438, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Fuqua Road right-of-way; and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Fuqua Road (a variable width right-of-way) and the prolongation of the south line of Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records;

THENCE departing said centerline of Fuqua Road and with said south line of Lakecrest Estates Addition, North 88°40'50" East, a distance of 2589.61 feet to the southeast corner of said Lakecrest Estates Addition and in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 22°03'14", a radius of 4633.66 feet, a chord bearing and distance of South 56°29'14" East, 1772.57 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 1783.56 feet to a point for corner;

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract, the following courses and distances:

- South 19°09'35" West, a distance of 413.40 feet to a point for corner;
- South 0°50'25" East, a distance of 207.73 feet to a point for corner;
- South 34°09'35" West, a distance of 271.50 feet to a point for corner;
- South 89°09'35" West, a distance of 165.00 feet to a point for corner;
- South 19°09'35" West, a distance of 150.00 feet to a point for corner;
- South 64°09'35" West, a distance of 157.34 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

- North 29°41'22" West, a distance of 206.10 feet to a point for corner;
- North 61°37'55" West, a distance of 57.22 feet to a point for corner;
- North 48°48'30" West, a distance of 170.35 feet to a point for corner;
- North 68°04'18" West, a distance of 64.90 feet to a point for corner;
- South 73°26'00" West, a distance of 50.10 feet to a point for corner;
- North 67°01'05" West, a distance of 219.00 feet to a point for corner;

CONTINUED ON SHEET 2

BAYSIDE
98.7 ACRES
CITY OF ROWLETT

WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
DALLAS COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

Kimley»Horn		12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820
		Scale N/A	Drawn by JAD	Checked by DAB	Date MAR. 2015

LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A-1

North 56°10'58" West, a distance of 88.62 feet to a point for corner;
 North 42°54'06" West, a distance of 88.55 feet to a point for corner;
 North 77°26'37" West, a distance of 14.91 feet to a point for corner;
 North 41°03'10" West, a distance of 118.70 feet to a point for corner;
 North 68°20'31" West, a distance of 33.72 feet to a point for corner;
 North 43°16'20" West, a distance of 33.69 feet to a point for corner;
 North 12°55'12" West, a distance of 28.76 feet to a point for corner;
 North 56°26'01" East, a distance of 19.57 feet to a point for corner;
 North 8°29'37" East, a distance of 16.03 feet to a point for corner;
 North 49°37'34" West, a distance of 12.59 feet to a point for corner;
 South 66°57'09" West, a distance of 32.84 feet to a point for corner;
 North 21°54'42" West, a distance of 15.83 feet to a point for corner;
 North 14°46'54" East, a distance of 12.29 feet to a point for corner;
 North 27°10'03" West, a distance of 80.01 feet to a point for corner;
 North 52°12'49" West, a distance of 35.85 feet to a point for corner;
 North 19°51'16" West, a distance of 139.14 feet to a point for corner;
 North 23°07'43" West, a distance of 108.57 feet to a point for corner;
 North 17°54'51" West, a distance of 163.14 feet to a point for corner;
 North 6°03'42" West, a distance of 57.89 feet to a point for corner;
 North 42°35'35" West, a distance of 36.45 feet to a point for corner;
 North 4°01'07" East, a distance of 10.14 feet to a point for corner;
 North 73°05'02" West, a distance of 24.74 feet to a point for corner;
 South 55°37'53" West, a distance of 29.44 feet to a point for corner;
 South 26°16'09" West, a distance of 95.55 feet to a point for corner;
 South 16°41'17" West, a distance of 106.41 feet to a point for corner;
 South 3°26'33" West, a distance of 32.45 feet to a point for corner;
 South 10°58'31" East, a distance of 105.46 feet to a point for corner;
 South 3°05'45" West, a distance of 30.72 feet to a point for corner;
 South 33°27'45" West, a distance of 23.96 feet to a point for corner;
 South 4°20'08" West, a distance of 67.61 feet to a point for corner;
 South 16°40'02" West, a distance of 139.95 feet to a point for corner;
 South 26°54'01" West, a distance of 104.86 feet to a point for corner;
 South 15°16'32" East, a distance of 87.29 feet to a point for corner;
 South 35°56'54" East, a distance of 168.48 feet to a point for corner;
 South 37°16'35" East, a distance of 150.16 feet to a point for corner;
 South 31°33'52" East, a distance of 34.48 feet to a point for corner;
 South 47°51'44" West, a distance of 16.29 feet to a point for corner;
 North 42°31'23" West, a distance of 83.69 feet to a point for corner;
 North 35°29'04" West, a distance of 256.66 feet to a point for corner;
 North 48°31'41" West, a distance of 62.23 feet to a point for corner;
 South 75°38'20" West, a distance of 120.99 feet to a point for corner;
 North 70°07'41" West, a distance of 129.33 feet to a point for corner;
 North 50°02'26" West, a distance of 194.59 feet to a point for corner;

CONTINUED ON SHEET 2

**BAYSIDE
 98.7 ACRES
 CITY OF ROWLETT**

**WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 DALLAS COUNTY, TEXAS**

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 andy.dobbs@kimley-horn.com**

Kimley»Horn		12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820
		Scale	Drawn by	Checked by	Date
N/A	JAD	DAB	MAR. 2015	064478300	2 OF 2

LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A-1

North 36°19'48" West, a distance of 205.49 feet to a point for corner;
 North 56°37'29" West, a distance of 236.89 feet to a point for corner;
 North 82°58'53" West, a distance of 567.27 feet to a point for corner;
 South 85°44'24" West, a distance of 91.58 feet to a point for corner;
 North 85°08'56" West, a distance of 283.18 feet to a point for corner;
 South 78°34'59" West, a distance of 68.18 feet to a point for corner;
 North 27°25'45" West, a distance of 32.06 feet to a point for corner;
 North 3°29'38" East, a distance of 38.39 feet to a point for corner;
 North 30°12'30" West, a distance of 50.91 feet to a point for corner;
 North 72°12'24" West, a distance of 98.50 feet to a point for corner;
 North 80°38'45" West, a distance of 79.08 feet to a point for corner;

THENCE departing said 435.5' contour line, North 0°00'00" East, a distance of 159.01 feet to the southeast corner of the terminus of Fuqua Road (a variable width right-of-way)

THENCE with said terminus of Fuqua Road, North 70°56'23" West, a distance of 55.72 feet to a point in said centerline of Fuqua Road and at the beginning of a non-tangent curve to the right having a central angle of 24°05'12", a radius of 532.29 feet, a chord bearing and distance of North 14°51'05" West, 222.13 feet;

THENCE in a northwesterly direction, with said centerline of Fuqua Road and with said curve to the right, an arc distance of 223.77 feet to a point for corner;

THENCE continuing with said centerline of Fuqua Road, North 2°34'23" West, a distance of 340.67 feet to the **POINT OF BEGINNING** and containing 98.7 acres of land.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations.:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chiesa Road, 15.0 m (49.2 ft) northeast of the near rail, 13.0 m (42.7 ft) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft) southwest of the center of the road, and 1.2 m (3.9 ft) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.
 N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.
 N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.
 N:7006589.138, E:2575027.503, ELEV:447.69

BAYSIDE
 98.7 ACRES
 CITY OF ROWLETT

WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 DALLAS COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL
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		Scale	Drawn by	Checked by	Date
N/A	JAD	DAB	MAR. 2015	064478300	3 OF 3

EXHIBIT A-2

LEGAL DESCRIPTION

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957 and Elmira Eveens Survey, Abstract No. 438, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Interstate Highway No 30 right-of-way and Dalrock Road right-of-way; and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Dalrock Road (a variable width right-of-way) and the centerline of Interstate Highway No. 30 (a variable width right-of-way);

THENCE with said centerline of Interstate Highway No. 30, South 60°41'14" West, a distance of 1486.80 feet to a point for corner;

THENCE departing said centerline of Interstate Highway No. 30, North 31°40'26" West, a distance of 197.57 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

- North 42°57'13" East, a distance of 12.87 feet to a point for corner;
- North 15°11'07" East, a distance of 33.95 feet to a point for corner;
- North 38°32'25" West, a distance of 41.98 feet to a point for corner;
- North 1°20'09" West, a distance of 33.21 feet to a point for corner;
- North 21°50'43" West, a distance of 133.00 feet to a point for corner;
- North 0°47'38" East, a distance of 13.66 feet to a point for corner;
- North 45°35'38" West, a distance of 76.21 feet to a point for corner;
- South 70°42'21" West, a distance of 26.72 feet to a point for corner;
- North 36°29'31" West, a distance of 156.89 feet to a point for corner;
- North 20°24'02" West, a distance of 59.62 feet to a point for corner;
- North 10°49'43" West, a distance of 70.35 feet to a point for corner;
- North 63°11'51" West, a distance of 27.62 feet to a point for corner;
- North 26°44'09" West, a distance of 52.54 feet to a point for corner;
- North 51°02'08" West, a distance of 56.72 feet to a point for corner;
- North 12°36'06" West, a distance of 32.17 feet to a point for corner;
- North 54°59'42" West, a distance of 13.53 feet to a point for corner;
- North 26°47'59" West, a distance of 78.12 feet to a point for corner;
- North 18°55'22" West, a distance of 118.54 feet to a point for corner;
- North 29°41'22" West, a distance of 79.43 feet to a point for corner;

THENCE departing said 435.5' contour line, the following courses and distances:

- North 64°09'35" East, a distance of 157.34 feet to a point for corner;
- North 19°09'35" East, a distance of 150.00 feet to a point for corner;

CONTINUED ON SHEET 2

**BAYSIDE
57.9 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY,
ABSTRACT NO. 346
CHARLES D. MERRILL SURVEY,
ABSTRACT NO. 957
DALLAS COUNTY, TEXAS**

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DAB	MAR. 2015
Project No.	Sheet No.
064478300	1 OF 2

LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A-2

North 89°09'35" East, a distance of 165.00 feet to a point for corner;
 North 34°09'35" East, a distance of 271.50 feet to a point for corner;
 North 0°50'25" West, a distance of 207.73 feet to a point for corner;
 North 19°09'35" East, a distance of 413.40 feet to a point in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 15°53'30", a radius of 4633.66 feet, a chord bearing and distance of South 75°27'36" East, 1281.07 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 1285.19 feet to a point for corner at the intersection of said south line of the Missouri Kansas-Texas Railroad Company tract and said centerline of Dalrock Road;

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and with the centerline of Dalrock Road, South 0°26'16" East, a distance of 1080.21 feet to the **POINT OF BEGINNING** and containing 57.9 acres of land.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations.:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chiesa Road, 15.0 m (49.2 ft) northeast of the near rail, 13.0 m (42.7 ft) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft) southwest of the center of the road, and 1.2 m (3.9 ft) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.
 N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.
 N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.
 N:7006589.138, E:2575027.503, ELEV:447.69

**BAYSIDE
 57.9 ACRES
 CITY OF ROWLETT
 WILLIAM CRABTREE SURVEY,
 ABSTRACT NO. 346
 CHARLES D. MERRILL SURVEY,
 ABSTRACT NO. 957
 DALLAS COUNTY, TEXAS**

PRELIMINARY
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		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A		JAD	DAB	MAR. 2015	064478300	2 OF 2	

EXHIBIT A-3

LEGAL DESCRIPTION

BEING a tract of land situated in the H. McMillan Survey, Abstract No. 143, City of Rowlett, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853 and William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Interstate Highway No 30 right-of-way and Dalrock Road right-of-way; and being and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Interstate Highway No. 30 (a variable width right-of-way) and the centerline of Dalrock Road (a variable width right-of-way);

THENCE with said centerline of Interstate Highway No. 30, North 60°41'14" East, a distance of 548.10 feet to a point for corner;

THENCE departing said centerline of Interstate Highway No. 30, South 30°07'42" East, a distance of 269.84 feet to the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5' contour line;

THENCE departing said south right-of-way line of Interstate Highway No. 30 and with said 435.5' contour line running approximately along the following courses and distances:

- South 11°55'35" West, a distance of 13.30 feet to a point for corner;
- South 83°55'34" East, a distance of 42.59 feet to a point for corner;
- South 41°26'22" East, a distance of 22.81 feet to a point for corner;
- North 84°26'38" East, a distance of 65.39 feet to a point for corner;
- South 59°17'22" East, a distance of 176.45 feet to a point for corner;
- South 48°46'22" East, a distance of 21.32 feet to a point for corner;
- South 45°47'00" West, a distance of 31.45 feet to a point for corner;
- South 26°22'16" East, a distance of 36.33 feet to a point for corner;
- North 70°44'38" East, a distance of 69.54 feet to a point for corner;

CONTINUED ON SHEET 2

BAYSIDE
134.5 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
H. McMILLAN SURVEY, ABSTRACT NO. 853
DALLAS COUNTY, TEXAS
H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
WILLIAM HADEN THOMAS SURVEY,
ABSTRACT NO. 213
ROCKWALL COUNTY, TEXAS

PRELIMINARY

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<small>N/A</small>	<small>JAD</small>	<small>DAB</small>	<small>MAR. 2015</small>	<small>064478300</small>	<small>1 OF 5</small>		

EXHIBIT A-3

LEGAL DESCRIPTION (CONTINUED)

South 49°36'30" East, a distance of 86.35 feet to a point for corner;
 South 16°53'11" East, a distance of 90.81 feet to a point for corner;
 South 28°32'17" West, a distance of 58.79 feet to a point for corner;
 South 58°27'51" West, a distance of 238.99 feet to a point for corner;
 South 69°33'01" West, a distance of 197.77 feet to a point for corner;
 South 35°06'48" West, a distance of 147.15 feet to a point for corner;
 South 11°57'05" West, a distance of 115.30 feet to a point for corner;
 South 43°25'41" East, a distance of 251.60 feet to a point for corner;
 South 53°03'14" East, a distance of 253.93 feet to a point for corner;
 North 86°32'28" East, a distance of 214.90 feet to a point for corner;
 North 58°46'44" East, a distance of 281.78 feet to a point for corner;
 North 30°07'13" East, a distance of 21.71 feet to a point for corner;
 North 56°49'51" East, a distance of 138.28 feet to a point for corner;
 North 1°28'39" West, a distance of 18.10 feet to a point for corner;
 North 74°07'21" East, a distance of 112.01 feet to a point for corner;
 South 3°58'16" East, a distance of 20.21 feet to a point for corner;
 North 77°08'51" East, a distance of 12.88 feet to a point for corner;
 South 27°28'01" East, a distance of 20.33 feet to a point for corner;
 South 74°24'40" East, a distance of 42.16 feet to a point for corner;
 South 39°38'37" East, a distance of 39.65 feet to a point for corner;
 South 35°13'43" East, a distance of 104.73 feet to a point for corner;
 South 44°28'24" East, a distance of 100.03 feet to a point for corner;
 South 27°26'58" East, a distance of 84.71 feet to a point for corner;
 South 43°24'12" East, a distance of 57.43 feet to a point for corner;
 South 72°34'05" East, a distance of 29.28 feet to a point for corner;
 South 28°05'28" East, a distance of 22.60 feet to a point for corner;
 South 36°39'54" West, a distance of 54.35 feet to a point for corner;
 South 44°39'22" East, a distance of 70.13 feet to a point for corner;
 North 67°29'27" East, a distance of 182.05 feet to a point for corner;
 North 67°06'21" East, a distance of 217.39 feet to a point for corner;
 South 84°45'46" East, a distance of 12.17 feet to a point for corner;
 South 26°39'20" East, a distance of 6.33 feet to a point for corner;
 South 36°09'08" West, a distance of 12.52 feet to a point for corner;
 South 63°52'18" West, a distance of 96.33 feet to a point for corner;
 South 69°29'43" West, a distance of 163.46 feet to a point for corner;
 South 62°20'43" West, a distance of 143.00 feet to a point for corner;
 South 52°21'19" West, a distance of 193.69 feet to a point for corner;
 South 45°30'50" West, a distance of 363.13 feet to a point for corner;

CONTINUED ON SHEET 3

**BAYSIDE
 134.5 ACRES
 CITY OF ROWLETT**

**WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 H. McMILLAN SURVEY, ABSTRACT NO. 853
 DALLAS COUNTY, TEXAS
 H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
 WILLIAM HADEN THOMAS SURVEY,
 ABSTRACT NO. 213
 ROCKWALL COUNTY, TEXAS**

PRELIMINARY

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N/A		JAD	DAB	MAR. 2015	064478300	2 OF 5	

EXHIBIT A-3

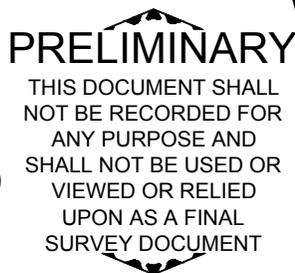
LEGAL DESCRIPTION (CONTINUED)

South 44°39'47" West, a distance of 370.91 feet to a point for corner;
 South 41°22'25" West, a distance of 320.04 feet to a point for corner;
 South 31°36'21" West, a distance of 65.70 feet to a point for corner;
 North 83°25'46" West, a distance of 14.98 feet to a point for corner;
 South 32°33'02" West, a distance of 95.59 feet to a point for corner;
 South 35°46'16" East, a distance of 12.66 feet to a point for corner;
 South 34°32'25" West, a distance of 36.10 feet to a point for corner;
 South 62°18'16" West, a distance of 65.83 feet to a point for corner;
 South 1°58'33" East, a distance of 51.91 feet to a point for corner;
 South 26°50'42" West, a distance of 129.43 feet to a point for corner;
 South 62°46'29" West, a distance of 41.91 feet to a point for corner;
 South 11°12'59" East, a distance of 68.97 feet to a point for corner;
 South 47°48'27" West, a distance of 23.25 feet to a point for corner;
 South 4°36'15" East, a distance of 51.19 feet to a point for corner;
 South 13°12'58" West, a distance of 141.85 feet to a point for corner;
 South 54°03'35" West, a distance of 98.43 feet to a point for corner;
 South 24°10'05" West, a distance of 172.42 feet to a point for corner;
 South 49°53'37" West, a distance of 75.41 feet to a point for corner;
 South 6°11'41" East, a distance of 73.51 feet to a point for corner;
 South 47°12'32" West, a distance of 79.93 feet to a point for corner;
 South 56°00'45" West, a distance of 90.47 feet to a point for corner;
 South 72°18'27" West, a distance of 87.85 feet to a point for corner;
 South 51°29'18" West, a distance of 89.24 feet to a point for corner;
 South 85°34'12" West, a distance of 104.03 feet to a point for corner;
 North 64°57'53" West, a distance of 54.08 feet to a point for corner;
 North 81°43'17" West, a distance of 46.51 feet to a point for corner;
 South 54°25'07" West, a distance of 52.94 feet to a point for corner;
 North 55°16'55" West, a distance of 52.07 feet to a point for corner;
 North 85°58'54" West, a distance of 47.93 feet to a point for corner;
 South 63°14'45" West, a distance of 38.93 feet to a point for corner;
 South 84°37'55" West, a distance of 51.06 feet to a point for corner;
 South 25°45'34" West, a distance of 72.77 feet to a point for corner;
 South 85°11'40" West, a distance of 75.08 feet to a point for corner;
 North 39°34'51" West, a distance of 36.09 feet to a point for corner;
 South 82°09'28" West, a distance of 27.25 feet to a point for corner;
 South 9°14'30" West, a distance of 32.69 feet to a point for corner;
 South 68°08'51" West, a distance of 33.00 feet to a point for corner;
 North 22°48'58" West, a distance of 41.88 feet to a point for corner;
 North 46°41'47" West, a distance of 99.21 feet to a point for corner;

**BAYSIDE
 134.5 ACRES
 CITY OF ROWLETT**

CONTINUED ON SHEET 4

**WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 H. McMILLAN SURVEY, ABSTRACT NO. 853
 DALLAS COUNTY, TEXAS
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N/A		JAD	DAB	MAR. 2015	064478300	3 OF 5

EXHIBIT A-3

LEGAL DESCRIPTION (CONTINUED)

North 23°23'14" East, a distance of 48.65 feet to a point for corner;
 North 8°18'04" West, a distance of 69.76 feet to a point for corner;
 North 38°05'11" West, a distance of 86.20 feet to a point for corner;
 North 7°56'03" West, a distance of 143.95 feet to a point for corner;
 North 16°14'28" East, a distance of 158.92 feet to a point for corner;
 North 9°37'07" West, a distance of 132.27 feet to a point for corner;
 North 27°15'57" West, a distance of 112.30 feet to a point for corner;
 North 8°23'52" West, a distance of 151.50 feet to a point for corner;
 North 6°05'24" East, a distance of 138.06 feet to a point for corner;
 North 44°18'55" West, a distance of 122.01 feet to a point for corner;
 North 6°31'27" West, a distance of 115.22 feet to a point for corner;
 North 69°52'54" East, a distance of 59.70 feet to a point for corner;
 North 27°40'34" East, a distance of 39.21 feet to a point for corner;
 North 61°58'50" East, a distance of 128.80 feet to a point for corner;
 North 8°55'12" East, a distance of 58.77 feet to a point for corner;
 North 37°21'04" West, a distance of 164.91 feet to a point for corner;
 North 3°33'00" West, a distance of 86.25 feet to a point for corner;
 North 31°13'34" West, a distance of 123.36 feet to a point for corner;
 North 87°16'52" West, a distance of 50.74 feet to a point for corner;
 North 21°44'49" West, a distance of 143.68 feet to a point for corner;
 North 32°09'38" West, a distance of 87.20 feet to a point for corner;
 North 64°21'16" West, a distance of 94.15 feet to a point for corner;
 South 81°56'58" West, a distance of 92.62 feet to a point for corner;
 North 74°45'07" West, a distance of 52.60 feet to a point for corner;
 North 50°15'56" West, a distance of 30.71 feet to a point for corner;
 North 24°14'09" East, a distance of 20.52 feet to a point for corner;
 North 30°17'25" West, a distance of 102.90 feet to a point for corner;
 North 74°27'55" West, a distance of 26.37 feet to a point for corner;
 North 7°10'36" West, a distance of 35.90 feet to a point for corner;
 North 41°21'59" East, a distance of 15.79 feet to a point for corner;
 North 6°29'38" West, a distance of 134.90 feet to a point for corner;
 North 25°48'14" West, a distance of 88.29 feet a point for corner;

CONTINUED ON SHEET 5

**BAYSIDE
 134.5 ACRES
 CITY OF ROWLETT
 WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 H. McMILLAN SURVEY, ABSTRACT NO. 853
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N/A		JAD	DAB	MAR. 2015	064478300	4 OF 5	

EXHIBIT A-3

LEGAL DESCRIPTION (CONTINUED)

North 56°22'03" West, a distance of 58.31 feet to the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5' contour line;

THENCE departing said south right-of-way line of Interstate Highway No. 30, North 31°40'26" West, a distance of 277.24 feet to a point for corner in said centerline of Interstate Highway No. 30;

THENCE with said centerline of Interstate Highway No. 30, North 60°41'14" East, a distance of 1486.80 feet to the **POINT OF BEGINNING** and containing 134.5 acres of land.

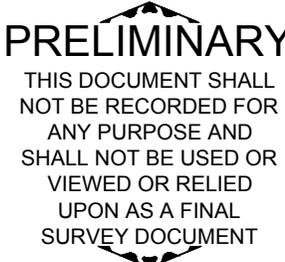
The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations.:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chiesa Road, 15.0 m (49.2 ft) northeast of the near rail, 13.0 m (42.7 ft) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft) southwest of the center of the road, and 1.2 m (3.9 ft) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.
N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.
N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.
N:7006589.138, E:2575027.503, ELEV:447.69

BAYSIDE
134.5 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
H. McMILLAN SURVEY, ABSTRACT NO. 853
DALLAS COUNTY, TEXAS
H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
WILLIAM HADEN THOMAS SURVEY,
ABSTRACT NO. 213
ROCKWALL COUNTY, TEXAS


PRELIMINARY
 THIS DOCUMENT SHALL
 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
 VIEWED OR RELIED
 UPON AS A FINAL
 SURVEY DOCUMENT

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
 PH. 972-770-1300
 andy.dobbs@kimley-horn.com

Kimley»Horn		<small>12750 Merit Drive, Suite 1000 Dallas, Texas 75251</small>		<small>FIRM # 10115500</small>		<small>Tel. No. (972) 770-1300 Fax No. (972) 239-3820</small>	
<small>Scale</small>	<small>Drawn by</small>	<small>Checked by</small>	<small>Date</small>	<small>Project No.</small>	<small>Sheet No.</small>		
<small>N/A</small>	<small>JAD</small>	<small>DAB</small>	<small>MAR. 2015</small>	<small>064478300</small>	<small>5 OF 5</small>		

LEGAL DESCRIPTION

BEING a tract of land situated in the H. McMillan Survey, Abstract No. 143, City of Rowlett, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853 and William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Interstate Highway No. 30 right-of-way and Dalrock Road right-of-way, and being and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Interstate Highway No. 30 (a variable width right-of-way) and the centerline of Dalrock Road (a variable width right-of-way);

THENCE with said centerline of Interstate Highway No. 30, North 60°41'14" East, a distance of 548.10 feet to a point for corner;

THENCE departing said centerline of Interstate Highway No. 30, South 30°07'42" East, a distance of 269.84 feet to the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5' contour line;

THENCE departing said south right-of-way line of Interstate Highway No. 30 and with said 435.5' contour line running approximately along the following courses and distances:

- South 11°59'35" West, a distance of 13.30 feet to a point for corner;
- South 83°55'34" East, a distance of 42.59 feet to a point for corner;
- South 41°26'22" East, a distance of 22.81 feet to a point for corner;
- North 84°26'38" East, a distance of 65.39 feet to a point for corner;
- South 59°17'22" East, a distance of 176.45 feet to a point for corner;
- South 48°46'22" East, a distance of 21.32 feet to a point for corner;
- South 45°47'00" West, a distance of 31.45 feet to a point for corner;
- South 28°22'16" East, a distance of 36.33 feet to a point for corner;
- South 26°22'16" East, a distance of 36.33 feet to a point for corner;
- North 70°44'38" East, a distance of 69.54 feet to a point for corner;
- South 49°38'30" East, a distance of 86.35 feet to a point for corner;
- South 16°53'11" East, a distance of 90.81 feet to a point for corner;
- South 28°32'17" West, a distance of 58.79 feet to a point for corner;
- South 58°27'51" West, a distance of 238.99 feet to a point for corner;
- South 69°33'01" West, a distance of 197.77 feet to a point for corner;
- South 35°06'48" West, a distance of 147.15 feet to a point for corner;
- South 11°57'05" West, a distance of 115.30 feet to a point for corner;
- South 43°25'41" East, a distance of 251.60 feet to a point for corner;
- South 53°03'14" East, a distance of 253.93 feet to a point for corner;
- North 86°32'28" East, a distance of 214.90 feet to a point for corner;
- North 58°46'44" East, a distance of 281.78 feet to a point for corner;
- North 30°07'13" East, a distance of 21.71 feet to a point for corner;
- North 56°49'51" East, a distance of 138.28 feet to a point for corner;
- North 1°28'39" West, a distance of 18.10 feet to a point for corner;
- North 74°07'21" East, a distance of 112.01 feet to a point for corner;
- South 3°58'16" East, a distance of 20.21 feet to a point for corner;
- North 77°08'11" East, a distance of 12.88 feet to a point for corner;
- South 27°28'01" East, a distance of 20.33 feet to a point for corner;
- South 74°24'40" East, a distance of 42.16 feet to a point for corner;
- South 39°38'37" East, a distance of 39.65 feet to a point for corner;
- South 35°13'43" East, a distance of 104.73 feet to a point for corner;
- South 44°28'24" East, a distance of 100.03 feet to a point for corner;
- South 27°26'58" East, a distance of 84.71 feet to a point for corner;
- South 43°24'12" East, a distance of 57.43 feet to a point for corner;
- South 28°05'28" East, a distance of 22.60 feet to a point for corner;
- South 36°39'54" West, a distance of 54.35 feet to a point for corner;
- South 44°39'22" East, a distance of 70.13 feet to a point for corner;
- North 67°29'27" East, a distance of 182.05 feet to a point for corner;
- North 67°06'21" East, a distance of 217.39 feet to a point for corner;
- South 84°45'46" East, a distance of 12.17 feet to a point for corner;
- South 28°39'20" West, a distance of 6.33 feet to a point for corner;
- South 38°09'08" West, a distance of 12.52 feet to a point for corner;
- South 63°52'18" West, a distance of 96.33 feet to a point for corner;
- South 87°16'52" West, a distance of 163.46 feet to a point for corner;
- South 62°20'43" West, a distance of 143.68 feet to a point for corner;
- South 52°21'19" West, a distance of 193.69 feet to a point for corner;
- South 45°30'50" West, a distance of 363.13 feet to a point for corner;
- South 44°39'47" West, a distance of 370.91 feet to a point for corner;
- South 41°22'25" West, a distance of 320.04 feet to a point for corner;
- South 31°30'21" West, a distance of 65.79 feet to a point for corner;
- North 83°25'45" East, a distance of 14.98 feet to a point for corner;
- South 32°33'02" West, a distance of 95.59 feet to a point for corner;
- South 35°46'16" East, a distance of 12.66 feet to a point for corner;
- South 34°32'25" West, a distance of 36.10 feet to a point for corner;
- South 62°18'16" West, a distance of 65.83 feet to a point for corner;
- South 1°58'33" East, a distance of 51.91 feet to a point for corner;
- South 28°50'42" West, a distance of 129.43 feet to a point for corner;
- South 62°46'22" West, a distance of 41.91 feet to a point for corner;
- South 11°12'59" East, a distance of 68.97 feet to a point for corner;
- South 47°48'27" West, a distance of 23.25 feet to a point for corner;
- South 4°36'15" East, a distance of 51.19 feet to a point for corner;
- South 13°12'58" West, a distance of 141.85 feet to a point for corner;
- South 54°03'35" West, a distance of 98.43 feet to a point for corner;
- South 24°10'05" West, a distance of 172.42 feet to a point for corner;
- South 49°53'37" West, a distance of 75.41 feet to a point for corner;
- South 6°11'41" East, a distance of 73.51 feet to a point for corner;
- South 47°12'32" West, a distance of 79.93 feet to a point for corner;
- South 56°00'45" West, a distance of 90.47 feet to a point for corner;
- South 85°34'12" West, a distance of 89.24 feet to a point for corner;
- South 51°29'18" West, a distance of 89.24 feet to a point for corner;
- South 55°29'18" West, a distance of 89.24 feet to a point for corner;
- South 55°34'12" West, a distance of 89.24 feet to a point for corner;
- North 64°57'53" West, a distance of 54.08 feet to a point for corner;
- North 81°43'17" West, a distance of 46.51 feet to a point for corner;
- South 54°25'07" West, a distance of 52.94 feet to a point for corner;
- North 55°18'55" East, a distance of 52.07 feet to a point for corner;
- North 85°58'54" West, a distance of 47.93 feet to a point for corner;
- South 63°14'45" West, a distance of 38.93 feet to a point for corner;
- South 84°37'55" West, a distance of 51.06 feet to a point for corner;
- South 25°45'34" West, a distance of 72.77 feet to a point for corner;
- South 85°11'40" West, a distance of 75.08 feet to a point for corner;
- North 39°34'51" West, a distance of 36.09 feet to a point for corner;
- South 82°09'28" West, a distance of 27.25 feet to a point for corner;
- South 91°43'00" West, a distance of 32.69 feet to a point for corner;
- South 68°08'51" West, a distance of 33.00 feet to a point for corner;
- North 22°48'58" West, a distance of 41.88 feet to a point for corner;
- North 46°41'47" West, a distance of 99.21 feet to a point for corner;
- North 23°23'14" East, a distance of 48.65 feet to a point for corner;
- North 8°18'04" West, a distance of 69.76 feet to a point for corner;
- North 38°05'11" West, a distance of 86.20 feet to a point for corner;
- North 7°56'03" West, a distance of 143.95 feet to a point for corner;
- North 16°14'28" East, a distance of 159.92 feet to a point for corner;
- North 9°37'07" West, a distance of 132.27 feet to a point for corner;
- North 21°55'7" West, a distance of 112.30 feet to a point for corner;
- North 8°23'52" West, a distance of 151.50 feet to a point for corner;
- North 6°05'24" East, a distance of 138.06 feet to a point for corner;
- North 44°18'55" West, a distance of 122.01 feet to a point for corner;
- North 6°31'27" West, a distance of 115.22 feet to a point for corner;
- North 69°52'54" East, a distance of 59.70 feet to a point for corner;
- North 27°40'34" East, a distance of 39.21 feet to a point for corner;
- North 61°58'50" East, a distance of 128.80 feet to a point for corner;

LEGAL DESCRIPTION

- North 8°55'12" East, a distance of 58.77 feet to a point for corner;
- North 37°21'04" West, a distance of 164.91 feet to a point for corner;
- North 3°33'09" West, a distance of 86.25 feet to a point for corner;
- North 31°13'34" West, a distance of 123.36 feet to a point for corner;
- North 87°16'52" West, a distance of 50.74 feet to a point for corner;
- North 21°44'49" West, a distance of 143.68 feet to a point for corner;
- North 32°09'38" West, a distance of 87.20 feet to a point for corner;
- North 64°21'18" West, a distance of 94.15 feet to a point for corner;
- South 81°56'58" West, a distance of 92.62 feet to a point for corner;
- North 74°45'07" West, a distance of 52.60 feet to a point for corner;
- North 50°15'56" West, a distance of 30.71 feet to a point for corner;
- North 24°14'09" East, a distance of 20.52 feet to a point for corner;
- North 30°17'25" West, a distance of 102.90 feet to a point for corner;
- North 74°27'55" West, a distance of 26.37 feet to a point for corner;
- North 7°10'36" West, a distance of 35.90 feet to a point for corner;
- North 41°21'59" East, a distance of 15.79 feet to a point for corner;
- North 67°29'38" West, a distance of 134.90 feet to a point for corner;
- North 25°48'14" West, a distance of 88.29 feet to a point for corner;
- North 56°22'03" West, a distance of 58.31 feet to the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5' contour line;

THENCE departing said south right-of-way line of Interstate Highway No. 30, North 31°40'26" West, a distance of 277.24 feet to a point for corner in said centerline of Interstate Highway No. 30;

THENCE with said centerline of Interstate Highway No. 30, North 60°41'14" East, a distance of 1486.80 feet to the POINT OF BEGINNING and containing 134.5 acres of land.

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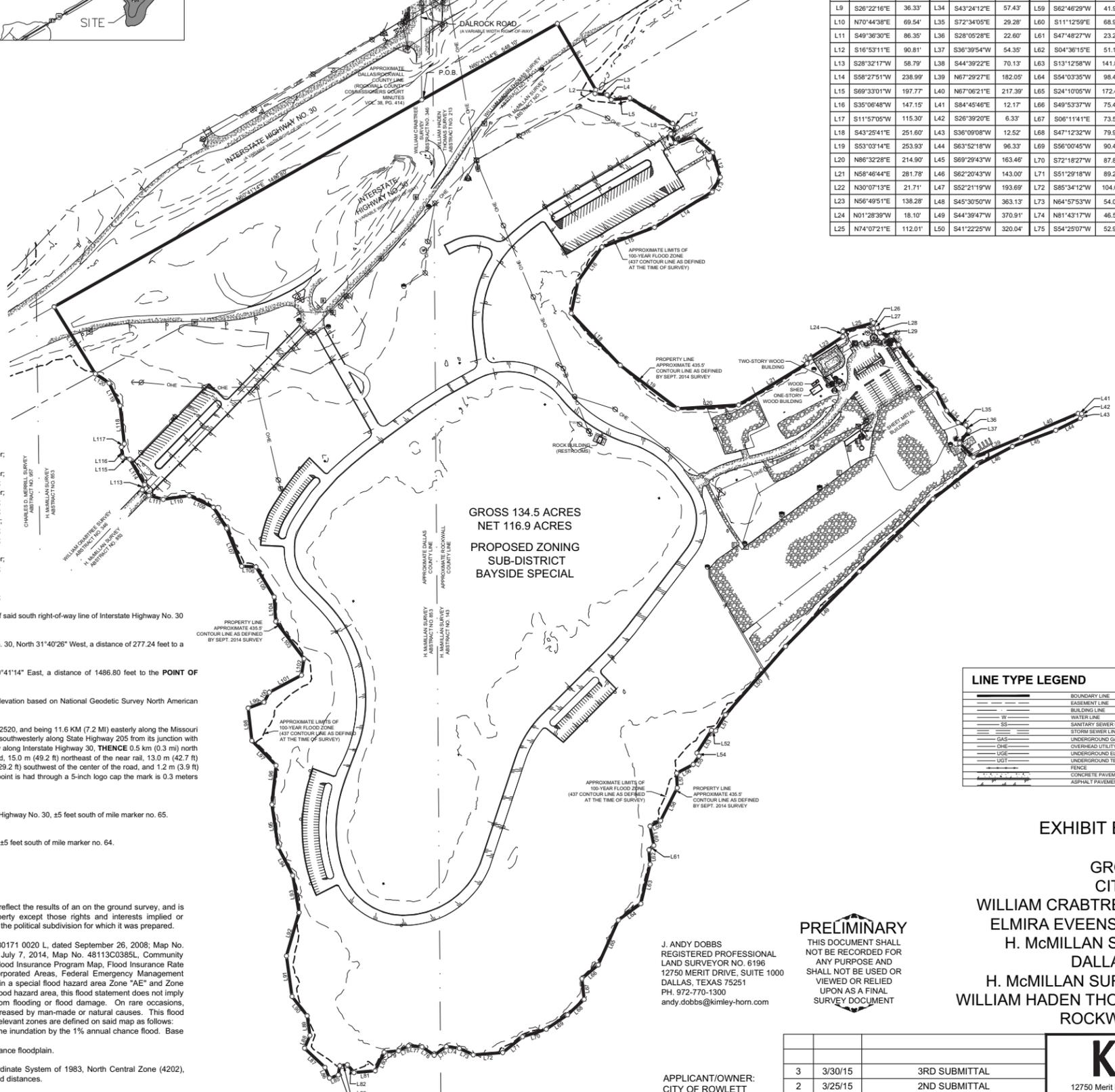
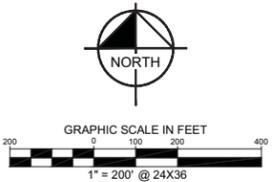
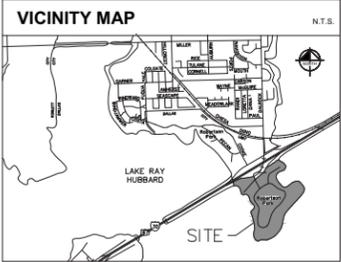
BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 86 in Rockwall. THENCE 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, THENCE 0.5 km (0.3 mi) north along Dalrock Road, THENCE 1.4 km northwesterly along Chessa Road, 15.0 m (49.2 ft) northeast of the near rail, 13.0 m (42.7 ft) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft) southwest of the center of the road, and 1.2 m (3.9 ft) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road. N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65. N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64. N:7006589.138, E:2575027.503, ELEV:447.69

NOTES

- This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- According to Map No. 48397C0020L, Community Panel No. 480171 0020 L, dated September 26, 2008; Map No. 48113C024K, Community Panel No. 480171 0245 K, dated July 7, 2014; Map No. 48113C0385L, Community Panel No. 480171 0385 L, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Maps of Rockwall County & Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area Zone "AE" and Zone "X" on said maps. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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. Relevant zones are defined on said map as follows: Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to the inundation by the 1% annual chance flood. Base Flood Elevation 437. Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
- The development of the site will be in accordance with City of Rowlett development standards.



LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	
L1	S30°07'42"E	269.84	L26	S03°58'16"E	20.21	L51	S31°36'21"W	65.70	L76	N55°16'55"W	52.07	L101	N61°58'50"E	128.80	
L2	S11°55'35"W	13.30	L27	N77°08'11"E	12.88	L52	N83°25'46"W	14.98	L77	N85°58'54"W	49.93	L102	N08°55'12"E	58.77	
L3	S83°55'34"E	42.59	L28	S27°28'01"E	20.33	L53	S32°30'27"W	95.59	L78	S63°14'45"W	38.93	L103	N37°21'04"W	164.91	
L4	S41°26'22"E	22.81	L29	S74°24'40"E	42.16	L54	S35°46'16"E	12.66	L79	S84°37'55"W	51.06	L104	N03°33'00"W	86.25	
L5	N84°26'38"E	65.39	L30	S39°38'37"E	39.65	L55	S34°32'25"W	36.10	L80	S25°45'34"W	72.77	L105	N31°13'34"W	123.36	
L6	S59°17'22"E	176.45	L31	S35°13'43"E	104.73	L56	S62°18'16"W	65.83	L81	S85°11'40"W	75.08	L106	N87°16'52"W	50.74	
L7	S48°46'22"E	21.32	L32	S44°28'24"E	100.03	L57	S01°58'33"E	51.91	L82	N39°34'51"W	36.09	L107	N21°44'49"W	143.68	
L8	S45°47'00"W	31.45	L33	S27°26'58"E	84.71	L58	S26°50'42"W	129.43	L83	S82°09'28"W	27.25	L108	N32°09'38"W	87.20	
L9	S26°22'16"E	36.33	L34	S43°24'12"E	57.43	L59	S62°46'29"W	41.91	L84	S09°14'30"W	32.69	L109	N64°21'18"W	94.15	
L10	N70°44'38"E	69.54	L35	S72°34'05"E	29.28	L60	S11°12'59"E	68.97	L85	S68°08'51"W	33.00	L110	S81°56'58"W	92.62	
L11	S49°38'30"E	86.35	L36	S28°05'28"E	22.60	L61	S47°48'27"W	23.25	L86	N22°48'58"W	41.88	L111	N74°45'07"W	52.60	
L12	S16°53'11"E	90.81	L37	S36°39'54"W	54.35	L62	S04°36'15"E	51.19	L87	N46°41'47"W	99.21	L112	N50°15'56"W	30.71	
L13	S28°32'17"W	58.79	L38	S44°39'22"E	70.13	L63	S13°12'58"W	141.85	L88	N23°23'14"E	48.65	L113	N24°14'09"E	20.52	
L14	S58°27'51"W	238.99	L39	N67°29'27"E	182.05	L64	S54°03'35"W	98.43	L89	N08°18'04"W	69.76	L114	N30°17'25"W	102.90	
L15	S69°33'01"W	197.77	L40	N67°06'21"E	217.39	L65	S24°10'05"W	172.42	L90	N38°05'11"W	86.20	L115	N74°27'55"W	26.37	
L16	S35°06'48"W	147.15	L41	S84°45'46"E	12.17	L66	S49°53'37"W	75.41	L91	N07°56'03"W	143.95	L116	N07°10'36"W	35.90	
L17	S11°57'05"W	115.30	L42	S26°39'20"E	6.33	L67	S06°11'41"E	73.51	L92	N16°14'28"E	159.92	L117	N41°21'59"E	157.99	
L18	S43°25'41"E	251.60	L43	S36°09'08"W	12.52	L68	S47°12'32"W	79.93	L93	N09°37'07"W	132.27	L118	N06°29'38"W	134.90	
L19	S53°03'14"E	253.93	L44	S63°52'18"W	96.33	L69	S56°00'45"W	90.47	L94	N27°15'57"W	112.30	L119	N25°48'14"W	88.29	
L20	N86°32'28"E	214.90	L45	S69°29'43"W	163.46	L70	S72°18'27"W	87.85	L95	N08°23'52"W	151.50	L120	N56°22'03"W	58.31	
L21	N58°46'44"E	281.78	L46	S62°20'43"W	143.00	L71	S51°29'18"W	89.24	L96	N06°05'24"E	138.06	L121	N31°40'26"W	277.24	
L22	N30°07'13"E	21.71	L47	S52°21'19"W	193.69	L72	S85°34'12"W	104.03	L97	N44°18'55"W	122.01				
L23	N56°49'51"E	138.28	L48	S45°30'50"W	363.13	L73	N64°57'53"W	54.08	L98	N06°31'27"W	115.22				
L24	N01°28'39"W	18.10	L49	S44°39'47"W	370.91	L74	N81°43'17"W	46.51	L99	N69°52'54"E	59.70				
L25	N74°07'21"E	112.01	L50	S41°22'25"W	320.04	L75	S54°25'07"W	52.94	L100	N27°40'34"E	39.21				

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VALVE	SANITARY SEWER VALVE
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VALVE
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VALVE	TRAFFIC COLLAR
ELEVATION BENCHMARK	TRAFFIC SIGNAL
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER
FIBER OPTIC MARKER SIGN	TRAFFIC MARKER SIGN
FIBER OPTIC VALVE	TRAFFIC SIGNAL
MOUNTING WELL	UNDENTIFIED BOX
GAS HANDHOLE	UNDENTIFIED METER
GAS MANHOLE	UNDENTIFIED MANHOLE
GAS MARKER FLAG	UNDENTIFIED MARKER FLAG
GAS SIGN	UNDENTIFIED MARKER SIGN
GAS TANK	UNDENTIFIED POLE
GAS VALVE	UNDENTIFIED TANK
COMMUNICATIONS HANDHOLE	UNDENTIFIED VALVE
TELEPHONE HANDHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VALVE	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VALVE
ELECTRIC HANDHOLE	WATER VALVE
ELECTRIC METER	AIR RELEASE VALVE
ELECTRIC MARKER FLAG	WATER WELL
ELECTRIC MARKER SIGN	5/8" IRON ROD W/ "O" CAP SET
ELECTRIC VALVE	1/2" IRON ROD W/ CAP FOUND
UTILITY POLE	3/4" IRON ROD FOUND
UTILITY POLE FOUND	3/4" IRON ROD FOUND
STORM SEWER LINE	1" IRON ROD FOUND

Bayside District

Overview

Except where noted below, all standards in the City of Rowlett Form Based Code will govern. The Framework Plan will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits. As the Bayside District area was not a part of the City of Rowlett at the time of adoption of the *RealizeRowlett2020* Comprehensive Plan, the comprehensive plan did not establish a vision for this area. However, the Framework Plan for the Bayside District does support the following guiding principles of the Comprehensive Plan:

- 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.
- Use Lake Ray Hubbard and Rowlett’s natural assets to create a distinctive identity and the quality of life desired by the community.
- Create centers with a mix of activities at key locations in Rowlett.
- Balance growth through efficient development patterns.
- Position Rowlett for an appropriate scale of investment and reinvestment supported by market trends.
- Fund public investment that leverages desired private investment.

Intent. It is intended that the Bayside District be a mixed-use entertainment district that establishes a regional destination for the City. Development of this high profile site will take advantage of its location on Lake Ray Hubbard, access to IH-30, President George Bush Turnpike (PGBT), and views to the lake and surrounding communities. This will be achieved by permitting an integrated mix of uses and building types in order to facilitate and support for a place that is attractive for multiple generations, to live, work and play. High quality standards, design parameters and preservation of natural features will provide an amenity package and adjacency predictability for the multiple uses that will develop in the Bayside District.

Districts

Bayside District is comprised of three Form Based Sub-Districts (“FB Districts”) – New Neighborhood, Urban Village and Bayside Special District – as set out in this Framework Plan. These FB Districts are modified as set out below.

General

Development Suitability. The site analysis indicates that the site is very suitable for the types of development proposed for the Bayside District. The area south of IH 30 has a high level of visibility from IH 30, Rockwall and Garland. It also has good regional access due to the proximity to IH 30 and PGBT.

The relative flatness and openness of the site makes it suitable for higher density, mixed use development that will support entertainment, shopping, working, recreation and a lifestyle focused on urban lakeside living.

The area at the northwest corner of Dalrock Road and IH 30 has slightly more topographic change than the site south of IH-30, but is relatively open with few major tree stands. The site has good local access from Dalrock Road and from the IH 30 Frontage Road. It is a prime location for local, community serving retail and office development with supporting urban residential development. Farther to the northwest in this area of the site, the topography becomes more significant and tree stands become more prevalent. Additionally, the northern and western edges of the site have existing suburban residential adjacencies. This area of the site lends itself to New Neighborhood development which provides smaller building floorplates to better take advantage of the site's views and natural amenities and topographic change, and provides appropriate adjacency to the existing residential development to the north and west (see Attachment 2 – Site Analysis).

A preliminary market study for a trade area supporting this site indicates market support for the unique development types envisioned for this site and little proliferation of similarly zoned or built uses in the trade area.

Development Impacts. Preliminary investigation by City Staff and their consultants indicates that, based upon assumed project phasing, the City of Rowlett and other service providers will be able to provide sufficient services to the Bayside District while maintaining sufficient levels of service to existing development. Additionally, the proposed uses adjacent to existing development, and existing physical and natural buffers identified on and adjacent to the site have minimized any significant adverse impacts to surrounding properties (see Attachment 2 – Site Analysis).

Streets. The street system is intended to create a pedestrian and bicyclist friendly community with easy and convenient access to an enhanced public shoreline amenity with trails and recreational opportunities. The general locations and intent related to the network of primary and secondary streets has been identified on the Framework Plan (see Attachment to this Exhibit).

Open Space. The Bayside District is currently a public park and is dominated with open space and views to Lake Ray Hubbard. With future development, the lake edge is intended to tie the entire District together and be open to the public with trails and activities that provide interaction with the lake. Parks and/or plazas will be provided in both sub districts to help bring the presence of the lake and open space deep into the development. The general locations for future parks/plazas and trails are indicated on the Framework Plan (see Attachment to this Exhibit).

Landmarks/Amenities. Landmark buildings and amenities within the Bayside District area are essential in creating a regionally recognized identity for the development. Elements such as a high quality public realm, a vibrant waterfront, a mix of building types and uses with a focus on resiliency, and a focus on development in a manner that responds to the needs and desires of multiple generations will be an important part of the overall site development.

New Neighborhood Sub-District

General Boundaries. The New Neighborhood Sub-District is bounded by an existing single family neighborhood and an existing commercial rail line on the north, Fuqua Road on the west, Lake Ray Hubbard on the south, and Urban Village Sub-District to the east (see Attachment to this Exhibit).

Building Types. All New Neighborhood Building Types in the City of Rowlett Form Based Code are allowed in this sub-district.

Building Height. Building heights will be in accordance with the New Neighborhood Building Heights in the City of Rowlett Form Based Code.

Streets. The street system is intended to give equal treatment to pedestrians, bicycles, vehicles and emergency services. Streets are interconnected, publically accessible, and designed with a formal tree line for shade, with wide sidewalks and rolled curbs. An emergency access point / pedestrian connection will be located at the western edge of the sub-district adjacent to Fuqua Road.

Open Space. Open spaces will be employed to generate a sense of identity, image and value creation within the New Neighborhood development. They will provide for neighborhood gatherings and recreation, and will be fronted by residences or community buildings. Connecting trails are included along the lake edge and will be considered as part of the open space requirement. The general locations of open space and lakeside trails are indicated on the Framework Plan (see Attachment to this Exhibit).

Warrants. The following warrants are granted as a part of the zoning of the New Neighborhood Sub-District:

Housing Mix:

- A maximum of 80% of the total units may be type 1 residences; the remaining residences may be either type 2 or type 3 residences

Front loaded garages permissible on lots 50' or larger provided the following:

- Decorative carriage style garage doors that are cedar or cedar stained
- Garages are set-back 20' from the right-of-way and 10' from the front building line
- The Homeowners Association (HOA) / Public Improvement District (PID) is responsible for front yard maintenance on all lots.

Urban Village Sub-District

General Boundaries. This sub-district is bounded by Lake Ray Hubbard and New Neighborhood Sub-District to the west, the IH-30 Frontage Road on the south, an existing commercial rail line on the north, and Dalrock Road on the east (see Attachment to this Exhibit).

Building Types. All Urban Village Building Types in the City of Rowlett Form Based Code are allowed in this sub-district.

Streets. The street system is intended to give equal treatment to pedestrians, bicycles, vehicles and emergency services. Streets are interconnected, publically accessible and designed with a formal tree line for shade, with wide sidewalks and with curbs.

Open Space. It is intended that a centralized open space be employed to generate a sense of identity, image and value creation within Urban Village Sub-District. This open space will be improved for use for public gatherings and recreation. The general locations of open space and lakeside trails are indicated on the Framework Plan (see Attachment to this Exhibit).

Transitions. There is a 100-foot wide transition zone with a Height Limit of 2 ½ stories adjacent to the New Neighborhood Sub-District.

Permitted Uses. The following use shall be permitted:

- Marina and supporting accessory uses are allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.

Bayside Special Sub-District

General Boundaries. This sub-district is bounded by Lake Ray Hubbard on the west, south and east, and IH 30 on the north (see Framework Plan attachment in this exhibit).

District Standards. The Bayside Special Sub-District will be developed in accordance with Urban Village (UV) Standards contained within the Rowlett Form Based Code except where noted otherwise in this section.

Building Types. The following building types defined in the Rowlett Form Based Code will be permitted within the Bayside Special Sub-District:

- Townhome II
- Mixed Residential
- Shopfront
- Live-Work
- Mixed-Use
- Commercial

The building footprint of Mixed Residential buildings, Townhome II buildings, or Mixed-Use buildings where the predominant occupying use is residential in nature shall not exceed 23.4 acres (i.e., 20% of the 116.9 net acres of land area as depicted on the approved Zoning Exhibit) of land area in the Bayside Special Sub-District. For the purposes of this section, the building footprint is defined as the finished floor of the base of the structure and does not include common areas, parking lots, parking garages, streets, and other rights-of-way.

Land Use. Land uses will be permitted in the Bayside Special Sub-District in accordance with *Appendix 1 Land Use* in the City of Rowlett Form-Based Code.

Building Height. There is no maximum building height in this sub-area.

Streets. The street system is intended to give equal treatment pedestrians, bicycles, vehicles and emergency services. Streets are interconnected, publically accessible and designed with a formal tree line for shade, with wide sidewalks and with curbs.

Open Space. It is intended that open spaces will be distributed throughout the sub-district and be employed to generate a sense of identity, image and value creation. This open space will be improved for use for public gatherings and recreation. The general locations of open space and lakeside trails are indicated on the Framework Plan (see Attachment to this Exhibit).

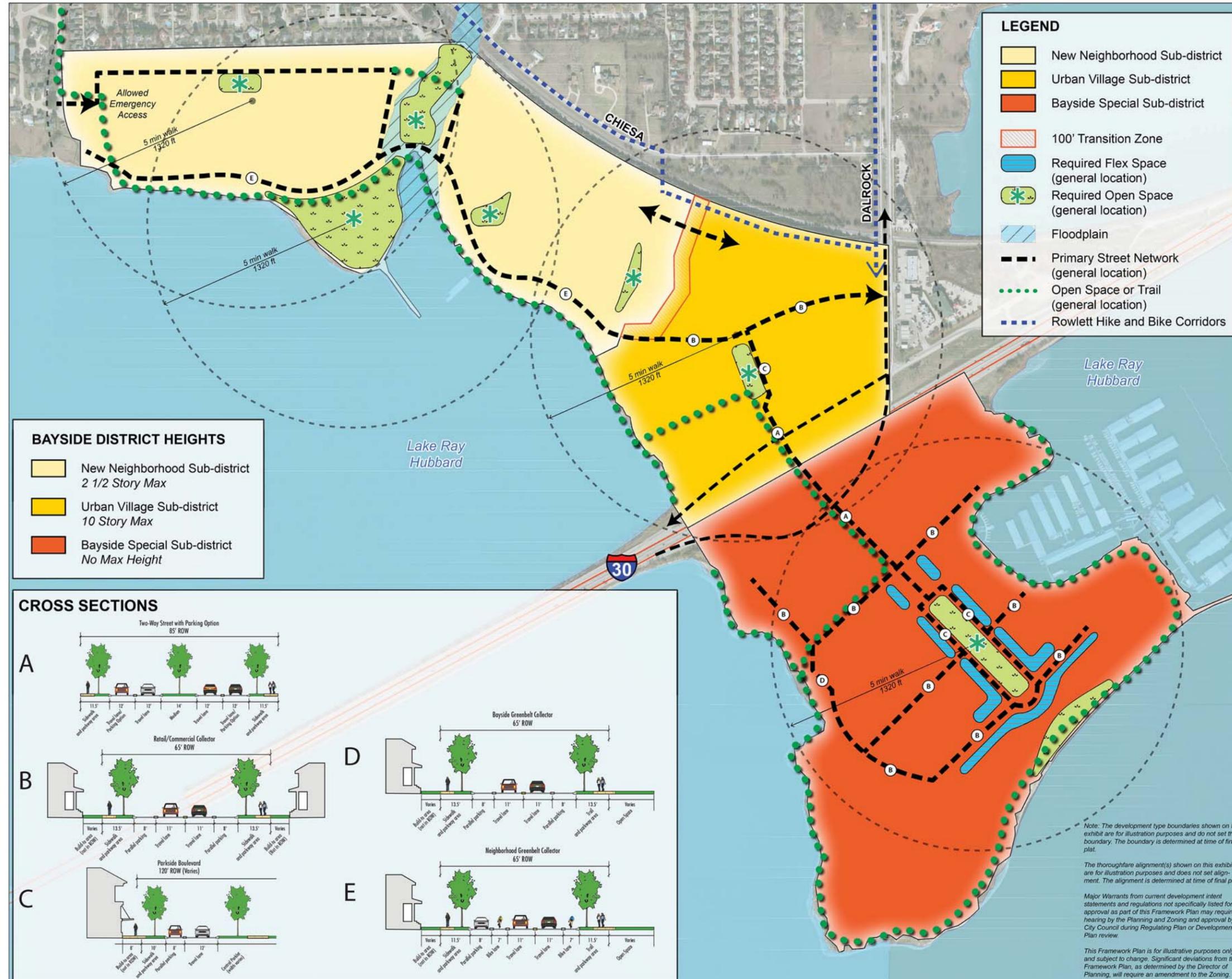
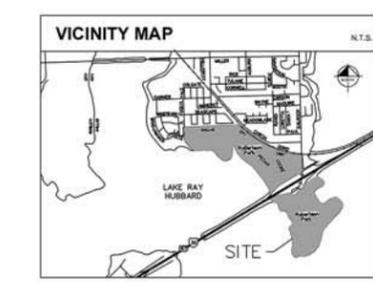
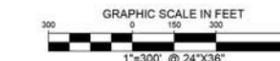
Flex Space. In this sub-district, flex space is required adjacent to the central open space as indicated on the Framework Plan (see Attachment to this Exhibit).

Permitted Uses. The following use shall be permitted:

- Marina and supporting accessory uses are allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.

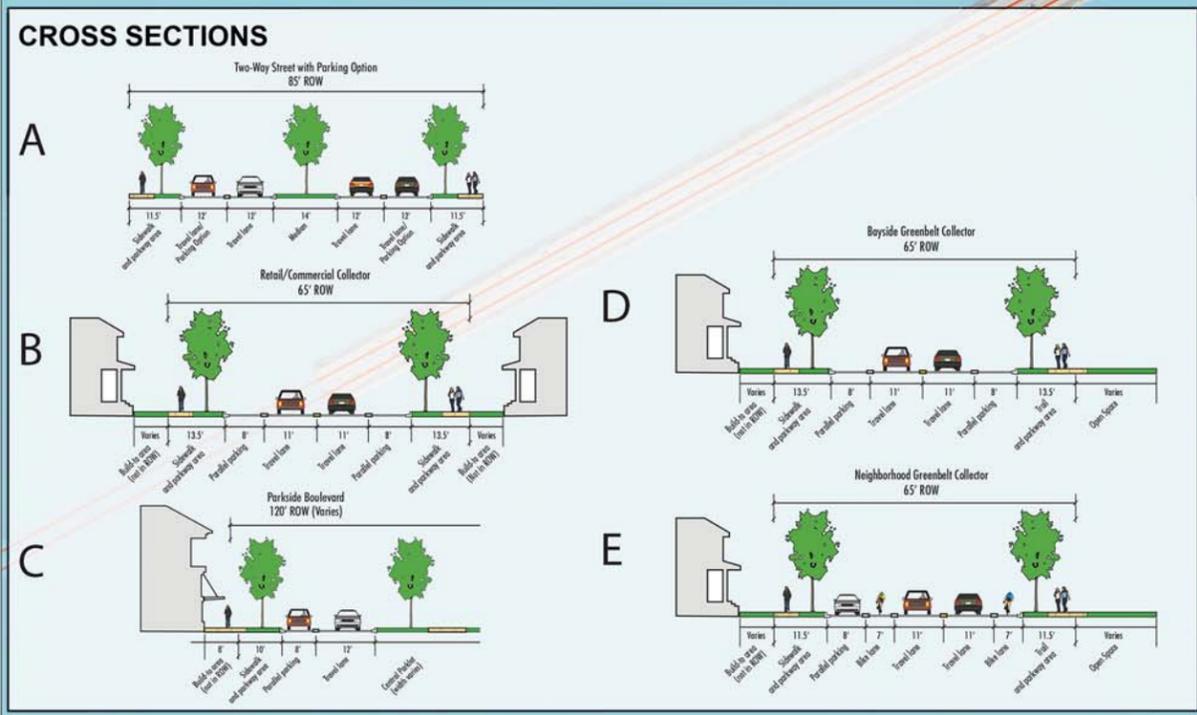
Attachments

1. Framework Plan
2. Street Cross Sections



- LEGEND**
- New Neighborhood Sub-district
 - Urban Village Sub-district
 - Bayside Special Sub-district
 - 100' Transition Zone
 - Required Flex Space (general location)
 - Required Open Space (general location)
 - Floodplain
 - Primary Street Network (general location)
 - Open Space or Trail (general location)
 - Rowlett Hike and Bike Corridors

- BAYSIDE DISTRICT HEIGHTS**
- New Neighborhood Sub-district
2 1/2 Story Max
 - Urban Village Sub-district
10 Story Max
 - Bayside Special Sub-district
No Max Height



Note: The development type boundaries shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.

The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set alignment. The alignment is determined at time of final plat.

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

This Framework Plan is for illustrative purposes only and subject to change. Significant deviations from this Framework Plan, as determined by the Director of Planning, will require an amendment to the Zoning.

**FRAMEWORK PLAN
BAYSIDE**

ALTA/ACSM LAND TITLE SURVEY
NORTHWEST TRACT - 98.7 ACRE TRACT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
DALLAS COUNTY, TEXAS

NORTHEAST TRACT - 57.9 ACRE TRACT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
DALLAS COUNTY, TEXAS

SOUTH TRACT - 57.9 ACRE TRACT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
DALLAS COUNTY, TEXAS
H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
ROCKWALL COUNTY, TEXAS

OWNER:
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APPLICANT:
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Kimley»Horn

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Scale 1" = 300'	Drawn by KHA	Checked by MLB	Date 03/27/2015	Project No. 064478300	Sheet No. 1