



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MAY 12, 2015**

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 P.M. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of March 24, 2015, and April 6, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a Final Replat for QT 990 Addition, located at 5001 Lakeview Parkway further described as being a tract of land located in the Thomas Lumley Survey, Abstract No. 789, being part of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184, Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block 1 Chacon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas (FP14-754).
2. Conduct a public hearing and make a recommendation on a Major Warrant in order to allow a monument sign for a civic building in the Form Based Urban Village District. The subject property is located at 8601 Liberty Grove Road, further described as Lot 1, Block A of the River Church Addition, Dallas County, TX, being 3.5 ± acres (MW15-784).
3. Conduct a public hearing and make a recommendation on a Planned Development rezoning request with a base zoning district of Limited Office (O-1) with an allowance for multi-family senior housing. The subject property is located at 5500 Rowlett Road, being a 5.50 ± acre portion of a 12.79 acre parcel located in Tract 14 of the John M. Thomas Survey, Abstract 1478, Page 460, City of Rowlett, Dallas County, Texas (PD15-783).

D. ADJOURNMENT

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

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

A handwritten signature in black ink, appearing to read "Garrett Langford".

Garrett Langford, Principal Planner

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., MARCH 24, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Chris Kilgore, Alternate Lisa Cain,

ABSENT: Commissioner Clayton Farrow, Alternate Gabriela Borcoman

STAFF PRESENT: City Manager Brian Funderburk, Director of Development Services Marc Kurbansade, Director of Economic Development Jim Grabenhorst, Urban Designer Daniel Acevedo, Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

OTHERS PRESENT: City Council Liaison Robbert Van Bloemendaal

WORK SESSION

i. Call to Order.

Chairman Karl Crawley called the Work Session to order at 6:00 p.m.

ii. Discuss the forthcoming zoning request as it pertains to the property currently identified as Elgin B. Robertson Park.

Director of Development Services Marc Kurbansade provided an overview of the discussion. He stated that this project is being referred to as Bayside.

Director of Economic Development Jim Grabenhorst provided a location map and background on the approximate 257 acres of property (Elgin B. Robertson Park/Bayside). Mr. Grabenhorst provided an overview of the City Council action items and detail on the Interlocal Agreement (ILA). He presented the Form Based Code District Allocation Map, described the Bayview Marina assignment, and provided a timeline on the boundary adjustments. He presented a Boundary Adjustment Map, gave an overview of the Master Lease (Take Line) ILA, and provided detail regarding the Donahue Development Purchase and Sale Agreement. Mr. Grabenhorst explained that additional City Council considerations would consist of the creation of a Tax Increment Reinvestment Zone (TIRZ), the creation of a Public Improvement District (PID), and to enter into an Economic Development Agreement with Donahue Development Corporation. He provided an overview of the upcoming timeline.

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There was discussion amongst the Commission regarding how much the City will be paying out of pocket, the infrastructure funding source, and the process that was followed for choosing the development partner.

Mr. Kurbansade distributed documentation regarding the Woodside Living and Signature Gateway FBC Districts. He illustrated the FBC process for Bayside and outlined the Framework Plan components. He provided an example of a Framework Plan review scope within Signature Gateway and Woodside Living and presented site analysis maps outlining the three proposed zoning districts (Urban Village, New Neighborhood, and Special District).

There was discussion amongst the Commission regarding access, filling in the ground up to building level, boat ramp location, bridge connectivity/reconfiguration, and the possibility of future Interstate 30 enhancements.

There was additional discussion regarding emergency response, liquor licenses, a Traffic Impact Analysis, street widening improvements on Chiesa Road, access to the site, developable open space, and maximizing commercial use.

Chairman Karl Crawley directed the Commission to send any additional inquiries between this meeting and the meeting on April 6, 2015, to Mr. Kurbansade.

Mr. Kurbansade announced that there would be a special City Council Meeting regarding this property on March 27, 2015, and invited the Commissioners to attend, if interested.

iii. Discuss items on the regular agenda.

The Regular Agenda items were not discussed during this Work Session.

iv. Adjourn.

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REGULAR MEETING

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Chris Kilgore, Alternate Lisa Cain,

ABSENT: Commissioner Clayton Farrow, Alternate Gabriela Borcoman

STAFF PRESENT: Director of Development Services Marc Kurbansade, Director of Economic Development Jim Grabenhorst, Urban Designer Daniel Acevedo, Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Karl Crawley called the Regular Meeting to order at 7:08 p.m.

1. Update Report from Director of Development Services

No update was provided.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of March 10, 2015

Vice-Chairman Michael Lucas made a motion to approve the Consent Agenda. Alternate Lisa Cain seconded the motion. The Consent Agenda passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and consider a recommendation to City Council regarding Major Warrants related to the following Form Based Code standards: lighting, residential building types, ceiling height, flex-space, building materials (including signage), stairwell treatment, and continuous building frontage.**

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The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being a portion of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition. (MW15-774).

Urban Designer Daniel Acevedo came forward to present the case. He provided background information on the Village of Rowlett, presented a location map, Development Plan history, and the Economic Development strategy. Mr. Acevedo presented the Major Warrants being requested as the following:

1. *Reduction in lighting requirements to allow for an average of 1 foot candle for residential and 2 foot candles for commercial areas.*
2. *Allowance for single family residential and side by side (duplex) units throughout the development, designed to New Neighborhood standards.*
3. *Reduction from the required 12'-0" minimum clear ceiling height for at grade residential units, to allow for 10'-0" minimum at grade.*
4. *Exemption from the requirement to provide for Flex Space at Grade on Ponder and Rowlett Street, while still providing for a Live-Work component on the ground level.*
5. *Allowance for the utilization of Fiber Cement Board as a primary building material.*
6. *Allowance for a large landmark roof sign for the building on Main Street.*
7. *Stairwell and Corridor treatment*
8. *Reduction to the continuous building frontage requirement associated with the two following conditions: 1. Bungalow court frontage along Christine and Dennis Streets; 2. Leasing office frontage along Market Street*

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Mr. Acevedo stated that 49 public hearing notices were sent; one was returned in favor and two were returned in opposition.

He stated that staff recommends approval of all of the Major Warrant Requests and the UDO recommends denial of the requests related to building materials and flex-space at-grade, approval with conditions for use of residential units and continuous, and building frontage (bungalow sheds), and approval for lighting, residential at-grade ceiling heights, roof sign, and continuous building frontage (leasing building).

There was discussion amongst the Commission regarding the difference of approvals between staff and the UDO, building materials, ceiling height of live/work units over time, public versus private space, stoops, and the Fire Department's approval of the roof sign.

Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

Paris Rutherford
7001 Preston Road
Dallas, Texas
Principal of Catalyst Development, Applicant

Mr. Rutherford provided a presentation, photos originating the vision, local Texas city comparable site photos, and described the development as a "unique Mixed-Use village with an Agarian resort theme." He presented the Site Plan and defined the Main Street, Rowlett Street, and Ponder Street building types. He described carriage green housing types, garden courts, and presented the Neighborhood Transitions Plan (landscaping). Mr. Rutherford presented the Streetscape Planting Plan, Streetscape Design Details, customized entrance details, and presented the concept animation video of the development.

No other speakers came forward.

Chairman Karl Crawley closed the public hearing.

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There was discussion with the applicant and the Commission regarding the impact on the Development Plan if the warrants were not granted, building materials, farmhouse aesthetic, masonry application and intensity, concerns with the degree of residential use, capturing Downtown Rowlett history in the development, project uniqueness, ceiling height requirements of live/work units, size of parking spaces, and surrounding landscaping.

The following motions and recommendations were as follows:

1. *Reduction in lighting requirements to allow for an average of 1 foot candle for residential and 2 foot candles for commercial areas.*

Commissioner James Moseley made a motion to recommend approval of Major Warrant #1. Commissioner Chris Kilgore seconded the motion. Major Warrant 31 passed with a 7-0 vote.

2. *Allowance for single family residential and side by side (duplex) units throughout the development, designed to New Neighborhood standards.*

Commissioner Chris Kilgore made a motion to recommend approval Major Warrant #2. Vice-Chairman Michael Lucas seconded the motion. Major Warrant #2 passed with a 7-0 vote.

3. *Reduction from the required 12'-0" minimum clear ceiling height for at grade residential units, to allow for 10'-0" minimum at grade.*

Commissioner Jonas Tune made a motion to recommend approval of Major Warrant #3. Chairman Karl Crawley seconded the motion. Major Warrant #3 passed with a 7-0 vote.

4. *Exemption from the requirement to provide for Flex Space at Grade on Ponder and Rowlett Street, while still providing for a Live-Work component on the ground level.*

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Commissioner Chris Kilgore made a motion to recommend approval of Major Warrant #4. Commissioner Thomas Finney seconded the motion. Major Warrant #4 passed with a 5-2 vote. Chairman Karl Crawley and Commissioner Jonas Tune voted in opposition.

5. *Allowance for the utilization of Fiber Cement Board as a primary building material.*

Commissioner James Moseley made a motion to recommend approval of Major Warrant #5. Commissioner Jonas Tune seconded the motion. Major Warrant #5 passed with a 7-0 vote.

6. *Allowance for a large landmark roof sign for the building on Main Street.*

Commissioner Chris Kilgore made a motion to recommend approval of Major Warrant #6. Alternate Lisa Cain seconded the motion. Major Warrant #6 passed with a 7-0 vote.

7. *Stairwell and Corridor treatment*

It was decided amongst the Commission and staff that a Major Warrant recommendation was unnecessary for #7.

8. Reduction to the continuous building frontage requirement associated with the two following conditions: 1. Bungalow court frontage along Christine and Dennis Streets; 2. Leasing office frontage along Market Street.

Commissioner James Moseley made a motion to recommend approval of Major Warrant #8. Vice-Chairman Michael Lucas seconded the motion. Major Warrant #8 passed with a 6-1 vote. Commissioner Chris Kilgore voted in opposition.

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- 2. Conduct a public hearing and take action on a Preliminary Replat for the Village of Rowlett, located at 3900 and 3908 Main Street, further described as being 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being part of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition, being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition (PP15-771).**

No additional presentation was provided for Item C.2.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Vice-Chairman Michael Lucas made a motion to approve the item. Commissioner James Moseley seconded the motion. The item passed with a 7-0 vote.

- 3. Consider and make a recommendation on an Alternative Landscape Plan for Usuga Medical located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (DP15-767).**

Principal Planner Garrett Langford came forward to present the case. He presented a location map of the property. Mr. Langford gave a brief background on the Alternate Landscape Plan request. He presented the existing zoning map, site photos, and the Alternate Landscape Plan. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding minimum planting.

Commissioner Jonas Tune made a motion to recommend approval of the item. Vice-Chairman Michael Lucas seconded the motion. The item passed with a 7-0 vote.

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D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 8:53 p.m.

Chairman

Secretary

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., APRIL 6, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Chris Kilgore, Clayton Farrow, Alternate Lisa Cain

STAFF PRESENT: City Manager Brian Funderburk, Director of Development Services Marc Kurbansade, Urban Designer Daniel Acevedo, Development Services Technician Lorie Strickland

WORK SESSION

i. Call to Order

Chairman Karl Crawley called the Work Session to order at 6:00 p.m.

ii. Discuss items on the regular agenda

Director of Development Services Marc Kurbansade gave a presentation of the Form Based Code zoning with New Neighborhood, Urban Village, and Commercial Center/Special District subdistrict zoning for the Elgin B. Robertson property. Arti Harchekar provided a brief background on the Form Based Code.

There was discussion amongst the Commissioners about landscape, thoroughfare, right of way, traffic analysis, and the time frame for the start and completion dates.

Mark Bowers representing the developer discussed the overall Concept plan with opportunities to develop different areas including a market study.

iii. Adjourn

Chairman Karl Crawley adjourned the Work Session at 7:26 p.m.

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4000 MAIN STREET, AT 6:00 P.M., APRIL 6, 2015**

REGULAR MEETING

A. CALL TO ORDER

Chairman Karl Crawley called the Regular Meeting to order at 7:39 p.m.

1. Update Report from Director of Development Services

An update was given to the Commissioners during the Work Session.

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.

Director of Development Services Marc Kurbansade gave a brief description of the Framework Plan.

Chairman Crawley opened the public hearing.

The following speaker's came forward:

**Ben Martinez
2225 Crestview Ln
Rowlett, TX 75088**

Mr. Martinez suggested options for a park, trail, and preserving local wildlife.

**Robert Cummings
561 Briarcliff
Garland, TX**

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Mr. Cummings discussed launching and sailing from the new development and discussed tourism.

**Tommy Johnson
65 Cross Creek Dr.
Grapevine, TX 76051**

Mr. Johnson recommended that the shoreline remain public property with water access for kite boarding.

**Leslie Lawson
11037 Dunaway Dr.
Dallas, TX 75228**

Mr. Lawson discussed the southern point of the property and suggested that it be a safe zone.

**Brian Hutmacher
2509 Richland Dr.
Garland, TX 75044**

Mr. Hutmacher discussed the revenue that kite boarding could bring to Rowlett.

**Winona McLaughlin
6822 LaCosta Dr.
Rowlett, TX 75088**

Ms. McLughlin lives within 200 feet of the proposed neighborhood and expressed some opposition to the potential development. She also expressed concern regarding emergency access.

**Zack Stevens
14319 Hughes
Dallas, TX 75254**

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Mr. Stevens stated that Rowlett currently has the number one spot in the metroplex for kite surfing and doesn't want to see it lost. He was also concerned about the width of the trail.

Chairman Crawley closed the public hearing at 8:21 p.m.

There was discussion amongst the Commission about public access, boat ramps, a Major Warrant for the marina, Realize Rowlett 2020, garage setbacks, and the 80% mixed zoning.

Commissioner Chris Kilgore made a motion to recommend approval of the requested zoning districts as presented with the following notations:

- Urban Village: clarification of maximum building height is 5-stories
- Deviations for New Neighborhood: housing mixture and emergency access request
- Deviations for Special District: removal of building height restrictions and change residential mixture
- Modified Cross Section C

Commissioner Michael Lucas seconded the motion.

Chairman Karl Crawley stated he could not support the motion and asked for a vote.

The item was recommended for approval with conditions with a 4-3 vote.

C. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 8:43 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 05/12/2015

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a Final Replat for QT 990 Addition, located at 5001 Lakeview Parkway further described as being a tract of land located in the Thomas Lumley Survey, Abstract No. 789, being part of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184, Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block 1, Chacon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas (FP14-770).

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The Final Plat is one of the last steps in the development process where the proposed subdivision is approved upon meeting all applicable development requirements. This Final Plat involves creating two lots (Attachment 1 – Final Plat). Lot 1 is for a future QuikTrip service station which will include a 5,858 square-foot convenience store with 22 retail vehicle filling positions. At this time, there is no proposed development for Lot 2.

BACKGROUND INFORMATION

The subject property is located at northeast corner of Lakeview Parkway and the President George Bush Turnpike service road (Attachment 2 – Location Map). Lot 1 was rezoned to a Planned Development in November 2014 to allow a QuikTrip service station. Lot 2 is zoned General Commercial C-2. The Development Plans and the Civil Plans associated with the new QuikTrip have been reviewed and approved by Staff. Approval of the Final Plat is required before the building permit can be released to the developer.

DISCUSSION

Chapter 77-806 of the Rowlett *Development Code (RDC)* states that the Planning and Zoning Commission may only approve a final plat when the following criteria are met.

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;

- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the Final Plat and has determined that it is in compliance with the Rowlett Development Code. Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

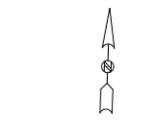
RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission approve the proposed Final Plat.

ATTACHMENTS

Attachment 1 – Proposed Final Plat

Attachment 2 – Location Map



SCALE: 1"=30'
BASIS OF BEARINGS
NORTH R.O.W. LINE
OF LAKEVIEW PARKWAY
(S 89°09'55" W)
VOLUME 94011, PAGE 1031,
D.R.D.C.T.

LEGEND

- 5/8" I.R.S. 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199"
- (C.M.) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORD, DALLAS COUNTY, TEXAS
- EMP ELECTRIC MONO-POLE
- FH FIRE HYDRANT
- I.R.F. IRON ROD FOUND
- MON. FND. MONUMENT FOUND
- NTS NOT TO SCALE
- OE OVERHEAD ELECTRIC
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- PP POWER POLE
- PPwT POWER POLE WITH TRANSFORMER
- PPwL POWER POLE WITH LIGHT
- R.O.W. RIGHT-OF-WAY
- STMH STORM MANHOLE
- SSMH SANITARY SEWER MANHOLE
- UE UNDERGROUND ELECTRIC
- UG UNDERGROUND GAS
- US UNDERGROUND SANITARY SEWER
- UW UNDERGROUND WATER
- VOL. VOLUME

- BOUNDARY LINE (SUBJECT PROPERTY)
- - - LOT LINE
- - - OLD LOT LINE
- - - BOUNDARY LINE (OFF SITE)
- - - EASEMENT LINE

- 100.00' BOUNDARY DIMENSIONS
- 100.00' LOT DIMENSIONS
- 100.00' EASEMENT DIMENSIONS

LINE TABLE

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

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°27'02"	30.00	18.56	S 19°33'36" E	18.27
C2	90°00'00"	54.00	84.82	S 46°50'05" E	76.37
C3	82°42'01"	40.62	58.63	N 48°39'00" E	53.67
C4	90°00'00"	30.00	47.12	N 43°09'55" E	42.43
C5	90°00'00"	30.00	47.12	S 46°50'05" E	42.43
C6	90°00'00"	30.00	47.12	S 43°09'55" W	42.43
C7	90°00'00"	30.00	47.12	N 46°50'05" W	42.43
C8	90°00'00"	30.00	47.12	N 43°09'55" E	42.43
C10	05°50'12"	54.00	5.50	S 58°13'25" E	5.50
C11	19°44'06"	40.00	13.78	N 65°10'23" W	13.71
C12	53°28'15"	40.00	37.33	N 28°34'12" W	35.99

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Dallas County Texas and Incorporated Areas, Community Panel Number 48133C0245K, Map Revised Date, July 7, 2014. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

MONUMENTATION NOTE

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

COORDINATE NOTE

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

BENCHMARKS

BM-1 City of Rowlett GPS Control Monument No. C-3, located in the centerline median of Lakeview Parkway, 275' +/- west of Shoreline Drive, 730' +/- east of George Bush Tollway right-of-way. Elevation=485.73'

BM-2 City of Rowlett GPS Control Monument No. C-1, located in the centerline median of Lakeview Parkway, 300' +/- west of the centerline of Dexam Drive. Elevation=485.39'

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

**FINAL PLAT
QT 990 ADDITION**

3.7582 ACRES, BEING A REPLAT OF
LOT 1, BLOCK 1, CHACON AUTOS, LTD. ADDITION
(VOL. 94011, PG. 1031, D.R.D.C.T.)
THOMAS LUMLEY SURVEY, ABSTRACT No. 789
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

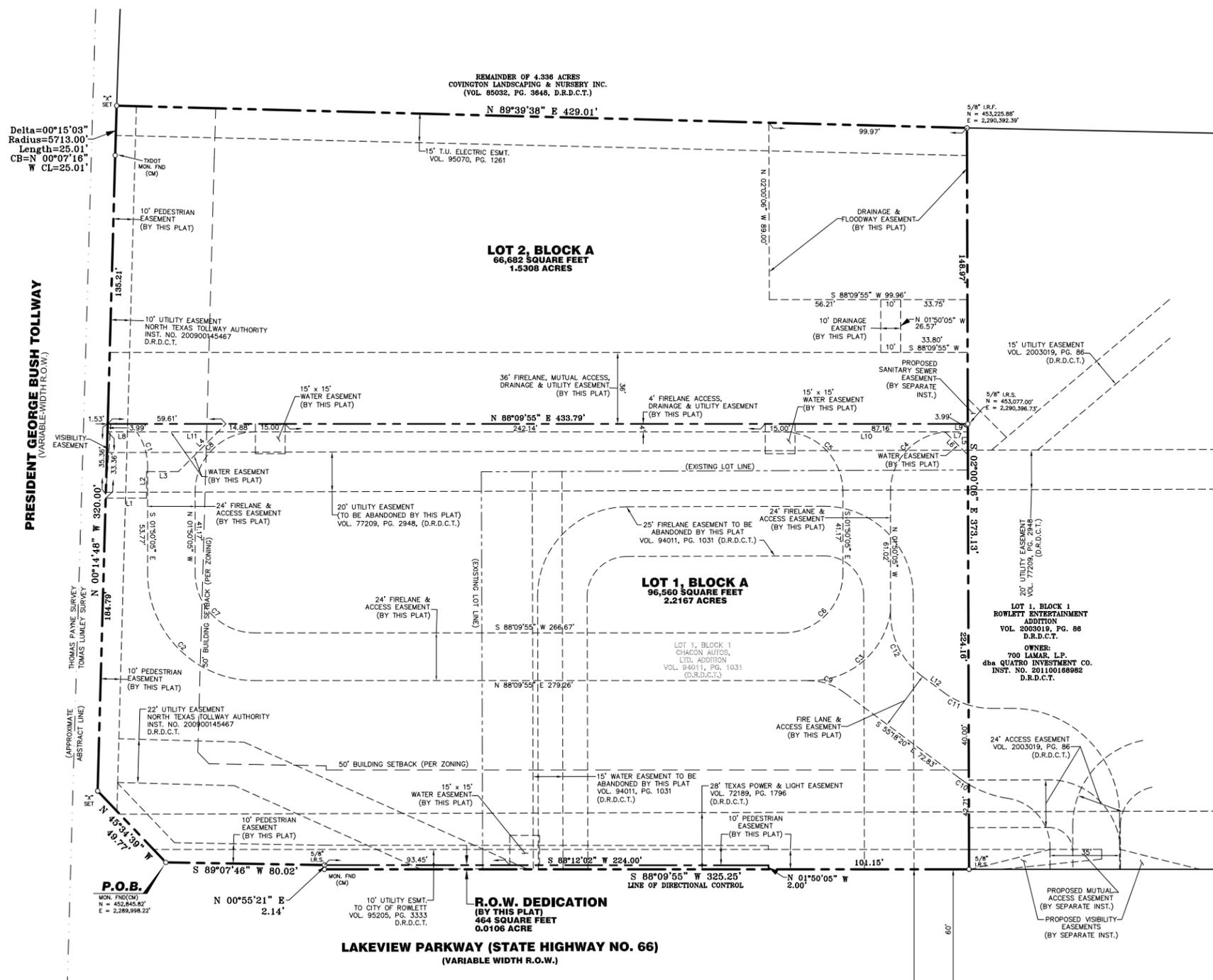
PROJECT INFORMATION
Date of Survey: 07/31/2014
Job Number: 14149138
Drawn By: S.W.Y/wj
Date of Drawing: 04/14/2015
File: Final Plat.Dwg
SHEET 1 OF 2

OWNER (LOT 1):
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Bullseye, Texas, 76039
(817) 358-7680

OWNER (LOT 2):
NEC LIBERTY GROVE/66, LTD.
3102 Maple Avenue, Suite 500
Dallas Texas, 75201-1262



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600



PRESIDENT GEORGE BUSH TOLLWAY
(VARIABLE-WIDTH R.O.W.)

LAKEVIEW PARKWAY (STATE HIGHWAY NO. 66)
(VARIABLE WIDTH R.O.W.)

P.O.B.
MON. FND (CM)
N = 453,245.92'
E = 2,289,998.22'

R.O.W. DEDICATION
(BY THIS PLAT)
464 SQUARE FEET
0.0106 ACRE

PROPOSED MUTUAL ACCESS EASEMENT
(BY SEPARATE INST.)
PROPOSED VISIBILITY EASEMENTS
(BY SEPARATE INST.)

OWNER'S CERTIFICATE

WHEREAS, QuikTrip Corporation and NEC Liberty Grove/66, Ltd. are the owners of a tract of land located in the City of Rowlett, Dallas County, Texas, part of the Thomas Lumley Survey, Abstract No. 789, being all of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184, Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block Chacon Autos Ltd. Addition, an addition to the City of Rowlett according to the plat thereof recorded in Volume 94011, Page 1031, Deed Records, Dallas County, Texas, and being more particularly described as follows:

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

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

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

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

THENCE, departing the east line of President George Bush Tollway, along the north line of said 4.2840 acre tract and the south line of said 4.336 acre tract, North 89 degrees 39 minutes 38 seconds East, a distance of 429.01 feet to a 5/8" iron rod found for the northeast corner of said 4.2840 acre tract and the northwest corner of Lot 1, Block 1, Rowlett Family Entertainment Addition as recorded in Volume 2003019, Page 66, Deed Records, Dallas County, Texas;

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

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

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

South 89 degrees 07 minutes 46 seconds West, a distance of 80.02 feet to the **POINT OF BEGINNING** and containing 163,706 square feet or 3.7582 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QuikTrip Corporation and NEC Liberty Grove/66, Ltd., Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **QT-990 ADDITION**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

ACCESS EASEMENT

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

FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Rowlett, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 2, Block A, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water runoff shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Rowlett shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

Witness our hands at Tarrant County, Texas, this ___ day of _____, 2015.

By: QuikTrip Corporation

By: _____
Joseph S. Faust,
Director of Real Estate

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office, this ___ day of _____, 2015.

Notary Public in and for the State of Texas

Witness our hands at Tarrant County, Texas, this ___ day of _____, 2015.

By: NEC Liberty Grove/66, Ltd.

By: _____
(AUTHORIZED SIGNATURE)

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this ___ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

RELEASED 4/14/2015 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Douglas S. Loomis
Texas Registered Professional Survey No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this ___ day of _____, 2015.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas.

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/h knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his/her approval is required.

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

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

FINAL PLAT
QT 990 ADDITION
3.7582 ACRES, BEING A REPLAT OF
LOT 1, BLOCK 1, CHACON AUTOS, LTD. ADDITION
(VOL. 94011, PG. 1031, D.R.D.C.T.)
THOMAS LUMLEY SURVEY, ABSTRACT No. 789
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

OWNER (LOT 1):
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Euless, Texas, 76039
(817) 358-7680

OWNER (LOT 2):
NEC LIBERTY GROVE/66, LTD.
3102 Maple Avenue, Suite 500
Dallas Texas, 75201-1262

PROJECT INFORMATION
Date of Survey: 07/31/2014
Job Number: 14149138
Drawn By: S.W.Y/wj
Date of Drawing: 04/14/2015
File: Final Plat.Dwg
SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 05/12/2015

AGENDA ITEM: C.2

AGENDA LOCATION

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a Major Warrant in order to allow a monument sign for a civic building in the Form Based Urban Village District. The subject property is located at 8601 Liberty Grove Road, further described as Lot 1, Block A of the River Church Addition, Dallas County, TX, being 3.5 ± acres (MW15-784).

STAFF REPRESENTATIVE

Erin Jones, Senior Planner

SUMMARY

The applicant, Lake Cities Community Church (Attachment 1-Location Map), is requesting a Major Warrant in order to build a monument sign. Monument signs are not permitted in the Form Based Urban Village (FB-UV) District because the district itself is intended to be walkable with pedestrian scale signage. Monument signs are typically associated with districts that are more vehicular in nature. However, based on the existing character of the subject area, the proximity to a major thoroughfare, and the civic use of the building, it is Staff's professional opinion that a monument sign is appropriate. The purpose of this item is for the Planning and Zoning Commission to conduct a public hearing and make a recommendation to the City Council regarding the Major Warrant request.

BACKGROUND INFORMATION

Lake Cities Community Church was formerly The River Church. Since taking ownership of the property Lake Cities has worked closely with Staff to make improvements to the building to bring it into further conformance with the FB-UV District. As seen in the pictures below they have made substantial façade improvements.

Previous Façade



Upgraded Façade



As part of the site improvements, the church has requested a monument sign. As previously mentioned in this report, monument signs are not permitted in the FB-UV district due to the desire to create a walkable environment using pedestrian scale signage. However, as outlined in detail in the “discussion” section below there are unique circumstances where a modified monument sign may be deemed appropriate.

As with all Major Warrants, it is important to note that this request only pertains to the monument sign. Any further improvements to the property will be reviewed in light of the Form Based Code (FBC) requirements and may be subject to administrative approval.

DISCUSSION

In 2014, Staff was presented with two Major Warrant requests for monument signs along major thoroughfares. One of those requests was for East Dallas Church of God to be located within close proximity to the subject property. Staff acknowledged that churches and other civic buildings are unique and should be evaluated differently than a typical mixed-use building within a FB-UV district. In addition, Staff took into consideration the vehicular nature of Liberty Grove Road when making the recommendation to approve a monument sign.

At that time, monument sign standards did not exist in the FBC. Staff worked closely with the Urban Design Officer (UDO) to create standards that would not compromise the intent of the FB-UV District. A version of those standards were later adopted into the FBC in April 2014, specifically for the Lakeview Parkway and President George Bush Turnpike (PGBT) Corridors. The decision was made to limit the monument sign standards to those two corridors because they maintain a constant vehicular condition that is not likely to change in the future. The Major Warrant process was deemed to be the appropriate avenue in other areas of the City where a monument sign may be deemed suitable on a case by case basis.

Lake Cities Community Church has agreed to abide by more stringent standards than what is required in the FBC for the Lakeview/PGBT Corridor in keeping with the standards approved for East Dallas Church of God in 2014. It is important to note that approval of a Major Warrant does not set a precedence. However, Staff did try to apply a similar standard in keeping with the existing character of the area. Since the area includes several pre-existing monument signs, Staff does not have concerns that the district will be compromised by allowing Lake Cities Community Church to build a monument sign.

The FBC Standard is as follows:

“5.4.11 Monument Signs (review design standards in RDC)

- a. Monument signs will be limited to one per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet).*
- b. Monument signs will be limited to a maximum of 50 sq. ft. per sign face and 6 feet in height.*
- c. Monument signs are only permitted along Highway 66/Lakeview Parkway, PGBT access road and Browsing Lane frontages.”*

Lake Cities Community Church's Proposal (Attachment 2):

- One monument sign located at the corner of Liberty Grove Road and Princeton Road.
- The proposed sign is 5' 6" in height including the base, and the sign face is 35 square feet.
- The sign materials will complement the building façade and the base will be landscaped.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Eight (8) notices were mailed to property owners within 200 feet of the subject property on April 27, 2015, and as of Wednesday May 6, 2015 no responses have been returned in opposition and one has been returned in favor (Attachment 3). In addition, fifteen (15) courtesy notices were mailed to property owners within 500 feet. No responses have been received.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval of the Major Warrant request.

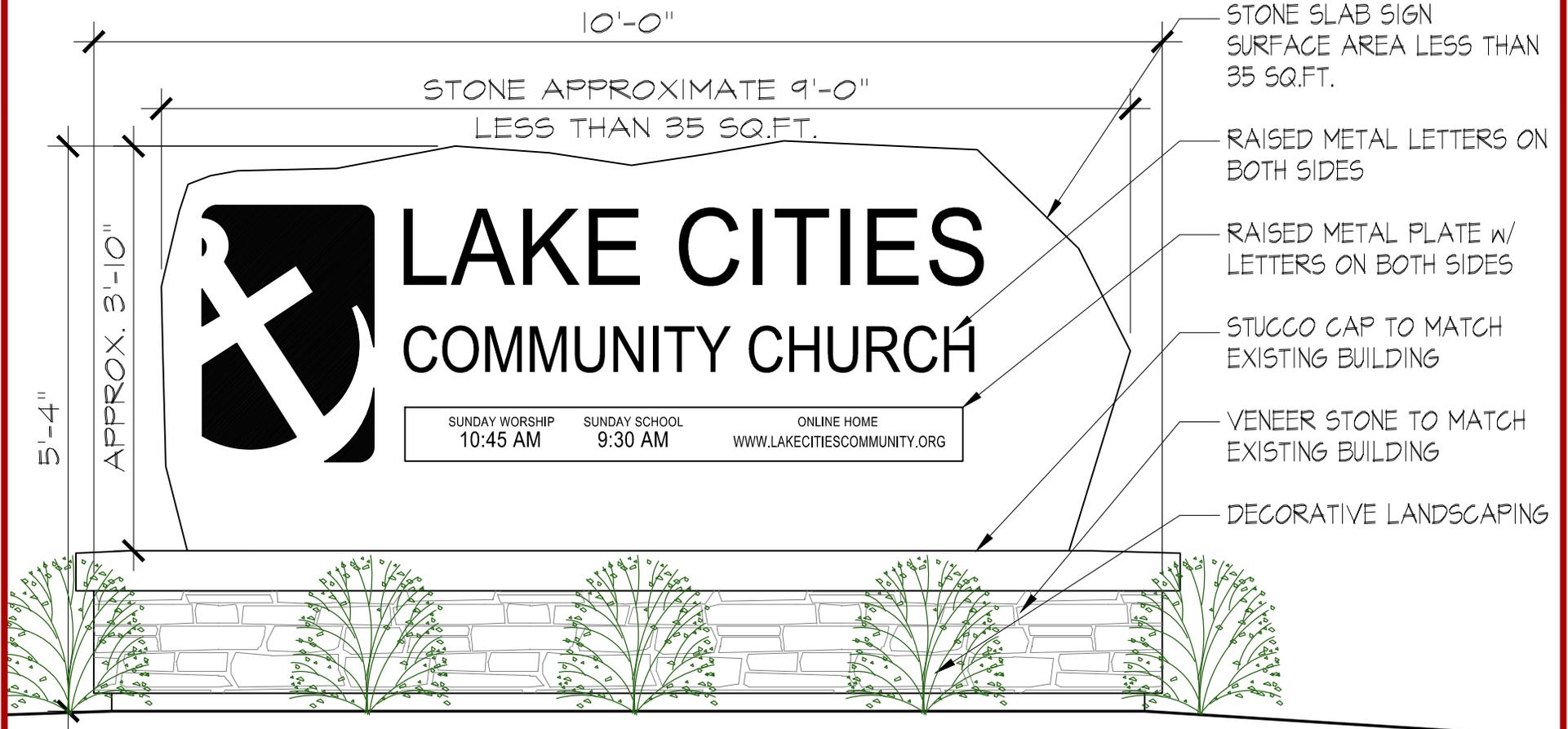
The UDO recommends approval of the Major Warrant request as noted in her official recommendation letter included as Attachment 4.

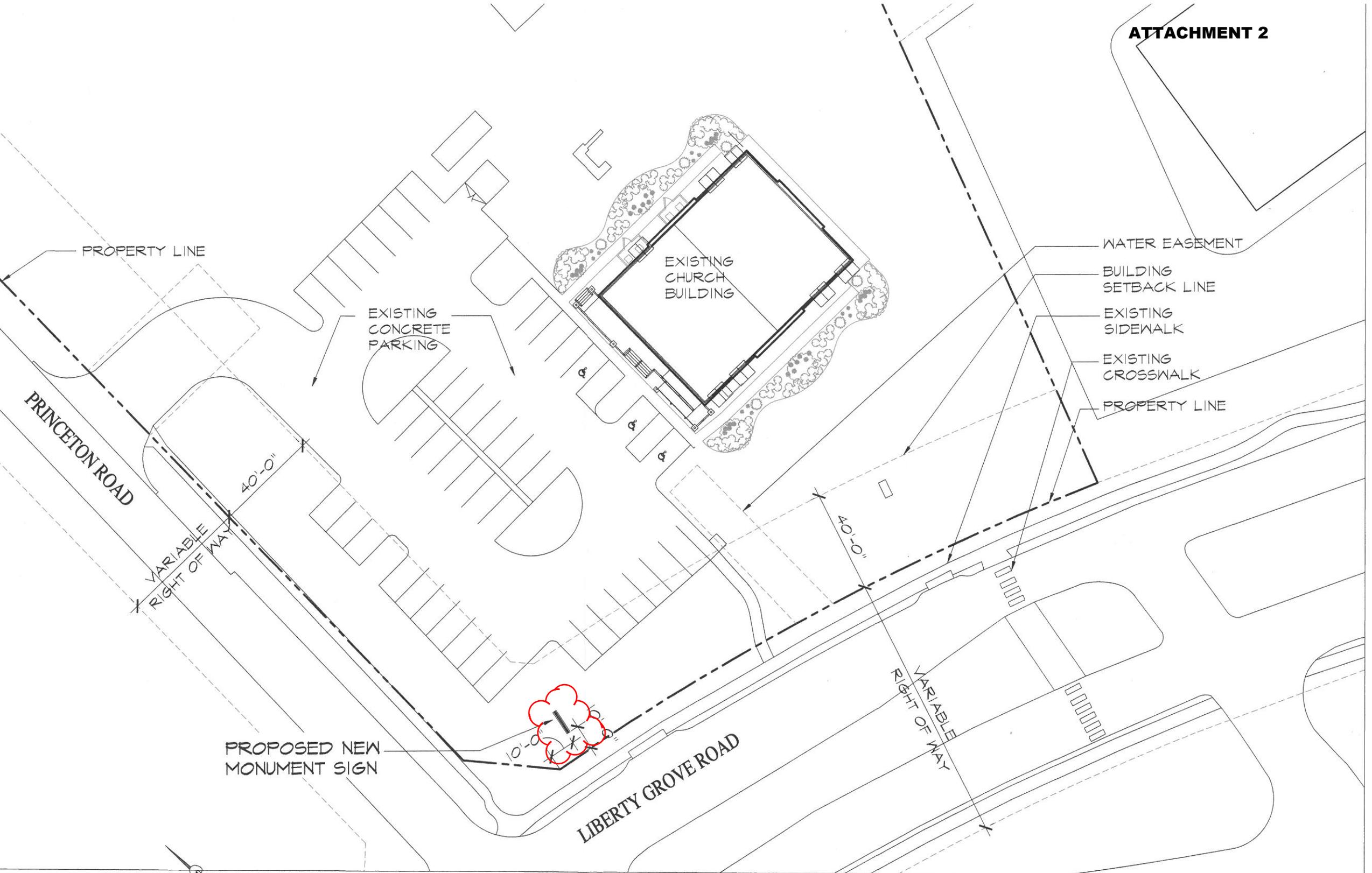
ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Sign Proposal
- Attachment 3 – Public Hearing Responses
- Attachment 4 – UDO Recommendation

Location Map







SITE PLAN

SCALE: 1"=40'



**Development Services
Department/Planning Division**

**NOTICE OF PUBLIC HEARING
Planning and Zoning Commission and City Council**

TO: Property Owner
RE: Application for Major Warrant
LOCATION: The subject property is located at 8601 Liberty Grove Road, further described as Lot 1, Block A of the River Church Addition, Dallas County, TX, being 3.5 ± acres.

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

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant, Lake Cities Community Church, requests a Major Warrant from the Form Based Code's signage requirements in order to construct a monument sign.

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

COMMENTS: I DO NOT THINK IT WILL DIMINISH THE LOOK OF THE AREA.
CHURCH NEEDS TO BE IDENTIFIED BY ITS SIGN. IT WILL ENHANCE THE
IMAGE OF THE COMMUNITY.

SIGNATURE: Thomas Thomas
ADDRESS: C/O EDC, 8601 Liberty Grove / Mailing Address: 4305 Vista Creek Dr., Rowlett, 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 of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 12th day of May, 2015 and the City Council will hold a public hearing at 7:30 p.m. on the 2nd day of June, 2015. Meetings are held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, May 6, 2015 to be included in the Planning and Zoning Commission's packet and May 27, 2015 to be included in the City Council packet. Responses received by May 6th will also be forwarded to City Council. Responses received after May 27th shall not be counted in the record of response. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property (this notification is sufficient). If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

<p>If you have any questions concerning this request, please contact: Phone 972-412-6114 FAX 972-412-6228 ejones@rowlett.com</p>	<p>RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

743 WILL RICE AVE
IRVING, TX 75039

Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, AICP, CNU-A
Date: 5 May 2015
Re: Urban Design Officer Review of Lake Cities Community Church Monument Sign Major Warrant – 8601 Liberty Grove Road

Urban Design Officer Review

Per your request, we have reviewed the proposed Major Warrant package. We find that though in technical conflict with the Form Based Code's intent and standards for the Urban Village District there are unique and mitigating circumstances with this property:

- It is a church and can be considered a Landmark Building and is eligible for special standards; and,
- It is located directly on Liberty Grove Road, and impacts the image and development pattern in the Urban Village area both along Liberty Grove Road and in Woodside Living.

For this particular development site and user, we support a monument sign at the intersection of Liberty Grove and Princeton Road based on the applicant's willingness to conform to the following:

- a. The monument sign shall be limited to a maximum height of six feet (6'). The maximum size for the sign area is thirty-five square feet (35 sq. ft.) per sign face. The monument sign shall have a minimum one-foot (1') masonry base, measured from grade level to the bottom of the sign area. The base shall be landscaped.
- b. All building materials and colors utilized for construction of monument bases and sign frames shall be constructed of the same materials found on the main building on the lot, unless otherwise approved by Minor Warrant.
- c. Signs shall be located so as not to impede pedestrian circulation (current and planned) and block visibility for vehicles entering or leaving a site.

Recommendation: Approval of application.



Arti Harchekar, CNU-A

Associate
TOWNSCAPE, Inc.



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 05/12/2015

AGENDA ITEM: C.3

AGENDA LOCATION

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a Planned Development rezoning request with a base zoning district of Limited Office (O-1) with an allowance for multi-family senior housing. The subject property is located at 5500 Rowlett Road, being a 5.50 +/- acre portion of a 12.79 acre parcel located in Tract 14 of the John M. Thomas Survey, Abstract 1478, Page 460, City of Rowlett, Dallas County, Texas (PD15-783).

STAFF REPRESENTATIVE

Erin Jones, Senior Planner

SUMMARY

The applicant, Churchill Residential, owns and operates 12 Evergreen Independent Senior Living Communities in Texas, 11 of which are located in the Dallas-Fort Worth Metroplex. They have been pursuing a location in Rowlett since 2011 in conjunction with the Texas Department of Housing and Community Affairs' (TDHCA) tax credit program. Most recently, they have applied to the State for funding for the subject property (Attachment 1- Location Map). The State process is competitive and requires zoning to be established as part of the evaluation. To that end, the applicant is pursuing rezoning that will allow them to construct an Independent Senior Living Complex should the project be selected for State tax credits. If the project is not selected, then the City Council has the option to rescind the zoning at that time. The purpose of this item is for the Planning and Zoning Commission to conduct a public hearing and make a recommendation to the City Council regarding the rezoning request.

BACKGROUND INFORMATION

A sampling of Churchill's properties, including the Evergreen in Mesquite, Rockwall, and Plano, can be viewed at the following link: <http://www.churchillresidential.com/locations.aspx>. Evergreen at Rowlett is proposed to be a 138 unit, age-restricted (55+), subsidized, independent senior housing community. The proposed complex will be 100% income restricted and funded through the Department of Housing and Community Affairs 2015 funding cycle.

As previously mentioned, the TDHCA funding process is competitive. As part of the application process, applicants secure valuable points in a number of means:

1. An applicant can obtain points through a municipality providing support in form of a resolution solely for one applicant: Resolution 005-15 (Attachment 2)

2. The adoption of a Community Revitalization Plan: Resolution 024-15 (Attachment 3).
3. A funding commitment resolution by City Council: Resolution 019-15 (Attachment 4).

Since the City Council approved the above-referenced Resolutions in support of the project, the applicant has been working on the rezoning proposal in order to finalize their State requirements. It is important to note that this project is solely contingent on approval of State tax credits. If the Planned Development is approved, but the credits are not, then the project will not be built. As was done in the past, if the project is not selected, then the City Council has the option to rescind the Planned Development and reinstate the previous zoning district.

DISCUSSION

Based on the planned development application submitted, the applicant is proposing a four-story building with common areas and 138 senior living units. All units would be age restricted to those 55 and older (Exhibit C – Statement of Intent and Purpose; Exhibit D – Planned Development Standards; Exhibit E – Zoning Concept Plan).

Several amenities will be provided to residents. It should be noted that the following amenities are not regulated by zoning, but are rather a sampling of amenities from other communities that the applicant intends to replicate to some degree in Rowlett. Units have covered entries, full kitchens, energy star or equivalent appliances, ceiling fixtures, laundry hook-ups, and window coverings. In addition, community amenities will include a swimming pool, multi-purpose common room, business center, activities including health screenings, transportation, community laundry room, community gardens, benches, picnic tables, and perimeter fencing.

As part of the planned development application, Evergreen proposes to deviate from several Rowlett Development Code (RDC) standards. They have provided Planned Development Standards in Exhibit D, which will work in conjunction with Exhibit E to provide zoning regulations for the site. To make deviations from the current RDC standards clear, staff has created Table 1, on the following page. In creating this table, staff compared the proposed standards to the base zoning district of Limited Office (O-1) for use and setbacks and the multi-family building standards as this is the most similar use type referenced in the RDC today.

{Remainder of page intentionally left blank.}

Table 1: Proposed Deviations from RDC Standards		
Regulation	Under Current Code	Proposed PD
Uses	<ul style="list-style-type: none"> • O-1 uses • No residential 	<ul style="list-style-type: none"> • O-1 uses • Age restricted senior Multi-family housing
Carports	<ul style="list-style-type: none"> • Masonry if in front yard • Limit to 6 vehicles in a row 	<ul style="list-style-type: none"> • Pre-engineer metal systems allowed • Limit to 8 vehicles per carport in a row
Dimensions	<ul style="list-style-type: none"> • Front setback 30 feet 	<ul style="list-style-type: none"> • Front setback 28 feet
Parking	<ul style="list-style-type: none"> • 1.5 spaces per one-bedroom dwelling unit • 1.75 per two bedroom unit over 800 square feet • 0.25 per unit for guests • Parking area shall be separated from building by 10 feet for sidewalks and plantings 	<ul style="list-style-type: none"> • 1.2 spaces per dwelling unit • Parking area shall be separated from building by 5 feet to allow for sidewalk and landscaping. If no sidewalk is needed the planting area shall be 3 feet wide.
Masonry	<ul style="list-style-type: none"> • 100 percent stone or brick 	<ul style="list-style-type: none"> • 70% stone or brick, 30% cementitious board
Wall length and articulation	<ul style="list-style-type: none"> • Maximum wall length 160 feet • Walls over 50 feet in length shall incorporate wall plane projections or recessed having a depth of 10% the length of the façade. 	<ul style="list-style-type: none"> • Maximum Wall Length 490 feet • Walls over 50 feet in length shall incorporate wall plane projections or recessed having a depth of 5% the length of the façade.
Roofs	<ul style="list-style-type: none"> • Rooflines longer than 50 feet require at least one elevation change of 2 feet. 	<ul style="list-style-type: none"> • Rooflines longer than 100 feet shall require at least one vertical change of 3 feet and shall not require an elevation change every 50 feet.
Landscaping		
<i>ROW Buffer</i>	<ul style="list-style-type: none"> • 1 tree per 30 lineal feet • 10 shrubs per 30 lineal feet 	<ul style="list-style-type: none"> • 1 tree per 50 Lineal feet • 10 shrubs per 50 lineal feet
<i>Parking</i>	<ul style="list-style-type: none"> • Landscape island every 12 parking spaces • Minimum landscape island size 10 by 18 	<ul style="list-style-type: none"> • Landscape island every 15 parking spaces • Minimum landscape island size 9 by 18 feet
<i>Compatibility Buffer</i>	<ul style="list-style-type: none"> • 1 tree per 50 lineal feet • 10 shrubs per 30 lineal feet 	<ul style="list-style-type: none"> • 6 ft. wooden privacy fence with tubular steel accents. • Trees and shrubs optional

Further explanations of the more notable deviations are outlined below:

- **Carports** would be allowed to be constructed of pre-engineered metal systems wherever shown on Exhibit E. These carports are located to a great extent in the side and rear of the building in the development, however, some could be visible from Old Rowlett Rd.
- **Parking** is significantly reduced from RDC standards. This is due to the age of the residents at the facility. Fewer of these residents drive or own cars than the general population. Evergreen will provide transportation for local shopping for those without personal vehicles.
- **Masonry** standards are reduced. The applicant is proposing 70 percent masonry construction (brick, stone or stucco) and 30 percent cementitious board product. The

reasoning for this is primarily aesthetics. Many of these fiber-cement boards, such as hardie board, carry 30 to 50 year warranties. These are durable products and do not require the same maintenance as wood.

- **Wall length and articulation** have also been modified. Based on the size of the main building the RDC wall lengths requirements for O-1 are not practical. In addition, as depth of wall plane recessions and projections is related to wall length a smaller percentage will result in an equal or greater depth of recession or projection as would be required for a shorter wall.

Depth of wall plane projection	Current	Proposed
	160 x 10% = 16 feet	450 x 5 percent = 22.5 feet

- **Landscaping:** The most significant landscape deviation is from the compatibility buffer standards that would typically be located around the perimeter of the property. Instead of planting the required trees and shrubs, the applicant is requesting a privacy fence with trees and shrubs being at their discretion. The privacy fence is of great importance to the developer as it helps the residents feel secure.

Conformance with Rowlett Development Code Requirements

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests including Planned Developments. Staff has added commentary in bold italics beneath each point of consideration.

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

While there is no error in the zoning, there is a trend of aging in place that has been documented in the Realize Rowlett 2020 Comprehensive Plan. It was projected in the comprehensive plan that 20.3 percent of the Rowlett population in 2015 will be over 55. It was also noted through the comprehensive plan process that there is not sufficient housing stock appropriate for seniors looking for smaller, low-maintenance life-styles. This rezoning will address this trend by providing low maintenance living for seniors.

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

This site is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. As such, the guiding principles and existing zoning should inform development. This development proposal particularly meets the intent of Guiding Principal 3 “Make Rowlett a community that is attractive to people at all stages of their lives.” This includes those aging in place.

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

The proposed zoning will likely enhance the health and safety of older residents who would like or may need a lower maintenance lifestyle and smaller living space. In addition, the proposed development would have the added benefit to Rowlett citizens by providing a housing choice for their aging family members which is not currently available.

- (4) Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

The proposed rezoning has been reviewed from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). A detailed review and required upgrades to the system, if any, will be decided at the time of civil engineering review.

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

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

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

It is highly unlikely that the proposed rezoning will have significant adverse impacts on the surrounding properties. The proposed complex is not directly adjacent to any residential uses. In addition, senior living is considered a low impact use as it relates to traffic and noise. The traffic generation from this use is lower than office uses that would be permitted by right.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification;

The current zoning on this property is Limited Office (O-1). Multi-family housing is not an allowed use. The Planned Development proposes to maintain O-1 as the base zoning district while allowing a senior housing development. Staff deems this location generally appropriate for the proposed use as it is in close proximity to a public park and within a short driving distance to local shopping and the DART station.

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

There is a lack of this use in Rowlett. As previously mentioned, during the Realize Rowlett 2020 planning initiative it was found that by 2015 over 20 percent of Rowlett residents would be over 55. Despite this nationwide and local trend, there are currently no independent senior living communities in Rowlett. Allowing this use would address a housing need.

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

The proposed rezoning is not directly adjacent to any other buildings. The other buildings in the general vicinity are one story, thus there is a difference in scale. However, based on the fact that the use of the building is considered low impact and the majority of the buildings in the area are office and industrial uses, Staff does not deem the additional height to be incompatible.

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

Rowlett is considerably built-out and there is limited land available to meet demand for senior housing. The applicants have looked at numerous sites in Rowlett and find this is the best site for their use and economics.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Thirteen (13) notices were mailed to property owners within 200 feet of the subject property on April 27, 2015, and as of Wednesday May 6, 2015 no responses have been returned in opposition and two have been returned in favor (Attachment 5). In addition, fifty-five (55) courtesy notices were mailed to property owners within 500 feet. No responses were returned in opposition and one has been returned in favor (Attachment 6).

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

ATTACHMENTS

- Exhibit A- Legal Description
- Exhibit B- Zoning Boundary
- Exhibit C- Statement of Intent and Purpose
- Exhibit D- Development Regulations
- Exhibit E- Concept Plan
- Exhibit F- Proposed Development Schedule

Attachment 1- Location Map

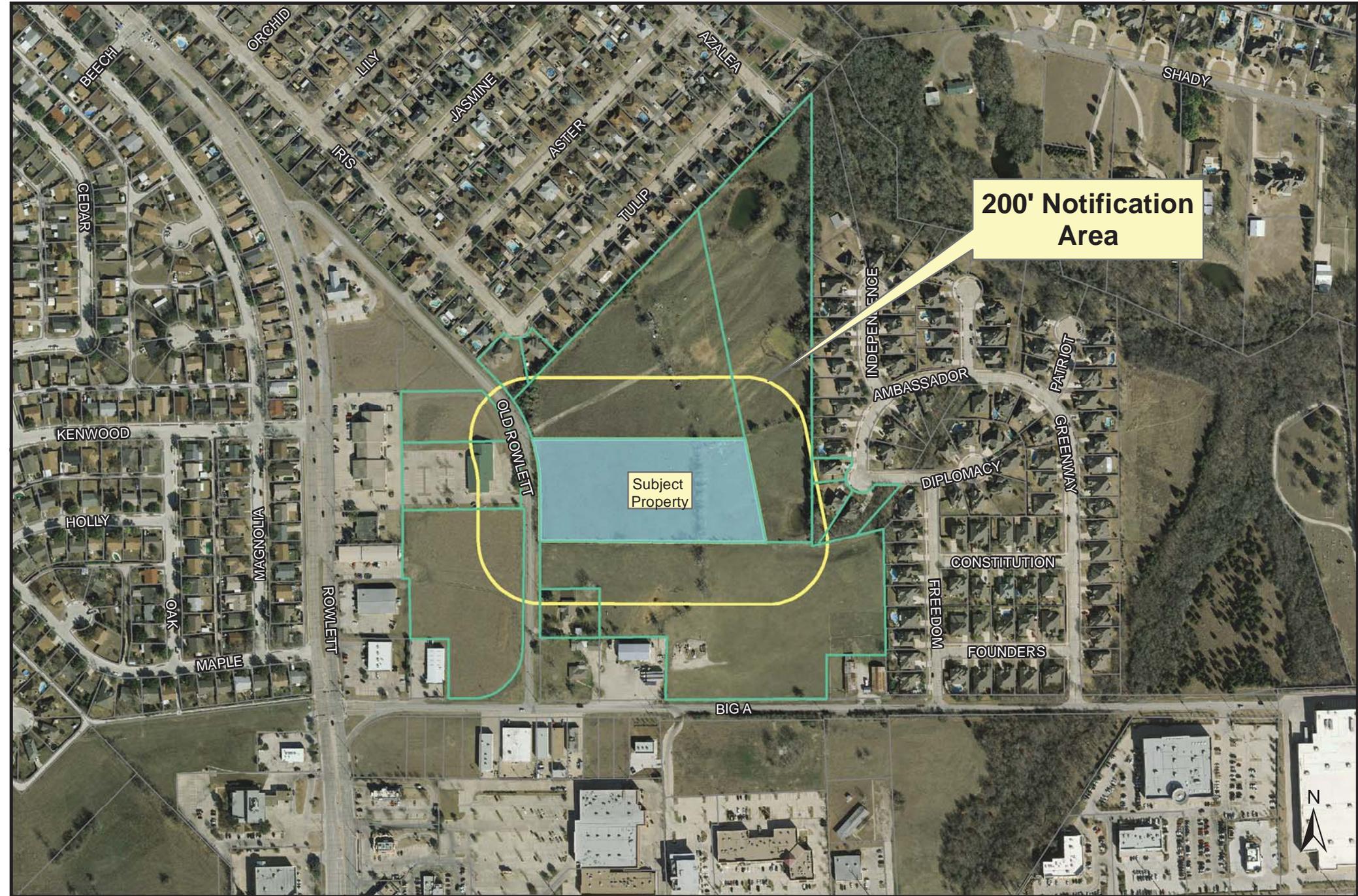
Attachment 2- Resolution 005-15

Attachment 3- Resolution 024-15

Attachment 4- Resolution 019-15

Attachment 5- 200 ft. Public Hearing Notice Responses

Attachment 6- 500 ft. Public Hearing Notice Responses



200' Notification Area

Subject Property



Evergreen Senior Living Planned Development
 Map Created: April 27, 2015

200 FT NOTIFICATION AREA



City of Rowlett

Official Copy

Resolution: RES-005-15

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS EXPRESSING SUPPORT FOR THE EVERGREEN ROWLETT SENIOR COMMUNITY, L.P., PROJECT; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS Evergreen Rowlett Senior Community, L.P. has proposed a development for affordable rental housing for active adults aged 55 and older located at the 5500 block of Old Rowlett Road, named Evergreen at Rowlett in the City of Rowlett, Dallas County, Texas;

WHEREAS Evergreen Rowlett Senior Community, L.P., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Competitive nine percent (9%) Housing Tax Credits and HOME Funds for Evergreen Rowlett Senior Community, L.P.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1. That the City Council of the City of Rowlett, Texas, hereby confirms that it supports the proposed Evergreen Rowlett Senior Community, L.P., proposed project located in the 5500 Block of Old Rowlett Road, Rowlett, Dallas County, Texas and its application to the TDHCA, **TDHCA #15020**, and that this formal action has been taken to put on record the opinion expressed by the City of Rowlett on the 20th day of January, 2015 and

Section 2. That the City of Rowlett, acting through its governing body, hereby confirms that the proposed Evergreen Rowlett Senior Community, L.P., **TDHCA #15020**, located in the 5500 block of Old Rowlett Road, Rowlett, Dallas County, Texas most significantly contributes to the concerted revitalization efforts of the City of Rowlett, and

Section 3. That for and on behalf of the City Council, the Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 4. That this resolution shall become effective immediately upon its passage.

At a meeting of the City Council on January 20, 2015 this Resolution be adopted. The motion carried by the following vote:

Ayes: 5 Mayor Gottel, Mayor Pro Tem Gallops, Councilmember van Bloemendaal, Councilmember Dana-Bashian and Councilmember Bobbitt

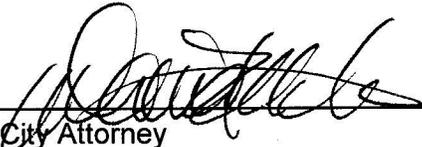
Abstain: 1 Deputy Mayor Pro Tem Pankratz

Absent: 1 Councilmember Sheffield

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Approved by 
Mayor

Date January 20, 2015

Approved to form by 
City Attorney

Date January 20, 2015

Certified by 
City Secretary

Date January 20, 2015





City of Rowlett

Official Copy

Resolution: RES-024-15

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING AND ADOPTING THE CENTRAL ROWLETT COMMUNITY REVITALIZATION PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the public interest for the City to formalize a vision, contained within a plan, to assist and manage orderly and sustainable development within the City; and,

WHEREAS, the City has commenced investing funding and activity, directly or through cooperation with other governmental entities, for public improvements with a total budget or projected economic value of \$11.5M for the target area generally bounded by Rowlett Road to the west, Llano Street to the south, President George Bush Turnpike to the east, and Carters Branch (stream) to the north, to be known as the "Central Rowlett" area; and

WHEREAS, the City of Rowlett expects that the proposed Central Rowlett Community Revitalization Plan will revitalize the neighborhood and address in a substantive and meaningful way the following five material factors: (a) adverse environmental factors (b) presence of blight, (c) presence of inadequate transportation or infrastructure, (d) lack of local business providing employment opportunities, and (e) efforts to promote diversity; and

WHEREAS, the City Council posted notices and conducted a public hearing regarding the Central Rowlett Community Revitalization Plan; and

WHEREAS, the City Council has determined that it is in the interest of the public health, safety and welfare to approve and adopt the Central Rowlett Community Revitalization Plan, attached hereto as Exhibit "A";

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2: That the governing body of the City of Rowlett (the City Council) hereby approves and adopts the Central Rowlett Community Revitalization Plan attached hereto as Exhibit "A" (the "Plan").

Section 3: That the City Council hereby certifies: (a) the Plan was duly adopted with the required public comment processes followed, (b) the funding and activity under the Plan has already commenced; (c) there is no reason to believe that the

overall funding for the full and timely implementation of the Plan will be unavailable.

Section 4: That the City Council hereby confirms that the Evergreen Rowlett Senior Community, L.P. proposed project located in the 5500 block of Old Rowlett Road, Rowlett, Dallas County, Texas will contribute most significantly to the concerted revitalization efforts of the City of Rowlett.

Section 5: This resolution shall become effective immediately upon its passage.

At a meeting of the City Council on February 17, 2015 this Resolution be adopted. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Mayor Pro Tem Gallops, Councilmember van Bloemendaal, Councilmember Dana-Bashian, Councilmember Bobbitt and Councilmember Sheffield

Abstain: 1 Deputy Mayor Pro Tem Pankratz

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Approved by [Signature]
Mayor

Date February 17, 2015

Approved to form by [Signature]
City Attorney

Date February 17, 2015

Laura Hallmark
City Secretary



Date February 17, 2015

Mayor ~ Todd Gottel
Mayor Pro Tem ~ Michael Gallops
Deputy Mayor Pro Tem ~ Carl Pankratz

City Council ~
 Rick Sheffield
 Tammy Dana-Bashian
 Debby Bobbitt
 Robbert van Bloemendaal

City Manager ~ Brian Funderburk

Rowlett
 T E X A S



*A unique community where families
 enjoy life and feel at home*

February 18, 2015

Texas Department of Housing and Community Affairs
 Ms. Jean Latsha, Director of Multifamily Finance
 221 East 11th Street
 Austin, TX 78701

**RE: Central Rowlett Community Revitalization Plan,
 Evergreen at Rowlett Senior Community (TDHCA #15020)**

Dear Ms. Latsha:

Please accept this letter as confirmation that the Central Rowlett Community Revitalization Plan (CRP) is in place prior to the TDHCA's Full Application Final Delivery Date (February 27, 2015) pursuant to §11.2 of the Qualified Allocation Plan (QAP) and meets §11.9(d)(7) of the QAP referencing the Community Revitalization Plan. The City endorses Evergreen at Rowlett Senior Community (TDHCA #15020) for the maximum six (6) points under this scoring criterion – four (4) points since the Development is in the target area of the CRP, whose total budget or projected economic value exceeds \$6,000,000 and two (2) points since the City has explicitly identified Evergreen at Rowlett Senior Community, in a resolution, as contributing most significantly to the concerted revitalization efforts of the City.

The proposed Evergreen at Rowlett Senior Community Project is within the city limits of the City of Rowlett, and I am the appropriate local official to assert the following. The City certifies that the CRP was duly adopted by the City Council with Resolution No. 024-15 and the CRP adoption process followed the required public comment processes of the City; the funding and activity under the CRP has already commenced; and the adopting municipality, the City of Rowlett, has no reason to believe that overall funding for the full and timely implementation of the CRP will be unavailable. The CRP has a total budget or projected economic value that exceeds \$12,000,000.

As stated above and evidenced in the separate Resolution No. 024-15, the City explicitly identified the proposed Evergreen at Rowlett Senior Community as contributing most significantly to the City's concerted revitalization efforts. The CRP will revitalize the target area in a substantive and meaningful way by means of the following 5 factors

- (a) Adverse environmental factors
- (b) Presence of blight
- (c) Presence of inadequate transportation or infrastructure
- (d) Lack of local business providing employment opportunities
- (e) Efforts to promote diversity

CENTRAL ROWLETT COMMUNITY REVITALIZATION PLAN (CRP)

City of Rowlett



FEBRUARY 2015

Prepared By:

Kimley»»Horn

Contents

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OVERVIEW

INTRODUCTION

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

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

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

CRP AREA PROFILE

AREA CHARACTERISTICS

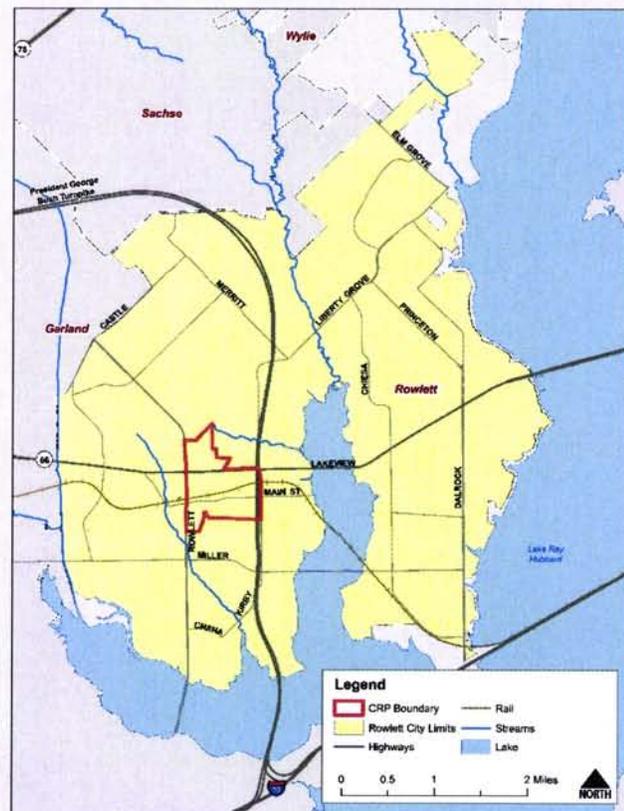
The Central Rowlett CRP target area is generally bounded by Rowlett Road to the west, Llano Street to the south, the President George Bush Turnpike to the east, and Lakeview Parkway (SH 66) and the Carters Branch creek to the north. This area incorporates the Downtown Strategic Plan area defined during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

SOUTH OF LAKEVIEW PARKWAY

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

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

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



NORTH OF LAKEVIEW PARKWAY

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

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



Figure 2: CRP Boundary Map

DEMOGRAPHIC SNAPSHOT

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

Table 1. Demographic Summary

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

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

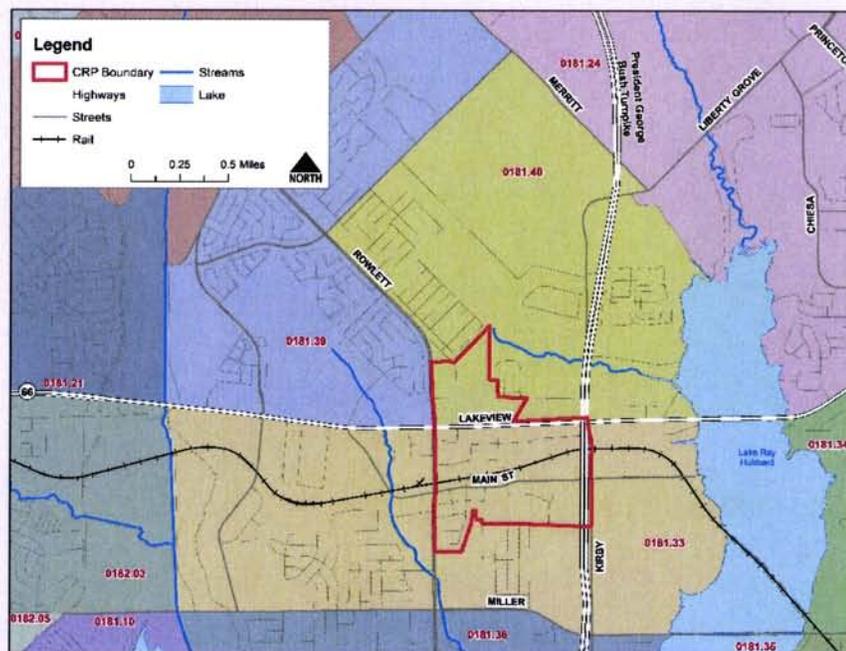


Figure 3: CRP Census Tracts

CRP TARGET AREA EXISTING CONDITIONS ANALYSIS

The following analysis summarizes neighborhood Strengths, Weaknesses, Opportunities and Threats (SWOT) based on general observations of existing community assets, land use patterns, transportation and connectivity, and economic conditions. This analysis is also influenced by public input received from downtown area residents and stakeholders during the development of the Realize Rowlett Downtown Plan, which evaluated existing physical and economic conditions of the area.

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



Figure 4: Existing DART Rail Service



Figure 5: Main Street streetscaping improvements



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

CRP REVITALIZATION STRATEGY

PAST PLANNING EFFORTS

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

REALIZE ROWLETT 2020 PHASE I: STRATEGIC OPPORTUNITIES (2011)

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

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

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

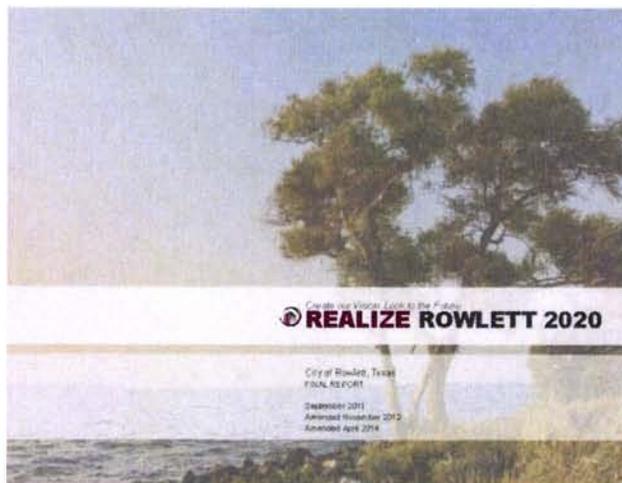


Figure 7: Realize Rowlett 2020 Comprehensive Plan

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

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

EXHIBIT A

Development and Design Goals identified for this subarea include:

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

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

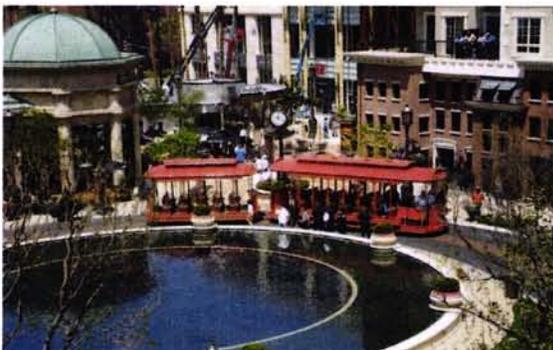


Figure 8: Urban mixed-use and transit-oriented development examples

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

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

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

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



Figure 9: Parks Master Plan
 Note: Notations and labels contained on this exhibit may no longer be current.

CRP REVITALIZATION FACTORS

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

Those factors to be addressed are identified as follows:

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

CRP ACTION OBJECTIVES

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

Environmental Conditions

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

Presence of Vacancy and Obsolete Land Uses

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

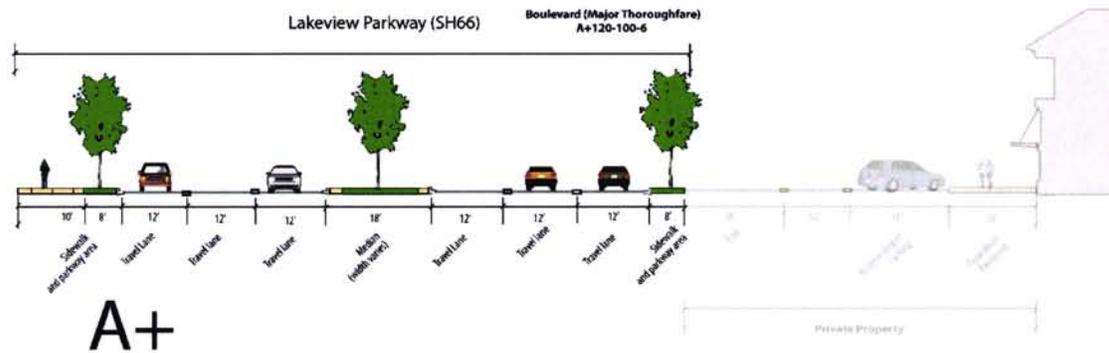


Figure 10: Lakeview Parkway Cross Section

Inadequate Transportation or Infrastructure

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

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

Lack of Employment Opportunities

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

Efforts to Promote Diversity

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

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

EXHIBIT A

ROLE OF AFFORDABLE HOUSING IN THE PLAN

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

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

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

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

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

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

COMMUNITY INPUT & PLAN ADOPTION SCHEDULE

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

Table 2. Community Input & Plan Adoption Schedule

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

CRP AREA IMPROVEMENT PROJECTS

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

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

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

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

Table 3. CRP Area Project Funding

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

1) *QAP Revitalization Factors:*

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

2) *Funding Source:* City of Rowlett

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

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

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Figure 11: CRP Area Improvement Projects



City of Rowlett

Official Copy

Resolution: RES-019-15

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AUTHORIZING AN ECONOMIC DEVELOPMENT LOAN TO EVERGREEN ROWLETT SENIOR COMMUNITY, L.P. IN THE AMOUNT OF \$1,200,000, UNDER SPECIFIED CONDITIONS; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, 10 Texas Administrative Code Section 11.9(d)(2), setting forth certain regulations of the Texas Department of Housing and Community Affairs (the "TDHCA") governing the Competitive Housing Tax Credit Program (the "TDHCA Rules"), provide for an applicant to be awarded up to fourteen (14) points for a resolution from a unit of local government confirming its commitment of qualifying funding; and

WHEREAS, the City of Rowlett, Texas (the "City") has adopted a policy for economic development incentives, and is authorized under Chapter 380, Texas Local Government Code, to provide economic development grants and loans to promote economic development and to stimulate business and commercial activity; and

WHEREAS, Evergreen Rowlett Senior Community, L.P. has advised that it can receive fourteen (14) points under Texas Government Code Section 2306.6710(b)(1)(E) Commitment of Funding by Local Political Subdivision, also detailed in Section 11.9(d)(2) of the 2015 Qualified Allocation Plan, for a development loan from the City of Rowlett for use in the development of Evergreen Rowlett Senior Community, L.P.; and

WHEREAS, the City Council finds and determines that the Project (as hereinafter defined) satisfies the Criteria established by the Policy, will further the objectives of the City, will benefit the City and the residents of the City, and will promote economic development and stimulate business and commercial activity through the creation of jobs and expansion of the City's tax base.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the recitals contained hereinabove are true and correct.

Section 2: That the City of Rowlett, Texas (the "City") desires and is willing to make a loan to Evergreen Rowlett Senior Community, L.P. (the "Borrower"), in the amount of \$1,200,000 (the "Loan") to pay for costs associated with the development of the Evergreen at Rowlett Senior Community located in the 5500 block of Old Rowlett Road within the City, a development of not to exceed 150 units (the "**Project**").

Section 3: That it is understood that Borrower intends to apply a commitment of Tax Credits from the TDHCA pursuant to its 2015 Qualified Allocation Plan (the "QAP"). The City understands that this Loan allows Borrower to qualify for certain points under its Tax Credit application, and Borrower and City intend for this Loan to comply with the QAP.

Section 4: That the Loan will be evidenced by a Promissory Note (the "Note"), which will have a term of at least fifteen years and shall bear interest at a rate equal to three percent (3%) per annum with a 30-year amortization.

Section 5: That this Resolution constitutes the firm commitment of the City to make the Loan to Borrower on the terms and conditions described above (this "Loan Commitment"). This Loan Commitment is conditioned upon: (1) the City's receipt and approval of loan documents in final form; (2) no material adverse change in Borrower or the Project or the circumstances surrounding Borrower's development of the Project that would, in the City's reasonable judgment, make the Loan unacceptable to the City; (3) approval by the City's legal counsel of the documents evidencing the Loan; (4) Borrower's receipt of a commitment of Tax Credits for the Project from the TDHCA; (5) availability to the City of funding sources in an amount sufficient to fund the Loan at the time of closing; and (6) execution and delivery of an incentive agreement between the City and the Borrower setting forth the economic development criteria required for the Loan. In order to provide funding for the Loan, the City at its discretion may create or use an instrumentality of the City that meets the requirements of 10 TAC Section 11.9(d)(3) of the TDHCA Rules

Section 6: That this Loan Commitment expires upon the Borrower's failure to satisfy any one of the numbered conditions described above. Neither the City, its governing body, or any employee or representative of the City makes any representation with respect to whether this Loan Commitment qualifies the Borrower for the award of certain points by the TDHCA in connection with an application for a commitment of Tax Credits under any requirement, rule, policy or guideline of the TDHCA, including but not limited to the QAP.

Section 7: Neither the Borrower nor anyone related to the Borrower has provided City with funds to fund the Loan and the City is not a Related Party, as defined in Section 2306.6702, Texas Government Code, to the Borrower.

Section 8: This resolution shall become effective immediately upon its passage.

At a meeting of the City Council on February 17, 2015 this Resolution be adopted. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Mayor Pro Tem Gallops, Councilmember van Bloemendaal, Councilmember Dana-Bashian, Councilmember Bobbitt and Councilmember Sheffield

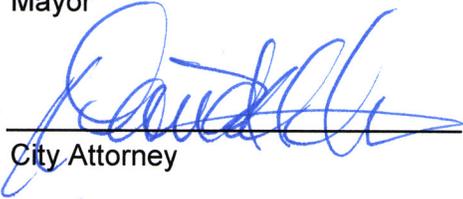
Abstain: 1 Deputy Mayor Pro Tem Pankratz

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Approved by 
Mayor

Date February 17, 2015

Approved to form by 
City Attorney

Date February 17, 2015

Certified by 
Secretary

Date February 17, 2015





Department of Development Services

NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development

LOCATION: The subject property is located at 5500 Rowlett Road, being a 5.50 +/- acre portion of a 12.79 acre parcel located in Tract 14 of the John M. Thomas Survey, Abstract 1478, Page 460, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development zoning district with an underlying Limited Office (O-1) base zoning district with an allowance for multi-family senior housing to allow for an independent living senior community.

05-05-15A09:33 RCVD

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

COMMENTS: I feel the City of Rowlett needs development of this sort to improve the City. I have had numerous friends + relatives express their Senior needs

SIGNATURE: GAYARD GENERAL AGENCY INC By Marie Edwards
ADDRESS: 819 MAIN STREET, GAYARD, TX 75040 (PROPERTY OWNER - 5500 OLD ROWLETT RD)
RES. 4320 HICKOK ROWLETT, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 12th day of May, 2015 and the City Council will hold a public hearing at 7:30 p.m. on the 2nd day of June, 2015.

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, May 6, 2015 to be included in the Planning and Zoning Commission's packet and May 27, 2015 to be included in the City Council packet.

If you have any questions concerning this request, please contact:
Phone 972-412-6114
FAX 972-412-6228
ejones@rowlett.com

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



Department of Development Services

NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner 05-05-15A09:35 RCVD

RE: Application for a Planned Development

LOCATION: The subject property is located at 5500 Rowlett Road, being a 5.50 ± acre portion of a 12.79 acre parcel located in Tract 14 of the John M. Thomas Survey, Abstract 1478, Page 460, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code. A location map is included with this notice.

EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development zoning district with an underlying Limited Office (O-1) base zoning district with an allowance for multi-family senior housing to allow for an independent living senior community.

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

COMMENTS: There is a huge need for senior housing in Rowlett! A definite, necessary need!

SIGNATURE: Marie Edwards, Pres. GARLAND BEVERLY AGENCY, INC.

ADDRESS: BUS. 817 MAIN STREET, GARLAND, TX 75040 RES. 4320 HICKOK ROWLETT, TX 75089 (OWNER 5500 RD ROWLETT RD.)

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 12th day of May, 2015 and the City Council will hold a public hearing at 7:30 p.m. on the 2nd day of June, 2015. Meetings are held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, May 6, 2015 to be included in the Planning and Zoning Commission's packet and May 27, 2015 to be included in the City Council packet. Responses received by May 6th will also be forwarded to City Council. Responses received after May 27th shall not be counted in the record of response. The protest shall object to the zoning change, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property (this notification is sufficient). 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 972-412-6114 FAX 972-412-6228

eiones@rowlett.com

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



Department of Development Services

NOTICE OF PUBLIC HEARING

500 Foot Courtesy Notice

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development
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EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development zoning district with an underlying Limited Office (O-1) base zoning district with an allowance for multi-family senior housing to allow for an independent living senior community.

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

COMMENTS: Our city has a lot of "sandwich" generation, including myself. I wish I had this 8 months ago for my dad. I also know that Senior Living Places keep their properties very clean.
SIGNATURE: Stephanie Kusechne
ADDRESS: 3404 Tulip Lane

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 12th day of May, 2015 and the City Council will hold a public hearing at 7:30 p.m. on the 2nd day of June, 2015. Meetings are held at the Municipal Center, 4000 Main Street, Rowlett, Texas. Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded.
If you have any questions concerning this request, please contact: Phone 972-412-6114 FAX 972-412-6228 ejones@rowlett.com
RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

EXHIBIT A - LEGAL DESCRIPTION

BEING 5.50 acres (239,580 square feet) of land located in the John M. Thomas Survey, Abstract Number 1478, City of Rowlett, Dallas County, Texas and being a portion of that certain tract of land described in a deed to Garland General Agency (hereinafter referred to as Garland tract), as recorded in Volume 89144, Page 1353, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 5.50 acres (239,580 square feet) of land being more particularly describe, by metes and bounds, as follows:

BEGINNING at the Southwest corner of said Garland tract, same being the Northwest corner of that certain tract of land described in a deed to Joy Coyle Richards and Jerry Coyle Richards (hereinafter referred to as Richards tract), as recorded in Volume 88057, Page 3617, D.R.D.C.T., same being in the existing East right-of-way line of Old Rowlett Road (60' Right-of-way), according to the deed thereof recorded in Volume 2124, page 369, D.R.D.C.T.;

THENCE North 00 degrees 03 minutes 08 seconds East with the common line between said Garland tract and the existing East right-of-way line of said Old Rowlett Road, a distance of 298.59 feet to a five-eighths inch iron rod found for an angle point:

THENCE North 15 degrees 08 minutes 26 seconds West, continuing with the common line between said Garland tract and the existing East right-of-way line of said Old Rowlett Road, a distance of 40.83 feet to a point for corner;

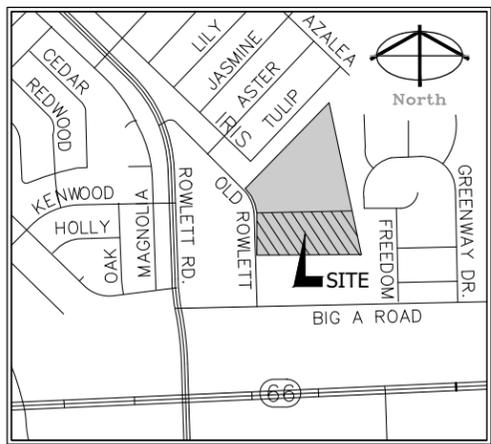
THENCE North 89 degrees 48 minutes 34 seconds East, departing the common line between said Garland tract and the existing East right-of-way line of said Old Rowlett Road and crossing said Garland tract, a distance of 683.30 feet to the West line of that certain tract of land described in a deed to the City of Rowlett (known as R. Arnold Park) according to the deed thereof, as recorded in Volume 2003015, Page 1864, D.R.D.C.T.;

THENCE South 11 degrees 49 minutes 48 seconds East with the common line between said Garland tract and said City of Rowlett tract, a distance of 345.13 feet to the Southwest corner of said City of Rowlett tract, same being in the North line of the aforesaid Richards tract;

THENCE South 89 degrees 48 minutes 34 seconds West with the common line between said Garland tract and said Richards tract, a distance of 743.66 feet to the Place of Beginning and containing a calculated area of 5.50 acres (239,580 square feet) of land.



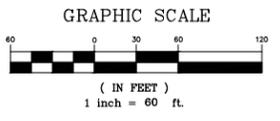
MD 02/13/15



VICINITY MAP N.T.S.

NOTES:

1. THIS LOT IS NOT IN A SPECIAL FLOOD AREA AS DEFINED BY FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C0240K AS REVISED DATED JULY 7, 2014
2. THE DEVELOPMENT OF THIS SITE WILL BE IN ACCORDANCE WITH THE CITY OF ROWLETT DEVELOPEMENT STANDARDS.



GROSS ACREAGE:.....12.843 - ZONED: 0-1
 SUBJECT ACREAGE:.....5.500 - ZONED: PD
 NET ACREAGE:.....7.343 - ZONED 0-1

LEGAL DESCRIPTION:

BEING 5.50 ACRES (239,580 SQUARE FEET) OF LAND LOCATED IN THE JOHN M. THOMAS SURVEY, ABSTRACT NUMBER 1478, CITY OF ROWLETT, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO GARLAND GENERAL AGENCY (HEREINAFTER REFERRED TO AS GARLAND TRACT), AS RECORDED IN VOLUME 89144, PAGE 1353, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 5.50 ACRES (239,580 SQUARE FEET) OF LAND BEING MORE PARTICULARLY DESCRIBE, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GARLAND TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO JOY COYLE RICHARDS AND JERRY COYLE RICHARDS (HEREINAFTER REFERRED TO AS RICHARDS TRACT), AS RECORDED IN VOLUME 88057, PAGE 3617, D.R.D.C.T., SAME BEING IN THE EXISTING EAST RIGHT-OF-WAY LINE OF OLD ROWLETT ROAD (60' RIGHT-OF-WAY), ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2124, PAGE 369, D.R.D.C.T.;

THENCE NORTH 00 DEGREES 03 MINUTES 08 SECONDS EAST WITH THE COMMON LINE BETWEEN SAID GARLAND TRACT AND THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID OLD ROWLETT ROAD, A DISTANCE OF 298.59 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND FOR AN ANGLE POINT:

THENCE NORTH 15 DEGREES 08 MINUTES 26 SECONDS WEST, CONTINUING WITH THE COMMON LINE BETWEEN SAID GARLAND TRACT AND THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID OLD ROWLETT ROAD, A DISTANCE OF 40.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 48 MINUTES 34 SECONDS EAST, DEPARTING THE COMMON LINE BETWEEN SAID GARLAND TRACT AND THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID OLD ROWLETT ROAD AND CROSSING SAID GARLAND TRACT, A DISTANCE OF 683.30 FEET TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF ROWLETT (KNOWN AS R. ARNOLD PARK) ACCORDING TO THE DEED THEREOF, AS RECORDED IN VOLUME 2003015, PAGE 1864, D.R.D.C.T.;

THENCE SOUTH 11 DEGREES 49 MINUTES 48 SECONDS EAST WITH THE COMMON LINE BETWEEN SAID GARLAND TRACT AND SAID CITY OF ROWLETT TRACT, A DISTANCE OF 345.13 FEET TO THE SOUTHWEST CORNER OF SAID CITY OF ROWLETT TRACT, SAME BEING IN THE NORTH LINE OF THE AFORESAID RICHARDS TRACT;

THENCE SOUTH 89 DEGREES 48 MINUTES 34 SECONDS WEST WITH THE COMMON LINE BETWEEN SAID GARLAND TRACT AND SAID RICHARDS TRACT, A DISTANCE OF 743.66 FEET TO THE PLACE OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5.50 ACRES (239,580 SQUARE FEET) OF LAND.

ZONING EXHIBIT B
 for
EVERGREEN AT ROWLETT
 Being a Tract of land located in the John M. Thomas Survey, Abstract No. 1478 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett
 Dallas County, Texas
 February 13, 2015

BANNISTER ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

ENGINEER/SURVEYOR:
 BANNISTER ENGINEERING, LLC
 1696 COUNTRY CLUB DR.,
 MANSFIELD, TX 76063
 (817) 842-2094
 CONTACT: TRAVIS ATTANASIO, P.E.

OWNER:
 GARLAND GENERAL AGENCY, INC.
 819 MAIN STREET
 GARLAND, TX 75040
 (972) 276-5673

APPLICANT:
 CHURCHILL RESIDENTIAL, INC.
 5605 N. MACARTHUR BLVD. SUITE 580
 IRVING, TX 75038
 (972) 550-7800
 CONTACT: BRAD FORSLUND

REVISION No.	SUBMITTAL DATE
1ST. REVISION	
2ND. REVISION	
3RD. REVISION	

Evergreen at Rowlett Senior Community
Planned Development Zoning Change

Exhibit C

STATEMENT OF INTENT AND PURPOSE

Description of Project Use.

Evergreen at Rowlett will be a 138 unit age restricted senior independent living community. The concept and development standards will be similar to Evergreen at Richardson and Evergreen at Arbor Hills in Carrollton. The website for the 12 existing Evergreen Communities is www.evergreenseniorcommunities.com.

Existing and proposed zoning use.

The existing zoning is O-1 Limited Office and the applicant is requesting Planned Development with some of the Multifamily zoning attributes and requirements. The PD will leave the existing zoning rights, and add age restricted senior housing as an additional permitted use.

Proposed Residential Density.

26 units per acre 138 units on 5.5 acres.

Approval Criteria for Section 77 of the Rowlett Code

1. The proposed zoning allows a product that has not been developed in Rowlett. There are no independent senior living communities in Rowlett. Many of the Evergreen buildings have been developed on commercially zoned land that had limited demand for commercial uses.
2. We believe the site is appropriate for this use. The city studies have shown the need for senior housing in Rowlett.
3. This use will better the general welfare of Rowlett residents and their families.
4. The city services will be adequate for this community. Churchill provides scheduled transportation, and the site is near existing public transportation. Traffic impact from this use is about the lowest traffic generator of any land use, substantially less than retail, commercial and single family. We have not had to submit a TIA on any Evergreen site to date for this reason; however we will do so if requested by the City of Rowlett.
5. We don't believe the development will have any negative impact on the environment. We have submitted our Phase I that was performed in February. Our financing requires us to do

one of the most extensive environmental reports we have seen. This report will be done after receiving a financing commitment in August.

6. The proposed use will not have any negative impact on surrounding uses. We believe senior housing is a good buffer from single family.
7. The PD will continue to allow the existing uses of O-1 and add senior housing to the permitted uses, which we believe is suitable to the site and situation.
8. There are no independent senior living communities in Rowlett, and it will be very difficult to access capital for this price point product in the future.
9. This use is compatible with future uses of land in the area, which is commercial.
10. There is very little land that is available at a price and location that will be suitable for the financing on this proposed development. This coupled with the strong possibility of obtaining the necessary financing makes this a rare and opportune time to develop this project.

**Evergreen at Rowlett Senior Community
Planned Development Zoning Change**

Exhibit D

PLANNED DEVELOPMENT STANDARDS

General Standards

1. Development shall take place in accordance with the attached Zoning Exhibit (Exhibit E).
2. Development shall take place in accordance with 0-1 as outlined in the City of Rowlett Development Code, except as indicated below.

Use Regulations

1. Age Restricted Senior Living Development shall be a permitted use. The property shall be deed restricted as to the potential development and use of a senior independent living community on the land. Specifically, each unit shall be solely occupied by individuals fifty five (55) of age or older. A copy of the deed restriction for the property shall be submitted to the City Attorney for review and approval prior to the issuance of any replat or building permits for the construction of a senior living community. The deed restrictions must be filed of record with the plat. Any termination or amendment of the deed restrictions shall require the review of the City Attorney and the approval of the City Council of the City of Rowlett prior to recordation.
2. Refuse Facilities shall be provided as shown on the Zoning Exhibit (Exhibit E).
3. Garages and Carports are permitted and shall be limited to eight (8) parking spaces per structure, and shall not require a Conditional Use Permit.
4. All on-site carports are permitted to be constructed per the regulations located in the Rowlett Development Code, Section 77-303.C.7(c) for rear yard carports, which allows for carports to be constructed of pre-engineered metal-based systems.

Dimensional Requirements

1. The minimum Front Setback shall be 30 feet.
2. The minimum Side Setback shall be 20 feet.
3. There will be 3 to 4 connected residential buildings with an integrated club.

Development & Design Standards

1. Required Off-Street Parking Spaces shall be 166 total, or 1.2 spaces per dwelling unit. The following Evergreen developments have 1.2 spaces per dwelling unit.

Evergreen at Lewisville
Evergreen at Keller
Evergreen at Arbor Hills
Evergreen at Rockwall

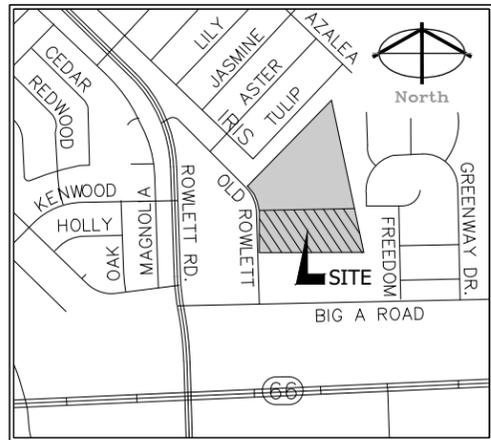
Evergreen at Plano
Evergreen at Vista Ridge
Evergreen Farmers Branch

106 Open Spaces
36 Carports
24 Garages
166 Total Parking

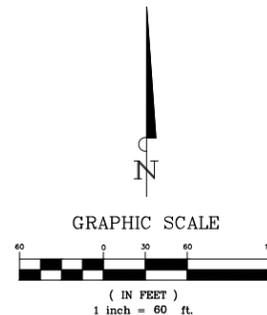
2. Parking Areas may be separated from buildings by an area of variable width, at least 5 feet wide to allow for sidewalks and landscaping. If no sidewalk is needed along the parking area, then the minimum separation shall be 3 feet.
3. Building Materials shall be minimum 70% brick and/or stone masonry and 30% Cementitious board, exclusive of roofs, doors, windows, dormers, and gables.
4. Maximum Building Length shall be 490 feet.
5. The buildings will be 4 story with the exception of the Club.
6. Rooflines longer than 100 feet shall contain at least one vertical elevation change of at least 3 feet.
7. Each façade greater than 50 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least five percent (5%) of the length of the façade, and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 50 horizontal feet.

Landscape Standards

1. The ROW Buffer shall be 15 feet minimum in width, contain 1 tree per 50 lineal feet, and contain 10 evergreen shrubs per 30 lineal feet. Our landscape architect recommends 50 lineal feet for the trees to give the canopy of the trees more room; better tree growth and increased visibility. Canopy and Ornamental Trees may be used to fulfill the tree requirement. Tree Clusters shall be spaced no more than 50 feet on center.
2. The compatibility buffer located around the perimeter of the property shall be primarily composed of a 6 foot wooden privacy fence. A 6 foot tubular steel fence with masonry columns may be substituted for a portion of the fence at the developer's discretion in order to provide for an aesthetic accent. Trees and shrubs shall be planted at the developer's discretion and shall not be required.
3. Landscape Islands shall be located no farther apart than every 12 parking spaces. Such islands shall contain at least one tree, except a tree will not be required if an existing or proposed utility easement is present or needed. Landscape islands shall have a minimum size of 10 feet x 18 feet (standard parking space).
4. Onsite detention will be required and the details of the system will be determined at the time of civil engineering plan review.



VICINITY MAP N.T.S.



- NOTES:
1. THIS LOT IS NOT IN A SPECIAL FLOOD AREA AS DEFINED BY FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C0240K AS REVISED DATED JULY 7, 2014
 2. DEVIATION FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF THE PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENTS (BOA).
 3. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
 4. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

GROSS ACREAGE:.....12.843 - ZONED: 0-1
 SUBJECT ACREAGE:.....5.500 - ZONED: PD
 NET ACREAGE:.....7.343 - ZONED 0-1

SITE SUMMARY TABLE	
GENERAL SITE DATA:	
EXISTING ZONING	0-1
PROPOSED ZONING	PD
LAND USE	RETIREMENT COMMUNITY
LOT AREA	239,580 S.F. (5.500 ACRES)
TOTAL BUILDING AREA (SQUARE FEET)	149,744 S.F.
BUILDING HEIGHT (STORIES)	TOP OF RIDGE 60'-0" - 4 STORY
LOT COVERAGE	70.00%
IMPERVIOUS SURFACE AREA	76,252 SQ. FT.
PERVIOUS SURFACE AREA	163,328 SQ. FT.
PARKING:	
PARKING RATIO REQUIRED	0.75 PER UNIT
REQUIRED PARKING	138 UNITS (0.75) = 104
PROVIDED PARKING	166 SPACES

ZONING EXHIBIT E

for
EVERGREEN AT ROWLETT
 Being a Tract of land located in the John M. Thomas Survey, Abstract No. 1478 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett
 Dallas County, Texas
 February 13, 2015

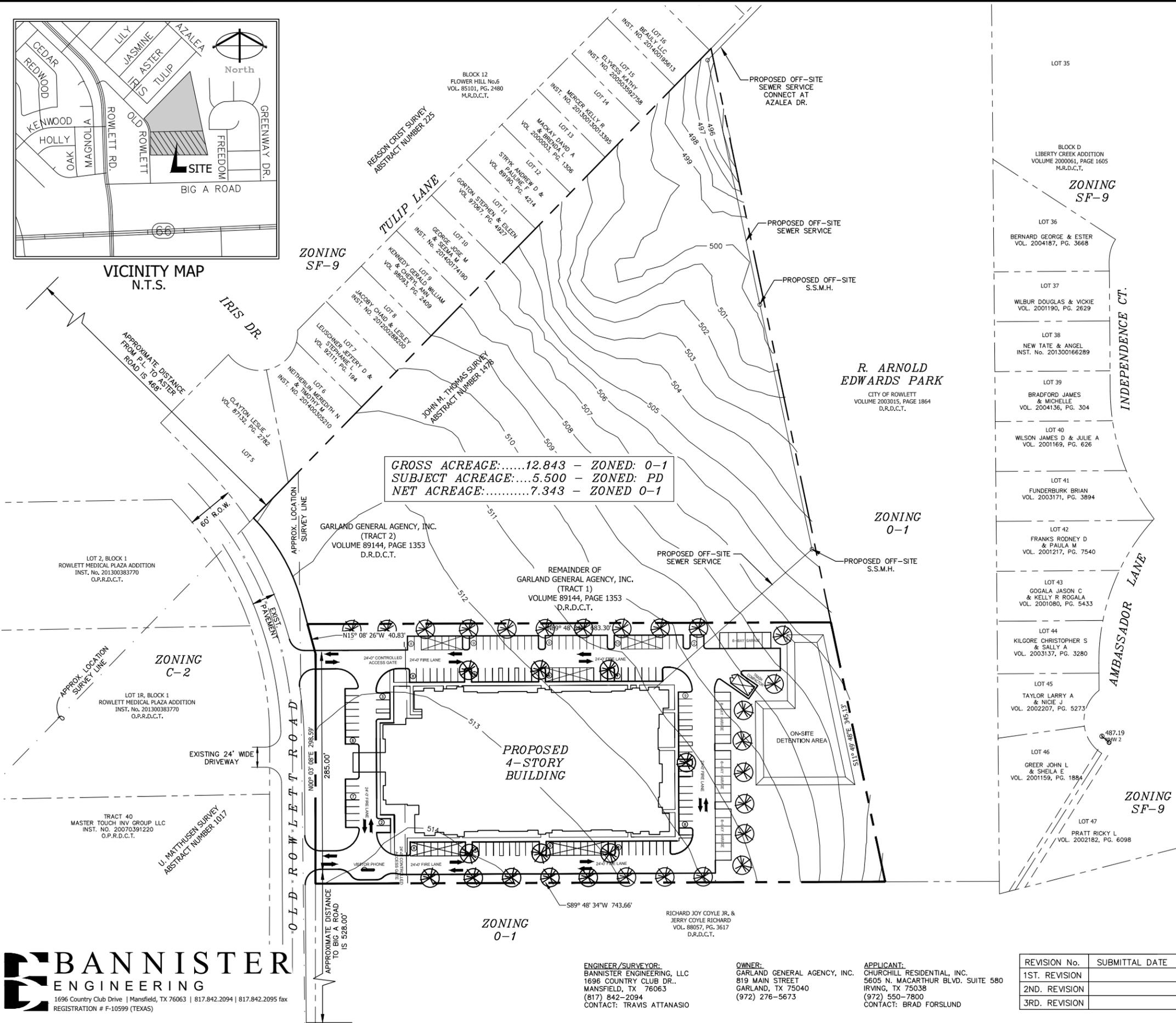
BANNISTER ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

ENGINEER/SURVEYOR:
 BANNISTER ENGINEERING, LLC
 1696 COUNTRY CLUB DR.,
 MANSFIELD, TX 76063
 (817) 842-2094
 CONTACT: TRAVIS ATTANASIO

OWNER:
 GARLAND GENERAL AGENCY, INC.
 819 MAIN STREET
 GARLAND, TX 75040
 (972) 276-5673

APPLICANT:
 CHURCHILL RESIDENTIAL, INC.
 5605 N. MACARTHUR BLVD. SUITE 580
 IRVING, TX 75038
 (972) 550-7800
 CONTACT: BRAD FORSLUND

REVISION No.	SUBMITTAL DATE
1ST. REVISION	
2ND. REVISION	
3RD. REVISION	



**Evergreen at Rowlett Senior Community
Planned Development Zoning Change**

Exhibit F

DEVELOPMENT SCHEDULE

Requested zoning approval from City Council on or before June 30.

We hope to receive our financing commitment in August.

We would plan to have a building permit by December 2015, and start construction January 2016.

The construction time is estimated at 13-15 months and we would plan to be finished construction by March 31, 2017. First occupancy would be November 2016. The property would be fully occupied by the end of 2017 at the latest.