



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, JULY 14, 2015**

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

**A. CALL TO ORDER**

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1. Update Report from Director of Development Services.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of June 23, 2015.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and take action on a request to amend Planned Development Ordinance 4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots. The subject property is located at 5313 Lakeview Parkway further described as being 0.5503 acres of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and take action on a request to rezone to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a wholesale nursery. The subject property is located at 1100 and 1200 Lakeview Parkway further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas. (PD15-766)
3. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 2800 Lakewood Drive being further described as Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas. (SUP15-785)
4. Conduct a public hearing and take action on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. (SUP15-786)
5. Consider and take action on a Development Plan for 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**

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

UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

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

A handwritten signature in black ink, appearing to read "Garrett Langford". The signature is fluid and cursive, with the first name being the most prominent.

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., JUNE 23, 2015**

**PRESENT:** Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Chris Kilgore, Alternates Lisa Estevez, Gabriela Borcoman

**ABSENT:** Commissioners Clayton Farrow, Thomas Finney

**STAFF PRESENT:** Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

**A. CALL TO ORDER**

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

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

Principal Planner Garrett Langford announced that the Boards and Commissions Volunteer Fair would be held on July 30, 2015. He confirmed the new Planning and Zoning Commission meeting start times with the Commissioners; 6:00 p.m. for meetings with a Work Session, 6:30 p.m. for Regular Meetings. Lastly, Mr. Langford announced that the City of Rowlett Development Services Department received the 2015 Driehaus Honorable Mention Award from the Form-Based Code Institute.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of June 9, 2015.**

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

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Conduct a public hearing and make a recommendation on proposed text amendments to the Rowlett Development Code as it pertains to Landscaping.**

Mr. Langford came forward to present the case. He provided background on the case and summarized the proposed landscaping revisions in regards to overhead facilities, utility easements, compatibility buffer, internal landscaping, and irrigation and maintenance. He stated that staff recommends approval of the proposed amendments.

There was discussion amongst the Commission regarding the reasoning behind the proposed amendments.

**MINUTES OF THE MEETING  
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Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

*Recommendations on the proposed amendments were acted on separately as follows:*

1. Overhead Facilities

Commissioner James Moseley made a motion to recommend approval of the proposed amendment for the overhead facilities as presented. Vice-Chairman Michael Lucas seconded the motion. The motion passed with a 7-0 vote.

2. Utility Easements

Alternate Gabriela Borcoman made a motion to recommend approval of the proposed amendment for the utility easements as presented. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

3. Compatibility Buffer

Commissioner Chris Kilgore made a motion to recommend no change to the current code and to deny the proposal for the amendment change to the compatibility buffer as presented. Vice-Chairman Michael Lucas seconded the motion. The motion passed with a 5-2 vote. Chairman Karl Crawley and Alternate Lisa Estevez voted in opposition.

4. Internal Landscaping

Commissioner Chris Kilgore made a motion to recommend approval of the proposed amendment for internal landscaping as presented. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

**MINUTES OF THE MEETING  
OF THE PLANNING & ZONING COMMISSION  
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5. Irrigation and Maintenance

Commissioner Chris Kilgore made a motion to recommend approval of the proposed amendment for irrigation and maintenance as presented. Commissioner Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

**D. ADJOURNMENT**

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Chairman Karl Crawley adjourned the meeting at 7:29 p.m.

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Chairman

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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:** 7/14/2015

**AGENDA ITEM:** C2

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Conduct a public hearing and take action on a request to rezone to a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a wholesale nursery. The subject property is located at 1100 and 1200 Lakeview Parkway further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas. (PD15-766)

#### **STAFF REPRESENTATIVE**

Garrett Langford, Principal Planner

#### **SUMMARY**

The applicant, Neal Gandy, is requesting to rezone the subject properties from General Commercial (C-2) and General Manufacturing (M-2) to a Planned Development (PD) to allow a wholesale garden nursery located at 1100 and 1200 Lakeview Parkway (Attachment 1 – Location Map). Per the Rowlett Development Code (RDC), a wholesale nursery (classified as a Commercial Grower) is not permitted by right or with a Special Use Permit in the C-2 District. The RDC allows Commercial Grower in the Light Manufacturing (M-1) and the General Manufacturing (M-2) by right. The applicant has requested a PD to allow the wholesale nursery at this location.

#### **BACKGROUND INFORMATION**

The proposed rezoning involves two properties, 1100 and 1200 Lakeview Parkway, which front on the south side of Lakeview Parkway east of Rowlett Creek. 1100 Lakeview Parkway is zoned C-2 and is located within Rowlett Creek floodway and within a City of Dallas Floodway Easement. 1200 Lakeview Parkway is zoned C-2 and M-2 (Attachment 2 – Current Zoning Map). The property was previously developed as a driving range in 1991. The existing improvements include a parking lot and a 1,020 square-foot building that the applicant plans on utilizing for their business.

The applicant owns and operates a wholesale nursery at 4700 Golden Triangle Rd, Fort Worth, TX called Alta Vista Nursery. The applicant wishes to open a similar operation on the east side of Dallas County. The proposal will involve construction of nine 4,980 square-foot greenhouses located outside of the floodway as shown on Attachment 3 – Concept Plan. The applicant plans to utilize the portion in the floodway by establishing four areas for additional storage of plantings. Two of these areas will be covered with a trellis structure to provide support for the

plantings and will include a micro-irrigation system as shown in Attachment 4 – Nursery Pictures. The products are grown at a farm and then transported to the location for wholesale sales. The applicant expects approximately 25 employees at this location. The facility would be open 7:00 am to 5:00 pm on Monday through Friday and open a half day on Saturday during blooming season.

The proposed improvements in the floodway do not involve reclaiming areas from the floodway. However, the improvements made in the floodway will not be permitted by Staff until the applicant can show that the improvements will not cause a rise in the base flood elevation (BFE). The applicant has been working over the past few months to perform the analysis and believes that they will be able to show that the proposed improvements will not raise the BFE. The final analysis has not been performed as they have not obtained the modeling information from FEMA. In an effort to assist the applicant with the timing of their project, Staff has agreed to move forward with the rezoning while they finalize their analysis. The applicant understands that they will need to complete the necessary permitting with the City of Rowlett, City of Dallas, and FEMA prior to issuing any construction permit.

The proposed PD will allow the wholesale nursery including outdoor storage and display of trees, shrubs, flowers, and gardening materials. Additionally, the PD will allow for the construction of the trellis and greenhouse as depicted on the concept plan and in the pictures (Attachment 7 – Alta Vista Nursery Pictures). The applicant is not requesting any deviations from the Development Standards in the Rowlett Development Code. Should the rezoning be approved, the development will be required to meet all applicable development standards in the RDC including landscaping, parking, tree mitigation, etc.

## **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 including Planned Developments. These criteria are listed below:

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

***The proposed rezoning is to allow a wholesale nursery which is not permitted in C-2 zoning. The subject property has remained vacant for more than several years and has failed to garner development interest given the physical constraints with the property. It is Staff's opinion that allowing a wholesale garden nursery will allow the redevelopment of the subject property where the flood area may be utilized for the outdoor storage of plants.***

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 in the Realize Rowlett 2020 Comprehensive Plan. The Plan states for areas outside of the opportunity areas that the existing zoning and the Guiding Principles should be considered in decisions about rezoning and site design. This proposal meets Guiding Principle #2, "Grow the City's economy through diversification of job and business opportunities." Allowing a wholesale nursery will diversify the City's economy and provide additional employment opportunities at a location that has been vacated for more than 10 years.***

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

***The proposed PD is not expected to negatively impact the health, safety, morals, or general welfare of the public. The wholesale nursery will involve outdoor display and storage of plants including trees, shrubs flowers, and garden related materials. From an aesthetic point view, outdoor display and/or storage of plants will not negatively impact the public as such display would be more appealing than other outdoor storage. Improvements to and/or utilizing the floodway will be subject to approval of a floodplain permit. A floodplain permit will not be issued until the applicant can prove that the proposed improvements will not increase the BFE.***

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

***Adequate utilities and access roads are available for the subject property and are sufficient for accommodating the demands associated with the request for the proposed development. Adequate drainage facilities will be provided as required by RDC.***

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

***It is unlikely that the proposed rezoning will have not significant adverse impacts on the natural environment. Utilizing the area floodway will be subject to approval a floodplain development permit after the applicant proves that no rise in the BFE will occur.***

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

***It is not anticipated that the proposed rezoning will have an adverse impact on adjacent properties. The proposed development is not located near any residential developments. To the west is the Rowlett Creek floodplain and to the south is the***

**MKT/DART rail line. To the east are vacant properties zoned C-2 and M-2. Development of a wholesale nursery on the subject property is not expected to adversely impact the development of the vacant properties to the east.**

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

**The subject property is suited for the proposed PD. Allowing for a wholesale nursery is not expected to increase the intensity of uses that already are allowed within the existing zoning. Given the constraints with the subject property, allowing a wholesale nursery will be more suited for the subject property than a retail oriented use.**

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

**There is not an excessive proliferation of wholesale nurseries within the City of Rowlett. There is one other wholesale nursery located along President George Bush Turnpike.**

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 development of a wholesale nursery is not expected to be out of scale with what is permitted to be constructed on the adjacent properties zoned C-2 and M-2 to the east.**

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.

**There was not a market study provided for the area around the subject property; therefore, it is difficult for staff to comment on this criterion. The proposed rezoning to a PD does not alter the base zoning which is currently nonresidential. It is not anticipated that the rezoning to a planned development to allow a wholesale nursery will negatively impact the supply or demand for nonresidential property or for similar retail uses in the surrounding area.**

In summary, the proposed amendment to the PD to allow a wholesale nursery at the subject will have not have an adverse impact on adjacent properties. Allowing a wholesale nursery will involve the outdoor display of trees, shrubs and flowers is not expected to negatively impact the aesthetics of the Lakeview Parkway corridor and provide for an appropriate use at the City's western gateway. Should the rezoning be approved, the applicant will be required to complete floodplain analysis and comply with all other development requirements.

Public Notice

Staff mailed, posted, and published notice of this public hearing in accordance with State Law and the Rowlett Development Code. On June 29, 2015, ten notices were mailed to property owners within 200 feet of the subject property and ten courtesy notices were mailed within 500 feet of the subject property. As of Friday, July 10, 2015, Staff did not receive any responses. Staff published the Legal Notice in the Rowlett Lakeshore Times on July 2, 2015, and placed a zoning sign on the subject property on July 3, 2015, in accordance with the Rowlett Development Code.

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

N/A

#### **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission make a favorable recommendation.

#### **ATTACHMENTS**

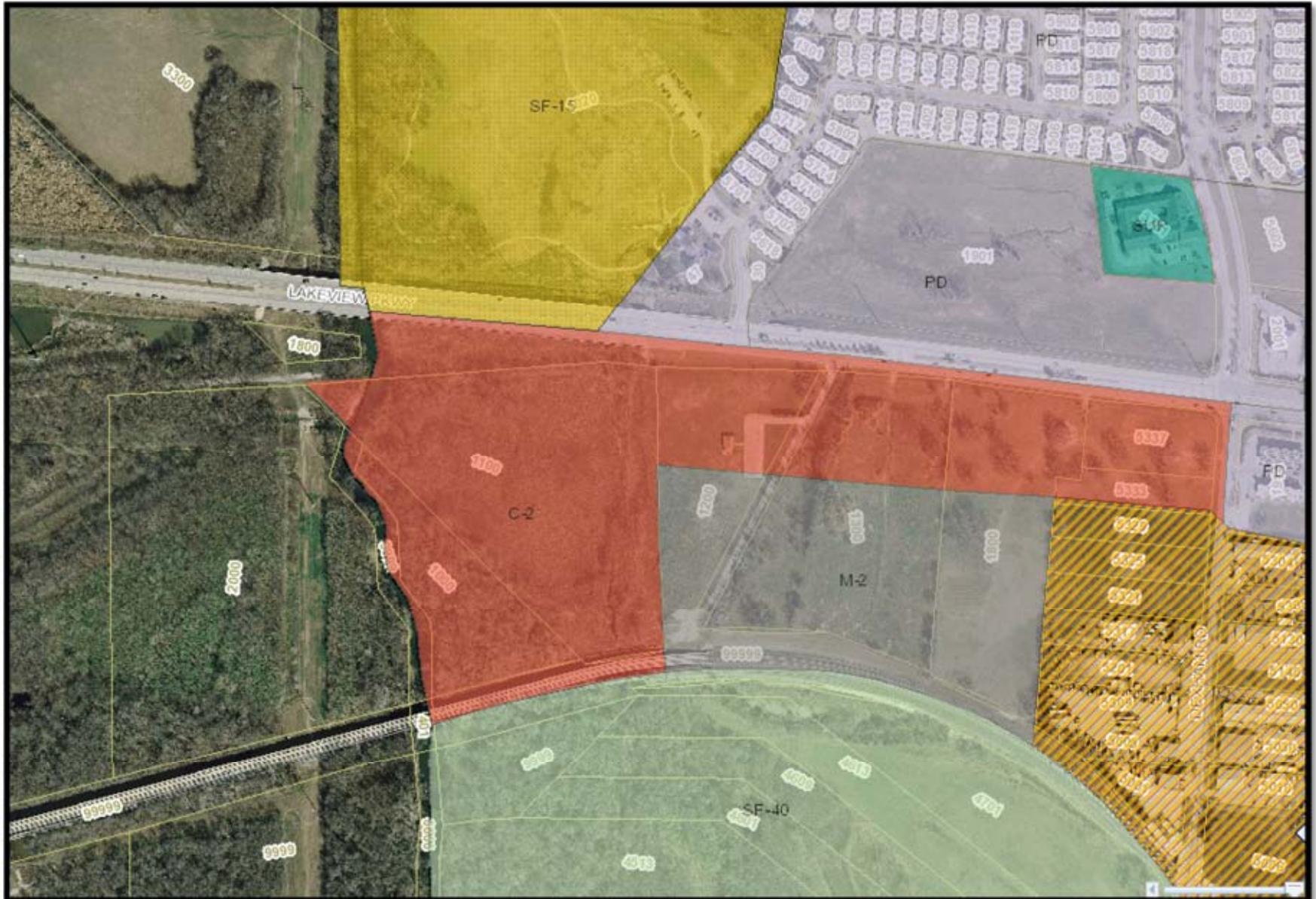
Attachment 1 – Location Map

Attachment 2 – Current Zoning Map

Attachment 3 – Nursery Photos

Attachment 4 – Concept Plan































# City of Rowlett

## Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 07/14/2015

**AGENDA ITEM:** C3

### **AGENDA LOCATION:**

**Individual Consideration**

### **TITLE**

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 2800 Lakewood Drive being further described as Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas. (SUP15-785)

### **STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

### **SUMMARY**

The property owner, Linda Derby, is proposing to construct a 1,144 square foot carport at 2800 Lakewood Drive (Attachment 1 – Location Map and Attachment 2 – Applicant’s Request). A Special Use Permit (SUP) is needed as the applicant’s proposal will not meet the size, width and architectural integration requirements in Section 77-303 of the Rowlett Development Code (RDC).

### **BACKGROUND INFORMATION**

The subject property at 2800 Lakewood Drive is a 19,889 square-foot lot zoned Single Family 10. The subject property currently has a 3,285 square-foot single-family residence constructed of brick. The j-swing garage has been converted into living space. The applicant’s request is to construct a 1,144 square-foot carport that will be located in the front of the house (Attachment 3 – Site Plan and Building Elevations). The exterior of the carport will include wood exterior post and a pitched roof with composition shingles; however, the carport will not be attached to the house.

The proposed structure requires an SUP as it will exceed the maximum size of 500 square feet maximum width and will not be architecturally integrated with the roof of the main structure. The Rowlett Development Code (RDC) requires carports that are viewable from a street to meet the requirements listed below. The portions bolded and underlined are the requirements that the proposed carport does not meet.

1. Carports shall not be located within any required front or side yard setback.

2. **The carport shall be architecturally integrated with the main structure.** The exterior building materials and roof materials shall not consist of metal and shall be comprised of materials of similar type, size, shape, texture, and color of the primary structure.
3. The ceiling height shall not exceed eight feet.
4. The carport shall have a pitched roof that is either a closed or opened gable or hip design that matches the existing pitch and **is structurally integrated into the roof of the principal structure** provided that, if the carport abuts a two-story wall of the home, the carport shall be attached to the abutting wall. The carport shall use roofing materials that substantially match the color and type of the roofing materials used on the principal structure.
5. In front yards, **carports shall be no greater than 500 square feet** and cannot extend 20 feet beyond the front or exterior building line proper. **The width of a front carport shall not exceed 40 percent of the length of the front façade of the principal structure.**

## DISCUSSION

The Rowlett Development Code permits a carport that does not meet the before mentioned requirements with the approval of a Special Use Permit. The approval criteria for an SUP are outlined in Section 77-206 of the RDC. The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

*Section 77-206.D. Approval Criteria.* Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

***The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Although the proposed structure exceeds the maximum size by more than 500 square feet, Staff sees the proposed structure as being consistent with the home. The proposed structure utilizes a wood exterior posts with a pitched roof. Based on the quality of the proposed structure, it is Staff’s opinion that the request would not deter the value of the surrounding properties.***

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

***Carports are allowed in residential zoning districts. While the carport is larger than what is permitted by the RDC, it does meet setback and lot coverage requirements.***

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

***The special use permit is being requested to construct a front carport 1,144 square feet in size that does not meet the before mentioned carport requirements.***

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

***The proposal should not negatively affect the health, safety, morals, or general welfare of the public.***

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

***Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities.***

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

***The proposed structure will be constructed with materials that are consistent and compatible with the house on the property. It should be noted that the size of the structure will cover up a majority of the frontage of the house and will be highly visible from Dalrock Road and Lakewood Drive. The design and quality of the structure should make it less intrusive. Therefore, it is Staff's opinion that the proposed structure will not have any significant adverse impact on the adjacent properties.***

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit;

***A carport is a permitted use in SF-10. Although the carport is 1,144 square feet in size, it does meet the front setback requirements and does not exceed the maximum lot coverage requirements.***

It is Staff's opinion that the request meets the criteria outlined in the RDC for a Special Use Permit. The request is not expected to have an adverse impact on adjacent properties. The proposed structure represents significant investment in the property. The design and quality of the proposed structure will make it compatible with the house and surrounding structures.

### **Public Notice**

On June 29, 2015, a total of 14 notices were mailed to property owners within 200 feet and a total of 24 courtesy notices were mailed to property owners within 500 feet. As of July 10, 2015, five public notices (not including the property owner) were received in favor of the request while none were received in opposition (Attachment 5 – 200-ft Public Notice Responses). One response from the 500-ft courtesy notices was received in favor of the request while two were received in opposition (Attachment 6 – 500-ft Courtesy Notice Responses).

Staff published the Legal Notice in the Rowlett Lakeshore Times on July 2, 2015, and placed a zoning sign on the subject property on July 3, 2015, in accordance with the Rowlett Development Code.

#### **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 – Applicant's Request

Attachment 3 – Site Plan and Building Elevations

Attachment 4 – Site Photos

Attachment 5 – 200-ft Public Notice Responses

Attachment 6 – 500-ft Courtesy Notice Responses



Project Address: **2800 Lakewood Dr.**

The purpose of this structure is to create a covered area for parking cars, boats etc. Secondly, this structure is being built with the intent to provide coverage from the weather. We at Lawn-Master Outdoor Living, LLC. want to create an outdoor experience for the customer while building a safe, and stable structure that can be there for years to come.

Regards,

Cody Curry

Lawn-Master Outdoor Living, LLC.

A handwritten signature in black ink that reads "Cody Curry". The signature is written in a cursive, flowing style.

**Exhibit A- Concept Plan**

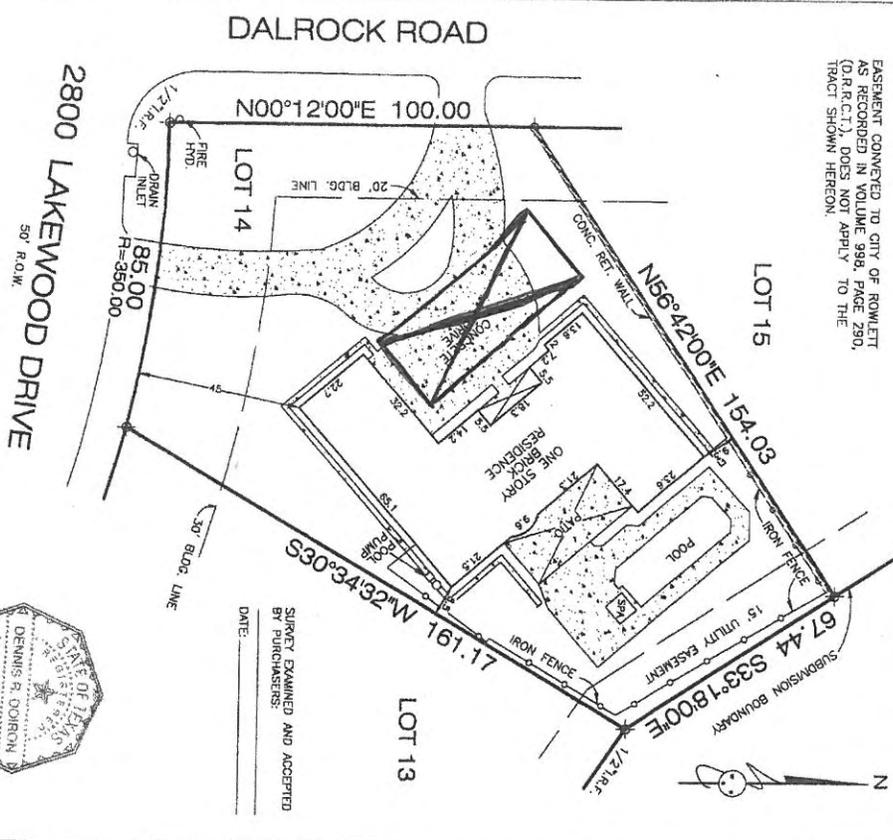
**LOT 14**  
**BLOCK 2**  
**Of**  
**Lakewood Estates**  
**In**  
**Rockwall County**

	Project Description: 22x52 Gable Pavilion - Carport		Notes: Lot 14 Block 2 Lakewood Estates Rockwall County
	Stain Color: Natural	Endcut style: Champher	
Customer Name: David Stell & Linda Derby			
Territory Manager: <b>Cody Curry</b>	Project Address: <b>2800 Lakewood Dr.</b> City, State & ZIP: Rowlett, TX		
Reviewer: <small>(FOR OFFICE USE ONLY)</small>	<b>Customer Approval</b> – After reviewing this document, please sign and date all included pages. Signature _____ Date _____		
<small>Contents and designs of these drawings are the exclusive property of Lawn Master Outdoor Living LLC and duplication of such drawings is unauthorized without the expressed written consent of Lawn Master Outdoor Living LLC.</small>			( _____ ) _____ - _____ Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation <b>(NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)</b>

**SURVEY PLAT**

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 2800 LAKEWOOD DRIVE IN THE CITY OF ROWLETT, TEXAS. Lot 14, Block 2 of Lakewood Estates, an addition to the City of Rowlett, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 73, Plat Records, Rockwall County, Texas.

EASEMENT CONVEYED TO CITY OF ROWLETT AS RECORDED IN VOLUME 989, PAGE 290, (O.R.C.T.), DOES NOT APPLY TO THE TRACT SHOWN HEREON.

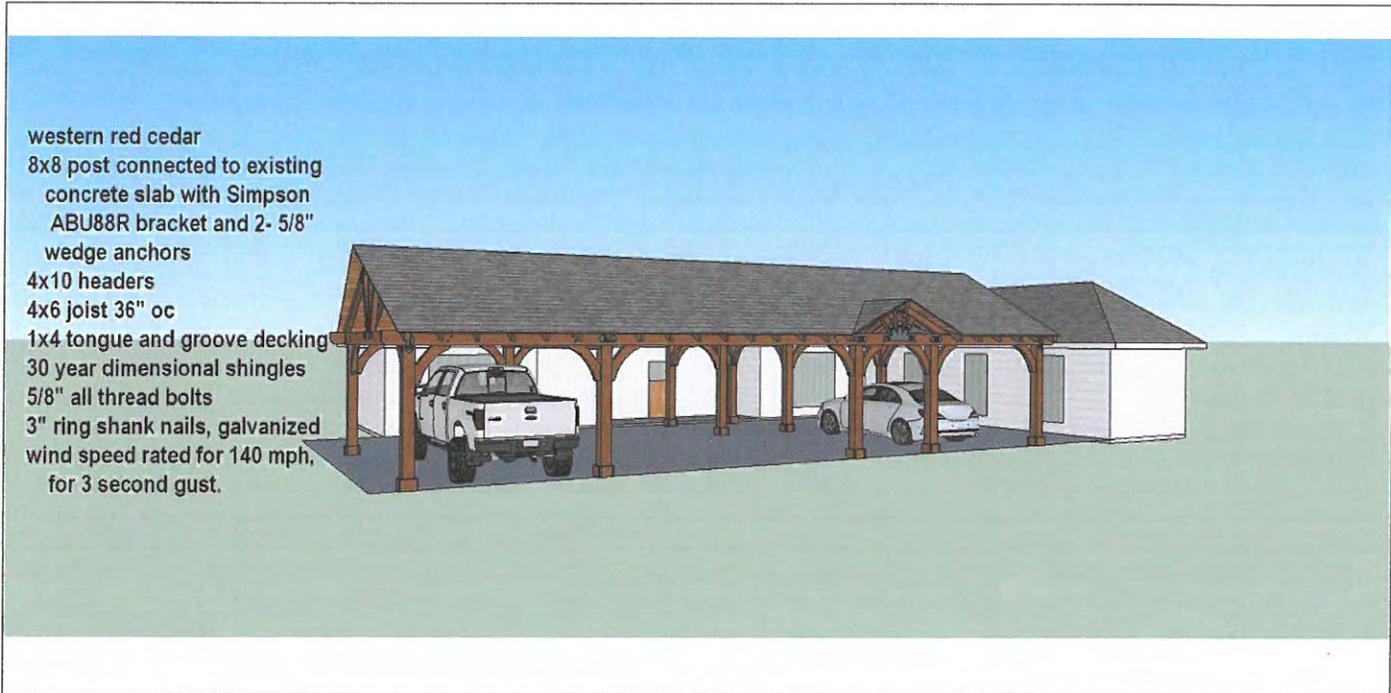


SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:  
DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL  
DENNIS R. DOBSON  
Surveyor  
*Dennis R. Dobson*

TO: CHICAGO TITLE CO. & BILLY S. WEST, JR.  
THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER AND THE COMPANY ONLY AND IS MADE RELYING ON THE INFORMATION PROVIDED BY SAID TITLE COMPANY AND THE RECORDS WITH THE INFORMATION DESCRIBED IN 62-282127-Z-14. USE OF THIS SURVEY BY ANY OTHER PERSON OR ENTITY SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE COVERED BY THIS SURVEY. THIS SURVEY IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS AS SHOWN AND THE OF BUILDINGS ARE AS SHOWN, AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE PROPERTY LINES. THIS SURVEY IS ONE, VALID WITH ORIGINAL SIGNATURE AND DATE. UNAUTHORIZED USE IS NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THIS SURVEY IS PROTECTED BY UNITED STATES COPYRIGHT LAW. ALL RIGHTS RESERVED.

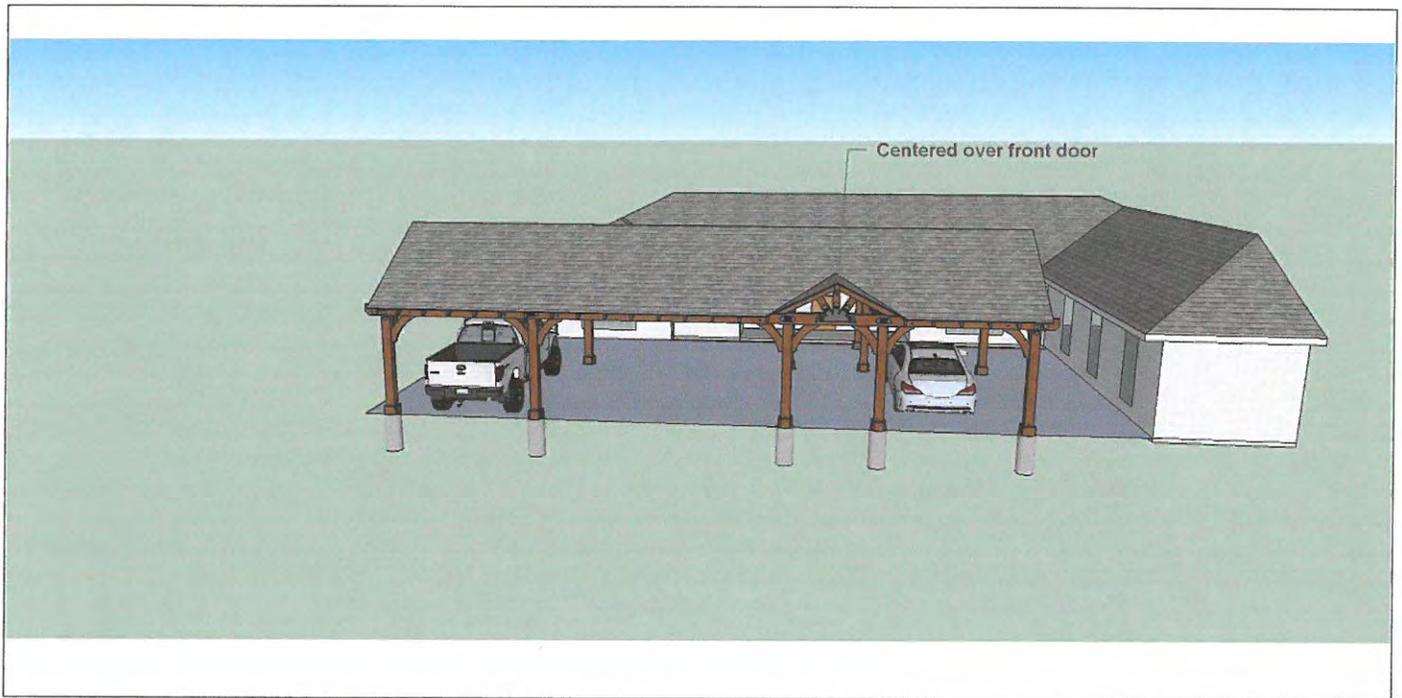
THIS PROPERTY APPEARS TO LIE WITHIN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, COMMUNITY PANEL NO. 4811302245, J, DATED AUG. 23, 2001.  
SCALE: 1"=30'  
DATE: 1/6/2003  
JOB NO.: 10503  
DRAWN BY: C.C.  
VEACH LAND SURVEYING CO. (972) 790-5581  
FAX (972) 254-4288  
944 W. AIRPORT Fwy. IRVING, TX. 75062



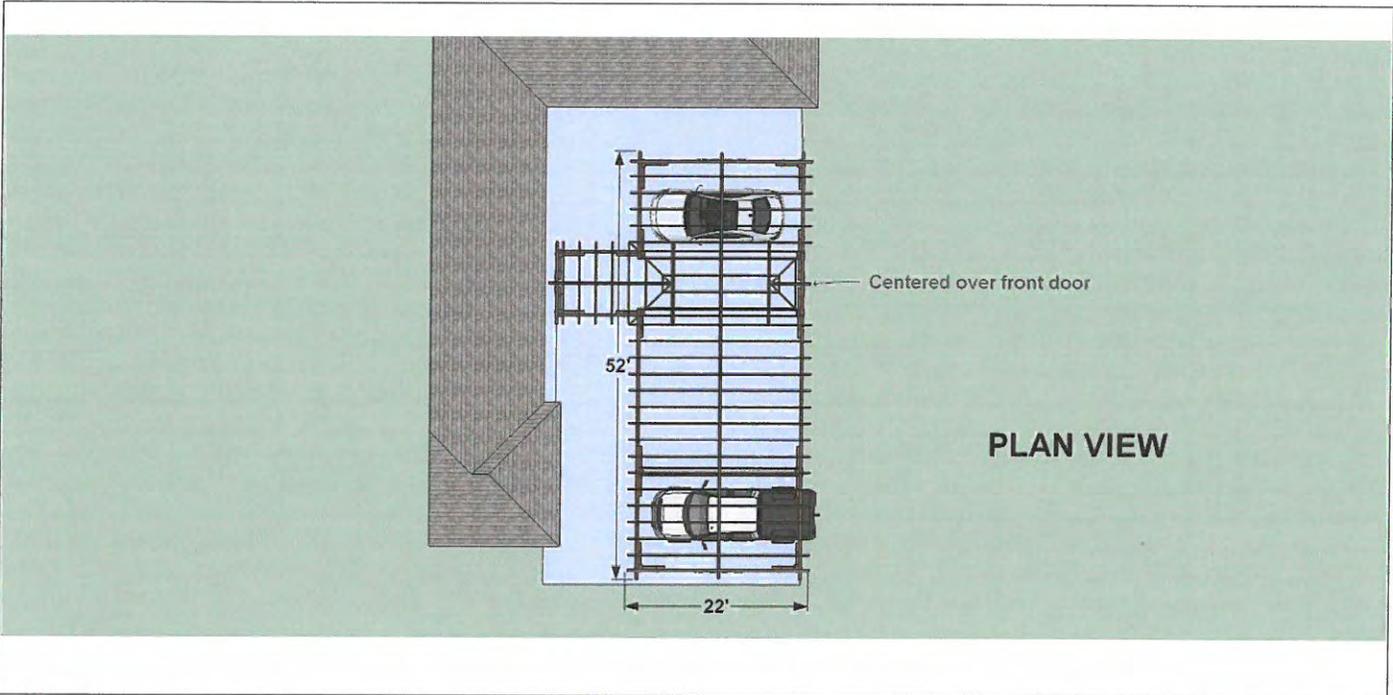
	Project Description: <b>22 x 52 Gable Pavilion</b>		Notes:
	Stain Color:	Endcut style: <b>Champfer</b>	
	Customer Name: <b>David Stell &amp; Linda Derby</b>		
<b>Territory Manager:</b> <b>Cody Curry</b>	Project Address: <b>2800 Lakewood Dr.</b> City, State & ZIP: <b>Rowlett, TX</b>		
Reviewer: <small>(FOR OFFICE USE ONLY)</small>	<b>Customer Approval</b> – After reviewing this document, please sign and date all included pages. Signature _____ Date _____		(____) _____ - _____ Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation (NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)
Contents and designs of these drawings are the exclusive property of Lawn Master Outdoor Living LLC and duplication of such drawings is unauthorized without the expressed written consent of Lawn Master Outdoor Living LLC.			



	Project Description: <b>22 x 52 Gable Pavilion</b>	Notes:
	Stain Color: _____ Endcut style: <b>Champfer</b>	
	Customer Name: <b>David Stell &amp; Linda Derby</b>	
<b>Territory Manager:</b> <b>Cody Curry</b>	Project Address: <b>2800 Lakewood Dr.</b> City, State & ZIP: <b>Rowlett, TX</b>	
Reviewer: <small>(FOR OFFICE USE ONLY)</small>	<b>Customer Approval</b> – After reviewing this document, please sign and date all included pages. Signature _____ Date _____	( _____ ) _____ - _____ Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation <b>(NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)</b>
<small>Contents and designs of these drawings are the exclusive property of Lawn Master Outdoor Living LLC and duplication of such drawings is unauthorized without the expressed written consent of Lawn Master Outdoor Living LLC.</small>		



	Project Description: <b>22 x 52 Gable Pavilion</b>	Notes:
	Stain Color: _____ Endcut style: <b>Champfer</b>	
	Customer Name: <b>David Stell &amp; Linda Derby</b>	
<b>Territory Manager:</b> <b>Cody Curry</b>	Project Address: <b>2800 Lakewood Dr.</b> City, State & ZIP: <b>Rowlett, TX</b>	
Reviewer: <small>(FOR OFFICE USE ONLY)</small>	<b>Customer Approval – After reviewing this document, please sign and date all included pages.</b> Signature _____ Date _____	( _____ ) _____ - _____ Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation <b>(NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)</b>
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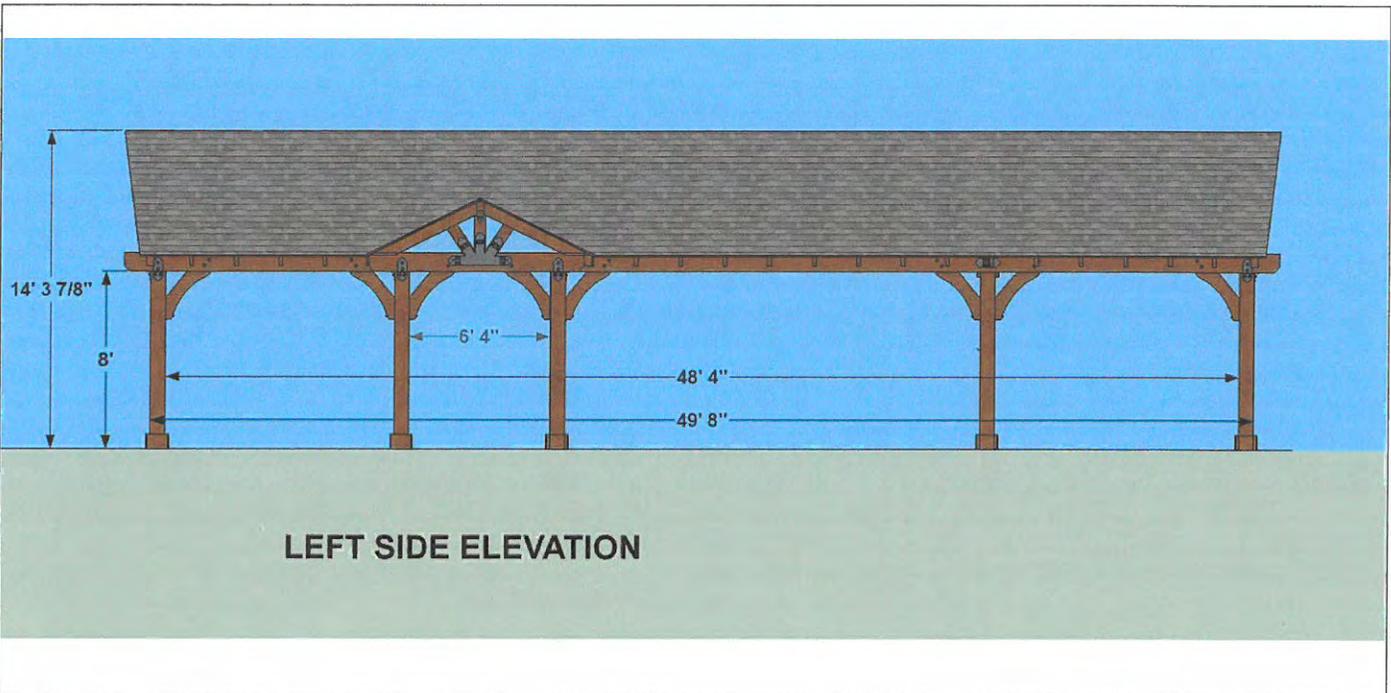


	Project Description: <b>22 x 52 Gable Pavilion</b>		Notes:
	Stain Color:	Endcut style: <b>Champfer</b>	
	Customer Name: <b>David Stell &amp; Linda Derby</b>		
<b>Territory Manager:</b> <b>Cody Curry</b>	Project Address: <b>2800 Lakewood Dr.</b> City, State & ZIP: <b>Rowlett, TX</b>		
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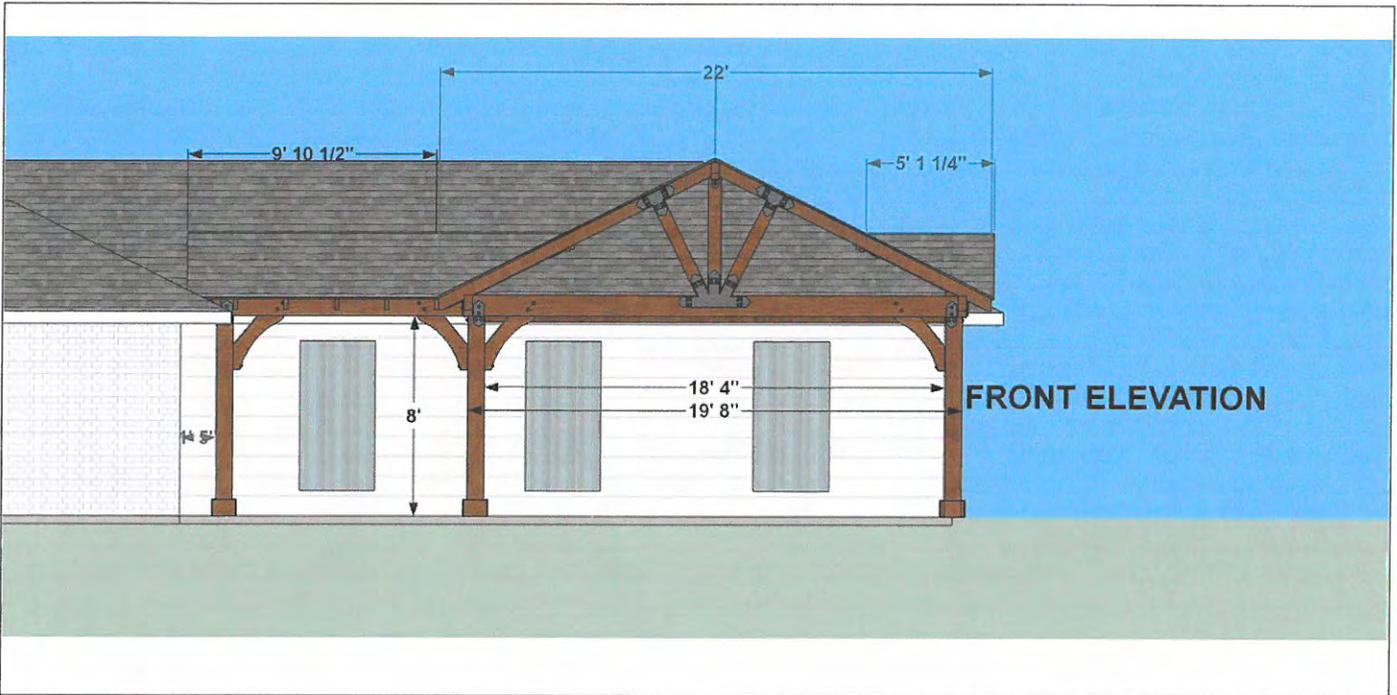
**SIDE ELEVATION**

	Project Description: <b>22 x 52 Gable Pavilion</b>		Notes:
	Stain Color:	Endcut style: <b>Champfer</b>	
	Customer Name: <b>David Stell &amp; Linda Derby</b>		
Territory Manager: <b>Cody Curry</b>	Project Address: <b>2800 Lakewood Dr.</b> City, State & ZIP: <b>Rowlett, TX</b>		
Reviewer: <small>(FOR OFFICE USE ONLY)</small>	<b>Customer Approval – After reviewing this document, please sign and date all included pages.</b> Signature _____ Date _____		
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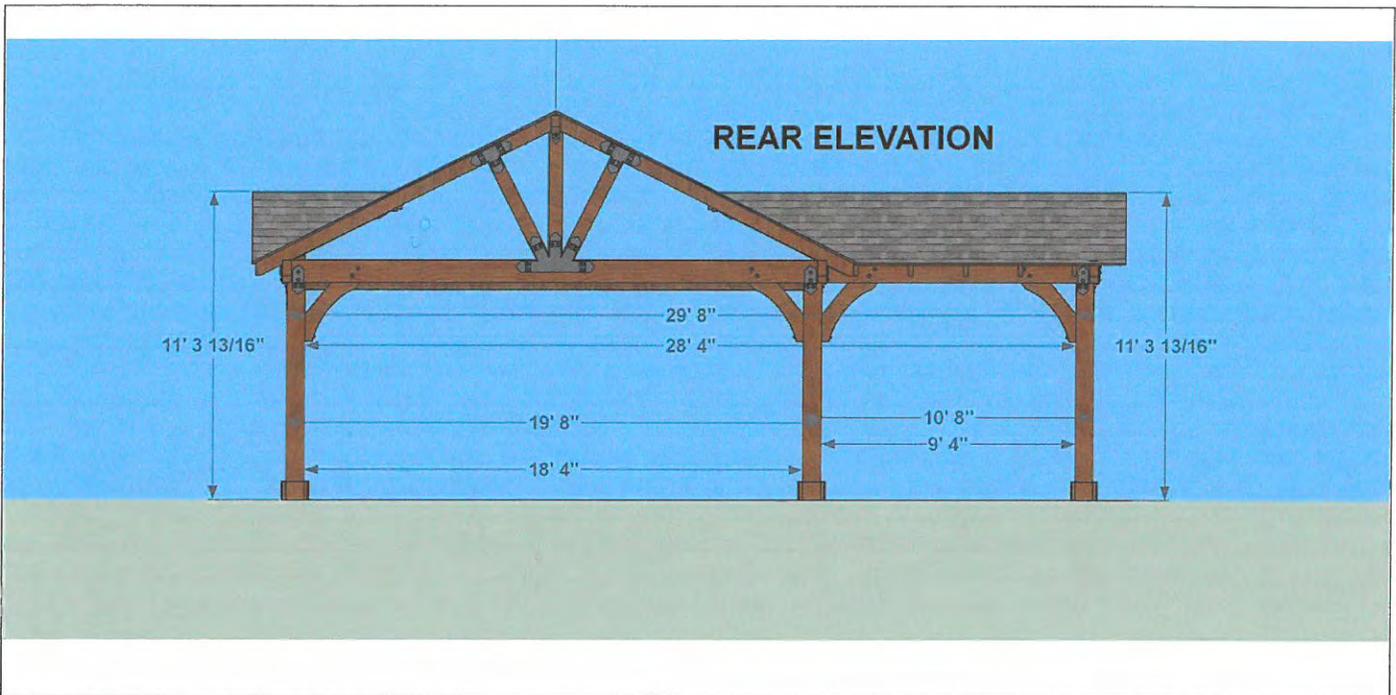


**LEFT SIDE ELEVATION**

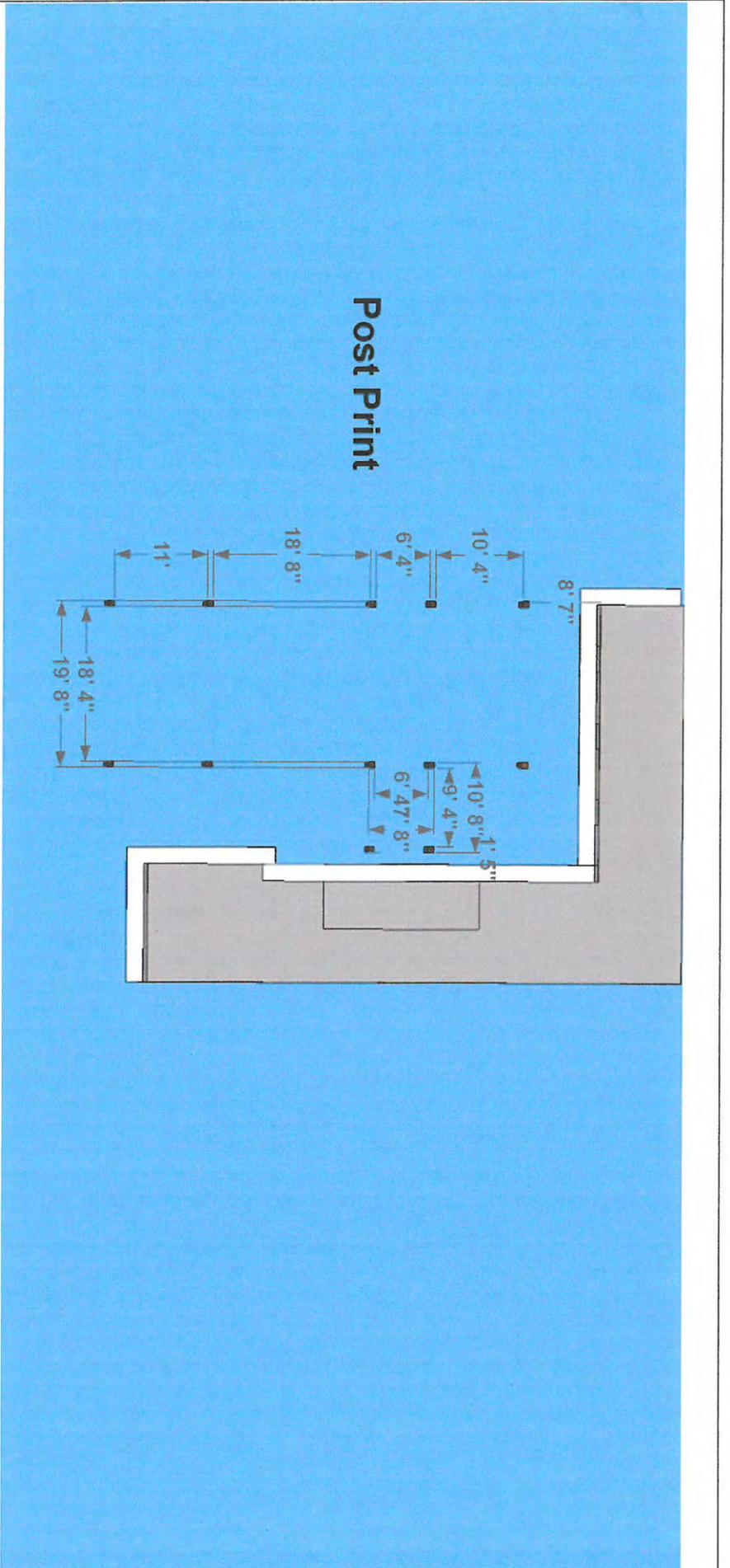
	Project Description: <b>22 x 52 Gable Pavilion</b>		Notes:
	Stain Color:	Endcut style: <b>Champfer</b>	
	Customer Name: <b>David Stell &amp; Linda Derby</b>		
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	Project Description: <b>22 x 52 Gable Pavilion</b>		Notes:
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	Project Description: <b>22 x 52 Gable Pavilion</b>		Notes:
	Stain Color:	Endcut style: <b>Champfer</b>	
	Customer Name: <b>David Stell &amp; Linda Derby</b>		
<b>Territory Manager:</b>  <b>Cody Curry</b>	Project Address: <b>2800 Lakewood Dr.</b> City, State & ZIP: <b>Rowlett, TX</b>		(____) ____ - ____ Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation <b>(NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)</b>
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Post Print

		Project Description: <b>22 x 52 Gable Pavilion</b>		Notes:
Stain Color:		Endcut style: <b>Champfer</b>		
Territory Manager: Cody Curry		Customer Name: <b>David Stell &amp; Linda Derby</b>		
Project Address: <b>2800 Lakewood Dr.</b>		City, State & ZIP: <b>Rowlett, TX</b>		
Reviewer:		<b>Customer Approval</b> – After reviewing this document, please sign and date all included pages.		
Signature _____		Date _____		
(FOR OFFICE USE ONLY)		Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation (NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)		

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Department of Development Services

NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** The subject property is located at 2800 Lakewood Drive further described as being Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas. 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 is proposing to construct a 1,144 square-foot carport at 2800 Lakewood Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-385 of Rowlett Development Code. (SUP15-785)

- 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):** VANIO DILOY  
**SIGNATURE:** *[Handwritten Signature]*  
**ADDRESS:** 2717 LAKEWOOD DR. ROWLETT TX 75085

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 6:30 p.m. on the 14<sup>th</sup> day of July, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 4<sup>th</sup> day of August, 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, July 8, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 29, 2015, to be included in the City Council packet. All responses received by July 29<sup>th</sup> 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 75080-0099

07-03-15A08:42 RCVD



Department of Development Services

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LOCATION: The subject property is located at 2800 Lakewood Drive further described as being Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas.

EXPLANATION OF REQUEST: The applicant is proposing to construct a 1,144 square-foot carport at 2800 Lakewood Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-303 of Rowlett Development Code. (SUP15-785)

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

COMMENTS: Good neighbors - OK

PROPERTY OWNER NAME (print): Dr. Gene L. Arnold
SIGNATURE: [Signature]
ADDRESS: 2716 Lakewood Dr. Rowlett

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Table with 2 columns: Contact information for questions and return address for comments.



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:** IF this can be done tastefully & so to appear as an extension (part) of the house. This is a very public & visible property

**PROPERTY OWNER NAME (print):** Jerry Lanier  
**SIGNATURE:** [Handwritten Signature]  
**ADDRESS:** 8506 CAPTAIN'S 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:

PROPERTY OWNER NAME

(print):

Donna Greenwood

SIGNATURE:

Donna Greenwood

ADDRESS:

8510 Captains Ct. Rowlett 75088

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 City of Rowlett  
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 Rowlett, TX 75030-0099



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:** Carport or Garage will allow cars, motor & boat to be placed out of visibility of Protected

**PROPERTY OWNER NAME (print):** WESLIE TAYLOR

**SIGNATURE:** [Handwritten Signature]

**ADDRESS:** 2804 Dalrock Rd Rowlett TX 75088

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Department of Development Services

NOTICE OF PUBLIC HEARING

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EXPLANATION OF REQUEST: The applicant is proposing to construct a 1,144 square-foot carport at 2800 Lakewood Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-305 of Rowlett Development Code. (SUP15-785)

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

COMMENTS: Beautification of Rowlett

PROPERTY OWNER NAME (print):

Linda Derby

SIGNATURE:

[Handwritten signature]

ADDRESS:

2800 Lakewood Drive

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glangford@rowlett.com

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



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
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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:** As a property owner bordering Dalrock, the western sun is intense. Many properties on this block would benefit from similar structures.

**PROPERTY OWNER NAME (print):** Farrel & Deva Fontenot  
**SIGNATURE:** Deva Fontenot  
**ADDRESS:** 2601 Lakewood Dr Rowlett, TX 75088

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07-09-15A11:11 RCVD



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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

COMMENTS:

TRASHY - Neighborhood Blight

PROPERTY OWNER NAME

(print):

LOWELL PARSONS

SIGNATURE:

8506 Wind drift Ln

ADDRESS:

Rowlett 75086

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Phone 972-412-6166

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[glangford@rowlett.com](mailto:glangford@rowlett.com)

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

07-09-15A11:10 RCVD



Department of Development  
Services

## COURTESY NOTICE OF PUBLIC HEARING

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**RE:** Application for a Special Use Permit

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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:** CARPORT WOULD BE EYESORE, MAKING THE PROPERTY LOOK COMMERCIAL, CREATE TRAFFIC PROBLEMS ON A HEAVILY-TRAVELED ROAD

**PROPERTY OWNER NAME**

(print):

MIKE O'QUINN

**SIGNATURE:**

*[Handwritten Signature]*

**ADDRESS:**

8510 WIND DRIFT LN

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 6:30 p.m. on the 14<sup>th</sup> day of July, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 4<sup>th</sup> day of August, 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, July 8, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 29, 2015, to be included in the City Council packet. All responses received by July 29<sup>th</sup> 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.

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](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

07-10-15A11:34 RCVD