



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 9, 2015**

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

- i. Call to Order
- ii. Discuss and receive comments from the Planning and Zoning Commission regarding proposed text amendments to the Rowlett Development Code as it pertains to Landscaping (30 minutes).
- iii. Discuss items on the regular agenda.
- iv. Adjourn

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

A. CALL TO ORDER

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 12, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants. The Major Warrants are to allow modification to the lighting and open space standards as they pertain to buildings fronting on open space. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates. (Case FW14-740)
2. Consider and make a recommendation to City Council on an Alternative Landscape Plan for Sprouts located at 2801 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736).
3. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Platinum Storage located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number DP15-776).

D. ADJOURNMENT

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

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



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 7:00 P.M. May 12, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners, James Moseley, Thomas Finney, Chris Kilgore, Alternate Gabriela Borcoman

ABSENT: Commissioner Clayton Farrow, Jonas Tune and Alternate Lisa Estevez

STAFF PRESENT: Principal Planner Garrett Langford, Senior Planner Erin Jones, Development Services Coordinator Lola Isom

OTHERS PRESENT: N/A

A. CALL TO ORDER

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

1. Update Report from Director of Development Services

Principal Planner, Garrett Langford, provided the update. He stated that all the propositions included in the bond package, as well as the local option for packaged liquor sales were approved in the election held on Saturday May 9, 2015.

B. CONSENT AGENDA

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

Commissioner James Moseley made a motion to approve the Consent Agenda. Vice-Chairman Michael Lucas seconded the motion. The Consent Agenda was approved with a 5-0-1 vote, with Alternate Gabriela Borcoman abstaining.

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,**

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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).

Mr. Langford approached the podium and stated that this is a public hearing because it is a replat and that he was prepared to make a brief presentation should the Commission so desire. There was a general consensus to move forward without a presentation. Chairman Crawly opened the public hearing and seeing no speakers closed the public hearing. Vice-Chairman Lucas made a motion to approve the item and Commissioner Chris Kilgore seconded the motion. The item was approved with a 6-0 vote.

- 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).**

Erin Jones, Senior Planner, came forward to present the item. She provided a vicinity map to orient the commissioners to the site, provided a brief history of the property including the substantial building façade improvements that Lake Cities Community Church has made within the last two years since taking ownership of the property, and provided an overview of the Major Warrant process and its intent. She stated that as part of the site upgrades the church is requesting a Major Warrant for a monument sign. She stated that based on the use of the site for a civic building (a church), the vehicular nature of Liberty Grove Road and the existing character of the area including several 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. She provided an excerpt from the site plan showing the proposed location of the sign at the corner of Liberty Grove Road and Princeton Road and stated that a detailed review of the location will be conducted when the sign permit is submitted; however, based on the initial review Staff does not have concerns about the location. In addition she provided a rendering of the proposed monument sign and stated that the sign will meet the following criteria, which is in keeping with the UDO's recommendation and other recently approved monument signs in the same area:

- 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.

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- The sign materials will complement the building façade and the base will be landscaped.

She concluded her presentation by stating that this item is a public hearing, it was noticed in accordance with State Law and the Rowlett Development Code, and that one response was received in favor and zero in opposition. She recommended approval of the item and requested that the Commission recommend approval to the City Council.

Vice-Chairman Lucas stated that it was his understanding that churches are typically allowed monument signs regardless of the zoning requirements and asked Mrs. Jones if that is accurate. She conveyed that although churches do receive some protections through federal laws, Staff typically works with them to meet the zoning requirements to the greatest extent possible. With no other questions Chairman Crawley opened the public hearing and seeing no speakers closed the public hearing. He asked if there was any additional discussion needed and if not he would entertain a motion. Commissioner Moseley made a motion to recommend approval the item to the City Council and Alternate Borcoman seconded the motion. The motion passed with a 6-0 vote.

- 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).**

Mrs. Jones came forward to present the item. She provided a vicinity map to orient the commissioners to the site and stated that the current zoning of the site is Limited Office (O-1). The applicant is requesting to keep O-1 as the base district while allowing senior multi-family housing as an additional use with the Planned Development (PD). She stated that the applicant, Churchill Residential, has been pursuing a location in Rowlett since at least 2011 in conjunction with the Texas Department of Housing and Community Affairs' (TDHCA) tax credit program and that most recently, they have applied to the State for funding for 5500 Rowlett Road. The State process is competitive and requires zoning to be established as part of the evaluation. If the project is not selected, then the City Council has the option to rescind the zoning at that time. She went on to explain that in addition to establishing zoning, applicants achieve maximum points in the following ways:

1. A municipality providing support in form of a resolution solely for one applicant.

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2. The adoption of a Community Revitalization Plan.
3. A funding commitment resolution by City Council.

Mrs. Jones stated that the City Council previously approved all of the above mentioned items, thus providing the maximum number of points for the project. While this is not a guarantee for funding it does help increase the chances of approval. She stated that if approved this project will be 100% income and age restricted.

She provided a chart outlining the differences between the base Rowlett Development Code Standards (RDC) for the O-1 district and Multi-Family Developments versus the applicant's PD standards. She summarized several of the deviations including the carports, parking, masonry, and landscape standards specifically in reference to the applicant's desire to erect a wooden privacy fence in lieu of the standard trees and shrubs required in a compatibility buffer.

She concluded her presentation by stating that this item is a public hearing, it was noticed in accordance with State Law and the RDC, and that two responses were received in favor and one in opposition within the 200 foot buffer range. She stated that the response in opposition indicated concern with the frequency of emergency responder traffic due to the age of the residents. She recommended approval of the item and requested that the Commission recommend approval to the City Council.

Chairman Crawley asked if there were any questions for Mrs. Jones before opening the public hearing. Commissioner Kilgore asked if the six foot privacy fence is the code [RDC] standard as an option in lieu of trees. Mrs. Jones explained that the compatibility buffer standard does not really offer an alternative; the standard is a tree and shrub buffer. Fences are not prohibited, but they are not specifically offered as an alternative. If it was an incompatibility buffer standard then typically a masonry wall or tubular steel fence with living screen would be required. She stated that Staff does not oppose the wooden fence and that in some ways it is going above and beyond the base compatibility buffer standard. Chairman Crawley clarified that they are required to have a compatibility buffer, not an incompatibility buffer and that they are requesting to provide the fence with landscaping at their option. Mrs. Jones confirmed that he was correct. He requested that Mrs. Jones indicate on the map where the compatibility buffer would be on the site. He asked what the property to the east is zoned and Mrs. Jones said it is a City Park. He asked if trees would be required next to the park and she said yes, they would be required. Alternate Borcoman wanted to know how it would fit in with the surrounding area and be maintained over time. Chairman Crawley stated that on the

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other side of the park you had homes that faced the subject property with wood fences. Commissioner Moseley asked if the trees shown on the concept plan were an indication of what they would plant. Mrs. Jones stated that it is not a direct representation of what would be planted as this is a conceptual plan and they are requesting within the PD regulations to plant at their discretion. Commissioner Thomas Finney asked if the Commission approves the request as presented if that means they are approving all the building material variations too. Mrs. Jones stated yes, they would be recommending approval of the entire PD package including all the exhibits. Chairman Crawley opened the public hearing and asked the applicant to come forward and speak first.

Speakers:

1. Tony Sisk, Churchill Residential
5605 N. McArthur Ave.
Irving, TX 75038

Mr. Sisk provided an overview of Churchill Residential and what they hoped to accomplish in Rowlett through the TDHCA process. In addition, he addressed some of the concerns brought up by the Commission in their questions to Staff. He stated that they use cementitious siding on their buildings because they do not want them to look too institutional and it helps break up the brick and stone for a better look. He stated that it is very important to Churchill and their residents to have a secure community, which is why they request the wooden privacy fence. He said they have not worked out a full landscape plan yet, but are willing to meet the City requirements. Commissioner Moseley asked about the age restrictions and Mr. Sisk answered that residents are permitted to have guests, but that no one under 55 would be permitted to live there on a prolonged basis. In addition, he provided an overview of the type of amenities that could be expected and a timeline for construction should the State approve their funding.

Commission Kilgore pointed out that if given the option some developers do not follow through on planting trees when it is left open ended as optional in the PD requirements, so he would like to see a standard established or as approved by Staff. Mrs. Jones stated that she would prefer that the Commission recommend a set standard rather than leaving it completely to Staff discretion since that is so subjective. The applicant stated that he is willing to plant trees every 50 feet in addition to the privacy fence and commit to that in the PD language. Staff and the Commission generally concurred with that standard.

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2. Andy Strick
3414 Tulip Lane
Rowlett, TX

Mr. Strick stated that he is generally concerned with the four story building height, density, and increased traffic on Old Rowlett Road, and has concerns about additional drainage in the area.

At the conclusion of Mr. Strick's comments Chairman Crawley invited Mr. Sisk back to the podium to address some of the concerns raised. Mr. Sisk stated that they would probably be required to provide a full traffic impact analysis in the future, but preliminary findings as well as their experience in other cities is that these development have much less impact on the surrounding areas than the base zoning district, in this case office uses, would generate. Commissioner Finney asked what the requirement for an incompatibly buffer would be. Mrs. Jones stated that incompatibility buffers require either a six foot masonry screening wall with plantings or a tubular steel fence with living screen. Commissioner Finney clarified that this project is not required to have an incompatibility buffer, but since they are asking for a fence why wouldn't the Commission want it to meet a similar standard and eliminate the long term maintenance concern. Mrs. Jones clarified that there are other commercial businesses in Rowlett that have chosen to erect a wooden fence and that there are no specific prohibitions in the code for wooden fences when fencing is not required. However, she noted that it is to the Commission's discretion to recommend that a more stringent fencing standard be included in the PD. Chairman Crawley asked what height O-1 allows by right and Mrs. Jones answered three stories. He made the point that in theory there could be three story buildings by right surrounding this property, so in reality there is only one story difference in what could be allowed by right. He stated that he personally does not have concerns about density and would not consider this a high density project. He recapped the traffic concerns and stated with the average age of 75 years old these residents were not going to significantly add to rush hour traffic. He asked what the next steps would be if Council approves the PD. Mrs. Jones stated that they will be required to do a preliminary plat, development plans (site, landscape, façade, photometric), civil engineering plans, which is when the traffic and drainage will be reviewed in detail and then a final plat. The final plat is the only plan that will come back before the Commission for approval. The rest will be administratively approved. Alternate Borcoman asked for confirmation if this is the last time that the four story concept would be discussed. Mrs.

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Jones and Chairman Crawley confirmed that with the exception of the upcoming City Council meeting that this is the last time it will be discussed.

Seeing no additional speakers, Chairman Crawley closed the public hearing and requested any additional discussion or comments. Commissioner Finney stated that he has similar concerns to those that he has voiced in previous meetings about deviating from the base code standards, especially as it relates to the masonry requirement. In summary, he expressed that if the code standards need to be changed then he would support having that global discussion, but while the standards are in place, then it is his opinion that they should be adhered to and not continually deviated from on a case by case basis simply to create a different aesthetic than allowed by the base code standards. Chairman Crawley pointed out that in many cities cementitious fiber board siding is an approved material by right and even in Rowlett it has become more widely accepted and is allowed by right within several of the Form Based Code districts. Mrs. Jones confirmed that it has been on Staff's radar for quite some time the need to forward an amendment to the RDC to consider allowing cementitious fiber board by right, but it has yet to come to fruition. Commissioner Finney stated that he understood that, but again does not support deviating from the code on a whim and would like to see the standards adhered to while they are in place. Alternate Borcoman stated that she still has concerns about the four story buildings and that the applicant stated that they use cementitious fiber board siding to prevent the complex from looking institutional or like a hospital, but based on the location and size of the building she thinks that is exactly what it will look like because nothing in the area is so high or compact.

Chairman Crawley asked if there were any additional comments and if not he would entertain a motion. Commissioner Kilgore made a motion to recommend approval of the item as presented with the condition that the compatibility buffer will include landscaping in addition to the wooden privacy fence similar to what is required in the right-of-way buffer [canopy trees every 50 linear feet]. Commissioner Moseley seconded the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:47 p.m.

Chairman

Secretary

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Rowlett, TX

Mr. Strick stated that he is generally concerned with the four story building height, density, and increased traffic on Old Rowlett Road, and has concerns about additional drainage in the area.

At the conclusion of Mr. Strick's comments Chairman Crawley invited Mr. Sisk back to the podium to address some of the concerns raised. Mr. Sisk stated that they would probably be required to provide a full traffic impact analysis in the future, but preliminary findings as well as their experience in other cities is that these development have much less impact on the surrounding areas than the base zoning district, in this case office uses, would generate. Commissioner Finney asked what the requirement for an incompatibly buffer would be. Mrs. Jones stated that incompatibility buffers require either a six foot masonry screening wall with plantings or a tubular steel fence with living screen. Commissioner Finney clarified that this project is not required to have an incompatibility buffer, but since they are asking for a fence why wouldn't the Commission want it to meet a similar standard and eliminate the long term maintenance concern. Mrs. Jones clarified that there are other commercial businesses in Rowlett that have chosen to erect a wooden fence and that there are no specific prohibitions in the code for wooden fences when fencing is not required. However, she noted that it is to the Commission's discretion to recommend that a more stringent fencing standard be included in the PD. Chairman Crawley asked what height O-1 allows by right and Mrs. Jones answered three stories. He made the point that in theory there could be three story buildings by right surrounding this property, so in reality there is only one story difference in what could be allowed by right. He stated that he personally does not have concerns about density and would not consider this a high density project. He recapped the traffic concerns and stated with the average age of 75 years old these residents were not going to significantly add to rush hour traffic. He asked what the next steps would be if Council approves the PD. Mrs. Jones stated that they will be required to do a preliminary plat, development plans (site, landscape, façade, photometric), civil engineering plans, which is when the traffic and drainage will be reviewed in detail and then a final plat. The final plat is the only plan that will come back before the Commission for approval. The rest will be administratively approved. Alternate Borcoman asked for confirmation if this is the last time that the four story concept would be discussed. Mrs.

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M. May 12, 2015**

Jones and Chairman Crawley confirmed that with the exception of the upcoming City Council meeting that this is the last time it will be discussed.

Seeing no additional speakers, Chairman Crawley closed the public hearing and requested any additional discussion or comments. Commissioner Finney stated that he has similar concerns to those that he has voiced in previous meetings about deviating from the base code standards, especially as it relates to the masonry requirement. In summary, he expressed that if the code standards need to be changed then he would support having that global discussion, but while the standards are in place, then it is his opinion that they should be adhered to and not continually deviated from on a case by case basis simply to create a different aesthetic than allowed by the base code standards. Chairman Crawley pointed out that in many cities cementitious fiber board siding is an approved material by right and even in Rowlett it has become more widely accepted and is allowed by right within several of the Form Based Code districts. Mrs. Jones confirmed that it has been on Staff's radar for quite some time the need to forward an amendment to the RDC to consider allowing cementitious fiber board by right, but it has yet to come to fruition. Commissioner Finney stated that he understood that, but again does not support deviating from the code on a whim and would like to see the standards adhered to while they are in place. Alternate Borcoman stated that she still has concerns about the four story buildings and that the applicant stated that they use cementitious fiber board siding to prevent the complex from looking institutional or like a hospital, but based on the location and size of the building she thinks that is exactly what it will look like because nothing in the area is so high or compact.

Chairman Crawley asked if there were any additional comments and if not he would entertain a motion. Commissioner Kilgore made a motion to recommend approval of the item as presented with the condition that the compatibility buffer will include landscaping in addition to the wooden privacy fence similar to what is required in the right-of-way buffer [canopy trees every 50 linear feet]. Commissioner Moseley seconded the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:47 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: 06/09/2015

AGENDA ITEM: WS.ii

AGENDA LOCATION

Work Session

TITLE

Discuss and receive comments from the Planning and Zoning Commission regarding proposed text amendments to the Rowlett Development Code as it pertains to Landscaping (30 minutes).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The purpose of this work session is to discuss and receive direction from the Planning and Zoning Commission on proceeding with a text amendment to the Landscaping Section of the Rowlett Development Code (RDC). The main reason for the proposed text amendment is to address potential conflicts between landscaping requirements and utility easements in light of recent policy changes from Oncor. Oncor, who owns utility easements along the length of Lakeview Parkway that contain their high voltage transmission lines, will no longer allow any trees within their easements. In addition to addressing conflicts between landscaping and utility easements, the proposed text amendments would also seek to clarify requirements for the compatibility buffer, off-street parking landscaping and irrigation.

BACKGROUND INFORMATION

The main purpose for the proposed text amendment is to address potential conflicts arising from a recent change in Oncor's policy to no longer allow trees within their high voltage transmission line easements. Oncor's high voltage transmission lines run parallel along the entire length of Lakeview Parkway. When the high voltage transmission lines are located over private property and not within the City's right-of-way, they are located in easements owned by Oncor. These easements give Oncor the legal right to dictate what improvements are allowed within their easements. For the most part, these easements are generally located within the first 20-30 feet of the properties that front on the north side of Lakeview Parkway. This is also where the RDC requires a 20-ft landscape right-of-way buffer that must include one canopy tree per 35 linear feet and 10 shrubs per 30 linear feet.

Staff was recently made aware that Oncor adopted new restrictions on what landscaping they would allow to be located within their easements. This new policy has impacted two new developments—Sprouts and QuikTrip—where they had to modify their landscape plan to move the trees outside of Oncor's easement. These new developments were able to slightly modify their landscape plan to relocate the required trees outside of the Oncor's easement without

impacting the overall design of their site. Staff believes that there will be instances where Oncor's easements will prevent new developments or redevelopments from satisfying the City's landscaping requirements without an approved alternative landscape plan. To address these types of situations, staff is proposing a text amendment that will require an applicant to obtain encroachment agreement to locate any landscaping and/or irrigation within a utility easement. Should an encroachment agreement not be granted, then the applicant will be required to plant the trees elsewhere onsite pursuant to an approved alternative landscape plan. The proposed text amendment does not absolve an applicant from complying with City's landscaping requirements.

The other purpose of this Work Session is to discuss possible changes to the RDC to clarify requirements for the compatibility buffer, off-street parking landscaping and irrigation.

DISCUSSION

Staff has prepared a strikethrough and underline of the proposed text amendments (Attachment 1 – Strikethrough and Underline) to Section 77-504 of the Rowlett Development Code to discuss and to receive direction from the Planning and Zoning Commission. Following is a synopsis of the proposed amendments.

Compatibility Buffer

The compatibility buffer is six-foot wide landscape buffer that is required between similar land uses. This buffer is required to contain one tree per 50 linear feet and 10 shrubs per 30 linear feet. As currently written, the ordinance requires that each development shall provide a compatibility buffer resulting in a 12-foot landscape buffer between similar land uses. Staff is proposing an amendment that clarifies that a single six-foot wide landscape buffer is required to be installed along the property line where one does not presently exist. The initial developer in a sequence of contiguous parcels would be responsible for constructing the compatibility buffer.

Internal Landscaping:

The RDC requires internal landscaping based on a percentage of the size of the off-street parking area. Additionally, internal landscaping trees are required for every 400 square feet of required internal landscaping. This is in addition to the tree islands that are required for every 12 parking spaces and at the terminus of all rows of parking. It further states that 75% of all internal trees shall consist of canopy trees. However, the code also states that there shall be a minimum of at least one canopy tree for each eight parking spaces. Staff believes that there should be one calculation to determine the minimum amount of canopy trees within a parking lot. To avoid confusion, staff proposes eliminating the one canopy tree per eight parking spaces.

Overhead Utilities:

Specifies that when required canopy trees are located beneath overhead utilities that the applicant shall substitute the canopy trees with ornamental trees from the approved tree list at a ratio of three ornamental trees to one canopy tree.

Utility Easement:

This is a new subsection within the Landscape section of the RDC that would require an applicant to obtain written approval when from the owner of the utility easement when locating landscaping and/or irrigation within that utility easement. This new subsection would not grant relief from the landscaping requirements should encroachment agreement not be granted by the owner of the easement. Should an encroachment agreement not be granted, the proposed amendment would require plants and/or trees that were required in the easement to be planted elsewhere onsite, within the same yard of the required location with an approved Alternative Landscape Plan. Utility easement include easements owned by Atmos, Oncor, Verizon, City of Rowlett, Dallas County, Rockwall County, or similar entity.

Irrigation and Maintenance:

The RDC currently has two subsections on irrigation. The proposed amendment would combine the two subsections on irrigation into one section to avoid confusion. There are no proposed changes to the irrigation standards.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Provide direction to staff on the proposed amendments.

ATTACHMENTS

Attachment 1– Section 77-504, Strikethrough and Underline

Sec. 77-504. Landscaping and Screening.

D. *Required Landscaping.*

...

2. *Perimeter buffer landscape requirements.*

...

- (g) *Compatibility Buffer.* Compatibility buffers shall serve to provide a minor transitional buffer between similar land uses. ~~The minimum width of a compatibility buffer is six feet.~~ A compatibility buffer with a minimum width of six feet shall be provided along all property lines where there is no existing buffer.

...

3. *Off-Street Parking Landscape Requirements.*

...

- (e) *Trees.* In addition to the trees required to be planted in parking landscape islands, there shall be a minimum of one tree planted for each 400 square feet or fraction thereof of required interior landscape area. A minimum of 75 percent of all trees required in the interior planting area shall be canopy trees. Ornamental trees substituted at a rate of 3:1, may count as one required tree, not to exceed 25 percent of the total required trees. Where only three or fewer trees are required, those trees shall all be canopy trees. ~~The minimum requirement for canopy trees shall not be less than one tree for every eight parking spaces.~~ Interior parking lot landscaping trees should not be placed in compatibility buffers. The number of interior parking lot landscaping trees may be reduced by the director of planning if the applicant provides written information documenting that providing the required interior parking lot landscaping trees would result in unhealthy conditions for tree growth.

...

E. *General Landscaping Requirements and Standards.*

...

4. *Proximity to Overhead Utilities.* To minimize conflicts with overhead powerlines and overhead utility installations, the applicant may substitute canopy trees with ornamental trees from the approved plant list in Subsection 77-504J at a ratio of three ornamental trees to one canopy tree when locating under overhead utilities. ~~with a mature height of 25 feet or less for canopy trees when planting within ten feet from either side of overhead power lines. Such trees shall be selected from a tree list approved by the appropriate utility. Where overhead utilities exists, trees shall be maintained so that the mature tree canopy is a minimum of ten feet from the overhead utilities.~~

5. Utility Easements: When locating landscaping and/or irrigation within a public or private utility easement, the applicant shall obtain an encroachment agreement from the owner(s) of the utility easement. An easement owner's refusal to allow landscaping within their easement shall not absolve the applicant from complying the landscaping requirements within this Section. Plants required in the easement area shall be planted elsewhere on site, in the same yard of the required location and in accordance with an Approved Landscape Plan pursuant to Section 77-504.L., should an encroachment agreement not be granted by the easement holder.

5.6. Irrigation and maintenance. All landscape areas and open space shall be provided with an adequate, inconspicuous, and complete-coverage automatic irrigation system according to the following standards: ~~Under high-voltage power lines and in easements for transmission towers, low pressure systems (drip and soaker hoses) shall be used. No control valve shall be located within an easement for transmission towers.~~

- (a) Irrigation systems shall be calibrated and designed to provide the appropriate amount of water that relates to the plant species, and shall not overwater.
- (b) All planted areas shall be irrigated.
- (c) All irrigation systems shall be equipped with rain and freeze sensors and shall comply with backflow and cross-connection regulations.
- (d) (d) Drip or soaker irrigation shall be used in all vegetated areas exclusive of turf grass areas.
- (e) Under high-voltage power lines and in easements for transmission towers, low pressure systems (drip and soaker hoses) shall be used. No control valve shall be located within an easement for transmission towers.. Under high-voltage power lines and in easements for transmission towers, low pressure systems (drip and soaker hoses) shall be used. No control valve shall be located within an easement for transmission towers.

6.7. Shrub beds. All shrub beds shall be separated from turf areas with steel edging, concrete edging, or other similar material. Beds shall be mulched with a minimum two-inch layer of shredded hardwood or cypress mulch. Irrigation for shrub beds shall be separated from turf areas.

7.8. Maintenance. Every owner and person in control of property shall keep landscaped areas in a well-maintained, safe, clean, and attractive condition at all times. Such maintenance shall include, but is not limited to, the following:

...

8.9 Landscaping on or affecting public property.

...

~~9. Irrigation.~~ All landscaped areas shall be irrigated according to the following standards:

- ~~(a) Irrigation systems shall be calibrated and designed to provide the appropriate amount of water that relates to the plant species, and shall not overwater.~~

- ~~(b) All planted areas shall be irrigated.~~
- ~~(c) All irrigation systems shall be equipped with rain and freeze sensors and shall comply with backflow and cross-connection regulations.~~
- ~~(d) Drip or soaker irrigation shall be used in all vegetated areas exclusive of turf grass areas.~~

...



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 06/09/15

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to the New Neighborhood Form-Based Zoning District with Major Warrants. The Major Warrants are to allow modification to the lighting and open space standards as they pertain to buildings fronting on open space. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates. (Case FW14-740)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant is requesting to rezone 83.25 acres along Dexham Road (Attachment 1 – Location Map) from Single Family-40 Zoning District to the New Neighborhood Form-Based Zoning District. The purpose of this rezoning is to build a 20-acre pedestrian-oriented, single-family neighborhood that will be governed under the City's Form-Based Code. Also included in this request, are Major Warrants to allow modifications to the lighting and open space standards as they pertain to buildings fronting on open space.

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

BACKGROUND INFORMATION

The applicant is requesting to rezone the subject property to allow a 20-acre single family residential development under the New Neighborhood Form-Based District (NN-FB) (Attachment 2 – Statement of Intent and Purpose). The subject property is located along the west side of Dexham Road, south of the MKT railroad line and east of Rowlett Creek. The total size of the subject properties is 83.25 acres with a vast majority of it located within the Rowlett Creek floodplain. The applicant will pursue reclamation of 13.5 acres of the subject property that should result in 20 developable acres. The remaining 53.25 acres will remain within the floodplain, part of which will be utilized as open space.

The applicant platted the subject property in 2004 into a nine-lot addition called Dexham Creek Ranch Estates under the Single Family Estate Residential Zoning District (SF-E). The SF-E was replaced with the SF-40 Zoning District when the Rowlett Development Code was adopted in 2006. The lots created in 2004 are conforming to the current zoning as the SF-E and SF-40 have similar dimensional requirements. The applicant has not been able to develop or secure a market for a larger lot development at this location. As a result, the applicant is now pursuing new entitlements to allow a development with higher density utilizing the NN-FB Zoning District.

The applicant is requesting to rezone the subject properties from SF-40 to the NN-FB Zoning District. The applicant's proposed Framework Plan (Attachment 3) will conform to all of the requirements for the NN-FB District with the exception of two Major Warrants. The applicant is requesting a Major Warrant to allow several lots to back to the open space that will be located in the floodplain. To ensure an active open space, the FBC prohibits the backing of homes onto open space. However due to site configuration issues, the applicant is requesting a Major Warrant to alter this requirement.

The second Major Warrant is a City Staff initiated request in order to address the residential lighting standard in the FBC. Since the adoption of the FBC, Staff has conducted additional research and determined that the current lighting standard is not reasonable for a single family neighborhood. However, until a formal change can be made to the code a major warrant is required to reduce the residential lighting standard from two foot-candles to the more appropriate level of 0.5 foot-candles. Staff is proposing to include this adjusted residential lighting standard for the proposed development.

DISCUSSION

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. These criteria are listed below:

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

It could be argued that the proposed rezoning addresses a changing trend in market demand. The subject property was platted in 2004 into nine large lots with each lot being above five acres in size. There appears to be minimal market demand for larger lot homes as evidenced by the fact that property has yet to be developed under the current subdivision. Furthermore, rezoning to the NN-FB District will allow for a diversified and a pedestrian-oriented development with integrated open spaces that achieves the goals outlined in Realize Rowlett 2020.

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

The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the

opportunity area, the Plan states that the existing zoning and the Guiding Principles should be considered in decisions about rezoning and site design. While the Form-Based Code is primarily utilized within the 13 opportunity areas, it is not precluded from being used in the non-opportunity areas. The Form-Based Code is better suited to further the 13 Guiding Principles outlined in the Plan. Below Staff has identified and offered commentary on the Guiding Principles that are relevant to the request.

Guiding Principle #1: Value existing neighborhoods.

Determining how the value of an existing neighborhood will be affected by a proposed rezoning is difficult to determine. In this case, most of the surrounding property bounded the floodplain to the east and railroad to the north. There is an existing single-family residential subdivision located to the east of the subject property across Dexham Road. This existing single-family subdivision consists of lots ranging from approximately 10,000 square feet to approximately 30,000 square feet in size.

The proposed rezoning to a NN-FB district will allow for a diverse mix of housing types and a higher density than what exists in the surrounding area. In Staff's view, this is not expected to negatively affect the value of the existing neighborhood. The FBC includes a heavy emphasis on design, block configuration, open space, pedestrian orientation, and architecture. This provides an adjacent predictability of the quality and building types. It is Staff's opinion that the proposed development will not negatively affect the value of the existing neighborhood.

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

It is the intent that the standards required in the NN-FB District will result in a neighborhood with lasting value and distinctive character. The variety of housing types will assist in diversifying the existing single-family housing stock, which will serve to both enhance existing property values and provide housing for the complete life cycle – young professional, professional couples, families, empty nesters, retirees, and seniors.

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

The NN-FB district will foster the type and pattern of new development that increases pedestrian activity and will allow for recreational opportunities through designed and enclosed public open space. The design emphasis on accessible open spaces and pedestrians combined with the variety of housing types will result in a place of lasting value and distinctive character.

Guiding Principle #6: Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity and the quality of life desired by the community.

The subject property is adjacent to floodplain area encompassing Rowlett Creek. This area includes extensive tree canopy, wildlife and vegetation. Unlike conventional zoning, the NN-FB will ensure that the design of the development will utilize these natural features of the floodplain as accessible open space. While the applicant has requested a Major Warrant to allow several homes at the northwest corner of the development to back onto the open space, the majority of the proposed development will front the natural features within the floodplain. This will ensure accessibility to these natural features to the general public instead of allowing the natural features to be privatized and benefit only a select few.

Guiding Principle #9: Balance growth efficient development patterns.

In order to diversify the City's tax base, the housing stock must vary in order to attract an assorted population to support the commercial services desired by current residents. The requested rezoning will help to provide diversified housing products in the City. Furthermore, the housing types, streetscaping and landscaping delineated in the NN-FB District will contribute to the physical definition of the streets as civic places and will generate a safe, accessible environment for the pedestrian.

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

Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards in the FBC as well those standards in the Rowlett Development Code including drainage, traffic, and utility requirements.

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). Both water and sewer service is provided by the City; Staff has confirmed that both are available to the site. Prior to the approval of the Regulating Plan, Staff will ensure adequate capacity for utilities is provided as required by City ordinances.

A traffic impact analysis (TIA) will be required when the Regulating Plan is submitted. A TIA will need information on the number of lots and associated products types which will not be formulated until the Regulating Plan is formalized.

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

It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment. Instead the proposed NN-FB, will ensure that the natural features are utilized as an asset not only for the proposed development, but for the larger community. The intent of the FBC is to enhance the site's natural conditions by way of neighborhood design, which happens at the Regulating Plan phase of the FBC development review process. The applicant will attempt to reclaim 13 acres from the floodplain which will require the applicant to go through the FEMA map revision process. However, the area to be reclaimed does not contain any significant tree canopy or vegetation that would be disturbed. Most of the existing tree canopy is located within the floodplain and should not be disturb by the development.

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

Staff does not anticipate that the proposed rezoning will have significant adverse impacts on other properties in the vicinity including the existing single family subdivision to the east across Dexham Road. The NN-FB prohibits homes from backing onto a collector street such as Dexham Road. This will prevent Dexham Road from being walled between the new and existing developments.

The applicant is proposing a slip street that will provide a buffer from the existing develop and proposed development. The slip street will provide a travel lane and on-street parking that will run parallel with Dexham Road. The proposed cross section for the slip-street is shown on the Framework Plan. There will be a landscaped median between the slip-street and Dexham Road. The NN-FB will require street trees along frontage property at 30-ft on center and additionally a large canopy tree space will be required every two parallel parking spaces. The landscape median will also include a hedge row to provide some screening and separation of the on-street parking from Dexham Road.

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

The existing zoning classification is suitable for the subject property, if it desired a large lot development. However, unlike the proposed zoning, the current zoning does not further the City's Guiding Principles. For example, the current zoning

does not provide or ensure accessible open space. As currently platted, the lots would privatize natural area's along Rowlett Creek and devoid it from becoming a community asset.

It is Staff's opinion that the proposed zoning is more suitable for the subject property than the current zoning. As previously mentioned, a NN-FB district will ensure that the design of the proposed neighborhood will utilize the natural area as an enhanced open space that is available to the general public.

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

The NN-FB standards require a range of building types to be constructed within a development. The FBC identifies three Building Categories that must be included in New Neighborhood development. For 20 acres and smaller, a minimum of 30 percent from one of the three Building Type Categories will be allocated, while 30 percent will be allocated from any combination of the other two categories. It is Staff's view that the proposed rezoning will not result in an excessive proliferation of a particular housing type in the developable area of the rezoning request.

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

The proposed rezoning will result in a density that differs from the existing single family lots located within the vicinity of the subject property. However, the proposed slip street combined with Dexham Road will provide a buffer between the two differing scales of development.

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.

As it was determined through Realize Rowlett 2020, the City is saturated with inventory from housing products within a very narrow size and price band and cannot afford to add more of the same product to its inventory. The Form-Based Code has been deemed to be the most effective way to achieve the goal of increasing a variety of housing types within the City of Rowlett.

Site Analysis

Prior to formulating the Framework Plan, the applicant prepared a Site Analysis as required by the Form-Based Code. The purpose of a Site Analysis is to evaluate the existing conditions of a property as it relates to both the natural and built environments. To this end, the Site Analysis (Attachment 4) incorporates elements such as view corridors, sun patterns, drainage, vegetation masses, topography, existing utilities, landmarks, etc. The Site Analysis is utilized to determine the approximate location of major elements/infrastructure associated with this development.

This Site Analysis is a working document that will continue to be used as a reference as further detail is applied to the development.

Framework Plan

The Framework Plan incorporates the development regulations and the spatial exhibit showing high-level features including thoroughfare assemblies and the Major Warrants. Below are the key elements of the Framework Plan:

Open Space: The NN-FB requires 14 percent of the developable area to be comprised of public Open Space. The NN-FB District allows for the floodplain to count towards meeting up to half of the 14 percent requirement. The proposed development is proposing for half of the required open space to include an enhanced floodplain with multi-modal trail system and accessible, neighborhood serving, low-impact recreation amenities in close proximity to the proposed homes. The remaining seven percent of the open space will be provided internally within the development through a series of open spaces for active and passive recreation.

Facing Open Space (Major Warrant): The FBC requires buildings to face the open space including the floodplain utilized as open space. The proposed development will have several lots located at the northwest corner of the development to back against the open space. The applicant is requesting the ability to allow these lots to back onto the enhanced floodplain given the site constraints of the subject property. Staff is supportive of this request as it represents less than a quarter of the perimeter of the floodplain. The perimeter of the floodplain adjacent the proposed development is approximately 2,400 linear feet. The area which the applicant is proposing to have several lots back onto the floodplain is approximately 560 linear feet which is approximately 24 percent of the perimeter. This combined with the shape and constraints of the subject property, Staff is supportive of this Major Warrant. The UDO does not support this request as indicated in their recommendation (Attachment 5).

Street Typologies: The Framework Plan includes a note that the developer will employ street typologies that were previously adopted in the Woodside Living Framework Plan. The applicant is proposing two established street typologies for this development. One will include a single loaded street with a 12-ft wide trail that will run parallel between the enhanced floodplain and the proposed development. The other proposed street typology is a slip street to provide guest parking for those homes that front along Dexam Road.

Housing Mix: Due to the net development only consisting of 20 acres, the housing mix will include at least 30 percent of the total units constructed will be comprised of NN-Type 1, 2 or 3 residences. At least 30 percent of the total units constructed will be comprised of any combination of the other two NN Building Type Categories.

Lighting Standard (Major Warrant): The Form-Based Code requires a minimum average lighting level of two foot-candles. As it was determined in the Major Warrant that was approved for The Homestead at Liberty Grove, the two foot-candle minimum is excessive for a residential neighborhood. As a result, the recommend lighting standard of 0.5 foot-candle that was adopted for The Homestead at Liberty Grove will be established for this development. Modification to allow 0.5 foot-candle lighting standard will require approval of a Major Warrant which can be approved with this Framework Plan.

In summary, the proposed NN-FB to allow a 20-acre pedestrian-oriented, single family neighborhood governed under the City's Form-Based Code is consistent with the Guiding Principles outlined Realize Rowlett 2020 Comprehensive Plan. While the subject property was not identified within one of 13 opportunity areas, it is Staff's opinion that the proposed rezoning meets the above criteria for a rezoning. Utilizing the Form-Based Code will ensure that the proposed development achieve many of the Guiding Principles by ensuring a neighborhood design that emphasizes the following:

- Universally Accessible Open Spaces for active and passive recreation
- Variety of building types
- Pedestrian facilities

Staff does not anticipate the proposed development to have an adverse impact on adjacent properties. As it was indicated previously in this staff report, this Framework Plan includes two Major Warrants regarding lighting and open space standards as they pertain to buildings fronting on open space. The Planning and Zoning Commission has the option to make a recommendation on the Framework Plan and the Major Warrants as a whole or individually.

Public Notice

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Thirty-nine notices were mailed to property owners within 200 feet of the subject property on May 22, 2015, and as of Wednesday, June 2, 2015, Staff has received 13 responses in opposition and none in favor. In addition, 36 courtesy notices were mailed to property owners within 500 feet, of which 13 responses were returned in opposition and one in favor. Staff also received 31 responses in opposition from outside of the notice areas. The public notices, courtesy notices and outside responses are included as Attachments 6, 7 and 8, respectively.

A Legal Notice was published in the Rowlett Lakeshore Times on May 28, 2015, pursuant to the requirements set forth in the RDC. A rezoning sign was placed on the subject property on May 29, 2015, in accordance with the RDC and remains on the site today.

UDO Recommendation

This request was reviewed by the City's Urban Design Officer (UDO) and the recommendation is included in Attachment 5. In summary, the recommendation from UDO is for approval;

however, the UDO does not support allowing homes to back the open space as shown on the Framework Plan.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Statement of Intent and Purpose

Attachment 3 – Framework Plan

Attachment 4 – Site Analysis

Attachment 5 – UDO Recommendation

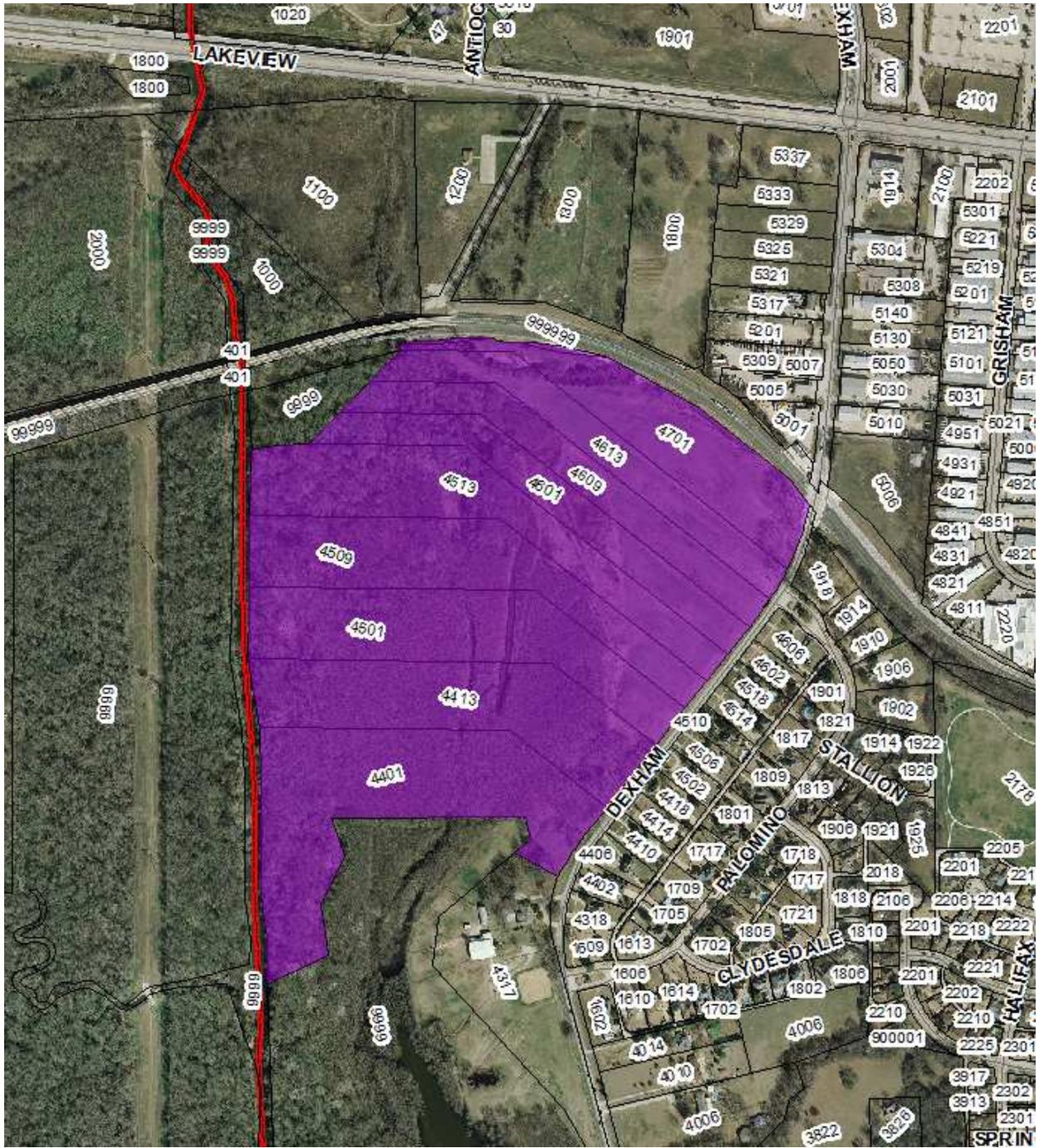
Attachment 6 – Public Hearing Notice Responses

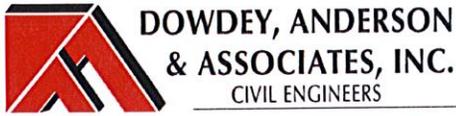
Attachment 7 – Courtesy Hearing Notice Responses

Attachment 8 – Outside Responses

Exhibit A – Legal Description

Exhibit B – Framework Plan with attachments





5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

June 1, 2015

Planning Division / Development Services
3901 Main Street
Rowlett, TX 75088

RE: Framework Plan: EXHIBIT C
Creskide Village (DAA No. 13053A)
Rowlett, Texas

Dear Mr. Langford,

On behalf of our client, Cresswell Enterprises Inc., please accept this letter as our Statement of Intent to describe and explain the requested Form Based Code (FBC) Zoning – Framework Plan.

OVERVIEW OF PROJECT GOALS AND OBJECTIVES:

This section is preliminary and will be expanded further in subsequent re-submittals.

The proposed project zoning and development are fashioned in response to the project's unique characteristics, surrounding context and emerging market trends. As proposed, the zoning is anticipated to enable a higher quality of development. The project vision targets a neighborhood friendly, pedestrian oriented community complimented with extensive open space and comfortable access to multiple modes of transportation. While the project embraces the surrounding public edges, it also focuses inward to lend a strong sense of place. This type of development is appropriate to the project context at the fringe of the downtown area.

DETAILED DESCRIPTION OF PROPOSED ZONING:

This section is preliminary and will be expanded further in subsequent re-submittals.

The zoning is proposed based on the City's recently approved Form Based Code – New Neighborhood category with several requested warrants. The Form Based Code is proposed for the entire 83.250± acres of Dexham Creek Ranch Estates. The proposed zoning is based on a net developable area of approximately 20 acres within the Form Based Code Portion of the subject tract. As such, the zoning request is based on Housing Mix as defined in Section 2.3.2c.3 of the Form Based Code – Housing Mix – 10-20 Acres. The unique shape of this property hinders the development at the northern end of the site, restricted by the limits of the property and the limits of the floodplain. The residential lots that would back to the creek have been identified on the Framework Plan.

The proposed zoning will provide a total of fourteen percent (14%) of public open space; whereas, half of that will be located within the floodplain. The reclaimed flood plain will be accessible to the public and provide a trail connection the City Hike and Bike Trail system. The

open space and trail would be amenitized with benches, a picnic table, and horse shoe pits. Any or all portions of the allocated open space may be retained in Homeowner Association owned lots. Given the irregularity of the property configuration, the proposed zoning incorporates a Major Warrant request to allow for identified lots to back onto open space (see below).

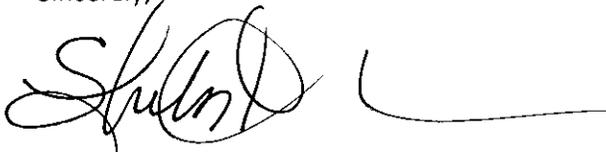
MAJOR WARRANTS:

1. *Facing Open Space:*

There are 7 Estate lots that back to the Floodplain in the northwest corner of the site. The general area is highlighted on the plan.

Please call me should you have any questions regarding our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shelby Griffin', followed by a horizontal line.

Shelby Griffin

Cc: Robert J. Cresswell – Cresswell Enterprises Inc.
File;

LEGAL DESCRIPTION
83.250 ACRES

BEING a tract of land situated in the Reason Crist Survey, Abstract No. 225 and the William Turner Survey, Abstract No. 1481, being all of Lots 1 thru 9, Block A, Dexam Creek Ranch Estates, an Addition in the City of Rowlett, Texas according to the Plat thereof recorded in Volume 2004101, Page 107, Map Records, Dallas County, Texas and being all of those certain tracts of land conveyed to Creswell Enterprises, Inc. by Deeds recorded in Volume 2004125, Page 710, Volume 2004246, Page 3756, Volume 2005139, Page 7710, Instrument No. 200600043095, Instrument No. 20060250519, Instrument No. 20070017127, Instrument No. 20070287904 and Instrument No. 20080021835, all in Official Public Records, Dallas County, Texas.

BEGINNING at a 1/2 inch iron rod set at the intersection of the Southwest line of MK&T Railroad (a 100' ROW) with the Northwest ROW line of Dexam Road (an 80' ROW), said iron rod being at the East corner of said Dexam Creek Ranch Estates;

THENCE along the Northwest ROW line of Dexam Road and the Southeast line of said Dexam Creek Ranch Estates, the following bearings and distances:

South 15 degrees 08 minutes 41 seconds West, a distance of 86.12 feet to a 1/2 inch iron rod set at the beginning of a curve to the right, having a central angle of 23 degrees 40 minutes 00 seconds, a radius of 911.10 feet and a chord bearing South 26 degrees 58 minutes 41 seconds West, a distance of 373.67 feet;

Southwesterly, along said curve to the right, an arc distance of 376.34 feet to a 1/2 inch iron rod set at the end of said curve;

South 37 degrees 03 minutes 59 seconds West, a distance of 114.95 feet to a 5/8 inch iron rod found for angle point;

South 38 degrees 48 minutes 41 seconds West, a distance of 789.14 feet to a 5/8 inch iron rod set for angle point;

South 38 degrees 48 minutes 41 seconds West, a distance of 195.51 feet to a 1/2 inch iron rod set at the beginning of curve to the left, having a central angle of 08 degrees 35 minutes 30 seconds, a radius of 788.12 feet and a chord bearing South 33 degrees 57 minutes 12 seconds West, a distance of 118.07 feet;

Southwesterly, along said curve to the left, an arc distance of 119.18 feet to a 1/2 inch iron rod set at the end of said curve;

South 38 degrees 48 minutes 41 seconds West, a distance of 70.29 feet to a 5/8 inch iron rod set at the beginning of a curve to the left, having a central angle of 09 degrees 47 minutes 31 seconds, a radius of 434.08 feet and a chord bearing South 33 degrees 54 minutes 55 seconds West, a distance of 74.10 feet;

Southwesterly, along said curve to the left, an arc distance of 74.19 feet to a 3/4 inch iron rod found at a South corner of said Dexam Creek Ranch Estates and the West corner of a tract of land conveyed to Douglas W. and Pamela J. Johnson by Deed recorded in Volume 96178, Page 969, Deed Records, Dallas County, Texas;

THENCE North 60 degrees 58 minutes 50 seconds West, departing the Northwest ROW line of Dexam Road, along the common line of said Dexam Creek Ranch Estates and said Johnson Tract, a distance of 198.93 feet to a 1/2 inch iron rod found at the North corner of said Johnson Tract, said iron rod being in a Southerly line of a tract of land conveyed to City of Dallas by Deed recorded in Volume 450, Page 329, Deed Records, Dallas County, Texas;

THENCE along the common line of said Dexam Creek Ranch Estates and said City of Dallas Tract, the following bearings and distances:

North 51 degrees 58 minutes 56 seconds East, a distance of 83.84 feet to a 5/8 inch iron rod found for corner;

North 13 degrees 45 minutes 18 seconds West, a distance of 96.00 feet to a 5/8 inch iron rod found for corner;

North 89 degrees 50 minutes 09 seconds West, a distance of 787.15 feet to a 3/4 inch iron rod found for corner;

South 20 degrees 25 minutes 06 seconds East, a distance of 167.23 feet to a 5/8 inch iron rod found for angle point;

South 27 degrees 53 minutes 25 seconds West, a distance of 219.49 feet to a 5/8 inch iron rod found for angle point;

South 08 degrees 17 minutes 42 seconds East, a distance of 210.30 feet to a 3/4 inch iron rod found for corner;

South 65 degrees 41 minutes 26 seconds West, a distance of 273.67 feet to a 3/4 inch iron rod found for corner;

North 01 degrees 30 minutes 00 seconds East, a distance of 180.00 feet to a 5/8 inch iron rod found for angle point;

North 07 degrees 48 minutes 44 seconds West, a distance of 175.28 feet to a 5/8 inch iron rod found for angle point;

North 00 degrees 44 minutes 06 seconds East, a distance of 475.17 feet to a 5/8 inch iron rod found for angle point;

North 01 degrees 50 minutes 19 seconds West, a distance of 207.70 feet to a 5/8 inch iron rod found for angle point;

North 09 degrees 23 minutes 54 seconds West, a distance of 281.71 feet to a 5/8 inch iron rod found for angle point;

North 01 degrees 26 minutes 49 seconds East, a distance of 202.34 feet to a 5/8 inch iron rod found for angle point;

North 01 degrees 09 minutes 06 seconds East, a distance of 551.34 feet to a 5/8 inch iron rod found for angle point;

North 06 degrees 05 minutes 56 seconds East, a distance of 94.90 feet to a 3/4 inch iron rod found for corner;

North 82 degrees 11 minutes 50 seconds East, a distance of 109.40 feet to a 5/8 inch iron rod found for angle point;

North 87 degrees 23 minutes 00 seconds East, a distance of 121.60 feet to a 5/8 inch iron rod found for corner;

North 45 degrees 00 minutes 00 seconds East, a distance of 530.80 feet to a 5/8 inch iron rod found for corner;

North 44 degrees 55 minutes 56 seconds West, a distance of 31.44 feet to a 3/4 inch iron rod found in the Southwest ROW line of MK&T Railroad, being in a curve to the right, having a central angle of 08 degrees 24 minutes 43 seconds, a radius of 2814.43 feet and a chord bearing North 86 degrees 25 minutes 22 seconds East, a distance of 412.89 feet;

Northeasterly, along said curve to the right, an arc distance of 413.26 feet to a 1/2 inch iron rod set at the end of said curve, said iron rod being at the South corner of a tract of land conveyed to DART by Judgement recorded in Instrument No. 200900077572, Official Public Records, Dallas County, Texas;

THENCE along the common line of said Dexam Creek Ranch Estates and said DART Tract, the following bearings and distances:

South 43 degrees 03 minutes 07 seconds East, a distance of 22.63 feet to a 1/2 inch iron rod set at the beginning of a curve to the right, having a central angle of 01 degrees 59 minutes 28 seconds, a radius of 2809.93 feet and a chord bearing South 87 degrees 03 minutes 21 seconds East, a distance of 97.65 feet;

Southeasterly, along said curve to the right, an arc distance of 97.65 feet to 1/2 inch iron rod set at the end of said curve and the beginning of a curve to the right, having a central angle of 13 degrees 56 minutes 42 seconds, a radius of 1473.16 feet and a chord bearing South 79 degrees 05 minutes 19 seconds East, a distance of 357.66 feet;

Southeasterly, along said curve to the right, an arc distance of 358.54 feet to a 1/2 inch iron rod set at the end of said curve;

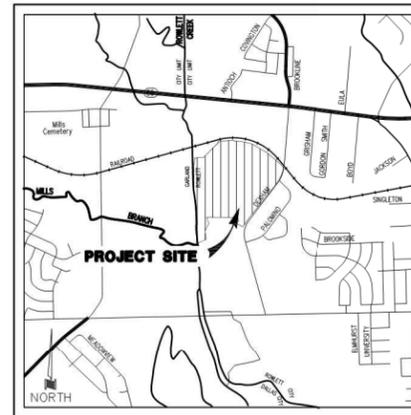
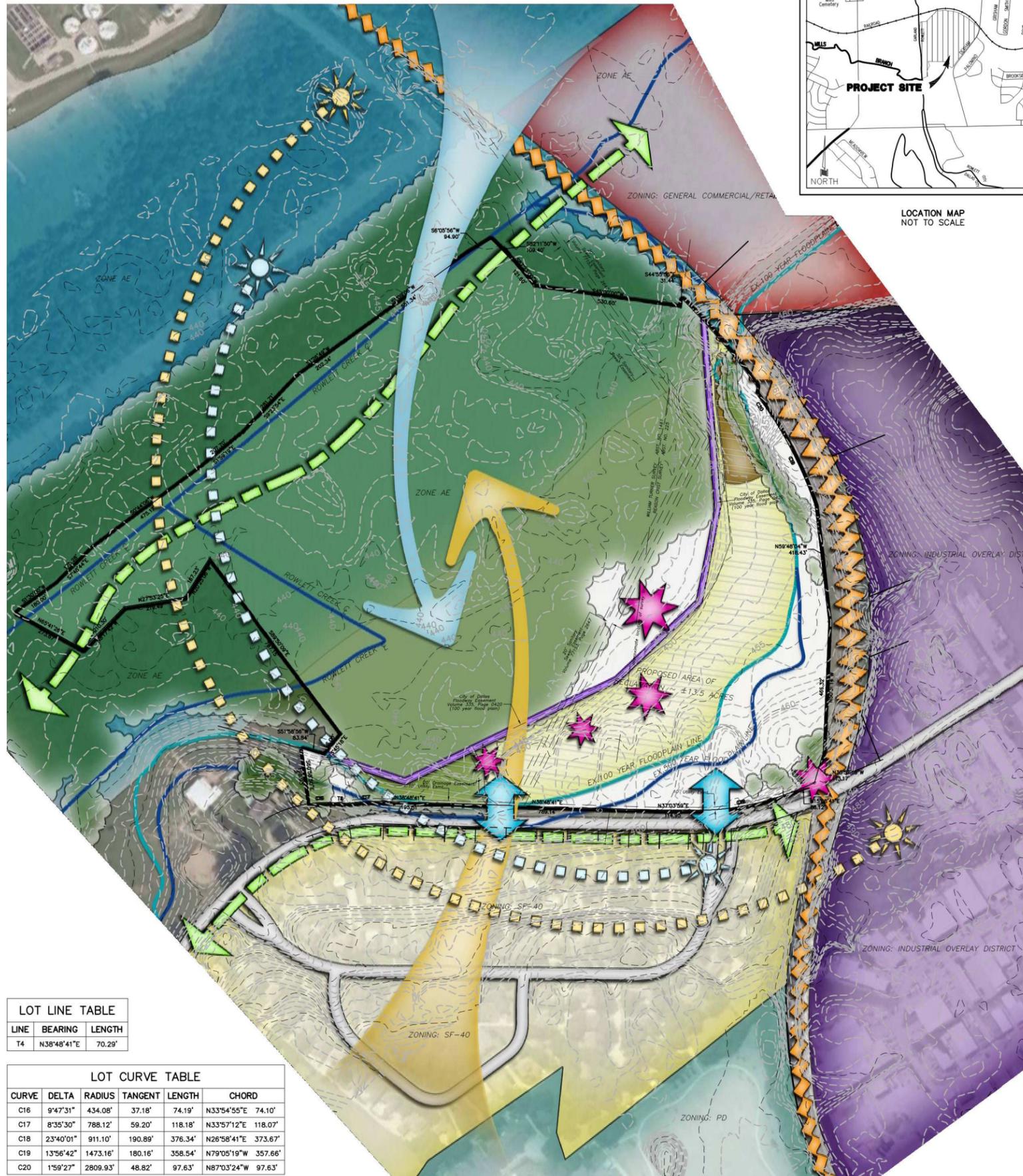
South 59 degrees 48 minutes 04 seconds East, a distance of 418.43 feet to a 1/2 inch iron rod set for angle point;

South 50 degrees 31 minutes 14 seconds East, a distance of 469.27 feet to a 1/2 inch iron rod set for angle point in the Southwest ROW line of MK&T Railroad and the Northeast line of Dexam Creek Ranch Estates;

THENCE South 36 degrees 57 minutes 18 seconds East, along the Southwest ROW line of MK&T Railroad and the Northeast line of said Dexam Creek Ranch Estates, a distance of 113.20 feet and containing 83.250 acres of land.

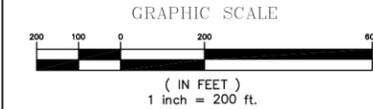
SURVEYOR DISCLAIMER:

All information shown hereon has been compiled from Deeds, Plats or Surveys done by other parties. There HAS NOT been any type of survey work performed on the ground by Dowdey, Anderson & Associates, Inc. to determine boundaries, easements, improvements or utilities of any kind. Information shown hereon should not be relied upon as an actual survey.



LOCATION MAP NOT TO SCALE

ATTACHMENT 4



LEGEND

- VE = VISIBILITY EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- WE = WATER EASEMENT
- H.O.A. = HOME OWNERS ASSOCIATION
- BL = BUILDING LINE
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
- IRF = IRON ROD FOUND
- <CM> = CONTROLLING MONUMENT
- = PROPOSED SITE ACCESS
- = PROPOSED FOCAL POINT
- = EXISTING TREE MASS
- = EXISTING ZONING: SINGLE FAMILY RESIDENTIAL-40
- = EXISTING ZONING: COMMERCIAL/RETAIL
- = EXISTING ZONING: INDUSTRIAL OVERLAY DISTRICT
- = EXISTING POOR SOILS
- = EXISTING FEMA ZONE AE
- = PROPOSED FEMA 100yr. FLOOD LINE RECLEMATION
- = EXISTING MK&T / DART RAIL LINE
- = PROPOSED CITY OF ROWLETT TRAIL
- = DIRECTION OF WINDER WIND PATTERNS
- = DIRECTION OF SUMMER WIND PATTERNS
- = DIRECTION OF WINDER SUN PATTERNS
- = DIRECTION OF SUMMER SUN PATTERNS
- = CITY OF DALLAS FLOODWAY EASEMENT
- = EXISTING FEMA 100yr. FLOOD LINE
- = EXISTING FEMA 500yr. FLOOD LINE
- = ROWLETT CREEK
- = EXISTING CIRCULATION
- = PROPOSED ZONING AREA

**83.250 GROSS ACRES
20,000 NET ACRES
FRAMEWORK PLAN
CREEKSIDE VILLAGE
EXHIBIT D – SITE ANALYSIS**

AN ADDITION TO THE CITY OF ROWLETT
REASON CRIST SURVEY ~ ABSTRACT NO. 225
WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
DALLAS COUNTY, TEXAS
SEPTEMBER 2014 SCALE: 1"=200'

OWNER/APPLICANT:
CRESWELL ENTERPRISES, INC.
17409 CLUB HILL COURT
DALLAS, TX 75248
PHONE: 214-533-7233

SURVEYOR:
LANES SOUTHWEST SURVEYING INC.
2717 MOTLEY DRIVE, SUITE B
MESQUITE, TX 75150
PHONE: 972-681-4442

AGENT/REPRESENTATIVE:
PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

LOT LINE TABLE

LINE	BEARING	LENGTH
T4	N38°48'41"E	70.29'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C16	9°47'31"	434.08'	37.18'	74.19'	N33°54'55"E 74.10'
C17	8°35'30"	788.12'	59.20'	118.18'	N33°57'12"E 118.07'
C18	23°40'01"	911.10'	190.89'	376.34'	N26°58'41"E 373.67'
C19	13°56'42"	1473.16'	180.16'	358.54'	N79°05'19"W 357.66'
C20	1°59'27"	2809.93'	48.82'	97.63'	N87°03'24"W 97.63'

Memo

743 WILL RICE AVENUE
IRVING, TX 75039
Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, AICP, CNU-A
Date: 2 June 2015
Re: Urban Design Officer Review of Creekside Village
Framework Plan Package – NN-FB

Urban Design Officer Review

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

1. The preliminary draft plan that was prepared (not part of the zoning) has homes backing onto the floodplain in the northwest portion of the developable area. The applicant should study alternatives with Staff and the UDO as part of the Regulating Plan process. Homes fronting on the natural feature and connected streets can be easily accommodated. Backing homes onto the floodplain fails to take advantage of the value that can be created by enhanced natural features. The natural feature will better serve as an amenity for the neighborhood and the public. It will be a safer place to be, provide a sense of identity, and the value gradient will be captured by the surrounding properties within the neighborhood. And further, a connected street network will provide continuous and comfortable pedestrian circulation throughout the site.

We support, for this particular development site,

1. The floodplain counting for 7% of the 14% required public open space, and the remainder 7% being based on 20 acres of developable area due to the fact that the floodplain will be enhanced with a multi-modal trail system and accessible, neighborhood serving, low impact recreation amenities in close proximity to the variety of housing types, shaded sidewalks and a network of smaller open spaces for active and passive recreation.
2. The New Neighborhood housing mix breakdown of 10-20 acres, due to the fact that only 20 acres of the 83.25 acres is developable with a well-enhanced floodplain.
3. The slip road configuration for Dexham Road, due to the fact that it will allow for visitor parking and the median will have large shade trees to reduce heat build up as well as shrubs to screen parking. While the parallel parking placement is not ideal for pedestrian safety and comfort, a tighter slip road configuration is reasonable based on site and infrastructure constraints.

Please note that as part of the Regulating Plan process -

- The location and design of a connected grid street network, orientation and distribution of housing types, further refinement of open space network and floodplain enhancements will be determined.

Recommendation: Approval of the application subject to item 1 above.



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



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modification to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS: HIGH DENSITY OF HOUSES WILL INCREASE TRAFFIC
SEE ATTACHMENT

PROPERTY OWNER NAME (print): MARK AND DEBRA SELLER
SIGNATURE: [Signature]
ADDRESS: 1918 PALOMINO DR ROWLETT TX

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, June 3, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 1, 2015, to be included in the City Council packet. All responses received by July 1st will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

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

06-05-15A10:48

REASONS MARK AND DEBBIE SEILER PROTEST THE NEW ZONING CHANGE

This is a HUGE change in the zoning from 9 tracts of land to 100+ lots. The houses will range from homes the size of Dexham Estate homes to Townhouses and could even have some multi-family, according to the proposed zoning plan of "New Neighborhood".

This is an Inadequate location for such high density of homes.

It is Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line.

The high density of houses will increase traffic; adding at least 200 + cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes. The noise is increasing with the large locomotive trains increasing in their traffic.

Dexham Estates could be subject to security issues with high volume of people in such a concentrated area. We already have heavy foot traffic of people passing through.

There is inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly ~~had~~ lead to the problem.

It's uncertain what the lower end homes could do to the values of Dexham Estates homes. Our home is on the corner of Dexham and Palomino by the railroad track. We would invite you to tour our place and tell us the value would not decrease with smaller houses and more congestion.

Mark and Debbie Seiler

1918 Palomino DR

Rowlett, TX



Department of Development Services

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

COMMENTS: *This is exceptional poor urban planning to place a high density neighborhood adjacent to a sewage plant and floodplain.*

commuter rail line →
PROPERTY OWNER NAME (print): *LARRY PERKINS* *Diane Perkins*
SIGNATURE: *Larry Perkins* *Diane Perkins*
ADDRESS: *4414 DEXHAM ROAD ROWLETT TEXAS*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Department of Development Services

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

COMMENTS: *There is already too much traffic on Dexham Rd we do not want the increased number of homes & traffic.*

PROPERTY OWNER NAME (print): Sheila J. Platter
SIGNATURE: *Sheila Platter*
ADDRESS: 1609 Palomino Dr.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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

COMMENTS: This is a drastic change in zoning. High density of home not appropriate for this small area. The extra 200-300 cars would further increase traffic problem on Dexham. The proposed pricing will not work next to DART, sewage plant & flood plain.
PROPERTY OWNER NAME (print): Betty Littlejohn Jim Littlejohn
SIGNATURE: Betty Littlejohn Jim Littlejohn
ADDRESS: 4418 Dexham Rd. Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.
Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, June 3, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 1, 2015, to be included in the City Council packet. All responses received by July 1st will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.
Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.
If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com
RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form-Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code.

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

COMMENTS: INADEQUATE LOCATION FOR HIGH DENSITY OF HOMES, SECURITY ISSUES WITH HIGHER VOLUME OF PEOPLE IN AREA

PROPERTY OWNER NAME (print): FLOYD + VICKIE SMITH
SIGNATURE: [Signature] Vickie Smith
ADDRESS: 4402 DEXHAM RD

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Table with 2 columns: Contact information for questions and return instructions by fax or mail.



Department of Development Services

NOTICE OF PUBLIC HEARING

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

COMMENTS: I am opposed because I do not want any future depreciation of my property to result from the building of new single family homes. value at less than the current value on the opposite side of the road

PROPERTY OWNER NAME (print): Jose Garcia
SIGNATURE: Jose Garcia
ADDRESS: 4506 Dexham Rd Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015...

REASONS TO PROTEST THE NEW ZONING CHANGE

This is a HUGE change in the zoning from 9 tracts of land to 100+ lots. The houses will range from homes the size of Dexham Estate homes to Townhouses and could even have some multi-family, according to the proposed zoning plan of "New Neighborhood".

Inadequate location for such high density of homes.

Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line.

The high density of houses will increase traffic; adding at least 200 + cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes.

Dexham Estates could be subject to security issues with high volume of people in such a concentrated area.

Inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly had to the problem.

It's uncertain what the lower end homes could do to the values of Dexham Estates homes.

00-04-15A11:05 RCVU



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

As 20 yr residents of Dexham Estates,

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

COMMENTS: Zoning change does not reflect the current, existing Dexham Estates smaller homes + or Multi-family homes will decrease home values in Dexham Estates; infrastructure cannot support 200+ more vehicles. We love our quiet neighborhood!

PROPERTY OWNER NAME: Michael + Molly Ulmer
SIGNATURE: Molly Ulmer
ADDRESS: 4518 Dexham Rd Rowlett TX 75088

ADDRESS:

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



CHANGE IN OWNERSHIP
ATTACHMENT 6/15

Department of Development
Services

NOTICE OF PUBLIC HEARING

06-04-15A11:04 RC

TO: Property Owner

RE: Application for a Zoning Change with Major Warrants

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modification to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: too much traffic, not enough sewer, not nearly enough room there, lower property values

PROPERTY OWNER NAME

(print):

Angela McGaughy Cleveland McGaughy

SIGNATURE:

4502 Dexham Rd. - Rowlett, 75088

ADDRESS:

Angela McGaughy *[Signature]*

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If you have any questions concerning this request, please contact the Department of Development

Services

Phone 972-412-6166

FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: see attached comments

PROPERTY OWNER NAME (print): JoAnn Glack
SIGNATURE: JoAnn Glack
ADDRESS: 4514 Dexham Rd.

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Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

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

06-05-15A10:47 RCVD

Jo Ann Slack
4514 Dexham Rd.
Rowlett, TX 75088

May 29, 2015

City of Rowlett
Development Services
P.O. Box 99
Rowlett, TX 75030-0099

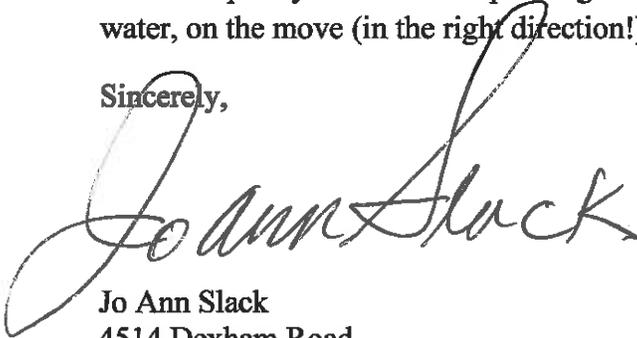
Dear Planning and Zoning Commissioners:

When the comprehensive Master Plan was first developed and adopted (4/24/96) the proposed zoning for land northwest of Dexham Road and south of the DART rail road tracks was SF-E (now reflected as SF-40 in Rowlett's Municode), i.e. residential estates (one acre minimum lot size with 2,400 sq. ft. minimum house size.) My understanding is that the whole intent of the comprehensive Master Plan for this land in question was to preserve the aesthetic beauty and country feel on Dexham Road and have zoning which would be comparable to homes along Dexham Road. The original homes along Dexham Road have acreage – average lot size in Dexham Estates is 19,000 to 24,000 sq. ft. with minimum house size of 2,500 sq. ft. Following the establishment of the SF-40 zoning code, McCool Sullivan & Lilly, P.C., on behalf of the former owner of the land in question filed a protest and opposed the SF-40 zoning and were successful in having an SF-S2 established/adopted (now reflected in the Rowlett's Municode as SF-15 – 15,000 sq. ft. minimum lot size).

In 2001, the Mayor of Rowlett, Shane Johnson, ordered a moratorium which halted approval of plats for future residential building/development. The moratorium was to allow our city officials to reassess Rowlett's adopted zoning to determine if current zoning would be in the best interest of Rowlett and/or complied with the intended land use as it was presented in the comprehensive Master Plan. The City of Rowlett had contracted with HOK. The whole purpose of hiring HOK was to "get a handle" on growth in Rowlett and to ensure that future development would promote and enhance the aesthetic quality of life and the enjoyment of living in Rowlett. Unfortunately, Rowlett had gotten away from the vision of our city planners. Land owners, who either acted alone or in collaboration with developers, were allowed to influence our city officials to change zoning from what was specified in the comprehensive Master Plan to what would best benefit them financially. Fortunately for the citizens of Rowlett, however, our former city officials realized that Rowlett's future had to be protected and reassessed the intent of our city planners as it was expressed in the comprehensive Master Plan. In the spring of 2001, Dexham Estates Homeowners were successful in going before the Planning and Zoning Commission, the City Council and mayor to urge them to change the zoning of the land in question back to SF-40.

Now, Dexham Estates homeowners are facing the intent of the property owner of 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates) to change the current zoning of that land from SF-40 to the “New Neighborhood Form Based Zoning District with Major Warrants”. This proposed change is not comparable to the current homes on Dexham Road and in Dexham Estates. Our city planners had intended to maintain an aesthetic quality and beauty of being in the country along Dexham Road and for zoning to be comparable to current homes on Dexham Road and in Dexham Estates. Allowing a high density development to be constructed on this property would be in total opposition with the intent of our city planners. At this time, we as homeowners on Dexham Road and in Dexham Estates, respectfully request that you, members of the Planning and Zoning Commission, not approve the application for the zoning change of the land in question from SF-40 to the New Neighborhood Form Based Zoning District with Major Warrants. Consideration perhaps should be given to changing the zoning from SF-40 to SF-20 (a minimum lot size of 20,000 sq. ft.) which would be more in line with the lot sizes of Dexham Estates. We, as citizens and city officials of Rowlett, must strive to preserve the beauty and the aesthetic quality of this fast expanding suburb of Dallas and maintain that Rowlett is truly on the water, on the move (in the right direction!)

Sincerely,

A handwritten signature in black ink that reads "Jo Ann Slack". The signature is written in a cursive style with a large, looping initial "J".

Jo Ann Slack
4514 Dexham Road
Rowlett, TX 75088

REASONS TO PROTEST THE NEW ZONING CHANGE

This is a HUGE change in the zoning from 9 tracts of land to 100+ lots. The houses will range from homes the size of Dexham Estate homes to Townhouses and could even have some multi-family, according to the proposed zoning plan of "New Neighborhood".

Inadequate location for such high density of homes.

Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line.

The high density of houses will increase traffic; adding at least 200 + cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes.

Dexham Estates could be subject to security issues with high volume of people in such a concentrated area.

Inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly had to the problem.

It's uncertain what the lower end homes could do to the values of Dexham Estates homes.

*Joann Slack
4514 Dexham Rd.
Rowlett, TX 75088*



Department of Development Services

NOTICE OF PUBLIC HEARING

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

COMMENTS: See attached sheet

PROPERTY OWNER NAME (print): Robert J. & Karen K. Haddox
SIGNATURE: [Handwritten Signature]
ADDRESS: 4410 Dexham Road

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Table with 2 columns: Contact information for questions and return instructions by fax or mail.

06-02-15A08:41 RCVD

TO: City of Rowlett Department of Development Services
RE: Application for a Zoning Change with Major Warrants

COMMENTS: We are opposed to this request for a zoning change for many reasons.

- 1. Our neighborhood of CUSTOM homes has lots sized from 1/3 – 1 acre; with minimum of 10' between homes, and the minimum square footage is 2500 per home. The new development does not reflect this same type of neighborhood.**
- 2. The property subject to the zoning change is next to a waste water treatment plant, a flood plain and a rail line. This does not seem to bode well for the infrastructure needed as properties in our existing neighborhood continue to experience sewage drainage problems.**
- 3. This zoning change request does not seem to be in agreement with Realize Rowlett 2020.**
- 4. There are already several areas in Rowlett zoned for this type of development (see #3 above).**
- 5. PROPERTY VALUES!**
- 6. Traffic!**

06-02-15A08:41 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change with Major Warrants

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form-Based-Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modification to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS: Flood plain, Traffic Congestion, Sewage

Overhead Security, Property Value Drop

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Randall W. Thomas

Randall W. Thomas

4606 Dexham Rowlett, TX

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 Phone 972-412-6166
 FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75080-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
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EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...
I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME:

(print):

SIGNATURE:

ADDRESS:

Kenneth L. and Aileen Svaty (25+ years residents)
A. Svaty
4318 Denham Rd. - Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3903 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 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015.

Please reply promptly. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, June 3, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 1, 2015, to be included in the City Council packet.

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City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75080-0099

06-04-15A08:10 RCVD
06-04-15A08:10 RCVD

NOTICE OF PUBLIC HEARING

RE: Application for a Zoning Change with Major Warrants,
Block A of the Dexham Creek Ranch Estates,

Property Owner Name: Kenneth L. and Aileen Svaty,
(25+ year residents of Dexham Estates, in Rowlett, TX)

SIGNATURE: 

ADDRESS: 4318 Dexham Road, Rowlett, TX 75088

I am opposed to the request for the following reasons:

- Changing the zoning from 9 single family lots to 100+ New Neighborhood lots is a huge change, and I do not believe it would be beneficial to the City of Rowlett or for the other residents who live off of Dexham Road, between Miller and Lakeview Parkway.
- The land itself is bordered on the north by the DART Light Rail train tracks as well as regular train tracks; on the south by sewage lines for the entire city of Rowlett, running from the east side of Dexham Road to the Garland Sewage Treatment Facility; on the east by Dexham Road; and on the west by flood plains, Rowlett Creek, and the Garland Sewage Treatment Facility.
- North Border of the property - About 10-years ago, there was a train derailment and fire on the west side of Dexham Road that would have been on the lot 4701 on your map – it certainly would have been much worse if homes, especially multi-family homes, had been there. The regular train does not run often; however, the DART rail runs 135 times a day on weekdays (67 southbound and 68 northbound trips, if I counted correctly).
- South border of the property - All sewage for all of Rowlett runs along the east side of Dexham Road then under Dexham Road and across lot 4401 on your map, to the Garland Sewage Treatment Facility. At least one home in Dexham Estates has had sewage back up in their home already. Sewage lines for the new homes, and all other new homes in Rowlett have to tie in to these already overburdened lines. Construction equipment and additional traffic would be driving over these lines also.
- East border of the property - Dexham Road was never intended to become a through-fare; however, it has become one. Traffic has increased tremendously, and we have had some cases of road rage from people who do not obey the 35 mph speed limit curve. Dexham Road was not meant to carry the amount of traffic it currently has

adding more vehicles, construction and new home occupants, would create more problems.

West border of the property - .Flood plains, Rowlett Creek, and the Garland Sewage Treatment Facility are all on the west. The entire property was filled with dirt from the Lakeview Parkway project; I understand that the city had not approved the fill - it just somehow happened. Adding all of the concrete and infrastructure for this project is sure to affect the flood plain in a negative way.

Thank you for the opportunity to comment.

A handwritten signature in black ink, appearing to read "John Smith", is located to the right of the main text block.



Department of Development Services

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

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Johnny & Cassandra Morgan
Cassandra Morgan
4406 Dexham Rd.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015...

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, June 3, 2015...

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made...

If you have any questions concerning this request, please contact the Department of Development Services

Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

06-04-15 PO Box 99 RCVD
Rowlett, TX 75090-0099



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett’s Form Based Code. The Major Warrants are to allow modifications to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS: *I believe this development will be a great addition for Dexham Road! Long Overdue*

PROPERTY OWNER NAME (print): JST GROUP LLC
SIGNATURE: *[Signature]*
ADDRESS: 5806 Lindanshire Ln, Dallas, TX 75230

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family 40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modifications to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS: *Too many houses, traffic concerns on Dexham, Security Issues
 Too close to RR & Flood Zone*

PROPERTY OWNER NAME
 (print): Brenda & Sanford Avame
SIGNATURE: *[Signature]*
ADDRESS: 1521 Palomero Dr. Rowlett, TX 75088

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

PLANNING AND ZONING COMMISSION

TO: Property Owner

RE: Application for a Zoning Change with Major Warrants

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Daxham Road (further described as Lots 1 - 9, Block A of the Daxham Creek Ranch Estates). A map is attached for reference.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modifications to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS: Concerned that the project will reduce property value in the future

PROPERTY OWNER NAME (PRINT): Montario Syed / Valerie Syed

SIGNATURE: [Handwritten Signatures]

ADDRESS: 1606 Radomiro Dr, Rowlett, TX 75088

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 Phone 972-412-6166
 FAX 972-412-6228
planning@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75088-0099

06-03-15A11:20 RCVD



Department of Development
Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change with Major Warrants

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modifications to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS:

PROPERTY OWNER NAME
(print):

Debra Dotsy

SIGNATURE:

ADDRESS:

1705 Palomino Dr Rowlett Tx 75089

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glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: Poor Urban planning to put high density neighborhood next to waste water treatment plant (AWFUL SMELL) Flood Plain

PROPERTY OWNER NAME (print): JAMES HENDRIKSEN
SIGNATURE: [Signature]
ADDRESS: 1914 PALOMINO DR. ROWLETT, TX 75088

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Table with 2 columns: Contact information for questions and Return by Fax or Mail information.

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modification to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: 1. This is a HUGE change in the zoning from 9 tracts of land to 100+ lots. The houses will range from homes the size of Dexham Estate homes to Townhouses and could even have some multi-family, according to the proposed zoning plan of "New Neighborhood". 2. Inadequate location for such high density of homes. 3. Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line. 4. The high density of houses will increase traffic; adding at least 200+ cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes. 5. Dexham Estates could be subject to security issues with high volume of people in such a concentrated area. 6. Inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly add to the problem. 7. It's uncertain what the lower end homes could do to the values of Dexham Estates homes. 8. Increased storm water runoff into the floodplain. Additional trash and debris into Lake Ray Hubbard.

PROPERTY OWNER NAME
(print):

E. H. and Betty J. Crosby

SIGNATURE:



ADDRESS:

1809 Palomino Drive, Rowlett, TX 75088

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If you have any questions concerning this request, please contact the Department of Development Services
 Phone 972-412-6166
 FAX 972-412-6228
glangford@rowlett.com

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

E.H. and Betty J. Crosby
1809 Palomino Drive
Rowlett, TX 75088

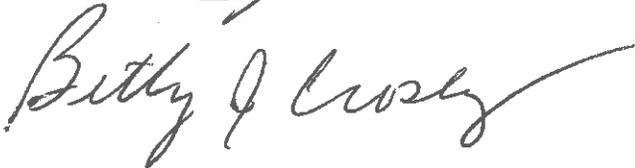
City of Rowlett
Development Services
P.O. Box 99
Rowlett, TX 75030-0099

RE: Zoning change for Dexham neighborhood

We have been away from our home since January of this year but have continued to be in touch with our home owners association regarding the zoning changes request for the neighborhood across the street on Dexham Road.

Our objections are in line with our neighbors. We received an email from our neighbor and have enclosed a copy of our objections to be filed with other home owners from Dexham Estates.

Thank You,
E.H. (Gene) and Betty Crosby



5-28-2015



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modifications to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS: We want the ZONING TO REMAIN SF-40. It will increase # of homes and traffic.

PROPERTY OWNER NAME (print): HARRY S. SEIDEL, JR / DAVID J. KOCA
SIGNATURE: *Harry Seidel p. David J. Koca*
ADDRESS: 1901 PALOMINO DRIVE, ROWLETT 75088

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06-04-15A11:02 RCVD



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.
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See below for further comments

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

COMMENTS: *1) zoning should stay the same, ^{this} is why we bought our home in Dexham Estates. 2) rezoning is to much density for custom home*

PROPERTY OWNER NAME (print): *area*
SIGNATURE: *MARK & MARY HEMPKINS*
ADDRESS: *1613 Palomino Dr., Rowlett Tx 75088*

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06-04-15A11:02 RCVD 15A11:02 RCVD

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*3. To much traffic for Dexham Road with high density.
 4. Dexham Estates is one of the few truly custom home areas in Rowlett.
 5. Last comment: Do not oppose building homes but oppose rezoning for high density housing. Rowlett cannot be that desperate for housing on a walking trail.*



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood

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

COMMENTS: Inadequate location for such high density of homes

PROPERTY OWNER NAME

(print): Sean Sullivan
SIGNATURE: [Signature]
ADDRESS: 1717 Palomine Rowlett TX 75088

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Table with 2 columns: Contact information for questions and return instructions by fax or mail.



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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

COMMENTS: 1) inadequate location for higher density homes because built on flood plain, no adequate road system for neighborhood now, much less with added density. 2) Big change in zoning from what has existed.
PROPERTY OWNER NAME (print): Jim and Marcine Mullen
SIGNATURE: *Jim Mullen, Marcine Mullen*
ADDRESS: 1801 Palomino DR, Rowlett, TX 75088

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

COMMENTS: Inadequate location / infrastructure for

Such high density of homes - Property Value compared to

PROPERTY OWNER NAME: Lisa Morgan Estate Homes

(print): LISA MORGAN
SIGNATURE: Lisa Morgan

ADDRESS: 1805 Kalodinos Dr. Rowlett TX 75088

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.

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

COMMENTS: not a good location for that many houses. Over crowds the Dexham road. etc.

PROPERTY OWNER NAME (print): Dennis & Robin Jerald
SIGNATURE: 1910 Palomares Dr Rowlett TX
ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, June 3, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 1, 2015, to be included in the City Council packet. All responses received by July 1st will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexam Road...

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood...

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

COMMENTS: All of the attached reasons!

PROPERTY OWNER NAME (print): Paul & Cynthia Hooker
SIGNATURE: [Signature]
ADDRESS: 1721 Palomina Dr Rowlett 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 5th day of June, 2015...

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REASONS TO PROTEST THE NEW ZONING CHANGE

This is a HUGE change in the zoning from 9 tracts of land to 100+ lots. The houses will range from homes the size of Dexham Estate homes to Townhouses and could even have some multi-family, according to the proposed zoning plan of "New Neighborhood".

Inadequate location for such high density of homes.

Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line.

The high density of houses will increase traffic; adding at least 200 + cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes.

Dexham Estates could be subject to security issues with high volume of people in such a concentrated area.

Inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly had to the problem.

It's uncertain what the lower end homes could do to the values of Dexham Estates homes.

06-02-15 P03:21 RCVD



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change with Major Warrants

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modifications to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS:

Rezoning from 9 tracts to 100+ changes the whole complexion of the development & is so different from Dexham Estates which is unique - rural within a city. The DART Rail has affected us negatively

PROPERTY OWNER NAME

(print):

Craig & Mary Williams

SIGNATURE:

Craig Williams Mary Williams

ADDRESS:

1709 Palomino Dr Rowlett TX

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① with noise & the crossing gates. Adding all the additional cars will really create traffic issues, noise, & disrupt our idyllic little development. I feel this will adversely affect our properties value



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: INADEQUATE LOCATION FOR SUCH A HIGH DENSITY OF HOMES.

PROPERTY OWNER NAME

(print): MATTHEW WISE
SIGNATURE: [Signature]
ADDRESS: 1922 STALLION CIR. ROWLETT TX 75088

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Rowlett, TX 75030-0099



Department of Development Services 06-04-15A11:00 RCVD

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: REASONS: BUILDING IN AN AREA THAT READILY FLOODS, HIGH DENSITY NEIGHBORHOOD WOULD STRAIN INFRASTRUCTURE, TRAFFIC AND DEPRESSION OF HOME VALUES.
PROPERTY OWNER NAME (print): Steven + Catherine Leimbaugh
SIGNATURE: [Signature]
ADDRESS: 1805 Clydesdale Ct.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015.

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



Department of Development Services

NOTICE OF PUBLIC HEARING

06-04-15A11:02 RCVD

TO: Property Owner

RE: Application for a Zoning Change with Major Warrants

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modification to the following Form Based Code standards: lighting and facing open space. (FW14-740)

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

COMMENTS: increase in traffic, decrease in property values, increase in crime rate

PROPERTY OWNER NAME

(print): William & Charlene Johnson

SIGNATURE: Charles Johnson

ADDRESS: 1710 Palomino Pa Rowlett, Tx

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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
REQUEST: Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood...

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

COMMENTS: Non Complying with Neighon Hood
PROPERTY OWNER NAME: POOR URBAN planning to put a high density Neighbourhood
(print): John & Diane Moore
SIGNATURE: [Signature]
ADDRESS: 1818 Clydesdale Ct Rowlett Texas 75088

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Table with 2 columns: Contact information for questions and return instructions by fax or mail.



Department of Development Services

NOTICE OF PUBLIC HEARING

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RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: Dexham Rd is not large enough to hold the increase in traffic. Smaller houses and multi-family will decrease my property value

PROPERTY OWNER NAME (print): Steve Haught
SIGNATURE: [Signature]
ADDRESS: 1925 Stallon Cir, Rowlett.

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Table with 2 columns: Contact information for questions and return-by-fax/mail address for the City of Rowlett.



Department of Development Services

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EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: I believe this is an inadequate location for such a high density of homes. It will greatly increase traffic creating congestion on Dexham Rd which is only 2 lanes.

PROPERTY OWNER NAME (print): Larry E. Magee
SIGNATURE: Larry E. Magee
ADDRESS: 1721 Clydesdale Ct. Rowlett Tx 75088

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**Department of Development
Services**

NOTICE OF PUBLIC HEARING

TO: Property Owner
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I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Excessive traffic on an already overcrowded road, which is the ONLY road to exit the neighborhood; flood plain = abandoned or ugly property; infrastructure inadequate; 200+ additional cars
 Types of proposed homes not consistent/compatible with existing neighborhood.

PROPERTY OWNER NAME (print): THOMAS E. & SHARON L. GIPSON
SIGNATURE: Sharon L. Gipson
ADDRESS: 1810 Clydesdale Ct.

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Department of Development Services

NOTICE OF PUBLIC HEARING

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

COMMENTS: SMALL SQ. FT. RESIDENCES AND/OR MULTI-FAMILY UNITS WILL ADVERSELY AFFECT PROPERTY VALUES, TRAFFIC & CRIME.

PROPERTY OWNER NAME (print): Gerald Kerby
SIGNATURE: [Signature]
ADDRESS: 1706 PALOMINO DR, ROWLETT, TX

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EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: Inadequate location for such high density homes

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

David Wood
David Wood

1714 Palomino Drive, Rowlett, TX

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EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form-Based Zoning District with Major Warrants...

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

COMMENTS: Too much added volume of traffic to Dexham.

Strong possibility of lowering our property values.

PROPERTY OWNER NAME (print): Michael D. Hildinger / Margaret Hildinger
SIGNATURE: [Handwritten signatures]
ADDRESS: 1906 Clydesdale Ct. Rowlett, TX 75088

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NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood...

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

COMMENTS: this is a HUGE change in the current zoning, there is inadequate infrastructure for so many more homes off Dexham Rd.

PROPERTY OWNER NAME (print): Jon + Stacey Simkic
SIGNATURE: [Handwritten signatures]
ADDRESS: 4902 Palomino Dr.

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If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

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



Department of Development Services

NOTICE OF PUBLIC HEARING 06-04-15A11:05 RCVD

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road

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

COMMENTS: too denser, lower cost housing, larger population, crowded and busier, reduce our properties's value, tax increases

PROPERTY OWNER NAME (print):

ICHANH HOANG

SIGNATURE:

ICHANH HOANG

ADDRESS:

1909 Stallion Circle, Rowlett, TX 75088

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

COMMENTS:

PROPERTY OWNER NAME

(print):

Fred and Shauna Rashzad

SIGNATURE:

Fred Rashzad

ADDRESS:

1706 Clydesdale Ct, Rowlett, TX, 75088

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

COMMENTS: SEE ATTACHED

PROPERTY OWNER NAME (print): BRENT C WILLIAMS
SIGNATURE: Brent C Williams
ADDRESS: 1902 CLYDESDALE CT ROWLETT TX 75088

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REASONS TO PROTEST THE NEW ZONING CHANGE

This is a HUGE change in the zoning from 9 tracts of land to 100+ lots. The houses will range from homes the size of Dexham Estate homes to Townhouses and could even have some multi-family, according to the proposed zoning plan of "New Neighborhood".

Inadequate location for such high density of homes.

Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line.

The high density of houses will increase traffic; adding at least 200 + cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes.

Dexham Estates could be subject to security issues with high volume of people in such a concentrated area.

Inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly add to the problem.

It's uncertain what the lower end homes could do to the values of Dexham Estates homes.

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Gayle Carr
 Gayle Carr
 1910 Clydesdale Ct. 75088

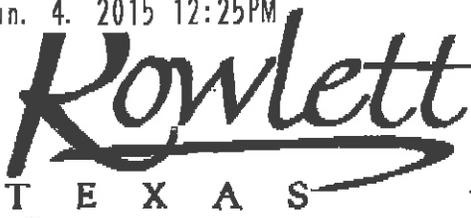
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Do not wish to have a large neighborhood/apartments across the street, Too much traffic, security reasons, property values.

PROPERTY OWNER NAME (print): Jessica Allen

SIGNATURE: J. Allen

ADDRESS: 1806 Clydesdale Court Rowlett 75088

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ATTACHMENT 8

Department of Development Services

NOTICE OF PUBLIC HEARING

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

COMMENTS: Change in character of neighborhood, increased traffic on two lane street that does not have shoulders or turn lanes, proposed development is subject to partial flooding as we just witnessed, potential decrease in market value of any R-1 property and homestead.

PROPERTY OWNER NAME (print): Gerald A. and Cynthia Anne Murphy
SIGNATURE: Gerald A. Murphy Jr
ADDRESS: 3826 Dexham Rd, Rowlett, TX

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Increased traffic on narrow 2 lane rd already over used. Decrease in property values.

PROPERTY OWNER NAME (print): Rich Narramore
SIGNATURE: [Signature]
ADDRESS:

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Department of Development Services

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

COMMENTS:

Dexham Rd. Cannot sustain additional traffic -
quiet enjoyment of property will be negatively impacted.
Proposed development does not blend is not cohesive -
crime rate will increase

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

JAnne Kerby
1706 Palomino Dr., Rowlett, TX 75088

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

COMMENTS: *Inadequate location for such high density homes*
Dexham Estates could face security issues with so many
people in such a concentrated area
PROPERTY OWNER NAME (print): *Bobby & Shirley Evans*
SIGNATURE: *Bobby Evans Shirley Evans*
ADDRESS: *1814 Clydesdale Ct*

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

COMMENTS: flood plain area

PROPERTY OWNER NAME (print): Kimberly Waleath
SIGNATURE: [Handwritten Signature]
ADDRESS: 1710 Cityesdale St. Rowlett TX 75088

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Table with 2 columns: Contact information for questions (Department of Development Services, Phone 972-412-6166, FAX 972-412-6228, glangford@rowlett.com) and Return by Fax or Mail (City of Rowlett, Development Services, PO Box 99, Rowlett, TX 75030-0099)

Department of Development Services

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*MOST PREFER RE THIS
 WHICH INSTEAD HAVE BEEN
 PAYING PROPERTY TAXES FOR
 25-30 YEARS AND
 DESERVE MUCH MORE
 WITH THIS DECISION*

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

COMMENTS: *We already have enough traffic congestion, Dexham Rd CANNOT take any more traffic, decrease on property value for our nice neighborhood! We have had enough by having to deal with DART!*

*THAT
 THE
 DEVELOPER
 WHO WANTS
 TO MAKE
 A CUCKLE
 PROFIT FROM
 HIS FLOOD
 PLANE
 PROPERTY
 REMEMBER
 WE WANT
 HAVE TO
 LIVE
 HERE.
 BELIEVE
 ME
 HAVING
 TO LISTEN
 TO THE
 DIRT LAW
 EVERY
 10 MINUTES
 IS FLOUTING
 ROWLETT DOES NOT
 NEED ANY MORE
 CHEAP HOUSING
 PROJECTS!*

PROPERTY OWNER NAME (print): Brent & Jennefer Brawley
SIGNATURE: *Brent Brawley*
ADDRESS: 1920 Stallion Circle, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 9th day of June, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, June 3, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 1, 2015, to be included in the City Council packet. All responses received by July 1st will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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If you have any questions concerning this request, please contact the Department of Development Services
 Phone 972-412-6166
 FAX 972-412-6228
 glangford@rowlett.com

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



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood...

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

COMMENTS: Security issues & increased traffic

PROPERTY OWNER NAME (print): Melissa Wood
SIGNATURE: Melissa Wood
ADDRESS: 1714 Palomina Drive, Rowlett, Tx

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Department of Development Services

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

COMMENTS: Plans are too vague to make a choice. Let us see the plans and final count of houses.

PROPERTY OWNER NAME (print): Edwin Cooley
SIGNATURE: [Signature]
ADDRESS: 1610 Palomino Dr. Rowlett, 75088

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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood

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

COMMENTS: Traffic, Prop values, flood plain

PROPERTY OWNER NAME

(print): JOSH & HEATHER MOORE

SIGNATURE: [Handwritten Signature]

ADDRESS: 1718 PALMWOOD DR

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Department of Development Services

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

COMMENTS: I AM OPPOSED TO ADDING HIGH DENSITY NEIGHBORHOOD IN FLOOD PLAIN, CONCERNS WITH TRAFFIC.

PROPERTY OWNER NAME (print): JOHNATHON ROAN
SIGNATURE: [Signature]
ADDRESS: 4317 DEXHAM ROAD ROWLETT TX 75088

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NOTICE OF PUBLIC HEARING

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

COMMENTS:

PROPERTY OWNER NAME (print): Louis C Cephus
SIGNATURE: [Signature]
ADDRESS: 5001 Dexham Rd

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Table with 2 columns: Contact information for questions and return instructions by fax or mail.



ATTACHMENT 8
Department of Development
Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants...

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

COMMENTS: I have live across the street from this land for 26 years I am totally opposed to this rezoning.

PROPERTY OWNER NAME (print): Gregory & Tolene Craig (see attached)
SIGNATURE: [Handwritten Signature]
ADDRESS: 1914 Stallion Circle Rowlett TX 75088

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Table with 2 columns: Contact information for questions (phone, fax, email) and Return by fax or mail (address, phone).

Public Hearing Notice for
properties along Daxham Road

ATTACHMENT 8

4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613, 4701

I am opposed to the rezoning of the subject property for the following reasons:

- Daxham Estates has been here for 28 years and is one of the premiere properties in Rowlett.
- This proposed rezoned development will negatively impact our property values & quality of life
- The developer rezoned the property years ago in order to save money on infrastructure
- He created 9 estate lots that were a minimum 140' wide & between 6-4 acres each
- The residence of Daxham Estates were happy with the development but no housing was built over an almost 10 year period.
- If the city allows the developer to rezone this property, the lots will be smaller than our lots, the houses will be smaller than our houses & with additional traffic, will downgrade our property!
- The property is at the far western edge of Rowlett and backs up to Rowlett Creek
- In order to fit with the new formed based code - Comprehensive Plan, the developer should be using the 2.5 Rural Neighborhood Standards as Rural Estates and not the 2.3 New Neighborhood Standards
- It appears to me that the landowner is trying to make more money on his development. I bet if he tried to sell the properties for homes less than a \$1,000,000, he might be successful!

I am a 25 year resident living in Daxham Estates, a former P&Z Commissioner in Rowlett & I was appointed by city council to serve on the Realize Rowlett 2020 advisory committee.

I do not believe that New Neighborhood Standards were intended for properties like this one.

Greg Craig 

1914 Stallion Circle
Rowlett, TX 75088



Department of Development
Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change with Major Warrants

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modification to the following Form Based Code standards: lighting and facing open space. (FW14-740)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM ^{Very!} OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Too many houses in small area 2. No value Property in Dexham Estates. 3. Not enough road capacity for traffic.

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

John & Johanna Butler
John D. Butler Johanna Butler
1809 Clydesdale Ct.

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Outside of 200'



Department of Development Services

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

COMMENTS: DEDUCTIVE OF EXISTING HOMES & THREATS TO THE GENERAL ENVIRONMENT

PROPERTY OWNER NAME (print): Jackson BRIDGES Patsie Bridges
SIGNATURE: Jackson Bridge Patsie Bridges
ADDRESS: 4913 STALLION CIRCLE Rowlett TX 75088

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Department of Development Services

NOTICE OF PUBLIC HEARING 15-04-15A11:00

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

COMMENTS: We do not want small homes & possibly multi-family units in a flood plain, near waste treatment plant or adding a lot of traffic on Dexham Rd.

PROPERTY OWNER NAME (print): CHRIS + MINNI ELKINS
SIGNATURE: Minnie Elkins
ADDRESS: 1918 Stallion Circle Rowlett TX 75088

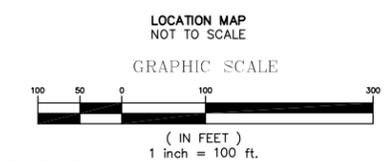
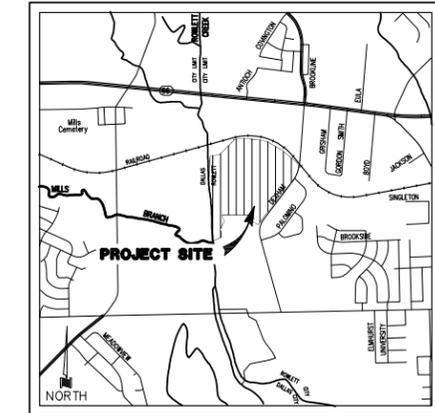
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LEGEND

- VE = VISIBILITY EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- WE = WATER EASEMENT
- H.O.A. = HOME OWNERS ASSOCIATION
- BL = BUILDING LINE
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
- IRF = IRON ROD FOUND
- <CM> = CONTROLLING MONUMENT
- = DENOTES ZERO SIDE OF LOT
- ▼ DENOTES STREET NAME CHANGE
- 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- = TREE LINE
- = PROPOSED ZONING

NOTES:

1. THE DEVELOPMENT OF THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ROWLETT DEVELOPMENT STANDARDS.

83.250 GROSS ACRES
20.000 NET ACRES
**FRAMEWORK PLAN
& REGULATING PLAN**
CREEKSIDE VILLAGE
EXHIBIT B – ZONING EXHIBIT

AN ADDITION TO THE CITY OF ROWLETT
REASON CRIST SURVEY ~ ABSTRACT NO. 225
WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
DALLAS COUNTY, TEXAS
SEPTEMBER 2014 SCALE: 1"=100'

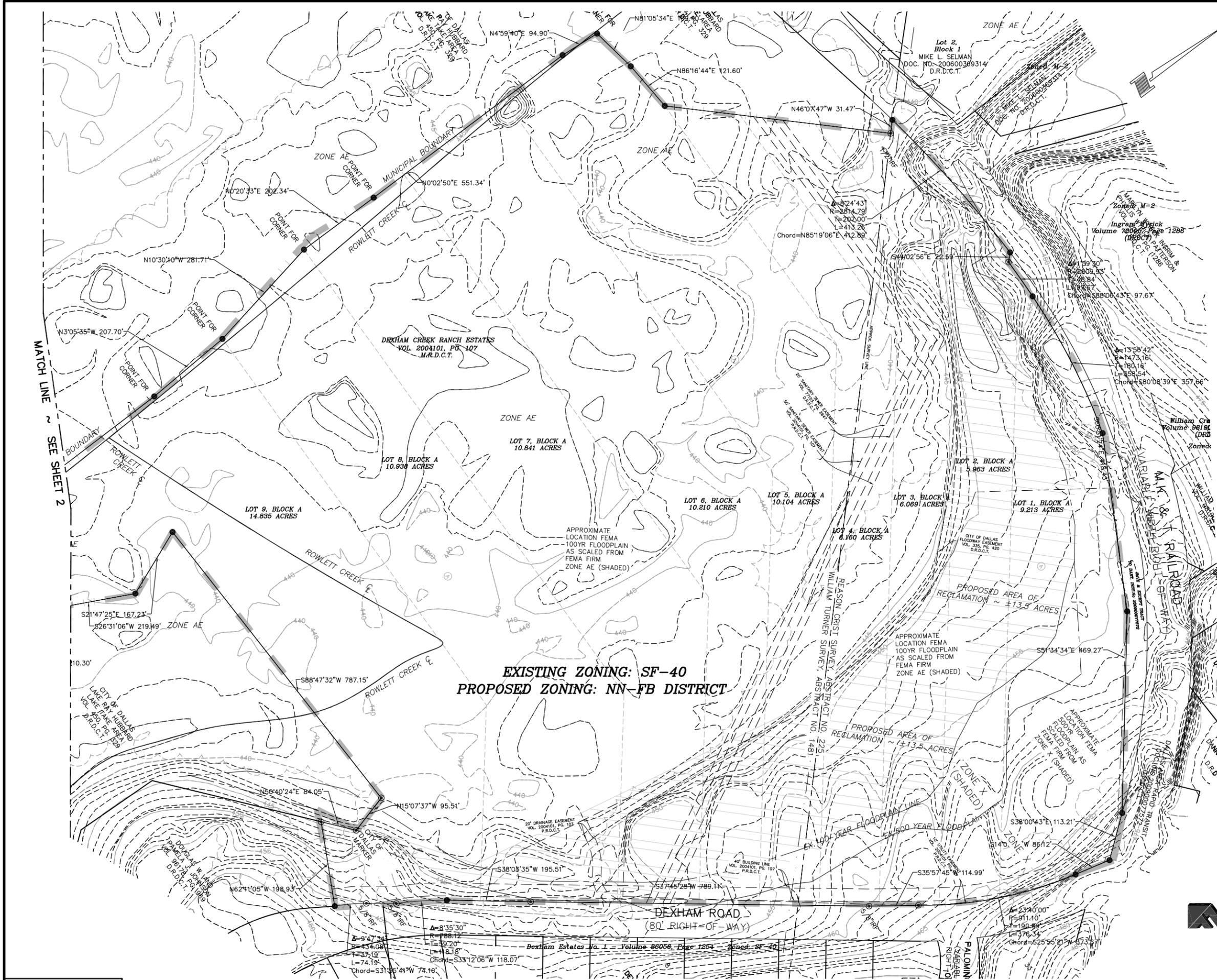
OWNER/APPLICANT:
CRESWELL ENTERPRISES, INC.
17409 CLUB HILL COURT
DALLAS, TX 75248
PHONE: 214-533-7233

SURVEYOR:
LANES SOUTHWEST SURVEYING INC.
2717 MOTLEY DRIVE, SUITE B
MESQUITE, TX 75150
PHONE: 972-681-4442

AGENT/REPRESENTATIVE:
PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

SUBMITTAL: 09-23-14
RESUBMITTAL: 04-02-15



EXISTING ZONING: SF-40
PROPOSED ZONING: NN-FB DISTRICT

DEXHAM ROAD
(80' RIGHT-OF-WAY)

P:\Projects\LDV1305\13053-AE.dwg, 13053-AE.dwg, 4/22/2015 12:26:35 PM, sgiml, Dowdey, Anderson & Associates, Inc., SHEG

DOWDEY, ANDERSON & ASSOCIATES, INC.

LEGAL DESCRIPTION:

BEING a tract of land situated in the REASON CRIST SURVEY, ABSTRACT NO. 225, Dallas County, Texas and the WILLIAM TURNER SURVEY, ABSTRACT NO. 1481, Dallas County, Texas, being all of Lots 1 thru 9, Block A, Dexham Creek Ranch Estates, an addition to the City of Rowlett, Texas according to the Plat filed of record in Volume 2004101, Page 107, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the intersection of the south line of the MK&T Railroad, a 100 foot right-of-way, with the west line of Dexham Road, a 80 foot right-of-way, same being the northeast corner of said Dexham Creek Ranch Estates;

THENCE with the west right-of-way line of Dexham Road being common with the east line of said Dexham Creek Ranch Estates, the following courses and distances:

South 14° 05' 21" West, a distance of 86.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 23° 40' 00", a radius of 911.10 feet, and a chord bearing and distance of South 25° 55' 21" West, 373.67 feet;

With said curve to the right, an arc distance of 376.34 feet to a 1/2 inch iron rod found for corner;

South 35° 57' 45" West, a distance of 114.99 feet to a 5/8 inch iron rod found for corner;

South 37° 45' 28" West for a distance of 789.11 feet to a 1/2 inch iron rod found for corner;

South 38° 03' 35" West, a distance of 195.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 08° 35' 30", a radius of 788.12 feet, and a chord bearing and distance of South 33° 12' 08" West, 118.07 feet;

With said curve to the left, an arc distance of 118.18 feet to a 5/8 inch iron rod found for corner;

South 37° 17' 14" West, a distance of 69.84 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a central angle of 09° 47' 34", a radius of 434.08 feet, and a chord bearing and distance of South 31° 55' 41" West, 74.10 feet;

With said curve to the left, an arc distance of 74.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the southeast corner of said Dexham Creek Ranch Estates;

THENCE North 62° 11' 05" West, departing the west right-of-way line of said Dexham Road, a distance of 198.93 feet to a 1/2 inch iron rod found for corner located in the southerly line of that tract of land conveyed to the City of Dallas according to the document filed of record in Volume 450, Page 329, Deed Records, Dallas County, Texas;

THENCE along the southerly line of said Dexham Creek Ranch Estates with said City of Dallas tract, the following courses and distances:

North 50° 40' 24" East, a distance of 84.05 feet to a City of Dallas marker found for corner;

North 15° 07' 37" West, a distance of 95.51 feet to 1/2 iron rod found for corner;

South 88° 47' 32" West, a distance of 787.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 21° 47' 25" East, a distance of 167.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 26° 31' 06" West, a distance of 219.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 09° 40' 01" East, a distance of 210.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 65° 25' 38" West, a distance of 272.71 feet to a point for corner at the southwest corner of said Dexham Creek Ranch Estates;

THENCE along the westerly line of said Dexham Creek Ranch Estates and continuing with said City of Dallas tract, the following courses and distances:

North 00° 23' 44" East, a distance of 180.00 feet to a point for corner;

North 08° 55' 00" West, a distance of 175.28 feet to a point for corner;

North 00° 22' 10" West, a distance of 475.17 feet to a point for corner;

North 03° 05' 35" West, a distance of 207.70 feet to a point for corner;

North 10° 30' 10" West, a distance of 281.71 feet to a point for corner;

North 00° 20' 33" East, a distance of 202.34 feet to a point for corner;

North 00° 02' 50" East, a distance of 551.34 feet to a point for corner;

North 04° 59' 40" East, a distance of 94.90 feet to a point for corner;

North 81° 05' 34" East, a distance of 109.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 86° 16' 44" East, a distance of 121.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 43° 53' 57" East, a distance of 530.65 feet to a 1/2 inch iron rod found for corner;

North 46° 07' 47" West, a distance of 31.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the south line of the above mentioned MK&T Railroad and being located in a curve to the right having a central angle of 08° 24' 43", a radius of 2814.79 feet, and a chord bearing and distance of North 85° 19' 06" East, 412.89 feet;

With said curve to the right, an arc distance of 413.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in said south line at the northwest corner of that tract of land conveyed to Dallas Area Rapid Transit, also known as D.A.R.T., according to the document filed of record in Document Number 200900077572, Deed Records, Dallas County, Texas, also being a northerly corner of said Dexham Creek Ranch Estates;

THENCE along the north line of said Dexham Creek Ranch Estates being common with the south line of said D.A.R.T. tract, the following courses and distances:

South 44° 02' 56" East, a distance of 22.59 feet a 1/2 inch iron rod found at the beginning of a curve to the right having a central angle of 01° 59' 30", a radius of 2809.93 feet, and a chord bearing and distance of South 88° 06' 43" East, 97.67 feet;

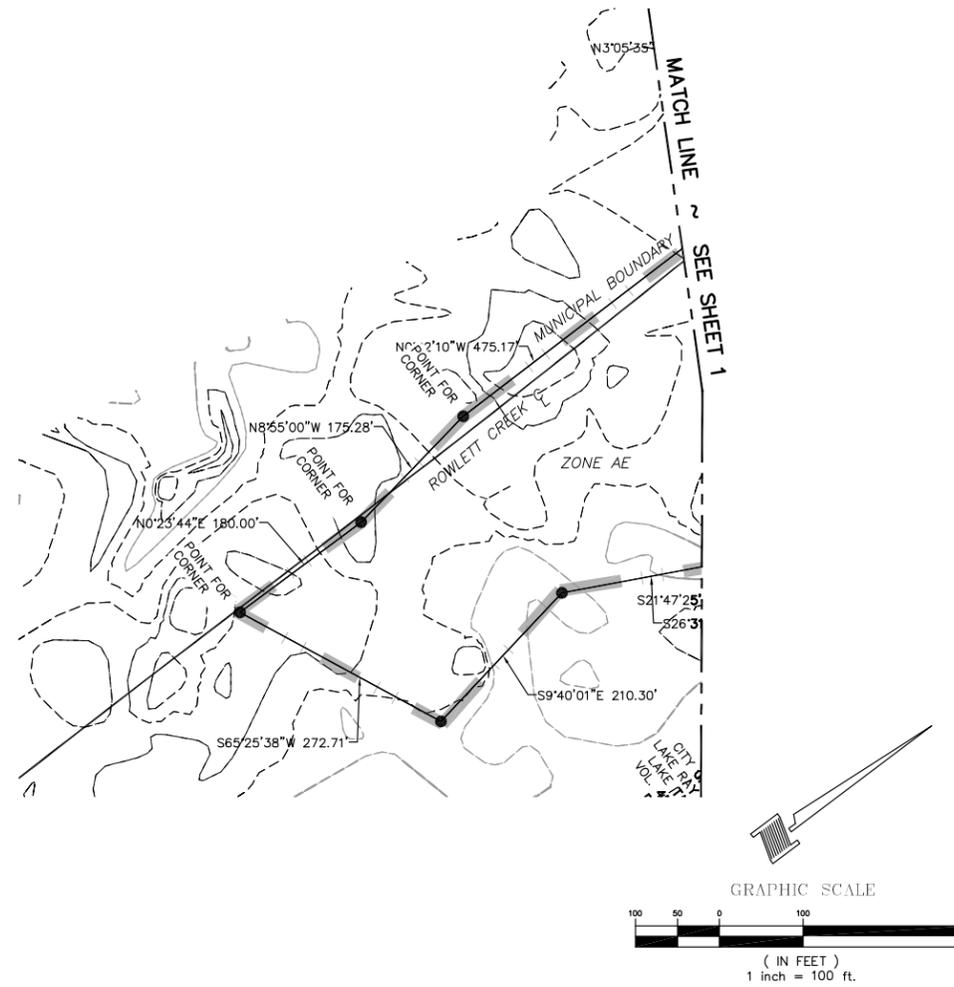
With said curve to the right, an arc distance of 97.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a compound curve to the right having a central angle of 13° 56' 42", a radius of 1473.16 feet, and a chord bearing and distance of South 80° 08' 39" East, 357.66 feet;

With said curve to the right, an arc distance of 358.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 60° 51' 24" East, a distance of 418.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 51° 34' 34" East, a distance of 469.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the east end of said D.A.R.T. tract, and returning to the south line of the above mentioned MK&T Railroad right-of-way;

THENCE South 38° 00' 43" East, with said south line, a distance of 113.21 feet to the POINT OF BEGINNING and containing 83.250 acres of land, more or less.



83.250 GROSS ACRES
20.000 NET ACRES
FRAMEWORK PLAN
& REGULATING PLAN

CREEKSIDE VILLAGE
EXHIBIT B - ZONING EXHIBIT

AN ADDITION TO THE CITY OF ROWLETT
REASON CRIST SURVEY ~ ABSTRACT NO. 225
WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
DALLAS COUNTY, TEXAS
SEPTEMBER 2014 SCALE: 1"=100'

OWNER/APPLICANT:
CRESWELL ENTERPRISES, INC.
17409 CLUB HILL COURT
DALLAS, TX 75248
PHONE: 214-533-7233

SURVEYOR:
LANES SOUTHWEST SURVEYING INC.
2717 MOTLEY DRIVE, SUITE B
MESQUITE, TX 75150
PHONE: 972-681-4442

AGENT/REPRESENTATIVE:
PLANNER/ENGINEER/SURVEYOR

DOWDEY ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

SUBMITTAL: 09-23-14
RESUBMITTAL: 04-02-15

Creekside Village District

Overview

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

- Make Rowlett a community that is attractive to people at all stages of their lives.
- Invest in places of lasting value and distinctive character.
- Use Lake Ray Hubbard and Rowlett’s natural assets to create a distinctive identity and the quality of life desired by the community.
- Balance growth through efficient development patterns.

Intent. It is intended that the Creekside Village is for a neighborhood-friendly, pedestrian-oriented community complemented with extensive open space and convenient access to multiple modes of transportation. This will be achieved by permitting an integrated mix of housing types in order to facilitate and support a place that is attractive for multiple generations, to live, work and play. High quality standards, design parameters and preservation of natural features will provide an comprehensive amenity package.

Districts

Creekside Village District establishes a New Neighborhood as set out in this Framework Plan. This FB District is modified as set out below.

New Neighborhood

General Boundaries. The New Neighborhood FB District is bounded by the M.K.T Railroad to the north, Dexham Road to the east, the City Limit to the west and an existing single-family home to the south.

Developable Area: The majority of the subject property is located within the Rowlett Creek Floodplain. The proposed 20 acres of development will require approval of a Rowlett Floodplain Development Permit. This net developable area is bounded by the M.K.T Railroad to the north, Dexham Road to the east and the Rowlett Creek Floodplain to the southwest. (See Attachment 1 – Framework Plan)

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

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

Housing Mix. A minimum mix of building types will be constructed as follows:

- i. At least 30 percent of the total units constructed will be comprised of NN-Type 1, 2 or 3 residences.
- ii. At least 30 percent, of the total units constructed will be comprised of any combination of the other two NN Building Type Categories.

Streets. The street system is intended to create a pedestrian and bicyclist-friendly community with easy and convenient access to open space within the floodplain. The proposed interior street adjacent to the floodplain and the slip street along Dexham Road has been identified on the Framework Plan. The remaining streets will employ a variety of street typologies as shown in Attachment 2.

Open Space. Open spaces will be employed to generate a sense of identity, image and value creation within the New Neighborhood development. They will provide for neighborhood gatherings and recreation, and will be fronted by residences or community buildings. A minimum of fourteen percent (14%) of the net developable area will be provided as open space; half of that will be located within the floodplain. The open space located within the floodplain will be made universally accessible to the general public and will include a multi-modal trail system that will be amenitized with benches, a picnic table, and horse shoe pits. The retaining wall between floodplain open space and the development shall be designed to ensure universal access to the open space within floodplain. The general locations of the open space and the floodplain trail are indicated on the Framework Plan (see Attachment to this Exhibit).

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

Facing Open Space:

- Allow lots to back to the open space within the floodplain as shown on the Framework Plan.

Lighting Standard:

- The average residential lighting levels of 0.5-footcandles shall be provided within the public rights-of-way and pedestrian areas

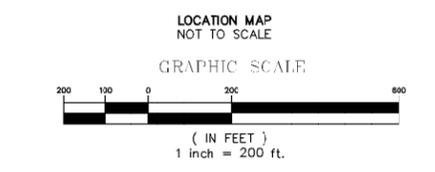
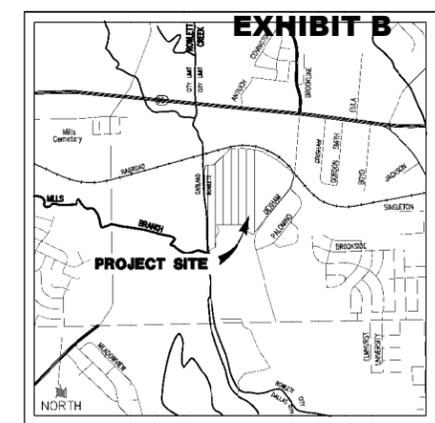
Attachments

1. Framework Plan
2. Street Cross Section



LEGEND

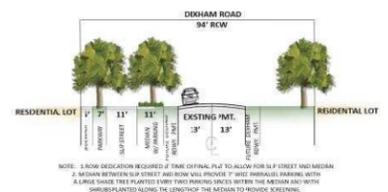
- VE = VISIBILITY EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- WE = WATER EASEMENT
- H.O.A. = HOME OWNERS ASSOCIATION
- BL = BUILDING LINE
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
- IRF = IRON ROD FOUND
- <CM> = CONTROLLING MONUMENT



- = PROPOSED OPEN SPACE / FOCAL POINT (ORIENTED AROUND FLOODPLAIN)
- = PROPOSED PEDESTRIAN SHED: 14'-3/4" FT.
- = COMMUNITY ACCESS POINTS
- = PROPOSED NEW NEIGHBORHOOD DISTRICT (FLOODPLAIN)
- = PROPOSED NEW NEIGHBORHOOD DISTRICT (NON-FLOODPLAIN - 20 AC.)
- = EXISTING OPEN SPACES AREAS
- = EXISTING MK&T / DART RAIL LMT
- = PROPOSED CITY OF ROWLETT TRAIL
- = PROPOSED DECOMPOSED GRANITE TRAIL
- = PROPOSED COMMUNITY CONCRETE RAIL
- = CITY OF ROWLETT BOUNDARY
- = EXISTING CIRCULATION
- = PROPOSED ZONING AREA

NOTES:

1. THE DEVELOPMENT OF THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ROWLETT DEVELOPMENT STANDARDS.
2. THE DEVELOPMENT TYPE BOUNDARIES SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT SET THE BOUNDARY. THE BOUNDARY SHALL BE DETERMINED AT THE TIME OF FINAL PLAT.
3. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT SET THE ALIGNMENT. THE ALIGNMENT SHALL BE DETERMINED AT THE TIME OF FINAL PLAT.
4. MAJOR WARRANTS FROM THE CURRENT DEVELOPMENT INTENT STATEMENTS AND REGULATIONS NOT SPECIFICALLY LISTED FOR APPROVAL AS A PART OF THE FRAMEWORK PLAN MAY REQUIRE A HEARING BY THE PLANNING AND ZONING COMMISSION AND APPROVAL BY THE CITY COUNCIL DURING THE REGULATING PLAN OR DEVELOPMENT PLAN REVIEW PROCESS.
5. THIS FRAMEWORK PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. SIGNIFICANT DEVIATIONS FROM THIS FRAMEWORK PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING, WILL REQUIRE AN AMENDMENT TO THE ZONING.
6. NO CONSTRUCTION, WITHOUT AN APPROVED CITY OF ROWLETT FLOODPLAIN DEVELOPMENT PERMIT SHALL BE ALLOWED WITHIN AN IDENTIFIED 'FIRM' SFHA AREA. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE 100-YEAR FLOOD ELEVATION.
7. THE OPEN SPACE LOCATED AT THE NORTH-EAST CORNER OF THE SITE WILL NOT COUNT TOWARD THE REQUIRED "USABLE" OPEN SPACE.



INTERIOR STREET - ADJACENT TO FLOOD PLAIN 61' ROW

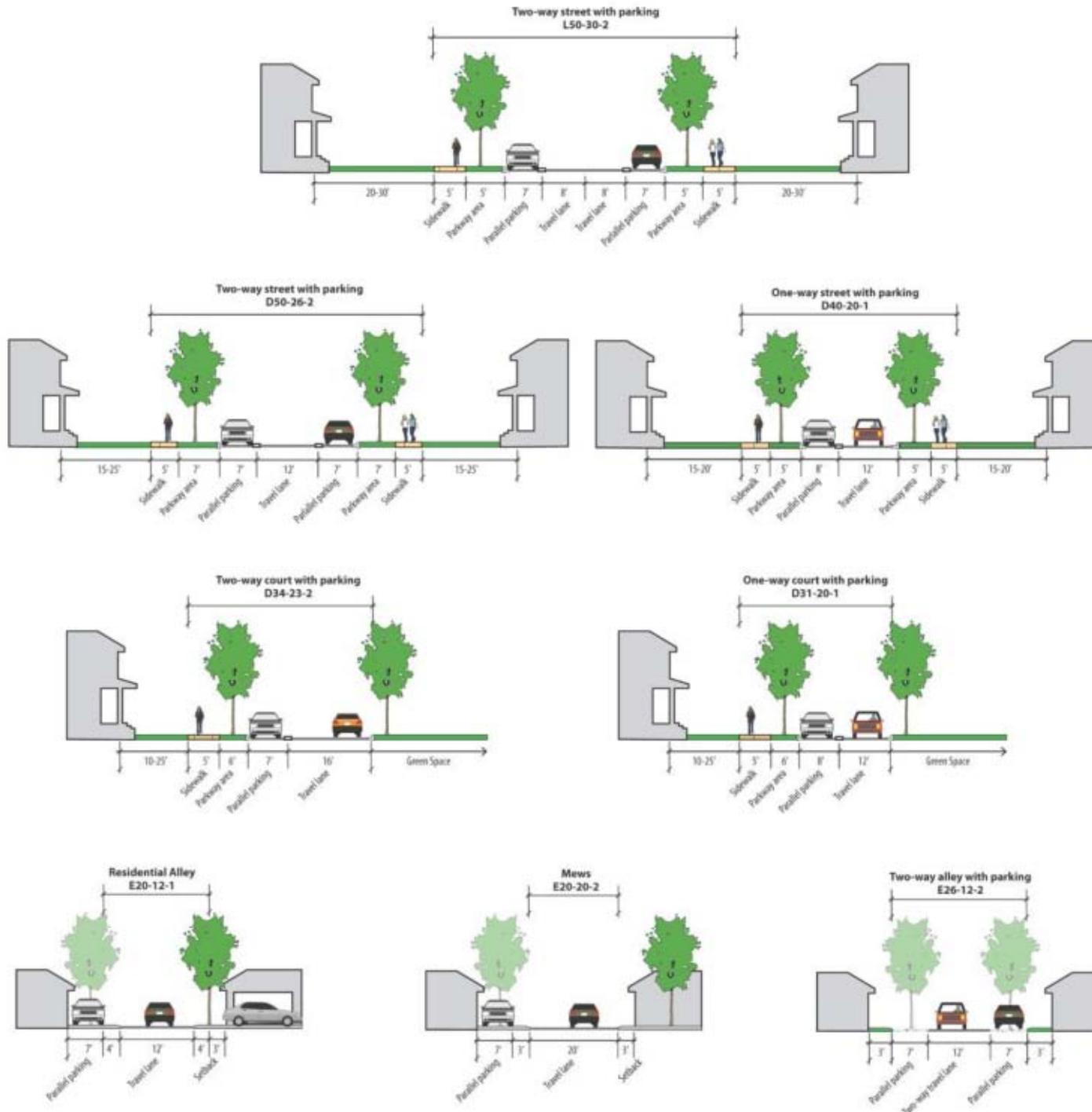


THE STREET TYPOLOGIES NOT SHOWN WILL BE EMPLOYED AT THE REGULATING PLAN FROM WOODSIDE LIVING.

83.250 ACRES
FRAMEWORK PLAN
 PROPOSED ZONING: NEW NEIGHBORHOOD DISTRICT
CREEKSIDE VILLAGE
 EXHIBIT E - FRAMEWORK PLAN
 AN ADDITION TO THE CITY OF ROWLETT
 REASON CRIST SURVEY ~ ABSTRACT NO. 225
 WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
 DALLAS COUNTY, TEXAS
 SEPTEMBER 2014 SCALE: 1"=200'

OWNER/APPLICANT:
CRESWELL ENTERPRISES, INC.
 17409 CLUB HILL COURT
 DALLAS, TX 75248
 PHONE: 214-533-7233
 SURVEYOR:
LANES SOUTHWEST SURVEYING INC.
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DOWDEY, ANDERSON & ASSOCIATES, INC.
 3225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399

SUBMITTAL: 09-23-14
 RESUBMITTAL: 06-01-15





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 06/09/2015

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation to City Council on an Alternative Landscape Plan for Sprouts located at 2801 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

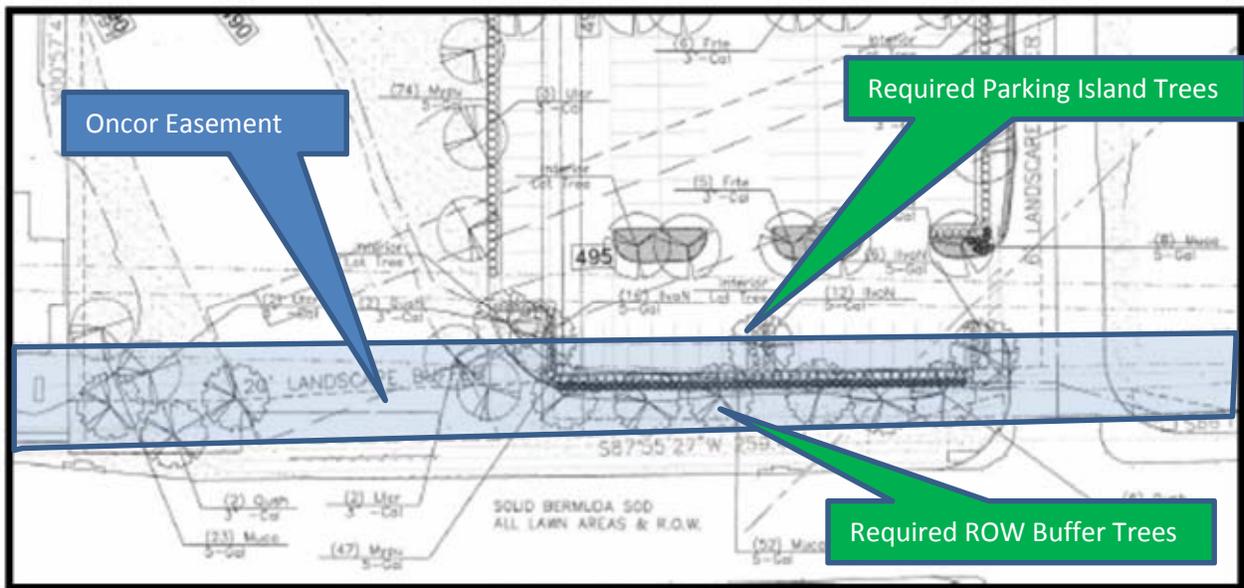
The applicant is requesting an Alternative Landscape Plan to reduce the number and modify the placement of trees required for the landscape right-of-way buffer. This is for the proposed Sprouts and adjoining retail development that is currently under construction. The need for an Alternative Landscape Plan (ALP) is the result of Oncor not allowing trees to be located within their easement for their high-voltage transmission lines along Lakeview Parkway. The main purpose of this item is to present the ALP to the Planning and Zoning Commission and request their recommendation to the City Council.

BACKGROUND INFORMATION

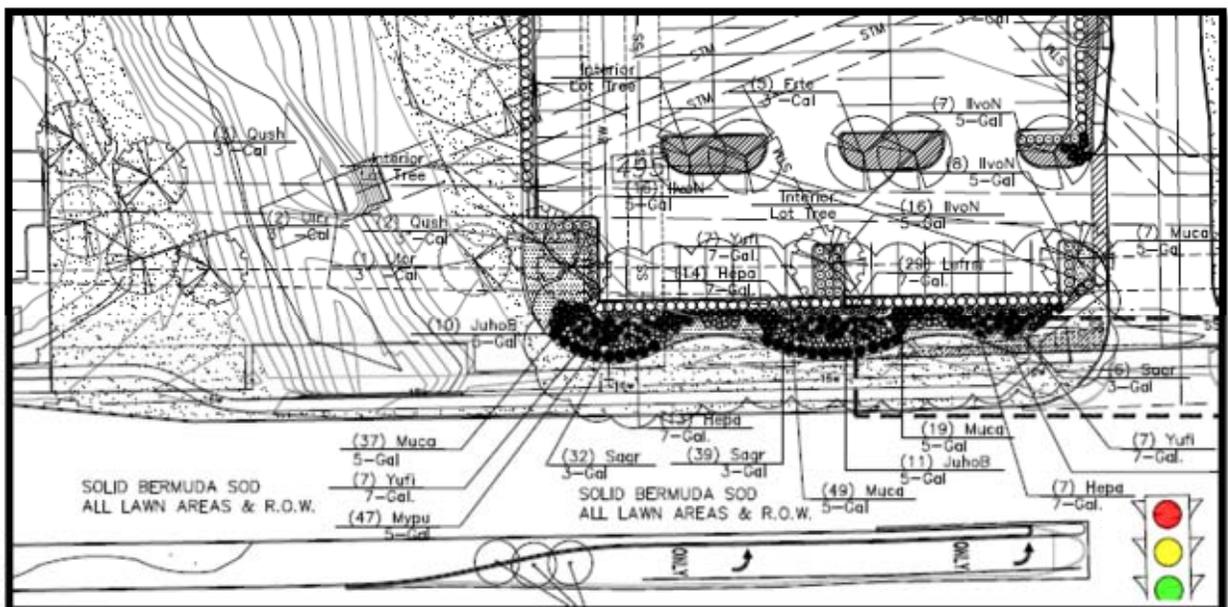
The subject property is zoned General Commercial/Retail (C-2) and is located at 2801 Lakeview Parkway fronting on the north side of Lakeview Parkway (Attachment 1). The proposed development consists of a 28,000 square-foot grocery store that will be operated by Sprouts Farmers Market. The end users for the adjoining 7,500 square-foot building next to Sprouts have not been identified by the applicant. The development plan anticipates that 3,500 square feet of the retail building will be used for a restaurant while the remainder of the building will be used for general retail.

Previously, the Development Plan (Attachment 2), which included the landscape plan, was approved by the Planning and Zoning Commission on November 11, 2014. During the initial construction phase of the project, Oncor informed the developer that they would not allow the proposed trees within their easement located along the frontage of the subject property. Oncor's easement is located over the same area that is required for the right-of-way landscape buffer. The previous plan included 13 trees along the Lakeview Parkway right-of-way that would have been located under the high-voltage transmission lines. The proposed ALP reduces number of right-of-way trees from 13 to seven trees. The remaining seven trees were relocated

slightly to the north outside of Oncor's easement. The image below is from the previously approved landscape plan showing the proposed trees within Oncor's easement.



For the subject property, the landscape right-of-way buffer requires at a minimum of at least 10 canopy trees. Previously, 13 trees were provided by the applicant. The proposed ALP (Attachment 3) shows 10 canopy trees along the frontage of the property when including the parking island trees that located just outside of the landscape buffer. Below is an image showing the revise landscape buffer.



To offset the reduction in the overall tree numbers, the proposed ALP adds 496 additional shrubs of different species along the frontage of the property. The RDC requires a minimum of 126 shrubs along the frontage of the subject property.

The Rowlett Development Code (RDC) allows ALP to modify the landscape buffer requirements. As the property is over one acre in size, it will require City Council action upon a recommendation by the Planning and Zoning Commission.

DISCUSSION

Section 77-504.1.4 of the RDC outlines approval criteria of ALPs. Staff recommends that the Planning and Zoning Commission consider the request based on these approval criteria as detailed below. Staff comments are provided in bold italics.

1. There are unique characteristics of the property site design or use that warrant special consideration to modify or deviate from the requirements of this section and that these characteristics are not self-created

The location of Oncor's easement along the frontage subject property constricts the applicant's ability to comply with the landscape right-of-way buffer tree requirement.

2. The ALP meets or exceeds the minimum requirements of this section while recognizing the unusual site design or use restraints on the property

When including the parking islands trees located near the frontage of the subject property and the ROW trees relocated outside of Oncor's easement, the proposed ALP meets the minimum requirements for the number of trees. Additionally, the ALP far exceeds the minimum requirements for shrubby within the landscape right-of-way buffer.

3. Approval of the ALP will provide for both increased consistency and compatibility with adjacent projects located in the general vicinity of the property

The requested ALP is the result of a recent change in Oncor's policy to no longer allow any tree plantings within their easements for their high-voltage transmission lines. This change in policy will affect future developments along Lakeview Parkway corridor as Oncor's high-voltage transmission lines run the length of Lakeview Parkway.

4. The ALP conforms to the requirements of this section and no modifications are requested except those explicitly provided in Section 77-504.1.2(b)

The standards proposed for modification with this plan are the tree buffer standards. Section 77-504.1.2.(b) specifically allows for modifications to landscape buffer requirements for trees.

In summary, the proposed ALP is justified given Oncor's refusal to allow trees within their easement. While the proposed ALP will have a reduction in the overall number of trees, the proposed ALP will continue to the minimum tree requirements and will far exceed the minimum requirements for shrubby along the frontage of the subject property.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

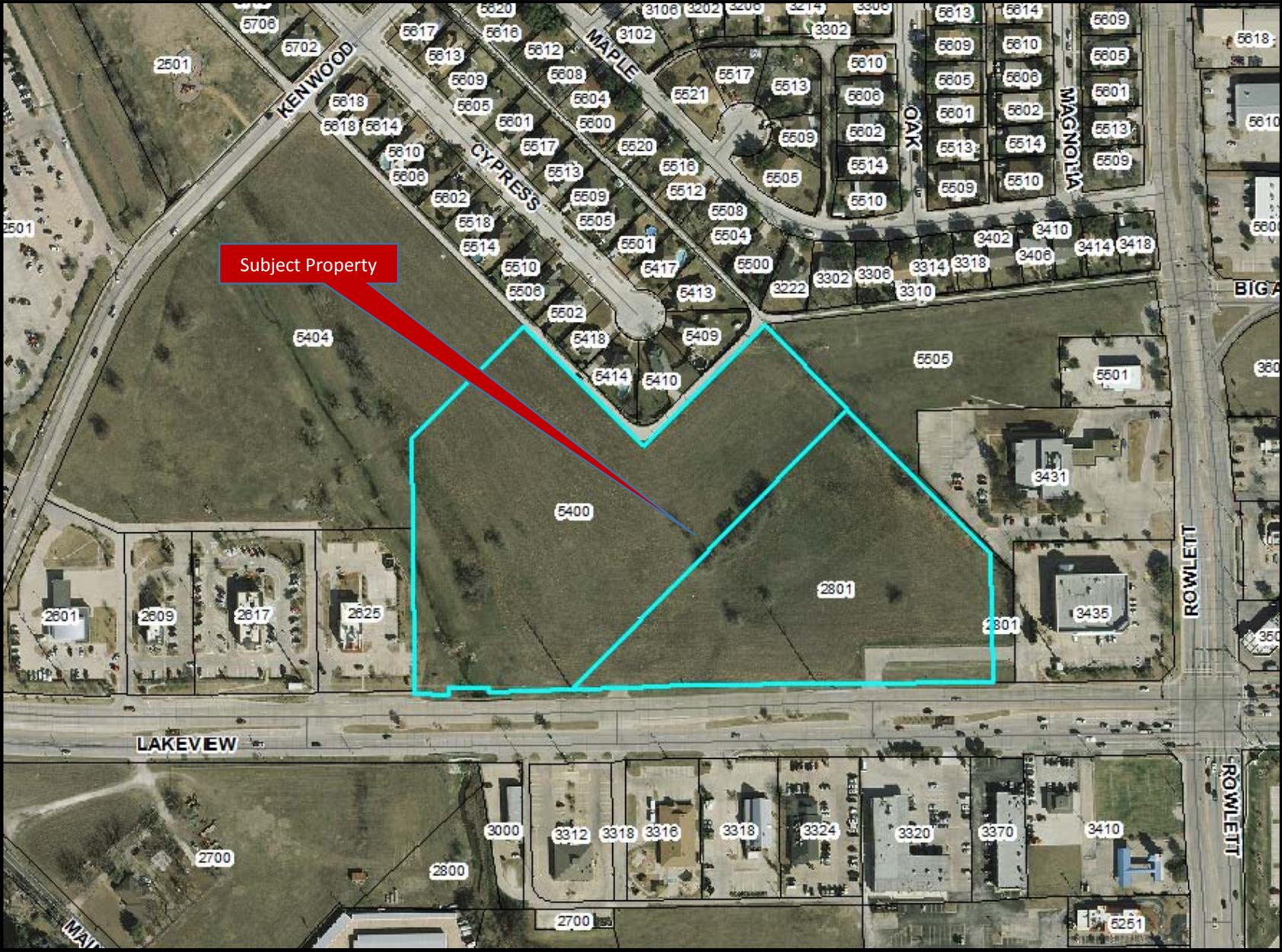
Staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council.

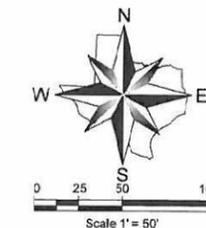
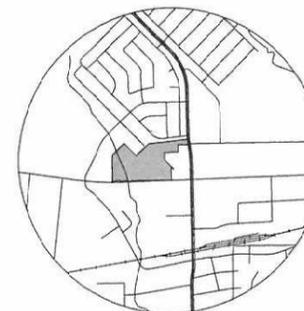
ATTACHMENTS

Attachment 1 – Location Map

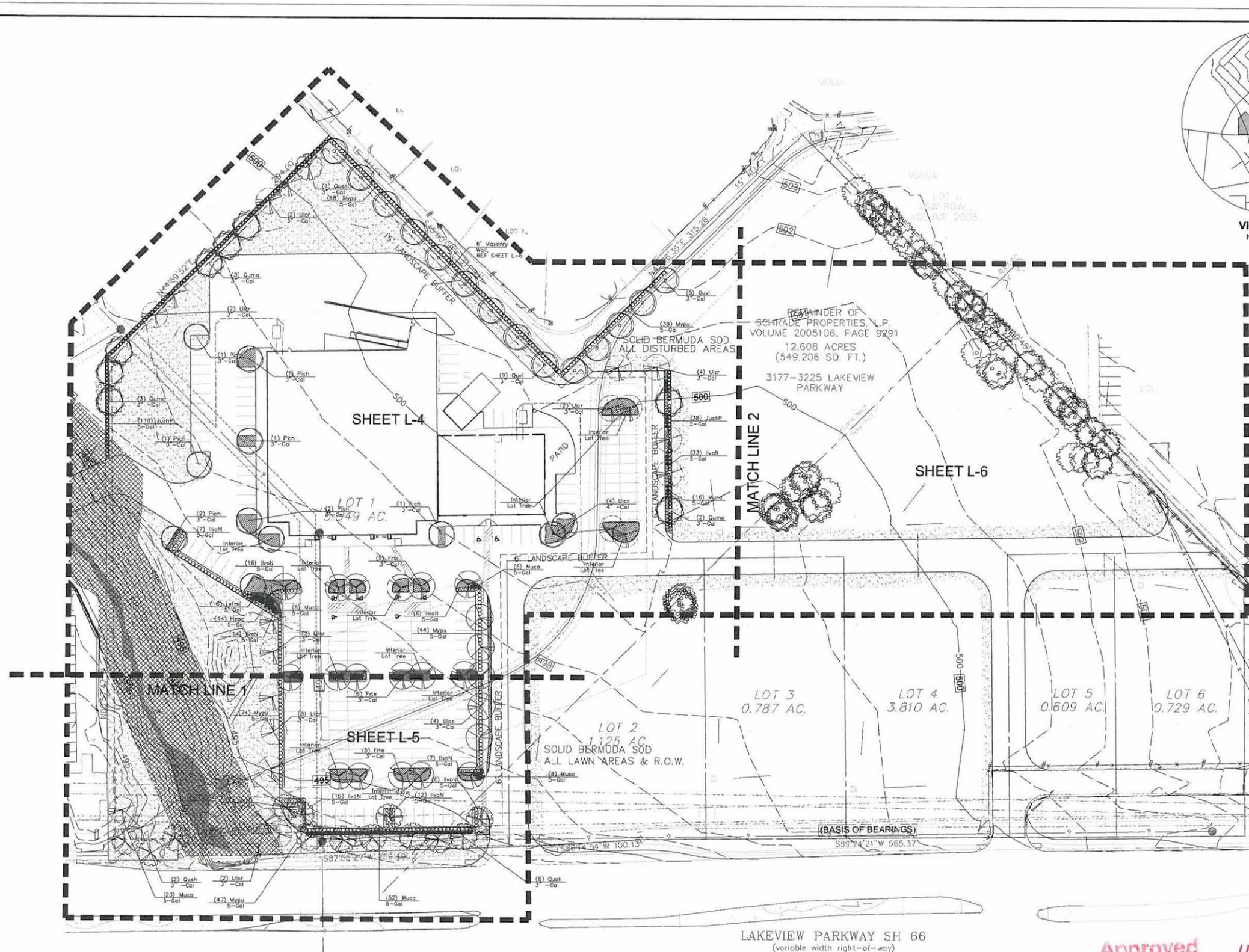
Attachment 2 – Landscape Plan Approved November 11, 2014

Attachment 3 – Alternative Landscape Plan





VICINITY MAP
NOT TO SCALE



DESCRIPTION	CITY OF ROWLETT LANDSCAPE REQUIREMENTS	
MIN. AMOUNT OF LANDSCAPE AREA	A MINIMUM 15% OF THE GROSS LOT	
REQUIRED	15% X 242,044 = 36,307 SF	PROVIDED 92,019 SF, 38%
PERIMETER BUFFER LANDSCAPE REQ ROW BUFFER	20 FT. LANDSCAPE EDGE WIDTH	
REQUIRED	20 FOOT EDGE	PROVIDED
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE & (10) SHRUBS PER 30 LF	REQUIRED	PROVIDED
37' / 30' = 13 (13) TREES & (123) SHRUBS	13 TREES	130 SHRUBS
WEST COMPATIBILITY BUFFER	6 FT. LANDSCAPE BUFFER WIDTH	
REQUIRED	6 FOOT EDGE	PROVIDED
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 30' & (10) SHRUBS PER 30 LF	REQUIRED	PROVIDED
76' / 30' X 10 = 25 SHRUBS	16 TREES	255 SHRUBS
EAST COMPATIBILITY BUFFER	6 FT. LANDSCAPE BUFFER WIDTH	
REQUIRED	6 FOOT EDGE	PROVIDED
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 30' & (10) SHRUBS PER 30 LF	REQUIRED	PROVIDED
44' / 30' X 10 = 147 SHRUBS	10 TREES	157 SHRUBS
INCOMPATIBILITY BUFFER	15 FT. LANDSCAPE BUFFER WIDTH	
REQUIRED	15'	PROVIDED
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 30' & (10) SHRUBS PER 30 LF	REQUIRED	PROVIDED
311' / 35' = 9 (9) TREES & 89 SHRUBS	9 TREES	89 SHRUBS
PARKING LOT INTERIOR LANDSCAPE	PARKING LOT SIZE = 55,914 SF; REQUIRED 8% LANDSCAPING	
REQUIRED	4,783 SF LANDSCAPING	5,070 SF
ONE TREE REQUIRED PER 400 SF REG LANDSCAPE	REQUIRED	PROVIDED
4,783 / 400 = 12 TREES	13 TREES, 6 ORNAMENTAL TREES	
NO LANDSCAPE ISLANDS FARTHER APART THAN 12 SPACES		
MINIMUM OF 75% OF REG TREES SHALL BE CANOPY TREES		
ORNAMENTAL TREES MAY BE SUBSTITUTED AT 2:1, NO MORE THAN 25%		

NOTE:
 - THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, PRUNING, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
 - ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS.
 - ALL OUTSIDE STORAGE AREAS ARE SCREENED FROM PUBLIC STREET ROW AND ADJOINING PROPERTY BY MINIMUM 5 FT HIGH SCREENING DEVICE.

APPROV.	REVISION	NO.	DATE

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 5005 W. PARKWAY SUITE 200
 DALLAS, TEXAS 75244
 Texas Engineers Registration No. 09
 Surveyors Registration No. 1000
 Copyright © 2014, Winkelmann & Associates, Inc.

LAKEVIEW PARKWAY SH 66
(variable width right-of-way)

Approved
by Rowlett Planning
& Zoning Commission
11/11/14

DFL Group, LLC
 PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE
 82308 MD CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0700
 11/05/14



NOTE: INSTALL PERMANENT GRASS IN THE TxDOT RIGHT-OF-WAY AT 100% COVERAGE.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE: NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF LEGEND SHEET L5

I, JOHN R. FAIN A PROFESSIONAL LANDSCAPE ARCHITECT (TEXAS LICENSE #835), DO HEREBY CERTIFY THAT ALL LANDSCAPE PLANS SATISFY THE REQUIREMENTS OF THE CITY OF ROWLETT, ZONING ORDINANCE AND LANDSCAPE AND SCREENING STANDARDS.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 835 ON 11/05/14 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

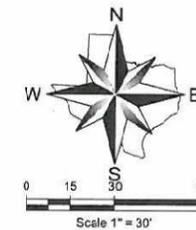
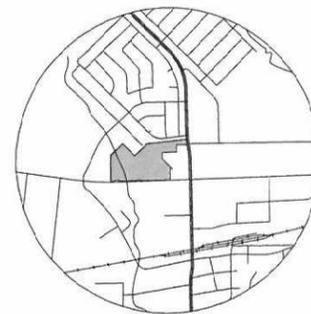
LANDSCAPE PLAN

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
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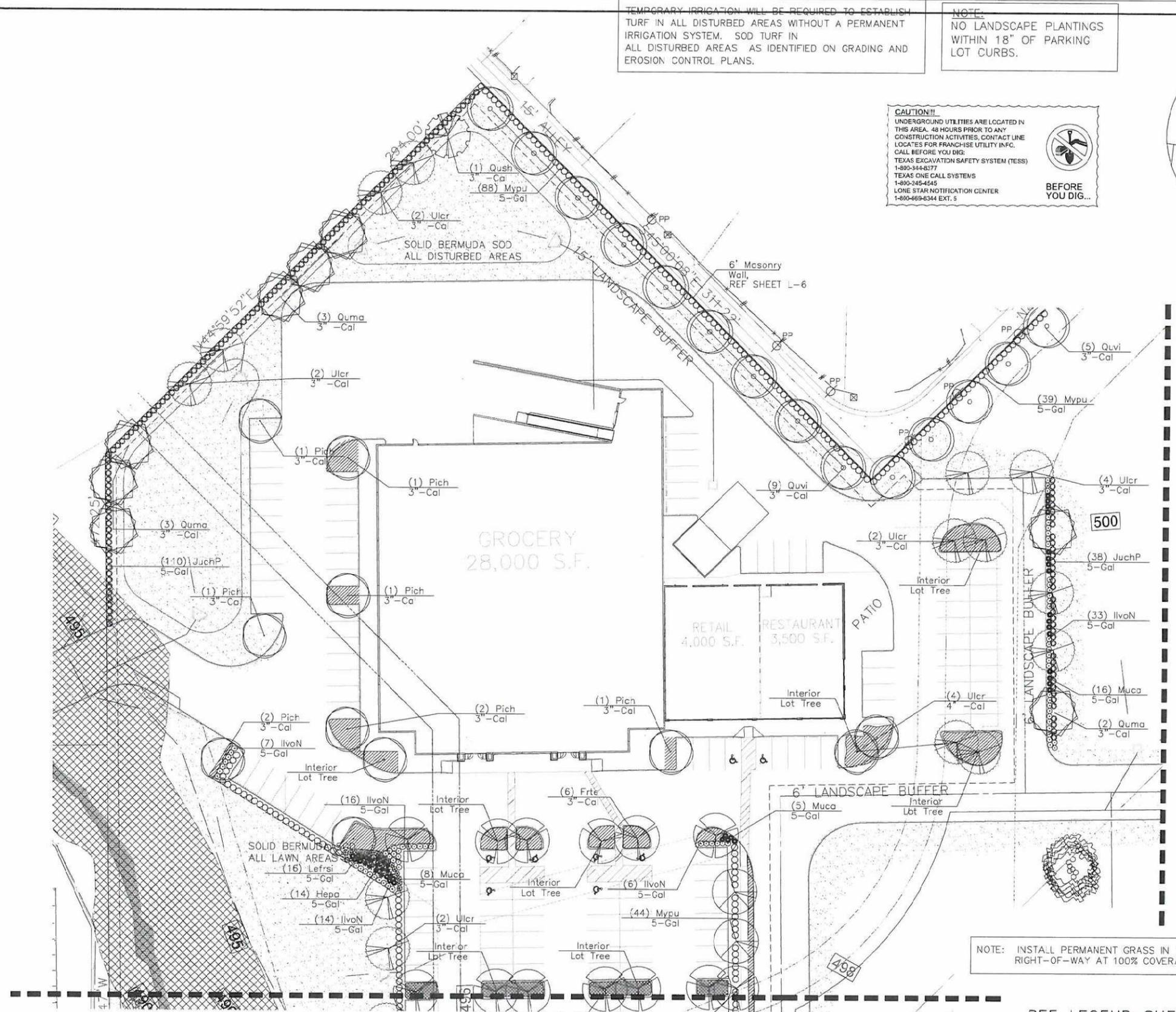
BEFORE YOU DIG...



VICINITY MAP
NOT TO SCALE

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
12. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
13. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GRPCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
14. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
15. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



NOTE: INSTALL PERMANENT GRASS IN THE TxDOT RIGHT-OF-WAY AT 100% COVERAGE.



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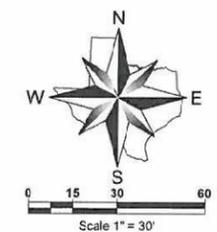
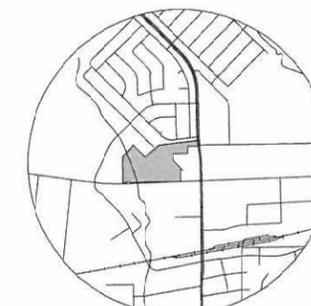
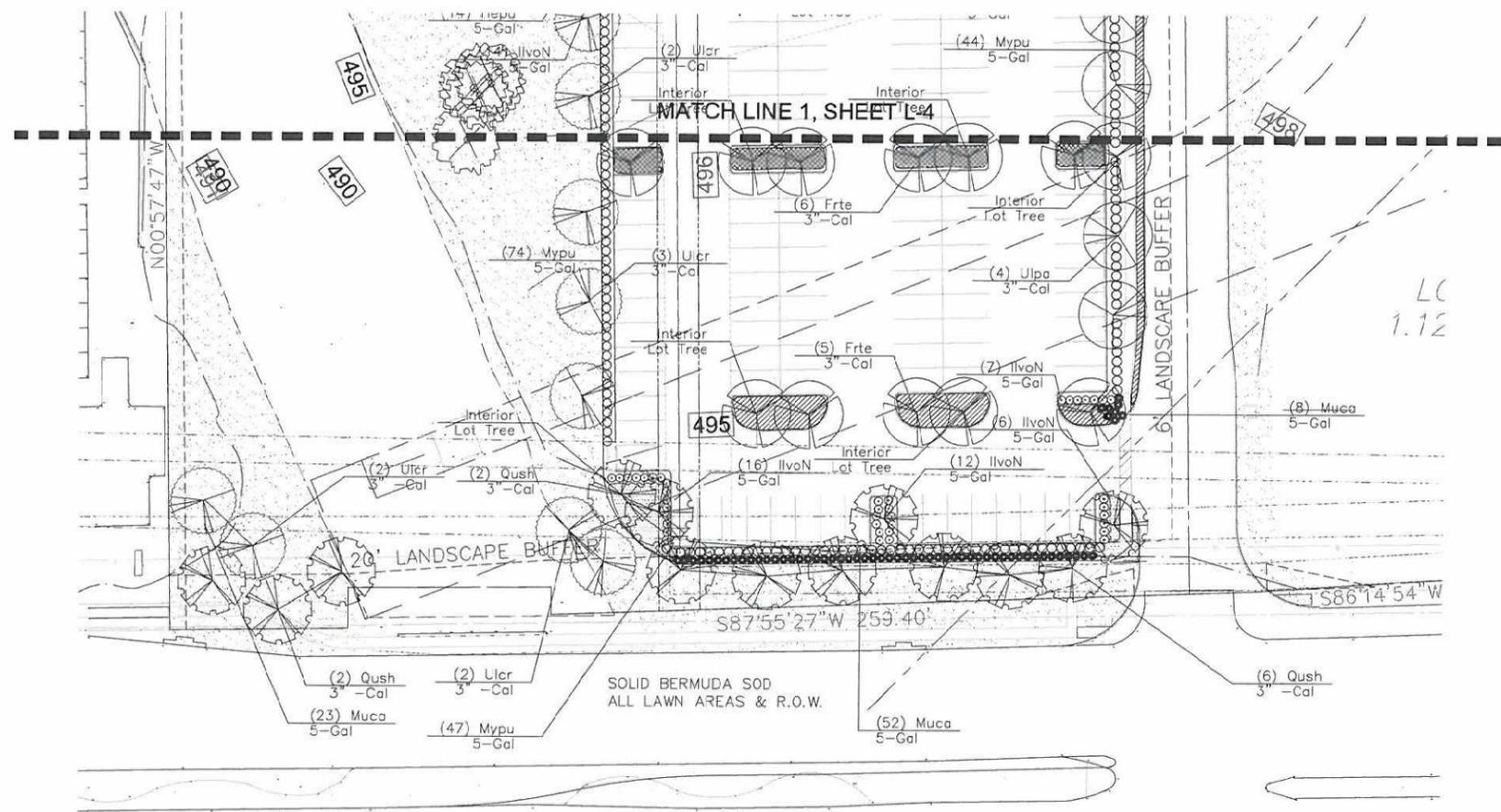
Approved
by Rowlett Planning
& Zoning Commission
122 11/11/14

LANDSCAPE PLAN

NO.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6204 W. ALBERTA PARKWAY, SUITE 300 ■ DALLAS, TEXAS 75244
Tel: 972-480-7298 Fax: 972-480-7299
Texas Engineers Registration No. 189 0000000000
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NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.



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NOTE: INSTALL PERMANENT GRASS IN THE TxDOT RIGHT-OF-WAY AT 100% COVERAGE.

PLANT LIST

Symbol	Quantity	Code	Name	Scientific Name	Common Name	Planting Size	Comments
	11	Pich		<i>Pistacia chinensis</i>	Chinese pistache	3"-Cal	B & B, Full, Single straight trunk
	14	Qush		<i>Quercus shumardii</i>	Shumard oak	3"-Cal	B & B, Full, Single straight trunk
	18	Frte		<i>Fraxinus texensis</i>	Texas ash	3"-Cal	B & B, Full, Single straight trunk
	21	Uler		<i>Ulmus crassifolia</i>	Cedar elm	3"-Cal	B & B, Full, Single straight trunk
	14	Qumi		<i>Quercus virginiana</i>	Southern live oak	3"-Cal	B & B, Full, Single straight trunk
	8	Quma		<i>Quercus macrocarpa</i>	Bur oak	3"-Cal	B & B, Full, Single straight trunk
	4	Ulpa		<i>Ulmus parvifolia</i>	Lacebark elm	3"-Cal	B & B, Full, Single straight trunk
	292	Mypu		<i>Myrica pusilla</i>	Dwarf Wax Myrtle	5-Gal	40" O.C.
	114	IlvoN		<i>Ilex vomitoria 'Nana'</i>	Dwarf yaupon	5-Gal	36" O.C.
	148	JuchP		<i>Juniperus chinensis 'Pfitzerana'</i>	Pfitzer juniper	5-Gal	40" O.C.
	14	Hepa		<i>Hesperaloe parviflora</i>	Red yucca	5-Gal	48" O.C.
	16	Lefrsi		<i>Leucophyllum frutescens 'Silverado'</i>	Silverado sage	5-Gal	36" O.C.
	89	Muca		<i>Muhlenbergia capillaris</i>	Gulf muhly	5-Gal	36" O.C.
	150	Stte		<i>Stipa tenuissima</i>	Mexican feathergrass	1-Gal	24" O.C.
	920	Eufo		<i>Euonymus fortunei 'Coloratus'</i>	Purple wintercreeper	4" pot	12" O.C.
	3630	Limu		<i>Liriope muscari 'Big Blue'</i>	'Big Blue' liriope	4" pot	12" O.C.

Approved by Rowlett Planning & Zoning Commission 11/11/14

DFL Group, LLC
PARKS + OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE
82335 MD CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-478-0750



REF LEGEND SHEET L4

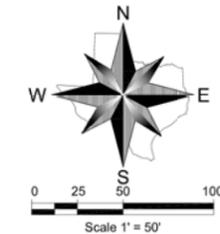
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LANDSCAPE PLAN

No.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2220 W. I-35, Suite 200, Fort Worth, TX 76102
PH: 817-335-7220 FAX: 817-335-7228
TX Reg. No. 100866-00
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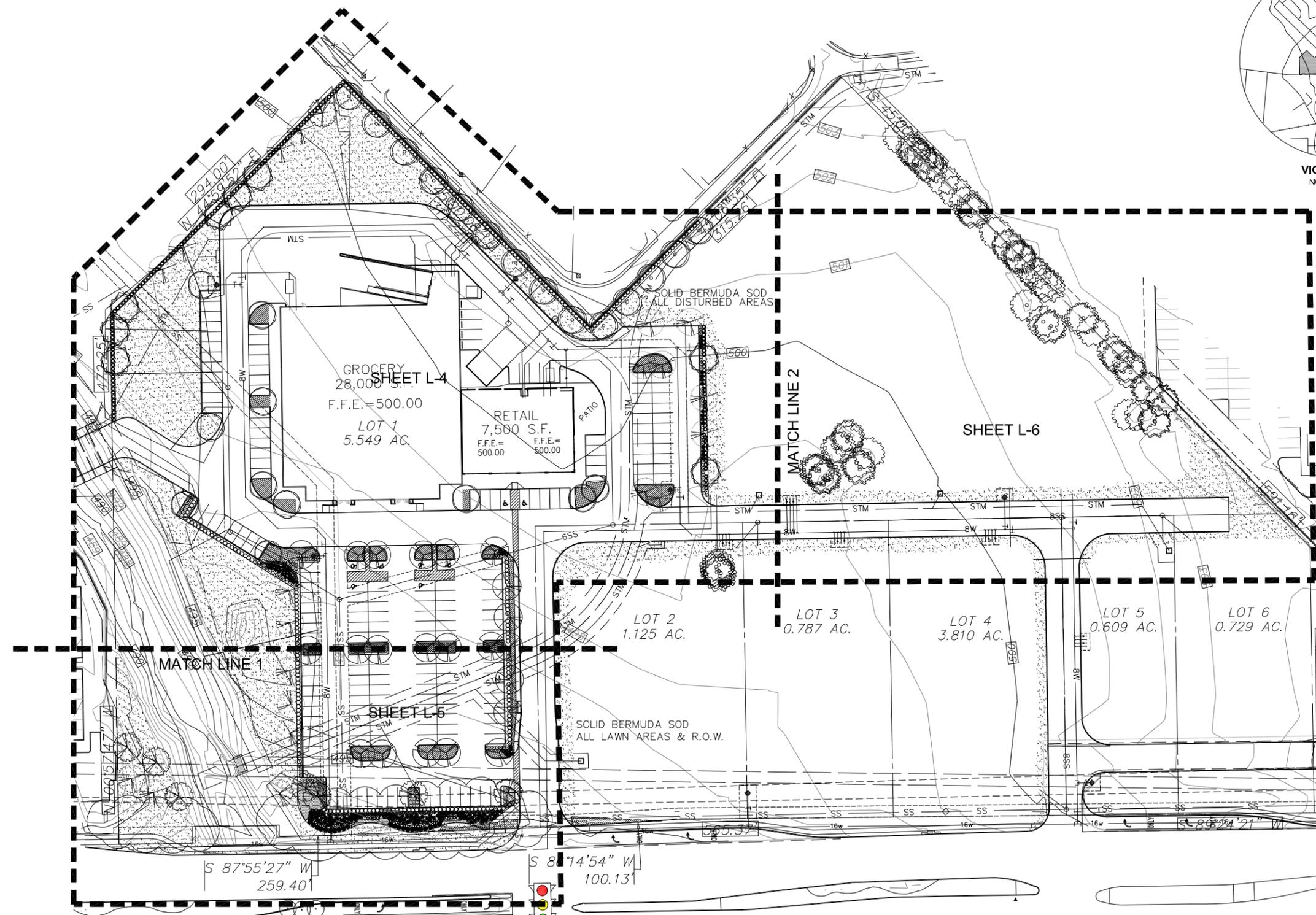
VICINITY MAP
NOT TO SCALE

CITY OF ROWLETT LANDSCAPE REQUIREMENTS	
DESCRIPTION	MINIMUM 15% OF THE GROSS LOT
MIN. AMOUNT OF LANDSCAPE AREA	REQUIRED: 15% X 242,044 = 36,307 SF PROVIDED: 92,019 SF, 38%
PERIMETER BUFFER LANDSCAPE REQ ROW BUFFER	20 FT. LANDSCAPE EDGE WIDTH REQUIRED: 20 FOOT EDGE PROVIDED: 20 FOOT EDGE
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE & (10) SHRUBS PER 30 LF	REQUIRED: 378' / 30 = 13 (13) TREES & (120) SHRUBS PROVIDED: 13 TREES & 120 SHRUBS
WEST COMPATIBILITY BUFFER	6 FT. LANDSCAPE BUFFER WIDTH REQUIRED: 6 FOOT EDGE PROVIDED: 6 FOOT EDGE
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 50' & (10) SHRUBS PER 30 LF	REQUIRED: 781' / 50 = 16 TREES 781' / 30 X 10 = 254 SHRUBS PROVIDED: 16 TREES & 254 SHRUBS
EAST COMPATIBILITY BUFFER	6 FT. LANDSCAPE BUFFER WIDTH REQUIRED: 6 FOOT EDGE PROVIDED: 6 FOOT EDGE
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 50' & (10) SHRUBS PER 30 LF	REQUIRED: 440' / 50 = 9 TREES 440' / 30 X 10 = 147 SHRUBS PROVIDED: 9 TREES & 147 SHRUBS
INCOMPATIBILITY BUFFER	15 FT. LANDSCAPE BUFFER WIDTH REQUIRED: 15' PROVIDED: 15'
LANDSCAPE EDGE PLANTINGS - (1) SHADE TREE PER 30' & (10) SHRUBS PER 30 LF	REQUIRED: 311' / 30 = 10 TREES 311' / 30 X 10 = 89 SHRUBS PROVIDED: 10 TREES & 89 SHRUBS
PARKING LOT INTERIOR LANDSCAPE	PARKING LOT SIZE = 59,914 SF; REQUIRES 8% LANDSCAPING REQUIRED: 4,793 SF LANDSCAPING PROVIDED: 5,070 SF
ONE TREE REQUIRED PER 400 SF REQ LANDSCAPE	REQUIRED: 4,793 / 400 = 12 TREES PROVIDED: 10 TREES, 6 ORNAMENTAL TREES
NO LANDSCAPE ISLANDS FARTHER APART THAN 12 SPACES	MINIMUM OF 75% OF REQ TREES SHALL BE CANOPY TREES
ORNAMENTAL TREES MAY BE SUBSTITUTED AT 3:1. NO MORE THAN 25%	

NOTE:
 - THE SITE WILL BE BRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOVING, BRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
 - ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS.
 - ALL OUTSIDE STORAGE AREAS ARE SCREENED FROM PUBLIC STREET ROW AND ADJOINING PROPERTY BY MINIMUM 8 FT HIGH SCREENING DEVICE.



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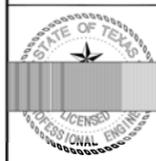
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 CONSULTING CIVIL ENGINEERS • SURVEYORS
 6700 ELLEMBERT PLAZA DR., SUITE 325
 FORT WORTH, TEXAS 76116
 (817) 492-7999 FAX
 (817) 492-7998 FAX
 LICENSE #00666-00
 CIVIL ENGINEER
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LANDSCAPE PLAN
 LAKEVIEW PKWY & ROWLETT RD.
 ROWLETT, TEXAS

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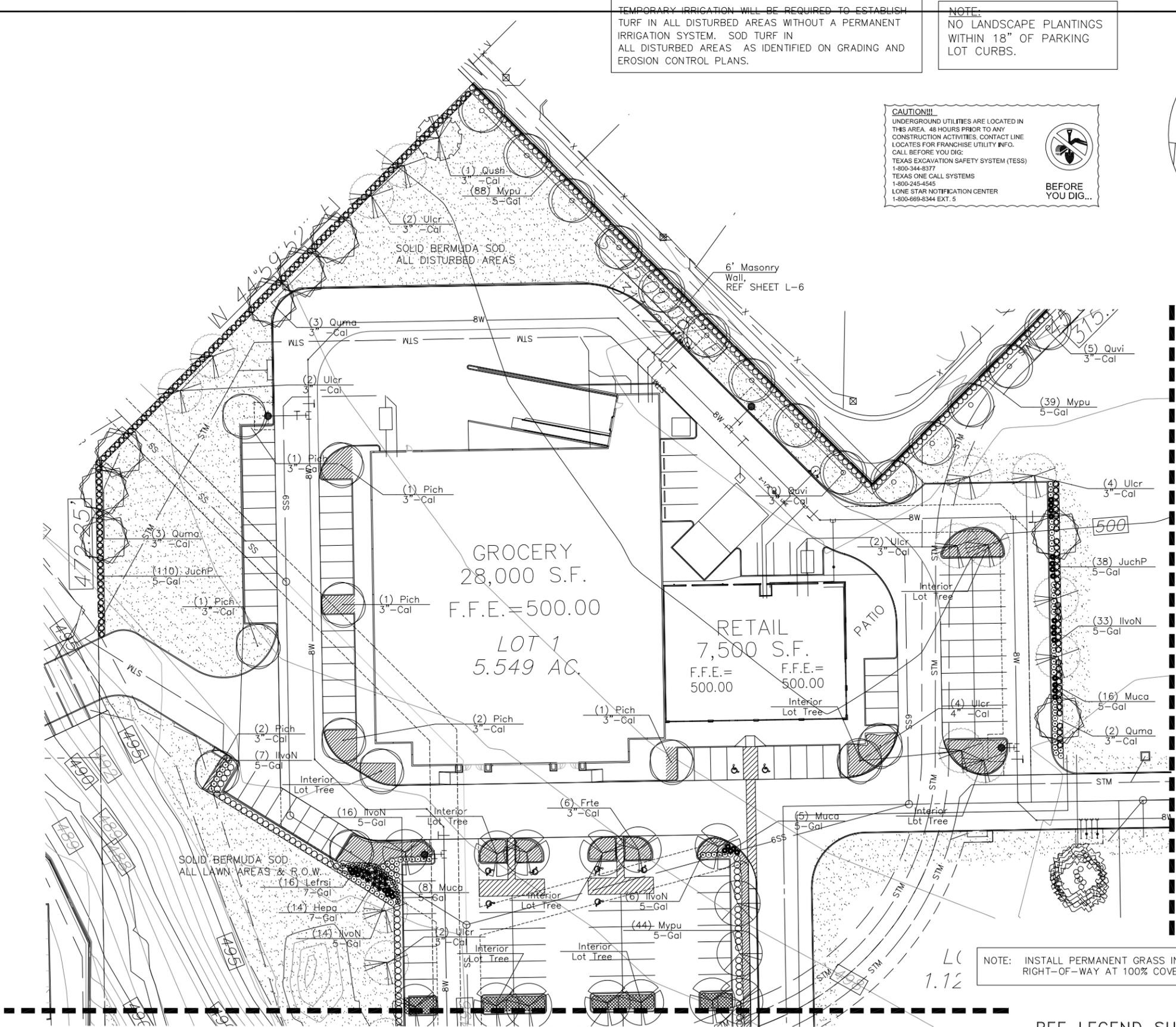
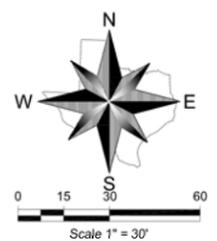
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BEFORE YOU DIG...



VICINITY MAP NOT TO SCALE



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MATCH LINE 2, SHEET L-6

MATCH LINE 1, SHEET L-5

REF LEGEND SHEET L5

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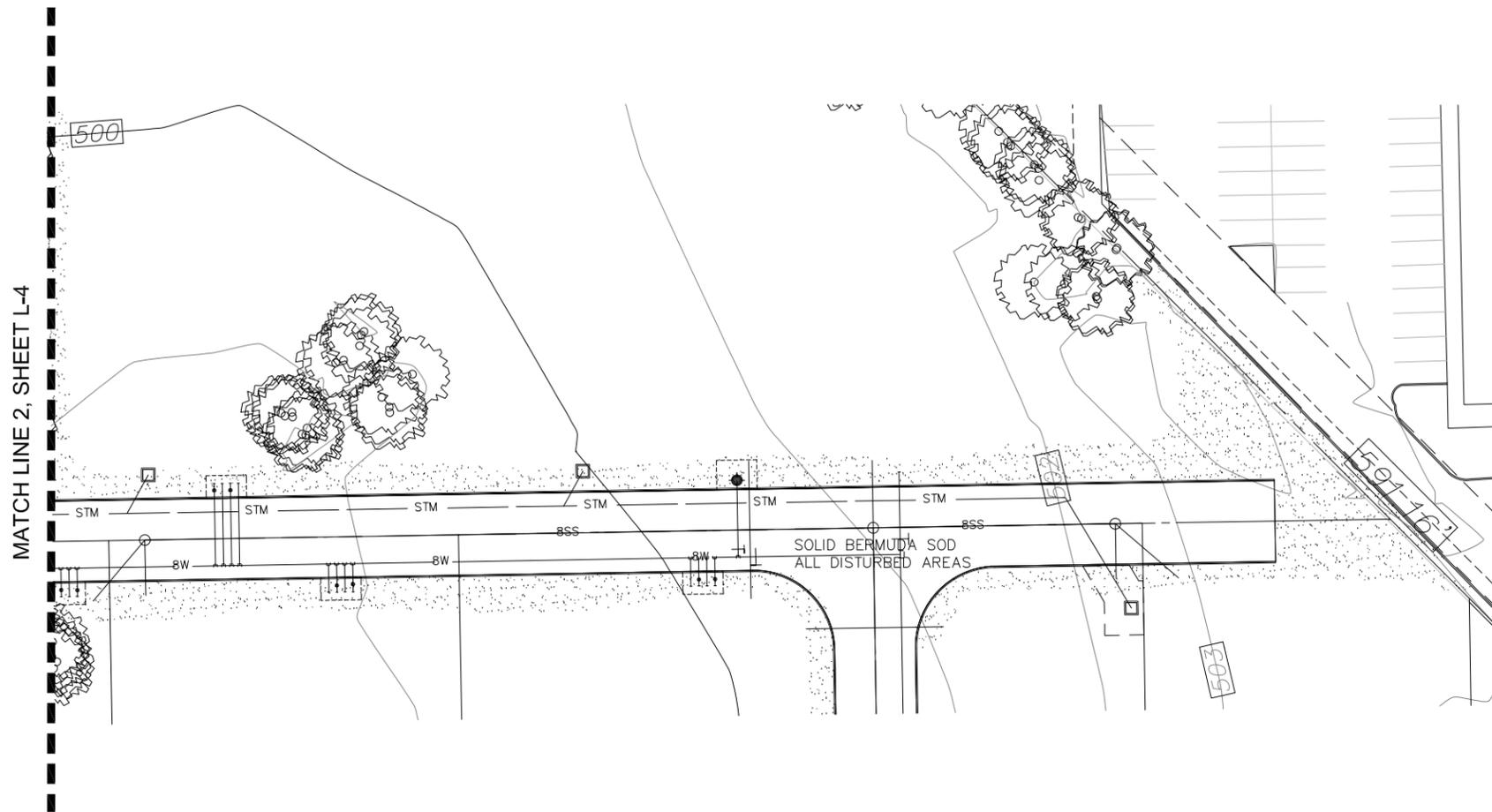


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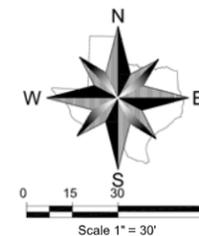
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LANDSCAPE PLAN LAKEVIEW PKWY & ROWLETT RD. ROWLETT, TEXAS



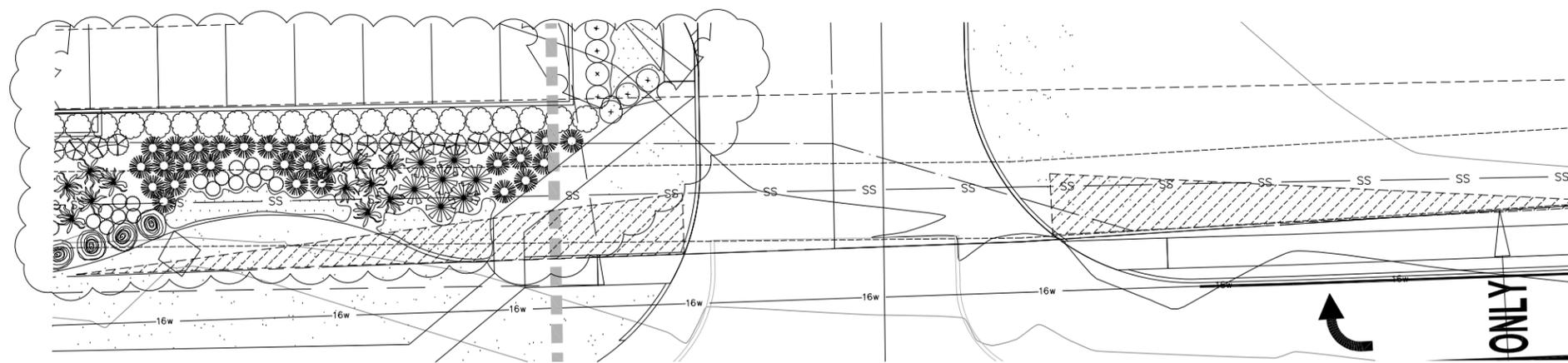
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BEFORE YOU DIG...



NO PLANTING OVER 2' IN VISIBILITY TRIANGLE
VISIBILITY TRIANGLE - SCALE 1"=10'-0"

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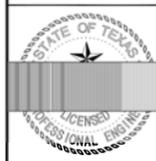
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10000 Forest Engineers Registration No. 89 (972) 492-7098 FAX
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LANDSCAPE PLAN
LAKEVIEW PKWY & ROWLETT RD.
ROWLETT, TEXAS



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 6/09/2015

AGENDA ITEM: C3

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Platinum Storage located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number DP15-776).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is a request to remove more than three protected trees from a 5.526 acre lot located at 7301 Lakeview Parkway. (Attachment 1 Location Map). The applicant is proposing to remove 15 protected trees totaling in 198 caliper inches while preserving six protected trees totaling in 148 caliper inches (Attachment 2 – Tree Survey and Preservation Plan) requiring mitigation of 50 caliper inches. The applicant is proposing to mitigate 50 caliper inches by paying a fee in lieu of planting in the amount of \$6,083.50.

BACKGROUND INFORMATION

The subject property is a 5.526 acre lot located at the northwest corner of Lakeview Parkway and Chiesa Road behind the RaceTrac fueling station. The property was rezoned to a Planned Development in February 2015 to allow a self-storage facility. Approval of the Development Plan (which includes site plan, landscape plan, façade plan and photometric plan) cannot be approved until the tree mitigation plan is approved by City Council.

The subject property contains a total of 52 trees, 21 of which are protected and the remaining 31 are unprotected trees. The applicant is proposing to remove 15 protected trees totaling in 198 caliper inches while preserving six protected trees totaling in 148 caliper inches. The 148 caliper inches preserved count as credit towards mitigating the 198 caliper inches being removed. This leaves 50 caliper inches to mitigate. The applicant is proposing to pay a fee in lieu of planting replacement trees. It is staff's opinion that the requested tree removal is necessary to allow the proposed development. Staff finds all of the trees (protected and unprotected) that will not be disturbed by the proposed development are being preserved.

Staff concurs that for the sake of healthy plant growth, additional trees are not advisable beyond the proposed landscaping on site. Chapter 77, Section 504, Subsection H of the Rowlett Development Code allows two additional options to be used at the Council's discretion in lieu of mitigating on site:

1. Replacement trees may be planted off site in areas or locations approved by the City Council upon recommendation from the Planning and Zoning Commission and may be planted:
 - a. Within a specified city-designated park or other city-owned property or facility;
 - b. Within a specified private open space (i.e. private park, preserve, or similar property that is open for public use); or
 - c. Within a specified public right-of-way median.
2. In lieu of planting replacement trees, the City Council, upon recommendation from the Planning and Zoning Commission, may approve a request to pay tree mitigation fees. The City Council has the authority to waive or reduce mitigation fees as they see fit.

In this case the total mitigation fees would be approximately **\$6,083.50**. This is calculated using the \$121.67 per replacement inch as adopted by the Master Fee Schedule.

DISCUSSION

Per section 77-508. H of the Rowlett Development Code, "Tree preservation". The purpose of tree preservation is as follows:

1. Purpose. The purpose of this section is to encourage the preservation of long-established trees of sizes that, once removed, can be replaced only after many generations of tree growth; to preserve protected trees during construction; and to control the removal of protected trees. It is the intent of this section to achieve the following:
 - (a) Prohibit the indiscriminate clearing of trees from property;
 - (b) To the greatest extent possible, preserve and maintain protected trees so as to enhance the quality of development;
 - (c) Protect and increase the value of residential and commercial properties within the city by maintaining the city's current tree inventory;
 - (d) Maintain and enhance a positive image for the attraction of new business enterprises to the city;
 - (e) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city; and
 - (f) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.

The City Council shall deny a tree removal permit and associated tree survey and preservation plan if it is determined that:

1. Removal of the tree is not reasonably required in order to conduct anticipated activities;
2. A reasonable accommodation can be made to preserve the tree; or
3. The purpose and intent of this subchapter is not being met by the applicant.

The proposed tree removal is needed in order to conduct anticipated activities on the site and no reasonable accommodation could be made. To deny the removal will require the developer to substantially re-configure their proposed development. Staff recommends approval of the fee

in lieu to mitigate 50 calipers inches. The collected funds will be dedicated to the City's reforestation fund.

FISCAL IMPACT

There will be a fiscal impact as \$6,083.50 will be contributed to the City's reforestation fund.

RECOMMENDED ACTION

Staff requests that the Planning and Zoning Commission make a favorable recommendation to the Council regarding the request to mitigate the removal of 50 caliper inches by paying the tree mitigation fee.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Tree Survey and Preservation Plan

appr. by:
drawn by:
revisions
06-04-15
06-05-15



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TREE SURVEY and
PRESERVATION PLAN

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

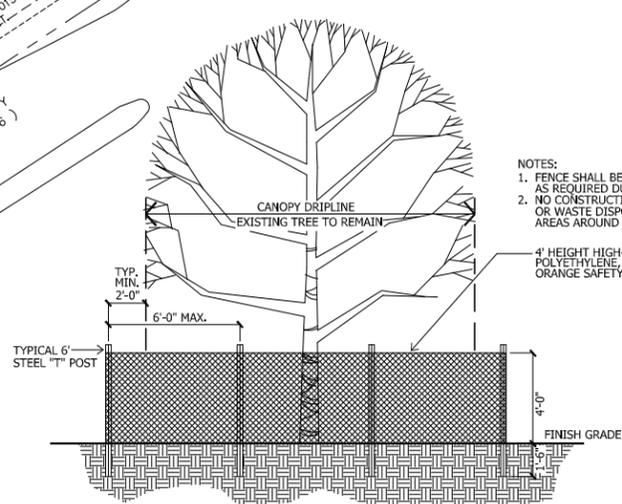
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EXISTING TREES

#	DBH	COMMON NAME	GENUS/SPECIES	CONDITION	HT.	CANOPY	PRESERVE	REMOVE
1	48"	AMERICAN ELM	ULMUS AMERICANA	GOOD	55'	60'	X	
2	15"	HACKBERRY	CELTIS OCCIDENTALIS	AVERAGE	45'	18'	X	
3	20"	MULBERRY	MORUS ALBA	DECLINE	45'	22'		X
4	28"	CATALPA	CATALPA BIGNONIOIDES	AVERAGE	48'	22'		X
5	18"	HACKBERRY	CELTIS OCCIDENTALIS	AVERAGE	44'	22'		X
6	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	15'	14'		X
7	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	32'	16'		X
8	5"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	14'	9'		X
9	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	15'	10'		X
10	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	16'	8'		X
11	12"	AMERICAN ELM	ULMUS AMERICANA	GOOD	32'	14'		X
12	14.5"	CATALPA	CATALPA BIGNONIOIDES	GOOD	26'	14'		X
13	4.5"	AMERICAN ELM	ULMUS AMERICANA	GOOD	13'	9'		X
14	10.5"	DT AMERICAN ELM	ULMUS AMERICANA	GOOD	35'	11'		X
15	16"	TT AMERICAN ELM	ULMUS AMERICANA	GOOD	36'	13'		X
16	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	22'	14'	X	
17	24"	HACKBERRY	CELTIS OCCIDENTALIS	AVERAGE	36'	24'	X	
18	12"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	30'	24'	X	
19	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	16'	15'	X	
20	3"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	12'	8'		X
21	3"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	13'	8'		X
22	3"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	12'	8'		X
23	21"	DT HACKBERRY	CELTIS OCCIDENTALIS	GOOD	40'	32'	X	
24	28"	ARIZONA ASH	FRAXINUS VELUTINA	AVERAGE	40'	32'	X	
25	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	14'	9'		X
26	7.5"	TT TEXAS MNT LAUREL	SOPHORA SECUNDIFLORA	GOOD	12'	9'		X
27	12"	HACKBERRY (LEANING)	CELTIS OCCIDENTALIS	POOR	10'	20'		X
28	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	14'	7'	X	
29	4"	CEDAR ELM	ULMUS CRASSIFOLIA	GOOD	13'	6'	X	
30	8"	DT EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	13'	12'		X
31	6"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	14'	14'		X
32	6"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	14'	12'		X
33	8"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	14'	12'		X
34	5"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	13'	11'		X
35	4"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	11'	12'		X
36	14"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	13'	15'		X
37	6"	DT EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	13'	12'		X
38	6"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	14'	11'		X
39	6"	HACKBERRY	CELTIS OCCIDENTALIS	AVERAGE	12'	9'		X
40	4"	TEXAS MNT LAUREL	SOPHORA SECUNDIFLORA	AVERAGE	11'	8'		X
41	6"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	11'	8'		X
42	4"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	9'	7'		X
43	12"	DT TEXAS ASH	FRAXINUS TEXENSIS	GOOD	14'	14'		X
44	9"	DT BOIS D'ARC	MACLURA POMIFERA	GOOD	12'	10'		X
45	5"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	12'	9'		X
46	8"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	9'	8'		X
47	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	13'	10'		X
48	4.5"	CEDAR ELM	ULMUS CRASSIFOLIA	GOOD	14'	10'		X
49	5"	TEXAS ASH	FRAXINUS TEXENSIS	GOOD	13'	10'		X
50	8"	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	14'	10'		X
51	6"	CEDAR ELM	ULMUS CRASSIFOLIA	GOOD	11'	12'		X
52	5"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD	15'	12'	X	

MITIGATION TOTALS

TOTAL PROTECTED TREES	346"
TOTAL TREES REMOVED	-198"
TOTAL TREES PROTECTED	+148"
PROPOSED 4" TREES	0 TREES x 4" = +0"
TOTAL MITIGATION REQUIRED	50"
MITIGATION FEE	50" X \$121.67 = \$ 6,083.50



EXISTING TREE PROTECTION DETAIL
not to scale

