



City of Rowlett

Meeting Agenda - Corrected

City Council

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

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, August 18, 2015

5:40 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate on property at 3913 Main Street. (45 minutes) [THIS EXECUTIVE SESSION SHALL OCCUR AFTER THE REGULAR MEETING]

3. WORK SESSION (5:40 P.M.) * Times listed are approximate.

- 3A.** Discuss FY2016 Budget (90 minutes)

- 3B.** Review final submittal of Hwy 66 east and west median design to be funded through the Texas Department of Transportation Governor's Community Achievement Award \$250,000 Grant. (20 minutes)

4. DISCUSS CONSENT AGENDA ITEMS

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)*

INVOCATION

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE

Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

5. PRESENTATIONS AND PROCLAMATIONS

- 5A. Presentation of Proclamation to Teri Jenkins, Keep Texas Beautiful Sadie Ray Graff Educator Award.
- 5B. Presentation of the Rowlett Police Department's Lifesaving Award to Officer Patrick Ray.
- 5C. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

6. CITIZENS' INPUT

At this time, three-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully-completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. No action can be taken by the Council during Citizens' Input.

7. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.

- 7A. Consider action to approve minutes from the August 4, 2015, City Council Regular Meeting.
- 7B. Consider a resolution to accept the petition and call a Public Hearing on creation of the Bayside Public Improvement District (PID) submitted on behalf of Bayside Land Partners LLC for the property known as Bayside.
- 7C. Consider action to approve a resolution accepting the bid of and awarding a contract to Pavecon LTD in the amount of \$326,261.00 for the total base bid with a ten percent (10%) contingency for \$32,626.10 and up to \$7,500.00 for an early completion bonus, resulting in a total project amount of \$366,387.10 for the Roadway Improvements on President George Bush Turnpike (PGBT) Northbound Frontage Road and State Highway 66 (Lakeview Parkway) Right Turn Lane Project, and authorizing the Mayor to execute the necessary documents for said services.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A. Consider an ordinance to rezone from Single Family-40 Zoning District to the New Neighborhood Form-Based Zoning District, with Major Warrants to allow modification to the lighting and open space standards for buildings fronting on open space, for properties located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road. (Case FW14-740)
- 8B. Conduct a public hearing (1st) on the ad valorem tax rate for FY 2015-16.
- 8C. Conduct a public hearing (1st) on the proposed budget for FY 2015-16.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

9. ADJOURNMENT

Laura Hallmark

Laura Hallmark, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website (www.rowlett.com) on the 13th day of August 2015, by 5:00 p.m.



City of Rowlett
Staff Report

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

AGENDA DATE: 08/18/15

AGENDA ITEM: 2A

TITLE

The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate on property at 3913 Main Street. (45 minutes) [THIS EXECUTIVE SESSION SHALL OCCUR AFTER THE REGULAR MEETING]



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AGENDA DATE: 08/18/15

AGENDA ITEM: 3A

TITLE

City Council Budget Work Session. (90 minutes)

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Terri Doby, Budget Officer

SUMMARY

The purpose of this item is to discuss the FY2016 Proposed Budget presented by the City Manager on August 4, 2015.

BACKGROUND INFORMATION

Section 6.02 of the City Charter requires the City Manager to present to City Council the Proposed Budget for the upcoming fiscal year. The City Manager presented the FY2016 Proposed Budget on August 4, 2015. The purpose of this item is to allow City Council discuss the FY2016 Proposed Budget.

DISCUSSION

The purpose of the work session is to discuss operating funds, capital improvements plan, and other aspects of the proposed budget.

Following is a schedule of the FY2016 Budget Work Sessions and Public Hearings:

August 4	Proposed Budget submitted to City Council
August 17, 18	City Council Budget Work Sessions
August 18	1 st Public Hearing on Proposed Budget
September 1	2 nd Public Hearing on Proposed Budget
September 15	City Council meeting to adopt the budget and set tax rate
October 1	Begin Fiscal year 2015-2016

The sections of the budget to be discussed on August 18, 2015 are:

- Overview of City's Manager's recommendations for the proposed budget
- Impact of development on the proposed budget
- Property tax rate
- Impact of drought on utility system and plan to improve Utility Fund reserves
- Rate changes from North Texas Municipal Water District (water) and City of Garland (sewer)

- Proposed strategy to increase funding for infrastructure
- Allocation of additional funds (General Fund)
- Proposed strategy to hold bond elections every three years and set a targeted rate for the interest & sinking portion of the tax rate
- Five Year Capital Improvement Plan
- Other policy proposals and programs from City Manager

RECOMMENDED ACTION

There is no action necessary. Discussion only.



City of Rowlett
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AGENDA DATE: 08/18/15

AGENDA ITEM: 3B

TITLE

Review final submittal of Hwy 66 east and west median design to be funded through the Texas Department of Transportation Governor's Community Achievement Award \$250,000 Grant. (20 minutes)

STAFF REPRESENTATIVE

Jermel Stevenson, Director of Parks and Recreation
Angela Smith, Recreation Division Manager
Daniel Acevedo, Urban Designer

SUMMARY

The Texas Department of Transportation awarded the City of Rowlett a Governor's Community Achievement Award for \$250,000 in 2014 at the Keep Texas Beautiful Conference. Keep Rowlett Beautiful played an integral role in winning this \$250,000 grant. The grant requires the City of Rowlett to design a median layout and submit to Texas Department of Transportation. This new median design will be implemented at Hwy 66 and Heritage Parkway and Hwy 66 and Antioch Drive. This item has been placed on the work session agenda in order to give City Council the opportunity for final review of the project before being submitted to the Texas Department of Transportation.

BACKGROUND INFORMATION

The Governor's Community Achievement Award annually endows Texas communities with a share of landscaping funding, to be used in the construction of a beautification project within the winning community. The projects are completed on selected state rights-of-way and conform both to the winning city's aesthetic expectations and stringent standards of safety, design and maintenance laid out by the Texas Department of Transportation.

The competition distributes \$2 million in funding from TxDOT across the 10 communities, with the amount based on population size. A community's environmental program is judged on achievements in seven areas:

- Community Leadership and Coordination
- Public Awareness
- Education
- Beautification and Community Improvement
- Litter Prevention and Cleanup
- Solid Waste Management
- Litter Law and Illegal Dumping Enforcement

The Texas Department of Transportation awarded the City of Rowlett a Governor's Community Achievement Award in 2014 at the Keep Texas Beautiful Convention. Keep Rowlett Beautiful played an integral role in winning this \$250,000 grant. Keep Rowlett Beautiful formed a committee consisting of Jermel Stevenson, Tim Rogers, Marc Kurbansade, Debby Bobbitt, Lonnie Cornwell, Zabrina Martinson, Mike Lancaster and Martha Brown. The committee was then charged with presenting ideas to the group. Once the ideas were presented, the City of Rowlett Planning Department played a key role in designing the basic layout of the plan. The Parks and Recreation Department then helped with selecting proper drought resistant landscape elements. The preliminary design was reviewed in early January 2015. At this time it was recommended by Keep Rowlett Beautiful that all sidewalks, driveways and curb cuts be removed. This was completed and the City developed a landscape plan for the medians. The final design plan was then developed along with a preliminary budget. This final plan was reviewed by the committee in early June 2015 and is now being presented to City Council for review. The next step will include forwarding the design to the Texas Department of Transportation for final approval, formal bids and completion of the project.

DISCUSSION

The new entry ways will be placed at Hwy 66 and Heritage Parkway and Hwy 66 and Antioch Drive. Each entry way will consist of a 12' long x 6' tall x 2' deep light tan sandstone wall that includes a "Welcome to Rowlett" sandstone sign as well as five 100 gallon Chinese pistachio trees, five 30 gallon Nellie Stevenson Hollie Trees, a combination of butterfly bush, red knock out roses, yucca, dwarf Mexican feather grass, lace & Pineapple cactus, Black-Eyed Susans and blue aster set among 3" or greater Colorado river rock. The proposal also includes solar lighting for each sign and drip and bubbler irrigation. The wall will be set off the end point of the median so as not to cause a blind spot for any oncoming traffic.

Where there are existing monuments, those will be removed and repurposed at other locations throughout the City of Rowlett. Going forward, major entry points throughout the City of Rowlett will follow suit with the new design.

Keep Rowlett Beautiful, the Governor's Community Achievement Award committee and City Staff would like to present the final design and budget to City Council to seek support in moving forward with submitting designs to the Texas Department of Transportation for completion of the project.

FINANCIAL/BUDGET IMPLICATIONS

The initial \$250,000 funding will be provided through the Governor's Community Achievement Award. Although the plants will be drought resistant in nature, there will be ongoing maintenance in maintaining the new entry ways. Funding for ongoing maintenance will be done through the Parks Division Maintenance Budget.

RECOMMENDED ACTION

Keep Rowlett Beautiful, the Governor's Community Achievement Award committee and City Staff seek support in moving forward with submitting designs to the Texas Department of Transportation for completion of the project.

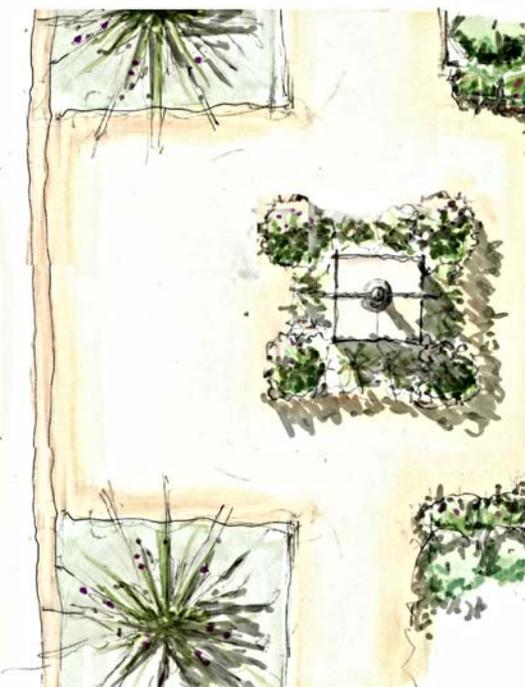
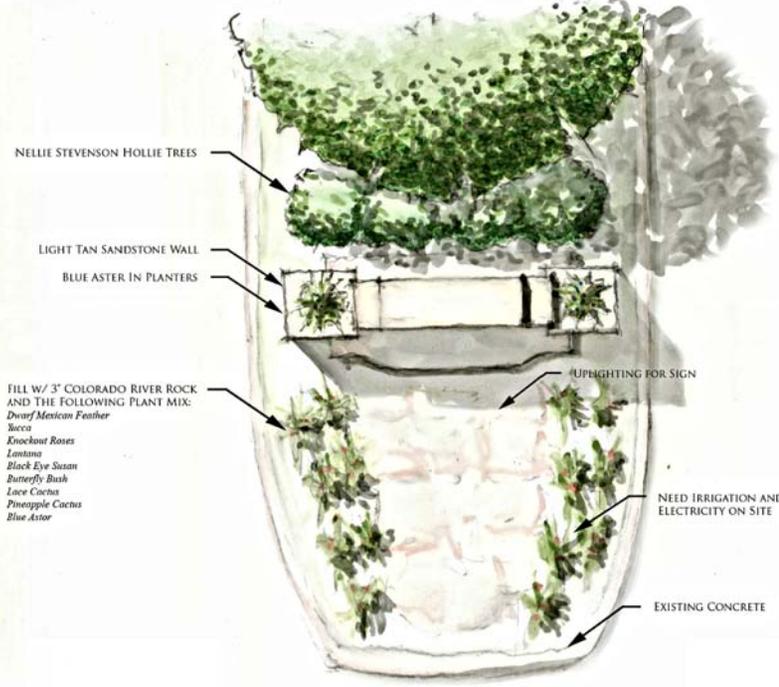
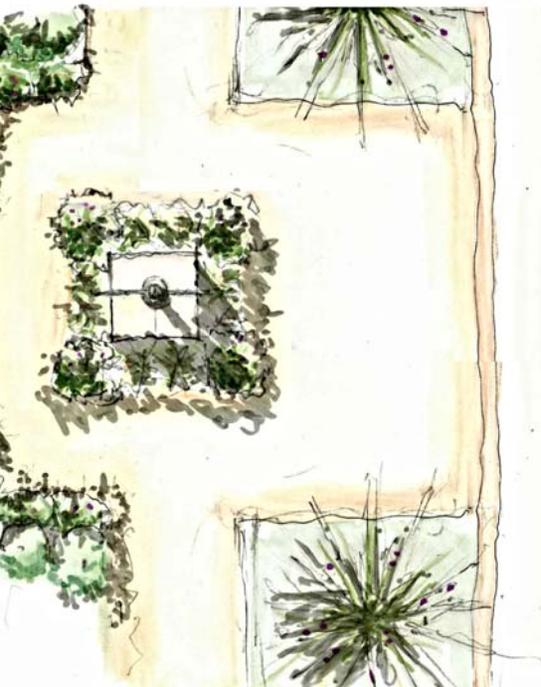
ATTACHMENTS

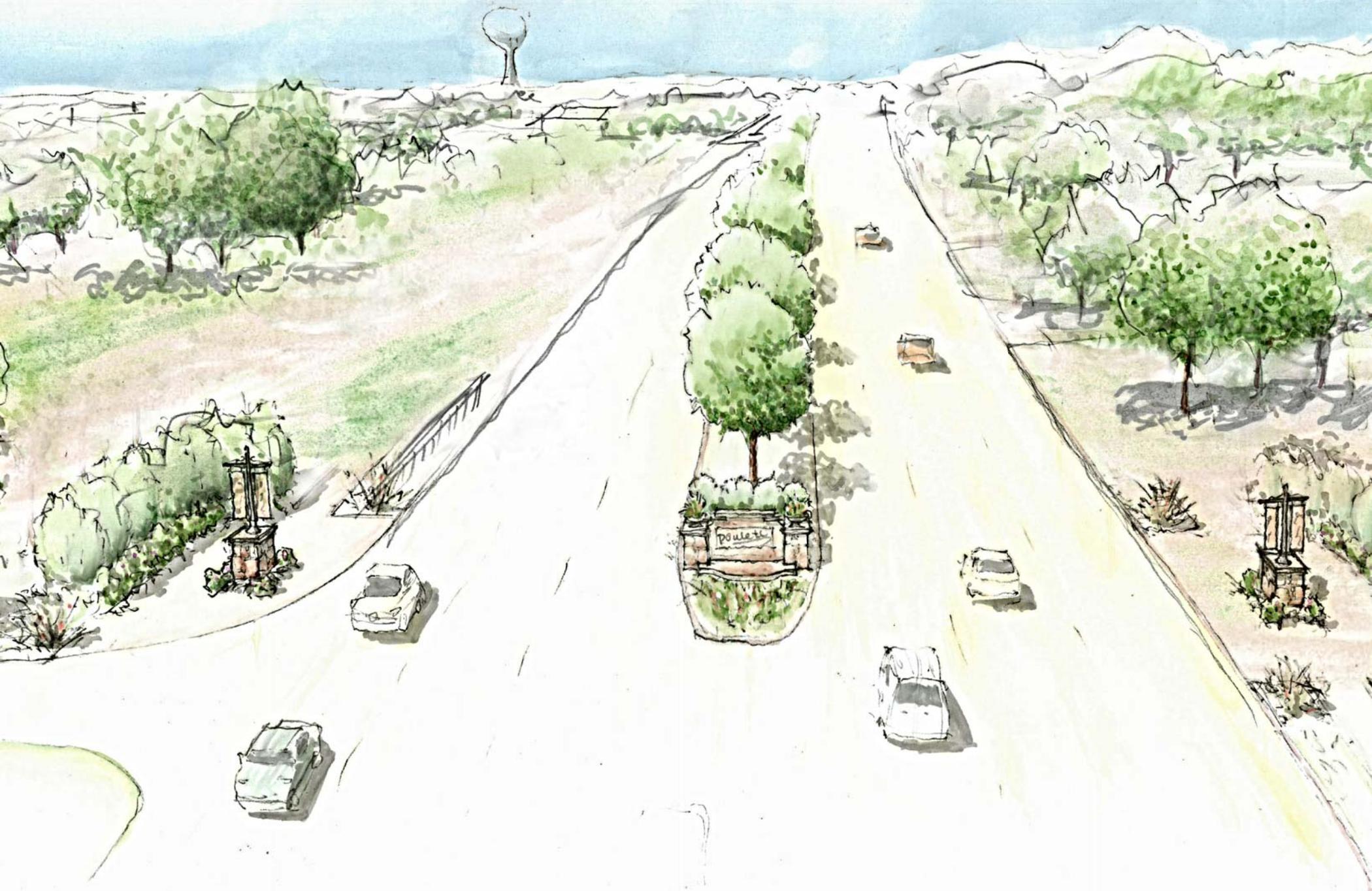
Attachment A – Final Rendering

Attachment B – Perspective West

Attachment C – Perspective East

Attachment D – Estimated Budget







Hwy 66 West Entry	
Remove existing landscape and prepare new area	\$4,500
Modify existing irrigation to install drip irrigation	\$4,500
Install 5-100 gallon Chinese Pistachio Trees and bubbler to each tree	\$13,000
Install Light tan sandstone wall - 12'long x 6' tall x 2' deep	\$23,000
Install 5-30 gallon Nellie Stevenson Hollie Trees with bubblers	\$2,000
3" or greater Colorado River install with weed barrier - approx 6 tons	\$9,000
Landscape Material - 12-3 gal butterfly bush, 12-3 gal red knock rose, 12 3-gal red yucca, 15 1 gal dwarf mexican feather grass, lace & pineapple cactus, glackeyed susan and 30 1gal blue aster	\$5,000
Welcome Sign insert - sandstone with text & logo	\$40,000
Solar Lighting on Entry Sign	\$5,000
Labor	\$10,000
Hwy 66 West Entry Total	\$116,000

Hhy 66 East Entry	
Remove existing landscape and monument and prepare new area	\$10,000
Modify existing irrigation to install drip irrigation	\$6,500
Install 5-100 gallon Chinese Pistachio Trees and bubbler to each tree	\$13,000
Install Light tan sandstone wall - 12'long x 6' tall x 2' deep	\$23,000
Install 9-30 gallon Nellie Stevenson Hollie Trees with bubblers	\$4,000
3" or greater Colorado River install with weed barrier - approx 9 tons	\$13,000
Landscape Material - 12-3 gal butterfly bush, 12-3 gal red knock rose, 12 3-gal red yucca, 15 1 gal dwarf mexican feather grass, lace & pineapple cactus, glackeyed susan and 30 1gal blue aster	\$5,000
Welcome Sign insert - sandstone with text & logo	\$40,000
Solar Lighting on Entry Sign	\$5,000
Stamped concrete due to width of median	\$5,000
Labor	\$10,000
Hwy 66 East Entry Total	\$134,500

PROJECT TOTAL	\$250,500
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City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
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AGENDA DATE: 08/18/15

AGENDA ITEM: 5A

TITLE

Presentation of Proclamation to Teri Jenkins for Award received from Keep Texas Beautiful.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager

SUMMARY

Keep Texas Beautiful (KTB) held its 48th Annual State Conference in Ft. Worth, Texas June 15 – 17, 2015. KTB's conference goals are to celebrate and recognize the achievements of youth and community leaders (of all ages), civic groups, businesses and governments; offer an array of educational sessions that relay pertinent, innovative approaches to community beautification, waste reduction and litter prevention to those looking to improve their surroundings; and provide unparalleled networking opportunities and exciting presentations from knowledgeable experts and those with a passion for the environment.

With KTB's three distinct awards programs, there is a way to recognize the efforts of individuals, schools, businesses, communities and everything in between who work to keep the Lone Star State's environment clean. Winners of all three awards programs are recognized annually at the KTB Annual Conference. The Civic Organization Award recognizes contributions by civic organizations supporting the KTB mission. The KTB Youth & Educator Awards honor extraordinary students, educators and volunteers working to improve and beautify their communities. Awards are given in a number of categories, to elementary through college-level youth as well as educators and youth organizers. This year, the Sadie Ray Graff Elementary Educator Award was presented to Terri Jenkins of Dorsey Elementary School.

BACKGROUND INFORMATION

Keep Texas Beautiful presented Terri Jenkins with the Sadie Ray Graff Elementary Educator Award for her leadership of the Dorsey Elementary School E Team.

Ms. Jenkins has taught students, their families and fellow educators how to "Reduce, Reuse & Recycle" through student produced "Let's Go Green" videos, announcements to the school made each morning by E-Team members, weekly distribution of "Dorsey Green Tips" that students can share with their families. Along with classroom conservation and recycling programs, and after school cleanup and beautification projects.

**KEEP TEXAS BEAUTIFUL
SADIE RAY GRAFF– ELEMENTARY EDUCATOR AWARD**

WHEREAS, Keep Texas Beautiful (KTB) is a statewide nonprofit dedicated to beautifying and improving community environments through programming and education; it addresses the areas of litter prevention, community beautification and waste reduction. The nonprofit works with affiliate communities, government agencies, businesses, civic groups, and volunteers to ensure that every Texan has the opportunity to make Texas the cleanest, most beautiful state in the nation; and

WHEREAS, the Keep Texas Beautiful Sadie Ray Graff Educator Award recognizes the efforts of Educators and Educational Institutions to encourage youth involvement and promote the KTB mission through environmental education; and

WHEREAS, the second place Sadie Ray Graff Elementary Educator Award was presented to elementary educator Teri Jenkins, for her leadership of the Dorsey Elementary School E Team; and

WHEREAS, Ms. Jenkins has enthusiastically taught students, their families, and fellow educators how to “Reduce, Reuse & Recycle” through student produced “Let’s Go Green” videos, announcements made each morning by E-Team Members, weekly distribution of “Dorsey Green Tips” that students can share with their families, classroom conservation and recycling programs, and after school cleanup and beautification projects.

NOW THEREFORE, I, Todd W. Gottel, Mayor of the City of Rowlett, and on behalf of the City Council, do hereby recognize Ms. Jenkin’s efforts and the difference that she has made in our community.



City of Rowlett
Staff Report

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AGENDA DATE: 08/18/15

AGENDA ITEM: 5B

TITLE

Presentation of the Rowlett Police Department's Lifesaving Award to Officer Patrick Ray.

STAFF REPRESENTATIVE

Mike Brodnax, Chief of Police

SUMMARY

The Rowlett Police Department's Meritorious Board met to review Officer Patrick Ray's actions in this incident and unanimously recommended that he receive the Life Saving Award. I agree with the Board's recommendation and bestow upon this officer the department's Life Saving Award.

BACKGROUND INFORMATION

On Sunday, July 26, 2015, at approximately 2:14 p.m., Officer Patrick Ray was dispatched to the 3800 block of Remington Drive in reference to a two year old child that was unresponsive. The child's mother stated her child was playing in a shallow swimming pool at their residence. The mother advised the child became lethargic, turning blue, and then stopped breathing. Officer Ray arrived on scene and took command of the incident. He took the child and placed his finger inside the child's mouth in an attempt to clear the child's airway. After performing the maneuver, the child regained consciousness and started to breathe again. Medic #1 arrived on scene and could not determine what had been medically wrong with the child. The child was transported to Lake Pointe Hospital where an x-ray revealed that a coin had most likely been lodged in the child's airway and was cleared by Officer Ray. Officer Ray remained calm during the incident and performed a lifesaving technique which was instrumental in saving the child's life.

DISCUSSION

Officer P. Ray provided exceptional professional police services to this family and was responsible for keeping this incident from turning into a tragedy.

Officer P. Ray's actions in this incident were referred to the Rowlett Police Department's Meritorious Board for review. The Board unanimously recommended that he receive the department's Life Saving Award.

RECOMMENDED ACTION

Present the Rowlett Police Department's Life Saving Award to Officer Patrick Ray for his actions on July 26, 2015, that directly resulted in saving a human life.



City of Rowlett
Staff Report

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AGENDA DATE: 08/18/15

AGENDA ITEM: 5C

TITLE

Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager



City of Rowlett
Staff Report

4000 Main Street
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AGENDA DATE: 08/18/15

AGENDA ITEM: 7A

TITLE

Consider action to approve minutes from the August 4, 2015, City Council Regular Meeting.

STAFF REPRESENTATIVE

Laura Hallmark, City Secretary

SUMMARY

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
 - (1) state the subject of each deliberation; and
 - (2) indicate each vote, order, decisions or other action taken.

RECOMMENDED ACTION

Move to approve, amend or correct the minutes for the August 4, 2015, City Council Regular Meeting.

ATTACHMENT

08-04-15 City Council Regular Meeting Minutes



City of Rowlett

Meeting Minutes

City Council

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

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Tuesday, August 4, 2015

5:45 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Mayor Pro Tem Gallops, Deputy Mayor Pro Tem Dana-Bashian, Councilmember Pankratz, Councilmember van Bloemendaal and Councilmember Sheffield

Absent: Councilmember Bobbitt

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:46 p.m.

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney regarding the marina currently located at Bayside. (15 minutes)

In at 5:46 p.m. Out at 6:07 p.m.

3. WORK SESSION (6:00 P.M.) * Times listed are approximate.

- 3A.** Presentation of the Fiscal Year 2016 (FY2016) Proposed Budget. (60 minutes)

Brian Funderburk, City Manager, presented the budget and outlined four specific policy recommendations related to the health of the Utility Fund, funding for infrastructure, additional funds for Council allocation, and the Capital Bond Program. Mayor and Council thanked Mr. Funderburk and staff for all their hard work year-round on the budget.

- 3B.** Update City Council on Year Five of the Employee Benefits Strategy to include Plan Performance Updates and the Wellness Accountability Plan status. (30 minutes)

Irene Kasujja, Interim Director of Human Resources, provided the update, which included the medical benefits package, the wellness program, and safety and risk management. Ms. Kasujja reviewed the history of employee medical insurance costs, the benefits assessment, review of in-network usage and generic drug substitution, use of Compass – the healthcare concierge, use of the employee clinic and Lake Pointe Medical Partners, reviewed OPEB and vacation/sick leave payout revisions, the wellness program and options for FY16, biometric screening results, projected budget for the Employee Health Benefits Fund, and workers' compensation statistics.

4. DISCUSS CONSENT AGENDA ITEMS

Council took a short break at 7:25 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)*

Council reconvened at 7:34 p.m.

INVOCATION – Mayor Pro Tem Gallops

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of the Promotion of Lieutenant Michael Godfrey to Assistant Chief of Police, effective July 8, 2015, and the Promotion of Sergeant Dan Miller to Lieutenant of Police, effective July 30, 2015.

Mike Brodnax, Police Chief, made the presentations.

- 5B.** Hear presentation of the Monthly Financial report for the period ending June 30, 2015.

Wendy Badgett, Interim Finance Director, presented the report.

- 5C.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mayor Gottel announced the following: Council meetings - next regular Council meetings will be held on Tuesday, August 18th & September 1st. Special budget work session meeting date will change, look for notices or on the website for new date. Held in the Annex Conference Room. Council will no longer meet on a regular basis on the second Tuesday of the month for work session – only two meetings a month except for special items. P & Z meetings - Tuesday, August 11th and 25th – held in the City Hall Conference Room at 6:30pm. New start time is 6:30pm unless a work session is needed, then the meeting will start at 6pm. Accepting applications for boards & commissions. Applications now being accepted for all the boards and commissions. Council will appoint citizens to fill term vacancies during the September 15th Council meeting. Detailed

descriptions and the application to serve are available on the main website page under Rowlett News. Library Visioning Task Force - Task force appointees are representatives from the Library Advisory Board, Friends of the Rowlett Public Library, current library volunteers and citizens. Tasked with the job of creating ideas for a 21st century library and what that looks like; considering options for the design of the new library and prioritization of space needs within an intermediate library facility in Downtown Rowlett. Task force will return to Council with their findings and recommendations in November. Tour of surrounding libraries is this Saturday, August 8th from 8:30am – 5:30pm. Next meeting will be Wednesday, August 12th in the Annex Conference Room @ 6:30pm. Rowlett Library - the Library is located at 5702 Rowlett Road. Upcoming events: library camps – all held @ RCC: Jedi training – Friday, August 7th @ 2pm. 3d pen printing – Friday, August 14th @ 2pm. Rule the School – Saturday, August 21st @ 2pm. Arts & Humanities photography contest - 2015 theme – “Whatever Floats your Boat” - entries accepted @ the RCC on Saturday, September 5th from 10am to noon. Visit Arts & Humanities page at Rowlett.com for more information. Parks and Recreation - Kids Kingdom Playground Committee meets weekly, all meetings open to public. Held on Tuesday evenings at RCC; for more information check on the City’s website on the home page, Rebuild Kids Kingdom! Selling fence pickets now – only a few left at \$40 – sale ends August 8th then pickets return to the price of \$50 each. Volunteers sign up now for “build week” – Nov. 30 – Dec. 6. Upcoming events: movies at Pecan Grove Park begin at 6:15pm. September 4th – Alexander and the Terrible, Horrible, No Good Very Bad Day. September 11th – Paddington. September 18th – Big Hero 6. Blue Wednesday - Mark your calendars for Wednesday, August 12th – Blue Wednesday – a chance to show appreciation to our men and women in blue! Citizens – turn on your headlights during the day as you are driving around Rowlett; at night, turn on your front porch light. Businesses – if you want to offer any specials to current or retired police officers, contact the Rowlett Chamber of Commerce at 972-475-3200 to participate. It’s important we stop and take the opportunity to thank our police officers for all they do and a job well done! Mosquito season - Dallas County sprayed for mosquitoes in the southeast quadrant of the City last Thursday night, Friday night and Monday nights as a result of a mosquito testing positive for West Nile Virus. The City contracts with Dallas County for testing, abatement and spraying for all of Rowlett (portion in Rockwall County too). Be proactive to help in the fight – practice the four D’s: dress, deet, drain, dusk & dawn. Still available! – City of Rowlett providing “dunks” for free at the Development Services building located at 3901 Main St, 8am to 5pm Monday thru Friday (first come, first served basis). Activities for seniors: senior potluck lunch social - second Thursday of the month; 11:30am at RCC. August 13th and September 10th are the next lunches. Lunch around town - fourth Tuesday of the month @ 11:30 am; August 25th next date. Animal shelter - “Empty the Shelter Day” adoptathon – Saturday, August 15th, 10am – 5pm. The shelter is full! Come find your newest family member on the 15th! Because of the adoptathon, the vaccine clinic has been moved to the next Saturday. Low cost vaccine clinic at Animal Shelter – Saturday, August 22nd, 1 – 3pm. Located at 4402 Industrial St. Shelter is open Monday – Saturday, 10am – 5pm.

Animal Shelter staff members brought Clare and Cola – two dogs available for adoption at the shelter.

6. CITIZENS’ INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A.** Consider action to approve minutes from the July 10-11, 2015, City Council Planning and Strategic Development Meeting, the July 14, 2015, City Council Work Session, and the July 21, 2015, City Council Regular Meeting.

This item was approved on the Consent Agenda.

- 7B.** Consider action to approve a resolution exercising the second of three one-year renewal options for the purchase of emergency medical supplies and medication for Rowlett Fire Rescue to Bound Tree Medical LLC as the primary vendor and Henry Schein Matrix as the alternate vendor in the unit prices bid and in an estimated annual amount of \$98,134 through the Interlocal Cooperative Purchasing Agreement with the City of Cedar Hill.

This item was approved as RES-092-15 on the Consent Agenda.

- 7C.** Consider action to approve a resolution for Insurance carrier changes from Aetna to QBE Corporation, for Individual and Aggregate Stop Loss Insurance in the amount of \$473,375; Dental Insurance carrier change from Delta Dental to Aetna Dental in the estimated amount of \$240,427 and authorizing the City Manager to execute all necessary documents.

This item was approved as RES-093-15 on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Pankratz, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A.** Present the Community Development Block Grant Program – 2015 Annual Plan; conduct a public hearing requesting citizen input on participation in the program; consider a resolution supporting participation in the Community Development Block Grant programs, adopting the 2015 Community Development Block Grant Annual Plan; and authorize the City Manager to execute and submit all documentation and certifications to the United States Department of Housing and Urban Development (HUD).

Mayor Pro Tem Gallops recused himself from this item citing conflict of interest.

Erin Jones, Senior Planner, presented proposed plan. The public hearing opened and closed with no speakers.

A motion was made by Councilmember Sheffield, seconded by Councilmember Pankratz, to approve the item as presented. The motion carried with a vote of five in favor and one abstention (Gallops). This item was adopted as RES-094-15.

- 8B.** 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 2800 Lakewood Drive being further described as Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas. (SUP15-785)

Garrett Langford, Principal Planner presented the background information for this item. The public hearing opened and closed with no speakers.

A motion was made by Mayor Pro Tem Gallops, seconded by Deputy Mayor Pro Tem Dana-Bashian, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as ORD-028-15.

- 8C.** 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)

Garrett Langford, Principal Planner, presented the background information for this item. The public hearing opened and closed with no speakers.

A motion was made by Mayor Pro Tem Gallops, seconded by Deputy Mayor Pro Tem Dana-Bashian, to approve the item with the condition that the front fence/gate be raised to a height of eight feet (8'). The motion carried with a unanimous vote of those members present. This item was adopted as ORD-029-15.

- 8D.** 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.

This item was taken out of order.

Garrett Langford, Principal Planner, presented the background information on this item. The public hearing opened and closed with one speaker: Chris Coulter, 5313 Lakeview Parkway, Rowlett; Applicant spoke in favor of this item.

A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Sheffield, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as ORD-030-15.

- 8E.** 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)

Garrett Langford, Principal Planner, presented the background information on this item. The public hearing opened and closed with one speaker: Dub Douphrate, 2235 Ridge Road, Rockwall; spoke on behalf of the applicant.

A motion was made by Councilmember Sheffield, seconded by Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as ORD-031-15.

- 8F.** Consider action to approve a resolution to place a proposal to adopt a tax rate for FY2015-2016 on the agenda of a future meeting and schedule two public hearings.

Terri Doby, Budget Officer, provided the reasoning for the public hearings and explained the proposed tax rate and the effective tax rate.

A motion was made by Mayor Pro Tem Gallops, seconded by Deputy Mayor Pro Tem Dana-Bashian, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as RES-095-15.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

There was no action taken.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 8:52 p.m.



City of Rowlett
Staff Report

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

AGENDA DATE: 08/18/15

AGENDA ITEM: 7B

TITLE

Consider a resolution to accept the petition and call a Public Hearing on creation of the Bayside Public Improvement District (PID) submitted on behalf of Bayside Land Partners LLC for the property known as Bayside.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Jim Grabenhorst, Director of Economic Development
David Berman, City Attorney

SUMMARY

In May 2015, the City of Rowlett and the City of Dallas completed the sale of the Elgin B. Robertson property and boundary adjustment into Rowlett's municipal jurisdiction. As part of that sale transaction, the City of Rowlett entered into a Development Agreement with Bayside Land Partners LLC for development of the property into Bayside that would require, among other things, the creation of a PID to enable and facilitate adequate funding for infrastructure and maintenance of certain improvements. Therefore, the purpose of this item is to accept the landowner submitted petition (Exhibit A) and call a public hearing to be held on September 15, 2015, on the Bayside Public Improvement District (Exhibit B).

BACKGROUND INFORMATION

The Bayside property consists of approximately 257 acres along Interstate 30 at the Dalrock Road interchange (see aerial map on following page). The north tract is located in Dallas County and consists of approximately 142 acres and the south tract is located in both Dallas County and Rockwall County and consists of approximately 115 acres.

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

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

On February 5, 2015, the Dallas Parks Board took action to recommend approval of the sale of the Bayside property to the City of Rowlett. On February 25, 2015, the Dallas City Council took action approving the interlocal agreement and the first of two sets of approvals for the resultant boundary adjustments. On March 17, 2015, Rowlett City Council approved the following items:

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

DISCUSSION

At the March 27, 2015, City Council Work Session, the City's financial advisors, First Southwest presented an overview on Public Improvement Districts, which included a general description; criteria for establishing; the Service and Assessment plan and responsibility of the City (Attachment 1).

Chapter 372 (Texas Local Government Code), authorizes the City to create public improvement districts and subject to the landowner petition filed with the City Secretary by Bayside Land Partners LLC, staff has reviewed said petition and determined that it complies with the requirements of Chapter 372 (Texas Local Government Code) and the filing of the petition was accepted. The next step is for City Council to call a Public Hearing and provide notice of same at least seven days prior to the hearing. On advice of the City's financial advisors, a formal resolution calling for the public hearing is being considered with this agenda item.

FISCAL IMPACT/BUDGET IMPLICATIONS

This action item is to accept the landowner filed petition and call for the Public Hearing, the subsequent staff report associated with the Public Hearing will provide information on service and assessment plan of the Bayside Public Improvement District.

RECOMMENDED ACTION

Approve a resolution accepting the petition for the Bayside Public Improvement District and calling a public hearing and authorizing the Mayor to execute all necessary documents on the City's behalf.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, ACCEPTING A LANDOWNER PETITION REQUESTING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; CALLING A PUBLIC HEARING TO CONSIDER THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING AND DIRECTING THAT NOTICES OF THE PUBLIC HEARING BE GIVEN AS REQUIRED BY LAW; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Chapter 372, Texas Local Government Code, as amended (the "Act"), authorizes the City of Rowlett, Texas (the "City") to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, a landowner petition, a copy of which is attached as Exhibit A (the "Petition"), was filed with the City Secretary requesting the creation of the "Bayside Public Improvement District" (the "District") in accordance with the Act; and

WHEREAS, the City Council has determined that it is in the best interest of the City to accept the Petition and to call a public hearing (the "Public Hearing") at which the City Council will consider the adequacy of the Petition and hear public testimony regarding the feasibility and advisability of creating the proposed District.

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

Section 1. The recitals set forth in the WHEREAS clauses of this Resolution are true and correct and are incorporated as part of this Resolution.

Section 2. City staff has reviewed the Petition and determined that the same complies with the requirements of the Act and the filing of the Petition is accepted.

Section 3. The City Council calls the Public Hearing to consider the adequacy of the Petition and to hear public testimony on the feasibility and advisability of creating the proposed District to be held beginning at or after 7:30 P.M. on Tuesday, September 15, 2015 in the City Council chambers in the City Hall Municipal Building located at 4000 Main Street, Rowlett, Texas. Attached hereto as Exhibit B is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

Section 4. The Public Hearing may be adjourned from time to time.

Section 5. The City Secretary is hereby authorized and directed to give all notices of the Public Hearing as required by law, including notices required by the Texas Open Meetings Act and by the Act.

Section 6. Upon the closing of the Public Hearing, the City Council may consider the adoption of a resolution creating the proposed District or may defer the adoption of such a resolution for up to six months.

Section 7. This Resolution shall become effective immediately from and after it is passed and approved.

ATTACHMENTS

Exhibit A – Bayside Public Improvement District Landowner Petition

Exhibit B – Notice of Public Hearing for Bayside Public Improvement District

Attachment 1 – FirstSouthwest PID Overview Presentation

PETITION FOR THE CREATION OF A
PUBLIC IMPROVEMENT DISTRICT WITHIN
THE CITY OF ROWLETT, TEXAS,
FOR THE BAYSIDE DEVELOPMENT

This petition (the "Petition") is submitted and filed with the City Secretary of the City of Rowlett, Texas (the "City"), by Bayside Land Partners, LLC, a Texas limited liability company (the "Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the City create a public improvement district (the "District") to include property owned by the Owner and located within the corporate limits of the City (the "Property"), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owner would present the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to, water and wastewater system improvements, roadway improvements, right-of-way acquisition, drainage improvements, park improvements and other improvement projects (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. The Owner estimates that the cost to design, acquire, and construct the Authorized Improvements is \$50,000,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Section 5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The person signing this Petition requests the establishment of the District.

Section 8. Advisory Board. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned requests that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this the 11th day of August, 2015.

BAYSIDE LAND PARTNERS, LLC
A Texas limited liability company

By: WK Bayside LLC
a Texas limited liability company,
its Managing Member

By: William Krue

Exhibit AMetes and Bounds Description of the Property

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957, Elmira Eveens Survey, Abstract No. 438, William Haden Thomas Survey, Abstract No. 213, H. McMillan Survey, Abstract No. 143, H. McMillan Survey, Abstract No. 853 and Jared Stephenson Survey, Abstract No. 258, City of Rowlett, Dallas County and Rockwall County, Texas; and being all of a tract of land described in Deed to City of Rowlett recorded May 18, 2015, in Instrument No. 201500126205 of the Official Public Records of Dallas County, Texas; being part of Fuqua Road right-of-way, part of Dalrock Road right-of-way and part of Interstate Highway No. 30 right-of-way; and being more particularly described as follows;

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

THENCE departing said centerline of Fuqua Road and with said south line of Lakecrest Estates Addition, North 88°40'50" East, a distance of 2589.61 feet to the southeast corner of said Lakecrest Estates Addition and in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 38°37'49", a radius of 4633.66 feet, a chord bearing and distance of South 64°46'31" East, 3065.29 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 3124.13 feet to a point for corner at the intersection of said south line of the Missouri Kansas-Texas Railroad Company tract and the east right-of-way line of Dalrock Road (a variable width right-of-way);

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and with said east right-of-way line of Dalrock Road, the following courses and distances:

South 0°26'16" East, a distance of 280.48 feet to a point for corner;
South 89°33'44" West, a distance of 5.00 feet to a point for corner;
South 0°26'16" East, a distance of 349.63 feet to a point for corner;
South 30°08'56" East, a distance of 85.76 feet to a point for corner at the intersection of said east right-of-way line of Dalrock Road and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

North 59°51'04" East, a distance of 909.03 feet to a point for corner;
South 30°08'56" East, a distance of 150.00 feet to a point for corner;

North 59°51'04" East, a distance of 500.00 feet to a point for corner;
North 54°43'34" East, a distance of 201.56 feet to a point for corner;
North 59°51'04" East, a distance of 84.81 feet to a point for corner;

THENCE departing said north right-of-way line of Interstate Highway No. 30, South 30°21'12" East, a distance of 415.59 feet to a point for corner in the south right-of-way line of said Interstate Highway No. 30;

THENCE with said south right-of-way line of Interstate Highway No. 30, South 59°38'48" West, a distance of 1411.44 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

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

South 11°55'35" West, a distance of 13.30 feet to a point for corner;
South 83°55'34" East, a distance of 42.59 feet to a point for corner;
South 41°26'22" East, a distance of 22.81 feet to a point for corner;
North 84°26'38" East, a distance of 65.39 feet to a point for corner;
South 59°17'22" East, a distance of 176.45 feet to a point for corner;
South 48°46'22" East, a distance of 21.32 feet to a point for corner;
South 45°47'00" West, a distance of 31.45 feet to a point for corner;
South 26°22'16" East, a distance of 36.33 feet to a point for corner;
North 70°44'38" East, a distance of 69.54 feet to a point for corner;
South 49°36'30" East, a distance of 86.35 feet to a point for corner;
South 16°53'11" East, a distance of 90.81 feet to a point for corner;
South 28°32'17" West, a distance of 58.79 feet to a point for corner;
South 58°27'51" West, a distance of 238.99 feet to a point for corner;
South 69°33'01" West, a distance of 197.77 feet to a point for corner;
South 35°06'48" West, a distance of 147.15 feet to a point for corner;
South 11°57'05" West, a distance of 115.30 feet to a point for corner;
South 43°25'41" East, a distance of 251.60 feet to a point for corner;
South 53°03'14" East, a distance of 253.93 feet to a point for corner;
North 86°32'28" East, a distance of 214.90 feet to a point for corner;
North 58°46'44" East, a distance of 281.78 feet to a point for corner;
North 30°07'13" East, a distance of 21.71 feet to a point for corner;
North 56°49'51" East, a distance of 138.28 feet to a point for corner;
North 1°28'39" West, a distance of 18.10 feet to a point for corner;
North 74°07'21" East, a distance of 112.01 feet to a point for corner;
South 3°58'16" East, a distance of 20.21 feet to a point for corner;
North 77°08'51" East, a distance of 12.88 feet to a point for corner;
South 27°28'01" East, a distance of 20.33 feet to a point for corner;
South 74°24'40" East, a distance of 42.16 feet to a point for corner;
South 39°38'37" East, a distance of 39.65 feet to a point for corner;
South 35°13'43" East, a distance of 104.73 feet to a point for corner;
South 44°28'24" East, a distance of 100.03 feet to a point for corner;
South 27°26'58" East, a distance of 84.71 feet to a point for corner;

South 43°24'12" East, a distance of 57.43 feet to a point for corner;
South 72°34'05" East, a distance of 29.28 feet to a point for corner;
South 28°05'28" East, a distance of 22.60 feet to a point for corner;
South 36°39'54" West, a distance of 54.35 feet to a point for corner;
South 44°39'22" East, a distance of 70.13 feet to a point for corner;
North 67°29'27" East, a distance of 182.05 feet to a point for corner;
North 67°06'21" East, a distance of 217.39 feet to a point for corner;
South 84°45'46" East, a distance of 12.17 feet to a point for corner;
South 26°39'20" East, a distance of 6.33 feet to a point for corner;
South 36°09'08" West, a distance of 12.52 feet to a point for corner;
South 63°52'18" West, a distance of 96.33 feet to a point for corner;
South 69°29'43" West, a distance of 163.46 feet to a point for corner;
South 62°20'43" West, a distance of 143.00 feet to a point for corner;
South 52°21'19" West, a distance of 193.69 feet to a point for corner;
South 45°30'50" West, a distance of 363.13 feet to a point for corner;
South 44°39'47" West, a distance of 370.91 feet to a point for corner;
South 41°22'25" West, a distance of 320.04 feet to a point for corner;
South 31°36'21" West, a distance of 65.70 feet to a point for corner;
North 83°25'46" West, a distance of 14.98 feet to a point for corner;
South 32°33'02" West, a distance of 95.59 feet to a point for corner;
South 35°46'16" East, a distance of 12.66 feet to a point for corner;
South 34°32'25" West, a distance of 36.10 feet to a point for corner;
South 62°18'16" West, a distance of 65.83 feet to a point for corner;
South 1°58'33" East, a distance of 51.91 feet to a point for corner;
South 26°50'42" West, a distance of 129.43 feet to a point for corner;
South 62°46'29" West, a distance of 41.91 feet to a point for corner;
South 11°12'59" East, a distance of 68.97 feet to a point for corner;
South 47°48'27" West, a distance of 23.25 feet to a point for corner;
South 4°36'15" East, a distance of 51.19 feet to a point for corner;
South 13°12'58" West, a distance of 141.85 feet to a point for corner;
South 54°03'35" West, a distance of 98.43 feet to a point for corner;
South 24°10'05" West, a distance of 172.42 feet to a point for corner;
South 49°53'37" West, a distance of 75.41 feet to a point for corner;
South 6°11'41" East, a distance of 73.51 feet to a point for corner;
South 47°12'32" West, a distance of 79.93 feet to a point for corner;
South 56°00'45" West, a distance of 90.47 feet to a point for corner;
South 72°18'27" West, a distance of 87.85 feet to a point for corner;
South 51°29'18" West, a distance of 89.24 feet to a point for corner;
South 85°34'12" West, a distance of 104.03 feet to a point for corner;
North 64°57'53" West, a distance of 54.08 feet to a point for corner;
North 81°43'17" West, a distance of 46.51 feet to a point for corner;
South 54°25'07" West, a distance of 52.94 feet to a point for corner;
North 55°16'55" West, a distance of 52.07 feet to a point for corner;
North 85°58'54" West, a distance of 47.93 feet to a point for corner;
South 63°14'45" West, a distance of 38.93 feet to a point for corner;
South 84°37'55" West, a distance of 51.06 feet to a point for corner;

South 25°45'34" West, a distance of 72.77 feet to a point for corner;
South 85°11'40" West, a distance of 75.08 feet to a point for corner;
North 39°34'51" West, a distance of 36.09 feet to a point for corner;
South 82°09'28" West, a distance of 27.25 feet to a point for corner;
South 9°14'30" West, a distance of 32.69 feet to a point for corner;
South 68°08'51" West, a distance of 33.00 feet to a point for corner;
North 22°48'58" West, a distance of 41.88 feet to a point for corner;
North 46°41'47" West, a distance of 99.21 feet to a point for corner;
North 23°23'14" East, a distance of 48.65 feet to a point for corner;
North 8°18'04" West, a distance of 69.76 feet to a point for corner;
North 38°05'11" West, a distance of 86.20 feet to a point for corner;
North 7°56'03" West, a distance of 143.95 feet to a point for corner;
North 16°14'28" East, a distance of 158.92 feet to a point for corner;
North 9°37'07" West, a distance of 132.27 feet to a point for corner;
North 27°15'57" West, a distance of 112.30 feet to a point for corner;
North 8°23'52" West, a distance of 151.50 feet to a point for corner;
North 6°05'24" East, a distance of 138.06 feet to a point for corner;
North 44°18'55" West, a distance of 122.01 feet to a point for corner;
North 6°31'27" West, a distance of 115.22 feet to a point for corner;
North 69°52'54" East, a distance of 59.70 feet to a point for corner;
North 27°40'34" East, a distance of 39.21 feet to a point for corner;
North 61°58'50" East, a distance of 128.80 feet to a point for corner;
North 8°55'12" East, a distance of 58.77 feet to a point for corner;
North 37°21'04" West, a distance of 164.91 feet to a point for corner;
North 3°33'00" West, a distance of 86.25 feet to a point for corner;
North 31°13'34" West, a distance of 123.36 feet to a point for corner;
North 87°16'52" West, a distance of 50.74 feet to a point for corner;
North 21°44'49" West, a distance of 143.68 feet to a point for corner;
North 32°09'38" West, a distance of 87.20 feet to a point for corner;
North 64°21'16" West, a distance of 94.15 feet to a point for corner;
South 81°56'58" West, a distance of 92.62 feet to a point for corner;
North 74°45'07" West, a distance of 52.60 feet to a point for corner;
North 50°15'56" West, a distance of 30.71 feet to a point for corner;
North 24°14'09" East, a distance of 20.52 feet to a point for corner;
North 30°17'25" West, a distance of 102.90 feet to a point for corner;
North 74°27'55" West, a distance of 26.37 feet to a point for corner;
North 7°10'36" West, a distance of 35.90 feet to a point for corner;
North 41°21'59" East, a distance of 15.79 feet to a point for corner;
North 6°29'38" West, a distance of 134.90 feet to a point for corner;
North 25°48'14" West, a distance of 88.29 feet to a point for corner;
North 56°22'03" West, a distance of 58.31 feet to a point for corner in said south right-of-way line of Interstate Highway No. 30;

THENCE with said south right-of-way line of Interstate Highway No. 30, South 61°35'17" West, a distance of 660.43 feet to a point for corner;

THENCE departing said south right-of-way line of Interstate Highway No. 30, North 28°20'16" West, a distance of 445.80 feet to a point for corner in said north right-of-way line of Interstate Highway No. 30;

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

North 61°39'44" East, a distance of 328.90 feet to a point for corner;
 North 58°14'01" East, a distance of 265.47 feet to a point for corner;
 North 42°57'13" East, a distance of 41.07 feet to a point for corner in said 435.5 foot contour line as defined by a survey performed in September, 2014;

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

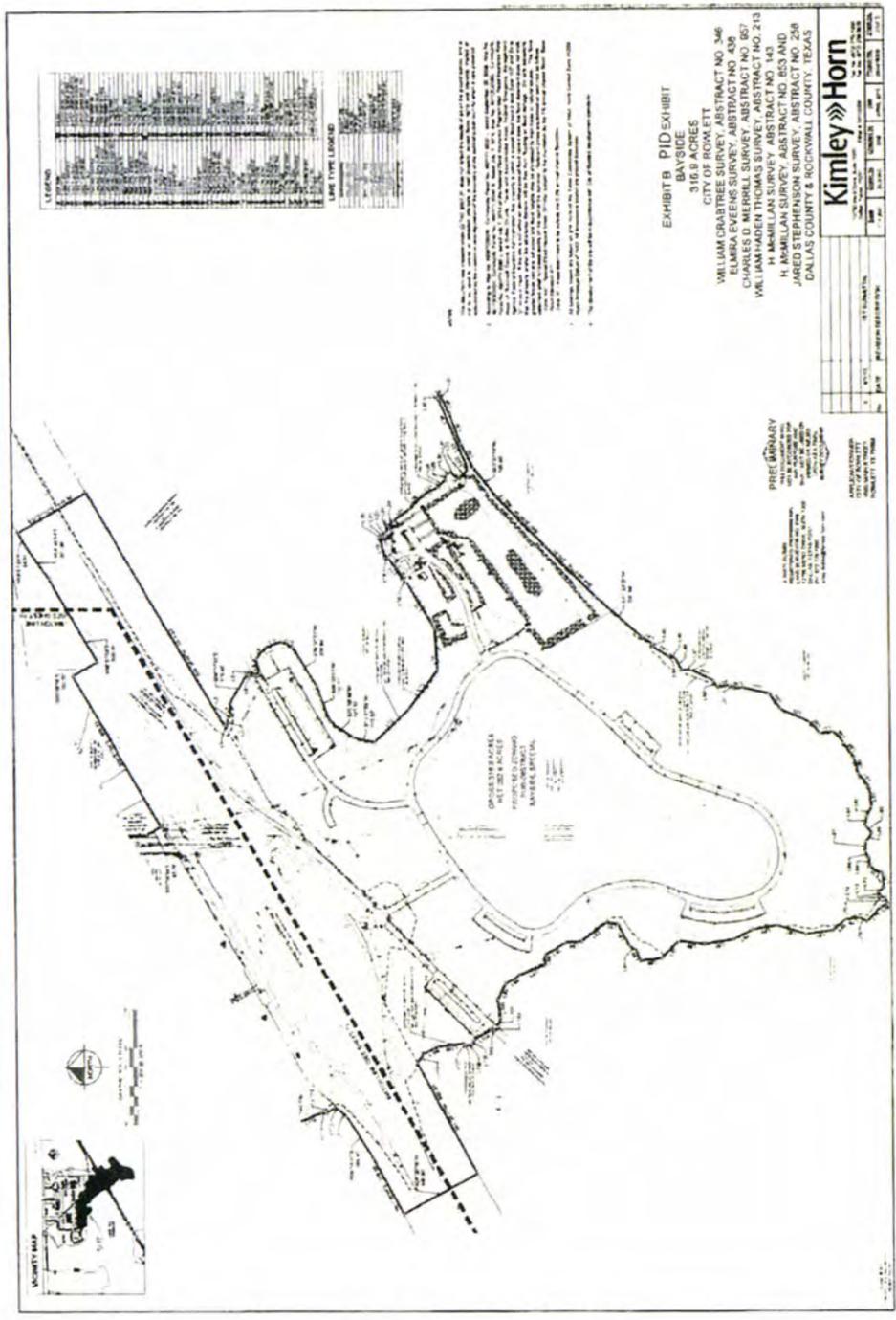
North 15°11'07" East, a distance of 33.95 feet to a point for corner;
 North 38°32'25" West, a distance of 41.98 feet to a point for corner;
 North 1°20'09" West, a distance of 33.21 feet to a point for corner;
 North 21°50'43" West, a distance of 133.00 feet to a point for corner;
 North 0°47'38" East, a distance of 13.66 feet to a point for corner;
 North 45°35'38" West, a distance of 76.21 feet to a point for corner;
 South 70°42'21" West, a distance of 26.72 feet to a point for corner;
 North 36°29'31" West, a distance of 156.89 feet to a point for corner;
 North 20°24'02" West, a distance of 59.62 feet to a point for corner;
 North 10°49'43" West, a distance of 70.35 feet to a point for corner;
 North 63°11'51" West, a distance of 27.62 feet to a point for corner;
 North 26°44'09" West, a distance of 52.54 feet to a point for corner;
 North 51°02'08" West, a distance of 56.72 feet to a point for corner;
 North 12°36'06" West, a distance of 32.17 feet to a point for corner;
 North 54°59'42" West, a distance of 13.53 feet to a point for corner;
 North 26°47'59" West, a distance of 78.12 feet to a point for corner;
 North 18°55'22" West, a distance of 118.54 feet to a point for corner;
 North 29°41'22" West, a distance of 285.54 feet to a point for corner;
 North 61°37'55" West, a distance of 57.22 feet to a point for corner;
 North 48°48'30" West, a distance of 170.35 feet to a point for corner;
 North 68°04'18" West, a distance of 64.90 feet to a point for corner;
 South 73°26'00" West, a distance of 50.10 feet to a point for corner;
 North 67°01'05" West, a distance of 219.00 feet to a point for corner;
 North 56°10'58" West, a distance of 88.62 feet to a point for corner;
 North 42°54'06" West, a distance of 88.55 feet to a point for corner;
 North 77°26'37" West, a distance of 14.91 feet to a point for corner;
 North 41°03'10" West, a distance of 118.70 feet to a point for corner;
 North 68°20'31" West, a distance of 33.72 feet to a point for corner;
 North 43°16'20" West, a distance of 33.69 feet to a point for corner;
 North 12°55'12" West, a distance of 28.76 feet to a point for corner;
 North 56°26'01" East, a distance of 19.57 feet to a point for corner;
 North 8°29'37" East, a distance of 16.03 feet to a point for corner;

North 49°37'34" West, a distance of 12.59 feet to a point for corner;
South 66°57'09" West, a distance of 32.84 feet to a point for corner;
North 21°54'42" West, a distance of 15.83 feet to a point for corner;
North 14°46'54" East, a distance of 12.29 feet to a point for corner;
North 27°10'03" West, a distance of 80.01 feet to a point for corner;
North 52°12'49" West, a distance of 35.85 feet to a point for corner;
North 19°51'16" West, a distance of 139.14 feet to a point for corner;
North 23°07'43" West, a distance of 108.57 feet to a point for corner;
North 17°54'51" West, a distance of 163.14 feet to a point for corner;
North 6°03'42" West, a distance of 57.89 feet to a point for corner;
North 42°35'35" West, a distance of 36.45 feet to a point for corner;
North 4°01'07" East, a distance of 10.14 feet to a point for corner;
North 73°05'02" West, a distance of 24.74 feet to a point for corner;
South 55°37'53" West, a distance of 29.44 feet to a point for corner;
South 26°16'09" West, a distance of 95.55 feet to a point for corner;
South 16°41'17" West, a distance of 106.41 feet to a point for corner;
South 3°26'33" West, a distance of 32.45 feet to a point for corner;
South 10°58'31" East, a distance of 105.46 feet to a point for corner;
South 3°05'45" West, a distance of 30.72 feet to a point for corner;
South 33°27'45" West, a distance of 23.96 feet to a point for corner;
South 4°20'08" West, a distance of 67.61 feet to a point for corner;
South 16°40'02" West, a distance of 139.95 feet to a point for corner;
South 26°54'01" West, a distance of 104.86 feet to a point for corner;
South 15°16'32" East, a distance of 87.29 feet to a point for corner;
South 35°56'54" East, a distance of 168.48 feet to a point for corner;
South 37°16'35" East, a distance of 150.16 feet to a point for corner;
South 31°33'52" East, a distance of 34.48 feet to a point for corner;
South 47°51'44" West, a distance of 16.29 feet to a point for corner;
North 42°31'23" West, a distance of 83.69 feet to a point for corner;
North 35°29'04" West, a distance of 256.66 feet to a point for corner;
North 48°31'41" West, a distance of 62.23 feet to a point for corner;
South 75°38'20" West, a distance of 120.99 feet to a point for corner;
North 70°07'41" West, a distance of 129.33 feet to a point for corner;
North 50°02'26" West, a distance of 194.59 feet to a point for corner;
North 36°19'48" West, a distance of 205.49 feet to a point for corner;
North 56°37'29" West, a distance of 236.89 feet to a point for corner;
North 82°58'53" West, a distance of 567.27 feet to a point for corner;
South 85°44'24" West, a distance of 91.58 feet to a point for corner;
North 85°08'56" West, a distance of 283.18 feet to a point for corner;
South 78°34'59" West, a distance of 68.18 feet to a point for corner;
North 27°25'45" West, a distance of 32.06 feet to a point for corner;
North 3°29'38" East, a distance of 38.39 feet to a point for corner;
North 30°12'30" West, a distance of 50.91 feet to a point for corner;
North 72°12'24" West, a distance of 98.50 feet to a point for corner;
North 80°38'45" West, a distance of 79.08 feet to a point for corner;
North 0°00'00" East, a distance of 159.01 feet to a point for corner;

North $70^{\circ}56'23''$ West, a distance of 55.72 feet to a point in said centerline of Fuqua Road at the beginning of a non-tangent curve to the right having a central angle of $24^{\circ}05'12''$, a radius of 532.29 feet, a chord bearing and distance of North $14^{\circ}51'05''$ West, 222.13 feet;

THENCE with said centerline of Fuqua Road, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 223.77 feet to a point for corner; North $2^{\circ}34'23''$ West, a distance of 340.67 feet to the **POINT OF BEGINNING** and containing 316.9 acres of land.



NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Rowlett, Texas (the "City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Bayside Land Partners, LLC, a Texas limited liability company (the "Petitioner"), requesting that the City create the Bayside Public Improvement District (the "District") to include property owned by the Petitioner located entirely within the corporate limits of the City.

Time and Place of Public Hearing. The public hearing will start at 7:30 p.m., Tuesday, September 15, 2015 at the City Council chambers in the City Hall Municipal Building located at 4000 Main Street, Rowlett, Texas.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to, water and wastewater system improvements, roadway improvements, right-of-way acquisition, drainage improvements, park improvements and other improvement projects (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$50,000,000.

Proposed District Boundaries. The District is proposed to include approximately 317 acres of land generally located along the shoreline of Lake Ray Hubbard north and south of Interstate Highway 30 near Dalrock Road, and as more particularly described by a metes and bounds description available at the City Secretary's office in the City Hall located at City Hall Municipal Building located at 4000 Main Street, Rowlett, Texas and available for public inspection.

Proposed Method of Assessment. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Proposed Apportionment of Cost between the District and Celina. The City will not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.



Contact:

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Overview of Public Improvement Districts (PIDs)



PID – Overview

PID's are created to fund higher quality or special public improvements and services within a designated area and repaid by incremental assessment collected on the annual ad valorem tax bill

- ✓ Public improvement districts are an economic development tools used to promote higher quality “special” developments (becoming common in North Texas – larger developments, higher quality amenity packages, development of “special places”, competitive nature of development.)
- ✓ Special Benefits - water, sewer, drainage, roads, police, fire, parks, libraries, and other development enhancements
- ✓ Additional Costs - assessments justified by benefit are placed on property to fund or reimburse the landowner / developer for capital costs
- ✓ Repaid by future land owners - home, apartment, commercial, retail property owners
- ✓ Higher tax equivalent cost to future property owners is justified and offset by the higher quality or special nature of developments / projects. Helps preserve future value.
- ✓ Isolate higher benefits and costs - only the landowners that are benefitting pay costs of the capital used to fund the “special benefit” - no financial cost or liability City to properties outside of the PID

PID - Definition and Creation

- A Public Improvement District (“PID”) is a defined area within a City or its Extra Territorial Jurisdiction
 - Created and governed by the City Council
 - Initiated by submission of landowner petition
 - District is not a separate political subdivision, but a designated area that has an assessment levy justified by and to pay special benefit
 - Assessments are not taxes, and are a PID’s only available revenue
- PID’s are created to fund public improvements and services within the PID
 - Including water, sewer, drainage, roads, police, fire, parks, libraries, and other development enhancements
- The purpose of a PID is to provide these types of services and/or improvements without the obligation or financial support of the community as a whole

PID – Service and Assessment Plan

- Service and Assessment Plan is required
 - Indicates project plan, maintenance and administration plan, allocation and levy of assessments based on benefit and capital funding process and timing
- PID revenues are generated solely through assessments levied against property in the PID
 - Assessments can be implemented on a per lot, per square foot, or per front foot basis
- Creates a lien on property (to be valid, must be before a homestead is established)
 - Assessments are Junior as to property taxes
 - Senior as to mortgage or other financing
- Assessments must be paid whether property remains vacant or is built on
- Capital assessments and interests may be payable in installments over a specified period of time

PID - Assessments

➤ Capital Assessments

- Assessments are levied to pay for project capital costs
 - To monetize projected assessment cash flow to allow for the issuance of bonds to fund project costs
 - To reimbursement for project costs from actual assessment cash flow

➤ Maintenance Assessments

- Assessments are levied for annual costs
 - Cost of required administration, collection and reporting
 - Ongoing Maintenance of project costs

PID – City Debt, Financial Responsibility and Liability

- PID Debt is issued by the City - “Special and Limited Revenue Bonds”
- Credit and repayment are solely from the assessments on and the ability to foreclose on the assessed property
- PID debt does not pledge or encumber any other City revenue or asset
- The City is responsible and liable for administrative responsibilities (just as it is in any other City debt – GOs, Water and Sewer Revenue Bonds, etc.)
 - ✓ Creation
 - ✓ Initial assessment levy, annual cash assessment collection and property foreclosure due to non payment of assessment (similar to process for non payment ad valorem taxes)
 - ✓ Administration and Reporting – Audit, SEC disclosure, IRS tax exemption

PID - Summary

- PIDs are an economic development tool that enables an assessment to be placed on property that is used to fund / reimburse capital costs to facilitate higher quality project with better and more amenities
- The City creates the PID, levies the assessments on the property, issues debt, forecloses on property for non payment and collects cash assessments to pay bondholders
- PID “Special and Limited Revenue Debt” does not pledge or encumber any City funds or assets, but the City is responsible for administration and reporting
- The City is responsible to and has to consider the impact on citizens, PID landowners, PID Bond investors and other developers



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75088-0099
www.rowlett.com

AGENDA DATE: 08/18/15

AGENDA ITEM: 7C

TITLE

Consider action to approve a resolution accepting the bid of and awarding a contract to Pavecon LTD in the amount of \$326,261.00 for the total base bid with a ten percent (10%) contingency for \$32,626.10 and up to \$7,500.00 for an early completion bonus, resulting in a total project amount of \$366,387.10 for the Roadway Improvements on President George Bush Turnpike (PGBT) Northbound Frontage Road and State Highway 66 (Lakeview Parkway) Right Turn Lane Project and authorizing the Mayor to execute the necessary documents for said services.

STAFF REPRESENTATIVE

Tim Rogers, Director of Public Works
Robbin Webber, Assistant Director of Public Works

SUMMARY

This project consists of the construction of an approximately 360 linear feet right turn lane at the northeast side of the intersection at President George Bush Turnpike (PGBT) Northbound Frontage Road and State Highway 66 (Lakeview Parkway).

BACKGROUND INFORMATION

Staff extended a Notice to Bid for this project and received sealed bids on June 18, 2015. There was only one bid received from Pavecon LTD in the amount of \$347,309.25.

Due to the lack of participation of bids for this project and to ensure competitive bids, staff recommended the City Council adopt a resolution rejecting the bid for the Roadway Improvements on President George Bush Turnpike (PGBT) Northbound Frontage Road and State Highway 66 (Lakeview Parkway) Right Turn Lane Project; authorizing staff to re-bid the project.

July 7, 2015, City Council rejected the bid as recommended by staff.

A second Notice to Bidders was published in the *Rowlett Lakeshore Times* as well as posted on the City website on July 16th and 23rd, 2015. A Pre-Bid Meeting was not held for this project. Sealed bids were received in the Purchasing Office until 2:00 PM, July 30, 2015, and then publicly opened and read aloud in the City Annex Conference Room, 4004 Main Street, Rowlett, Texas 75088 in accordance with Texas Local Government Code.

Two bids were received (see attached Bid Tabulation Exhibit A). Bids ranged from \$326,261.00 to \$360,000.00. The low bid received for the Total Base Bids was from Pavecon, LTD from Rowlett, Texas in the amount of \$326,261.00.

Contractor Name	Total Cost
Pavecon LTD	\$326,261.00
Tri-Con Services	\$360,000.00

DISCUSSION

The traffic congestion at SH-66 & President George Bush Turnpike Northbound has a direct relationship to the increase in population over the last decade. The construction of the right turn lane will act as a deceleration lane to eliminate the potential stacking of traffic along State Highway 66 and improve traffic flows.



Pavecon LTD is the low competent bidder and is financially solid and capable of completing this project without financial difficulty. The City Consultant, Lee Engineering, LLC., has reviewed past performance for this Contractor and recommends awarding the project to Pavecon LTD (see Letter of Recommendation Exhibit B).

Section 3.4.2 of the Contract Document has a provision to pay an early completion bonus of \$500.00 per day up to a maximum of \$7,500.00. Applying the maximum early completion bonus (\$7,500.00) to the contract amount of \$326,261.00 and a ten percent contingency of \$32,626.10, yields a total project budget of \$366,387.10.

FINANCIAL/BUDGET IMPLICATIONS

Funding in the amount of \$366,387 is available in FY2016 budget account number 3028002-6701, Project Code ST2052.

Account Number/Project Code	Project Title	Available Budget	Project Amount
3028002 6701/ST2052	Miscellaneous Concrete Pavement Repair	\$366,387	\$366,387

RECOMMENDED ACTION

City staff recommends City Council to approve a resolution accepting the bid of and awarding a contract to Pavecon LTD in the amount of \$326,261.00 for the total base bid with a ten percent (10%) contingency for \$32,626.10 and up to \$7,500.00 for the early completion bonus, resulting in a total project amount of \$366,387.10 for the Roadway Improvements on President George Bush Turnpike (PGBT) Northbound Frontage Road and State Highway 66 (Lakeview Parkway) Right Turn Lane Project and authorizing the Mayor to execute the necessary documents for said services.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, ACCEPTING THE BID OF AND AWARDING A CONSTRUCTION CONTRACT TO PAVECON LTD IN THE AMOUNT OF \$366,387.10 FOR THE ROADWAY IMPROVEMENTS ON PRESIDENT GEORGE BUSH TURNPIKE (PGBT) NORTHBOUND FRONTAGE ROAD AND STATE HIGHWAY 66 (LAKEVIEW PARKWAY) RIGHT TURN LANE PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT ON THE CITY’S BEHALF; AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS PURSUANT TO APPROVAL AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary to construct the Roadway Improvements on President George Bush Turnpike (PGBT) Northbound Frontage Road and State Highway 66 (Lakeview Parkway) Right Turn Lane for the Street Division of the Public Works Department and the City of Rowlett; and

WHEREAS, the Purchasing Division has taken sealed bids as per bid #2015-76 and is recommending award to the lowest qualified bid meeting specifications; and

WHEREAS, City staff and Lee Engineering representatives recommend that the contract be awarded to Pavecon LTD as the lowest responsible bidder for its total base bid; and

WHEREAS, the City Council of the City of Rowlett, Texas desire to accept said bid and award such contract to Pavecon LTD.

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

Section 1: That the City Council of the City of Rowlett does hereby accept the bid of and award a contract to Pavecon LTD for the construction of the Roadway Improvements on President George Bush Turnpike (PGBT) Northbound Frontage Road and State Highway 66 (Lakeview Parkway) Right Turn Lane to include the

total base bid of \$326,261.00 plus ten percent (10%) contingency in the amount \$32,626.10 and up to \$7,500.00 for an early completion bonus, resulting in a total project amount of \$366,387.10.

Section 2: That the City Council of the City of Rowlett does hereby authorize the Mayor to execute the necessary documents after City Attorney approval and authorizes the issuance of purchase orders to conform to this resolution.

Section 3: This resolution shall become effective immediately upon its passage.

ATTACHMENTS

Exhibit A – Bid Tabulation

Exhibit B – Letter of Recommendation

**ROADWAY IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATION
CITY OF ROWLETT 2015-76**

Bid No.	Item No.	Description	Unit	Plan Quantity	Bid Quantity	Engineer's Estimate		PAVECON		TRI-CON		
						Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	
1	104	6001	REMOVING CONC (PAV)	SY	143	160	\$25.00	\$4,000.00	\$32.11	\$5,137.60	\$50.00	\$8,000.00
2	104	6022	REMOVING CONC (CURB AND GUTTER)	LF	450	500	\$20.00	\$10,000.00	\$20.19	\$10,095.00	\$20.00	\$10,000.00
3	110	6001	EXCAVATION (ROADWAY)	CY	655	680	\$15.00	\$10,200.00	\$35.30	\$24,004.00	\$30.00	\$20,400.00
4	132	6005	EMBANKMENT (FINAL) (ORD COMP) (TYP C)	CY	352	380	\$25.00	\$9,500.00	\$35.30	\$13,414.00	\$30.00	\$11,400.00
5	162	6002	BLOCK SODDING	SY	290	300	\$5.00	\$1,500.00	\$7.75	\$2,325.00	\$11.00	\$3,300.00
6	260	6002	LIME (HYDRATED LIME (SLURRY))	TON	20	25	\$185.00	\$4,625.00	\$221.00	\$5,525.00	\$220.00	\$5,500.00
7	260	6054	LIME TRT (NEW BASE) (10")	SY	715	750	\$30.00	\$22,500.00	\$43.70	\$32,775.00	\$10.00	\$7,500.00
8	340	6011	D-GR HMA(SQ) TY-B PG 64-22	TON	165	180	\$140.00	\$25,200.00	\$138.30	\$24,894.00	\$200.00	\$36,000.00
9	360	6004	CONC PVMT (CONT REINF-CRCP) (10")	SY	510	520	\$60.00	\$31,200.00	\$152.30	\$79,196.00	\$200.00	\$104,000.00
10	416	6032	DRILL SHAFT (TRF SIG POLE) (36 IN) (TRF SIG POLE)	LF	13	15	\$300.00	\$4,500.00	\$247.50	\$3,712.50	\$280.00	\$4,200.00
11	464	6003	RC PIPE (CL III) (18 IN)	LF	12	20	\$150.00	\$3,000.00	\$267.08	\$5,341.60	\$350.00	\$7,000.00
12	465	6251	INLET (COMPL) (EXT) (TY E)	EA	1	1	\$1,800.00	\$1,800.00	\$3,424.07	\$3,424.07	\$8,000.00	\$8,000.00
13	465	6269	INLET (COMPL) (TY C)	EA	1	1	\$4,000.00	\$4,000.00	\$5,752.43	\$5,752.43	\$8,000.00	\$8,000.00
14	496	6002	REMOVE STR (INLET)	EA	1	1	\$1,750.00	\$1,750.00	\$1,301.15	\$1,301.15	\$3,000.00	\$3,000.00
15	500	6001	MOBILIZATION (MAX 5%)	LS	1	1	\$13,131.75	\$13,131.75	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00
16	502	6001	BARRICADES, SIGNS & TRAFFIC HANDLING	MO	3	3	\$4,500.00	\$13,500.00	\$2,073.00	\$6,219.00	\$9,500.00	\$28,500.00
17	506	6035	SANDBAGS FOR EROSION CONTROL	EA	40	50	\$75.00	\$3,750.00	\$16.50	\$825.00	\$35.00	\$1,750.00
18	506	6038	TEMPORARY SEDIMENT CONTROL FENCE (INSTALL)	LF	463	500	\$4.00	\$2,000.00	\$3.30	\$1,650.00	\$5.00	\$2,500.00
19	506	6039	TEMPORARY SEDIMENT CONTROL FENCE (REMOVE)	LF	463	500	\$2.00	\$1,000.00	\$2.41	\$1,205.00	\$0.10	\$50.00
20	529	6005	CONC CURB (MONO) (TY II)	LF	470	500	\$22.00	\$11,000.00	\$36.00	\$18,000.00	\$6.00	\$3,000.00
21	531	6001	CONC SIDEWALKS (4")	SY	14	15	\$75.00	\$1,125.00	\$137.00	\$2,055.00	\$225.00	\$3,375.00
22	531	6010	CURB RAMPS (TY 7)	EA	2	2	\$1,300.00	\$2,600.00	\$1,250.00	\$2,500.00	\$1,500.00	\$3,000.00
23	620	6008	ELEC CONDUCTOR (NO. 8) INSULATED	LF	1,654	1,700	\$3.00	\$5,100.00	\$2.20	\$3,740.00	\$2.10	\$3,570.00
24	620	6009	ELEC CONDUCTOR (NO. 6) BARE	LF	231	240	\$2.50	\$600.00	\$2.20	\$528.00	\$2.50	\$600.00
25	644	6001	INS SM RD SN SUP & AM TYP10BWG(1) SA(P)	EA	1	1	\$800.00	\$800.00	\$687.50	\$687.50	\$600.00	\$600.00
26	644	6068	RELOCATE SM RD SN SUP & AM TY 10BWG	EA	2	2	\$1,000.00	\$2,000.00	\$825.00	\$1,650.00	\$650.00	\$1,300.00
27	662	6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	162	200	\$4.00	\$800.00	\$5.75	\$1,150.00	\$6.00	\$1,200.00
28	666	6003	REFL PAV MRK TY I (W) 4" (BRK) (100 MIL)	LF	506	520	\$1.00	\$520.00	\$0.66	\$343.20	\$0.70	\$364.00
29	666	6012	REFL PAV MRK TY I (W) 4" (SLD) (100 MIL)	LF	902	930	\$1.00	\$930.00	\$0.66	\$613.80	\$0.70	\$651.00
30	666	6030	REFL PAV MRK TY I (W) 8" (DOT) (100 MIL)	LF	30	40	\$2.00	\$80.00	\$1.32	\$52.80	\$2.00	\$80.00
31	666	6036	REFL PAV MRK TY I (W) 8" (SLD) (100 MIL)	LF	180	200	\$2.00	\$400.00	\$1.65	\$330.00	\$2.00	\$400.00
32	666	6042	REFL PAV MRK TY I (W) 12" (SLD) (100 MIL)	LF	365	380	\$4.00	\$1,520.00	\$3.30	\$1,254.00	\$3.20	\$1,216.00
33	666	6048	REFL PAV MRK TY I (W) 24" (SLD) (100 MIL)	LF	65	80	\$6.00	\$480.00	\$6.60	\$528.00	\$7.00	\$560.00
34	666	6054	REFL PAV MRK TY I (W) (ARROW) (100 MIL)	EA	6	6	\$120.00	\$720.00	\$165.00	\$990.00	\$175.00	\$1,050.00
35	666	6078	REFL PAV MRK TY I (W) (WORD) (100 MIL)	EA	2	2	\$160.00	\$320.00	\$181.50	\$363.00	\$200.00	\$400.00
36	666	6167	REFL PAV MRK TY II (W) 4" (BRK)	LF	506	520	\$1.00	\$520.00	\$0.17	\$88.40	\$0.20	\$104.00
37	666	6170	REFL PAV MRK TY II (W) 4" (SLD)	LF	902	930	\$1.00	\$930.00	\$0.17	\$158.10	\$0.20	\$186.00
38	666	6176	REFL PAV MRK TY II (W) 8" (DOT)	LF	30	40	\$1.00	\$40.00	\$0.33	\$13.20	\$1.00	\$40.00
39	666	6178	REFL PAV MRK TY II (W) 8" (SLD)	LF	180	200	\$1.00	\$200.00	\$0.33	\$66.00	\$1.00	\$200.00
40	666	6180	REFL PAV MRK TY II (W) 12" (SLD)	LF	365	380	\$2.00	\$760.00	\$0.55	\$209.00	\$0.75	\$285.00
41	666	6182	REFL PAV MRK TY II (W) 24" (SLD)	LF	65	80	\$3.00	\$240.00	\$1.10	\$88.00	\$2.00	\$160.00
42	666	6184	REFL PAV MRK TY II (W) ARROW	EA	6	6	\$300.00	\$1,800.00	\$27.50	\$165.00	\$100.00	\$600.00
43	666	6192	REFL PAV MRK TY II (W) WORD	EA	2	2	\$400.00	\$800.00	\$33.00	\$66.00	\$100.00	\$200.00

**ROADWAY IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATION
CITY OF ROWLETT 2015-76**

Bid No.	Item No.	Description	Unit	Plan Quantity	Bid Quantity	Engineer's Estimate		PAVECON		TRI-CON		
						Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	
44	672	6007	REFL PAV MRKR (TY I-C)	EA	12	15	\$5.00	\$75.00	\$3.85	\$57.75	\$5.00	\$75.00
45	677	6001	ELIM EXT PAV MRK & MRKS (4")	LF	1,386	1,420	\$4.00	\$5,680.00	\$0.55	\$781.00	\$0.60	\$852.00
46	677	6005	ELIM EXT PAV MRK & MRKS (12")	LF	340	360	\$12.00	\$4,320.00	\$0.55	\$198.00	\$0.60	\$216.00
47	677	6007	ELIM EXT PAV MRK & MRKS (24")	LF	53	60	\$24.00	\$1,440.00	\$1.10	\$66.00	\$3.00	\$180.00
48	677	6008	ELIM EXT PAV MRK & MRKS (ARROW)	EA	4	4	\$80.00	\$320.00	\$11.00	\$44.00	\$15.00	\$60.00
49	678	6001	PAV SURF PREP FOR MRK (4")	LF	1,408	1,450	\$1.00	\$1,450.00	\$0.06	\$87.00	\$0.10	\$145.00
50	678	6004	PAV SURF PREP FOR MRK (8")	LF	210	240	\$1.00	\$240.00	\$0.06	\$14.40	\$0.10	\$24.00
51	678	6006	PAV SURF PREP FOR MRK (12")	LF	365	380	\$2.00	\$760.00	\$0.11	\$41.80	\$0.20	\$76.00
52	678	6008	PAV SURF PREP FOR MRK (24")	LF	65	80	\$4.00	\$320.00	\$0.22	\$17.60	\$1.00	\$80.00
53	678	6009	PAV SURF PREP FOR MRK (ARROW)	EA	6	6	\$100.00	\$600.00	\$1.10	\$6.60	\$5.00	\$30.00
54	678	6016	PAV SURF PREP FOR MRK (WORD)	EA	2	2	\$100.00	\$200.00	\$11.00	\$22.00	\$20.00	\$40.00
55	680	6002	INSTALL HWY TRAF SIG (ISOLATED)	EA	1	1	\$20,000.00	\$20,000.00	\$8,250.00	\$8,250.00	\$8,100.00	\$8,100.00
56	680	6004	REMOVING TRAFFIC SIGNALS	EA	1	1	\$5,000.00	\$5,000.00	\$4,300.00	\$4,300.00	\$2,500.00	\$2,500.00
57	682	6001	VEH SIG SEC (12 IN) LED (GRN)	EA	6	6	\$300.00	\$1,800.00	\$330.00	\$1,980.00	\$350.00	\$2,100.00
58	682	6002	VEH SIG SEC (12 IN) LED (GRN ARW)	EA	1	1	\$300.00	\$300.00	\$330.00	\$330.00	\$350.00	\$350.00
59	682	6003	VEH SIG SEC (12 IN) LED (YEL)	EA	6	6	\$300.00	\$1,800.00	\$330.00	\$1,980.00	\$350.00	\$2,100.00
60	682	6004	VEH SIG SEC (12 IN) LED (YEL ARW)	EA	1	1	\$300.00	\$300.00	\$330.00	\$330.00	\$350.00	\$350.00
61	682	6005	VEH SIG SEC (12 IN) LED (RED)	EA	6	6	\$300.00	\$1,800.00	\$330.00	\$1,980.00	\$350.00	\$2,100.00
62	682	6006	VEH SIG SEC (12 IN) LED (RED ARW)	EA	2	2	\$300.00	\$600.00	\$330.00	\$660.00	\$350.00	\$700.00
63	682	6017	PED SIG SEC (12 IN) LED (2 INDICATIONS)	EA	2	2	\$500.00	\$1,000.00	\$660.00	\$1,320.00	\$700.00	\$1,400.00
64	682	6023	BACKPLATE (12 IN) (3 SEC)	EA	6	6	\$100.00	\$600.00	\$104.50	\$627.00	\$110.00	\$660.00
65	682	6024	BACKPLATE (12 IN) (4 SEC)	EA	1	1	\$120.00	\$120.00	\$115.50	\$115.50	\$125.00	\$125.00
66	682	6047	LOUVER (12 IN) (ADJUSTABLE)	EA	3	3	\$300.00	\$900.00	\$313.50	\$940.50	\$300.00	\$900.00
67	684	6046	TRF SIG CBL (TY A) (14 AWG) (20 CONDR)	LF	1,473	1,500	\$4.00	\$6,000.00	\$4.40	\$6,600.00	\$5.00	\$7,500.00
68	686	6020	INS TRF SIG PL AM (S) STR (TY D) LUM	EA	1	1	\$6,000.00	\$6,000.00	\$6,600.00	\$6,600.00	\$7,500.00	\$7,500.00
69	688	6002	PED DETECT PUSH BUTTON (STANDARD)	EA	2	2	\$650.00	\$1,300.00	\$313.50	\$627.00	\$400.00	\$800.00
70	6002	6002	VIVDS CAMERA ASSEMBLY	EA	1	1	\$2,000.00	\$2,000.00	\$3,300.00	\$3,300.00	\$4,000.00	\$4,000.00
71	6002	6005	VIVDS COMMUNICATION CABLE (COAXIAL)	LF	907	950	\$4.00	\$3,800.00	\$2.20	\$2,090.00	\$3.00	\$2,850.00
72			OPTICOM DETECTOR (TYPE 721 UNI-DIRECTIONAL)	EA	1	1	\$1,800.00	\$1,800.00	\$1,369.50	\$1,369.50	\$2,096.00	\$2,096.00
73			OPTICOM DETECTOR CABLE	LF	907	950	\$4.00	\$3,800.00	\$2.20	\$2,090.00	\$3.00	\$2,850.00
Total								\$275,766.75	\$326,261.00		\$360,000.00	



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

August 6, 2015

Ms. Sherrelle Diggs, P.E.
Civil Engineer
City of Rowlett – Department of Public Works
4310 Industrial Street
Rowlett, Texas 75030-0099

Re: Bid Award Recommendation for Roadway Improvements for Lakeview Parkway (SH 66) At PGBT Northbound Frontage Road Intersection (City of Rowlett CIP # 2015-76)

Dear Ms. Diggs:

Per your request, we have reviewed and tabulated the two (2) bids submitted for this project on July 30, 2015. The bid tabulation is attached to this letter and shows that the low bidder is Pavecon Public Works LP with a base bid of \$326,261.00. No calculation errors were found in the tabulations of the bids for this project.

Pavecon Public Works LP has completed the required initial forms in the Contract Documents and has indicated they will provide the insurance and bonding required for this project. They are working on or have completed similar projects at locations in the Dallas-Fort Worth area, including recent experience in the City of Grand Prairie, Coppell, and Southlake.

Based on discussions with their references, Pavecon Public Works LP has received endorsements and done a satisfactory job on similar projects. Therefore, it is recommended that the City of Rowlett award the contract for the City of Rowlett CIP No. 2015-76 project to Pavecon Public Works LP.

Respectfully,

Kelly D. Parma, P.E., PTOE
Senior Project Manager
Lee Engineering, LLC
TBPE Firm F-450

Attachment



City of Rowlett

Staff Report

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

AGENDA DATE: 08/18/15

AGENDA ITEM: 8A

TITLE

Consider an ordinance to rezone from Single Family-40 Zoning District to the New Neighborhood Form-Based Zoning District, with Major Warrants to allow modification to the lighting and open space standards for buildings fronting on open space, for properties located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road. (Case FW14-740)

STAFF REPRESENTATIVE

Marc Kurbansade, Director of Development Services

SUMMARY

This is a continuation on a request 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 (NN-FB). City Council tabled this item after closing the public hearing on July 7, 2015, to the following Council meeting. City Council subsequently tabled this case on July 21, 2015, to August 18, 2015, to allow the applicant to meet with the neighboring residents of Dexham Estates to see if a compromise could be reached between the applicant and the homeowners association.

The Planning and Zoning Commission voted 6-1 to recommend approval of this item at their June 9, 2015, meeting with condition that Category type homes 2 be limited to a maximum of 40 percent and Category type homes 3 be limited to a maximum of ten percent. Commission member James Moseley voted in opposition. The discussion can be viewed at the following link as item C1: <http://rowlettx.swagit.com/play/06092015-1189>.

BACKGROUND INFORMATION

The applicant's initial request for the NN-FB zoning district included Major Warrants to allow modifications to the lighting and open space standards as they pertain to buildings fronting on open space. However, on August 5, 2015, the applicant requested the NN-FB zoning district without major warrants either with or without the conditions recommended by the Planning and Zoning Commission (Attachment 10 – Applicant's Revised Request).

The following staff report has been modified to reflect the applicant's revised request to not include the major warrant pertaining to open space. The applicant provided an updated Framework Plan to reflect the removal of the major warrant pertaining to homes backing on open space. Additionally, the Framework Plan does not include the conditions recommended by the Planning and Zoning Commission.

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 a Major Warrant. The 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 product 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 disturbed 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 Warrant. 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.

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 Dexham 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.

The Planning and Zoning Commission voted to recommend a condition to limit the amount of Category Type 2 and 3 at a maximum of 40% and 10%, respectively. The Commission was concerned with the potential amount of Category Type 2 or 3. The Framework Plan does not include these conditions.

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 in the 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 achieves 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 a Major Warrant regarding lighting. The Planning and Zoning Commission has the option to make a recommendation on the Framework Plan and the Major Warrant 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, July 1, 2015, Staff has received 15 responses in opposition and none in favor. In addition, 36 courtesy notices were mailed to property owners within 500 feet, of which 15 responses were returned in opposition and one in favor. Staff also received 40 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.

Staff has confirmed that the protest received from the property owners within 200 feet of the subject properties constitute more than 20 percent of the notice area. Using Geographic Information System software, Staff calculated that the protesting property owners represent 22 percent of the notice area (Attachment 9 – Protest Calculation Map). As a result, per Section 77-805 of the Rowlett Development Code, “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.”

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 approval of the request.

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM SF-40 TO NEW NEIGHBORHOOD SUBDISTRICT OF THE FORM-BASED CODE DISTRICT (“FB DISTRICT”) FOR REAL PROPERTY CONSISTING OF 83.25+/- ACRES GENERALLY LOCATED BETWEEN DEXHAM ROAD AND THE WESTERN CITY LIMITS, SOUTH OF THE DALLAS AREA RAPID TRANSIT RAIL LINE, AND BEING DESCRIBED AS LOTS 1 THROUGH 9, BLOCK A, DEXHAM CREEK RANCH ESTATES, CITY OF ROWLETT, DALLAS COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A;” PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

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

Section 1. That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by granting a change in zoning from Single-Family Residential 40/24 (“SF-40”) to New Neighborhood Subdistrict of the FB District for real property consisting of 83.25+/- acres generally located between Dexham Road and the western edge of the City’s limits, south of the Dallas Area Rapid Transit rail line, and being described as Lots 1 through 9, Block A, Dexham Creek Ranch Estates, City of Rowlett, Dallas County, Texas, and being more specifically described in Exhibit “A,” attached hereto and incorporated herein (hereinafter the “Property”).

Section 2. That the development standards, warrants and deviations from the Form-Based Code district standards set forth in Exhibit “B” (the “Creeside Village”) attached hereto and incorporated herein, shall further be imposed on the development and use of the Property, notwithstanding contrary provisions in the Form-Based Code zoning regulations. All development and use regulations and requirements imposed on property in the Form-Based Code zoning districts shall

apply to the development and use of the Property unless in conflict with this ordinance, in which case the provisions of this ordinance, including the regulations and standards set forth in Exhibit "B," shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the New Neighborhood or Urban subdistricts of the Form Based Code zoning classification, the Rowlett Development Code, or Code of Ordinances, then the standard or regulation required by the applicable subdistrict regulation, the Form Based Code, the Rowlett Development Code, or other ordinance shall control the development and use of the Property.

Section 3. That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

Section 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

ATTACHMENTS

Exhibit A – Legal Description

Exhibit B – Framework Plan with attachments

Attachment 1 – Location Map

Attachment 2 – Statement of Intent and Purpose

Attachment 3 – Framework Plan

Attachment 4 – Site Analysis

Attachment 5 – UDO Recommendation

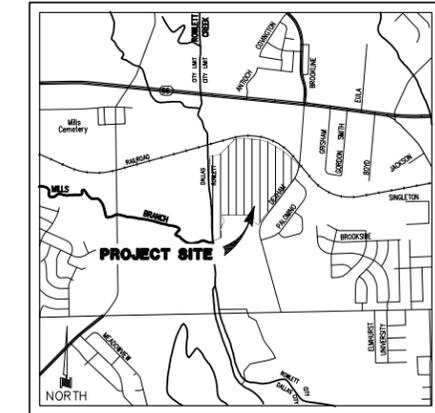
Attachment 6 – Public Hearing Notice Responses

Attachment 7 – Courtesy Hearing Notice Responses

Attachment 8 – Outside Responses

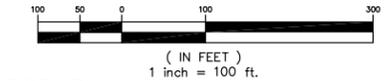
Attachment 9 – Protest Calculation Map

Attachment 10 – Applicant's Revised Request



LOCATION MAP NOT TO SCALE

GRAPHIC SCALE



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:

- 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'

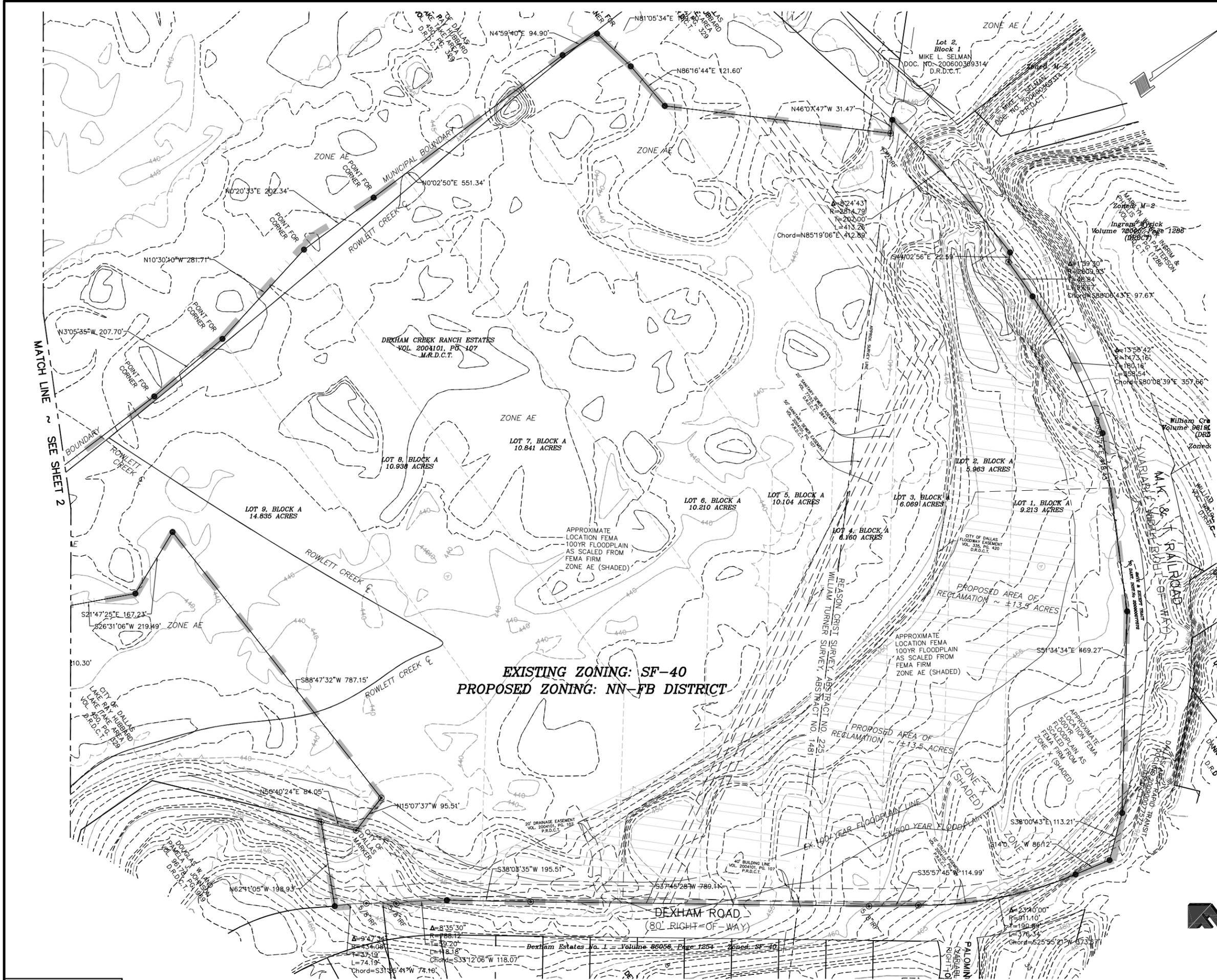
OWNER/APPLICANT:
CRESWELL ENTERPRISES, INC.
17409 CLUB HILL COURT
DALLAS, TX 75248
PHONE: 214-533-7233

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

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 a 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 the floodplain. The general locations of the open space and the floodplain trail are indicated on the Framework Plan (see Attachment to this Exhibit).

Warrant. The following warrant is granted as a part of the zoning of the New Neighborhood Sub-District:

Lighting Standard:

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

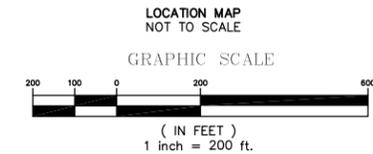
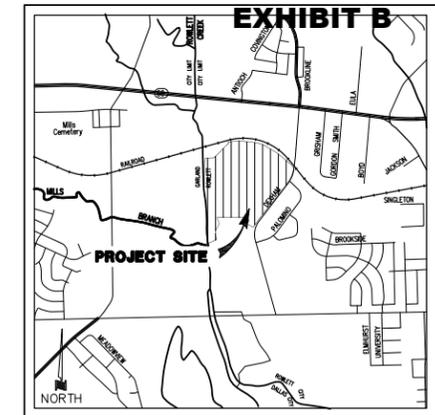
Attachments

1. Framework Plan
2. Street Cross Section



LEGEND

VE = VISIBILITY EASEMENT
 DE = DRAINAGE EASEMENT
 UE = UTILITY EASEMENT
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 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: R=1320 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 LINE
- = PROPOSED CITY OF ROWLETT TRAIL
- = PROPOSED DECOMPOSED GRANITE TRAIL
- = PROPOSED COMMUNITY CONCRETE TRAIL
- = CITY OF ROWLETT BOUNDARY
- = EXISTING CIRCULATION
- = PROPOSED ZONING AREA
- = PROPOSED SLIP STREET

- 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 MY 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 AS 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 NORTHEAST CORNER OF THE SITE WILL NOT COUNT TOWARD THE REQUIRED "USUABLE" OPEN SPACE.



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 B – FRAMEWORK PLAN

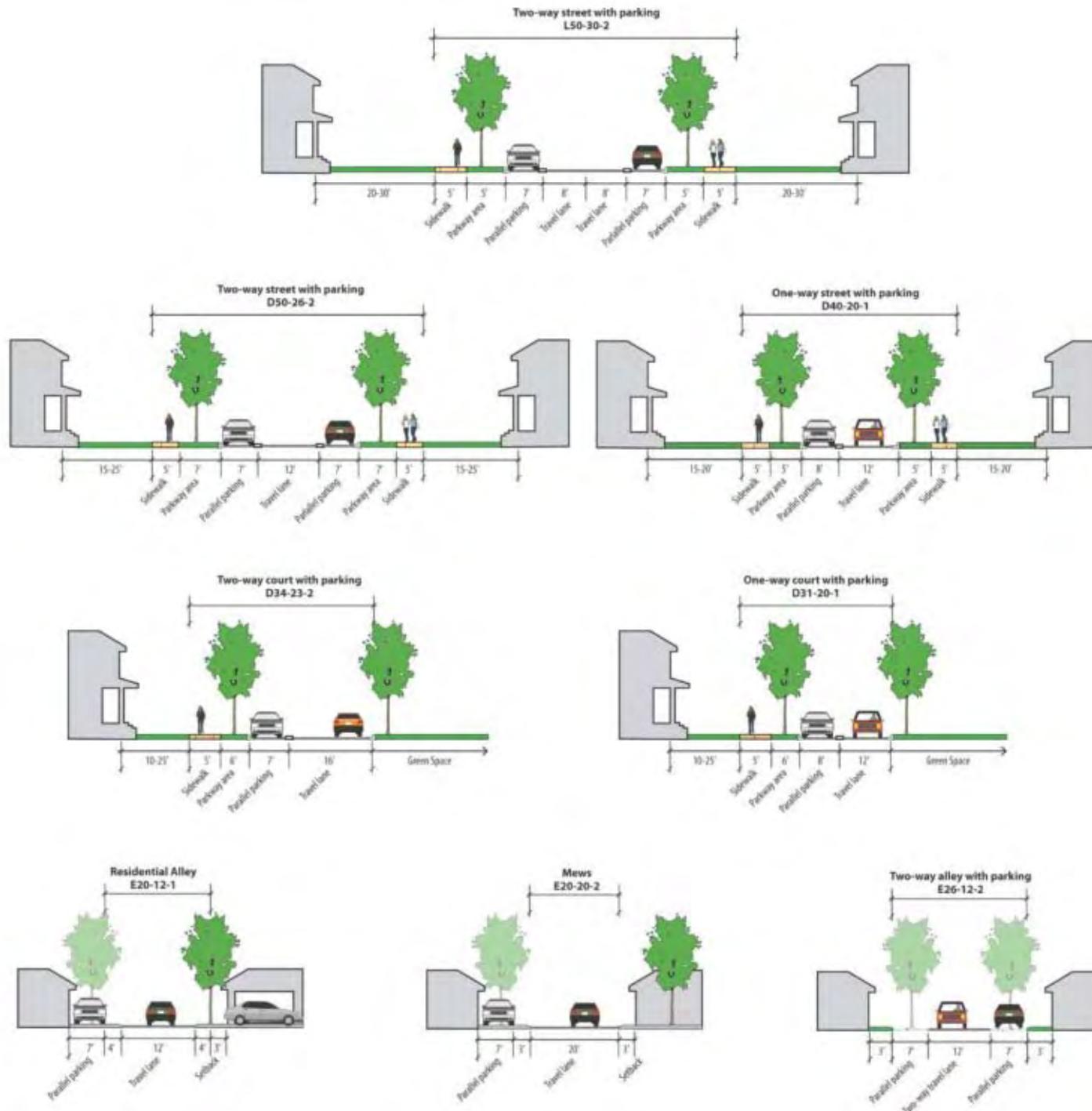
AN ADDITION TO THE CITY OF ROWLETT
 REASON CRIST SURVEY ~ ABSTRACT NO. 225
 WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
 DALLAS COUNTY, TEXAS

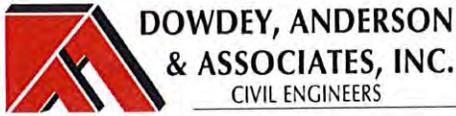
SEPTEMBER 2014 SCALE: 1"=200'

OWNER/APPLICANT:
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 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





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).

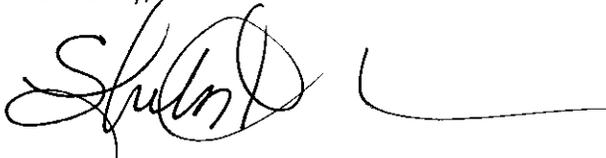
MAJOR WARRANTS:

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.

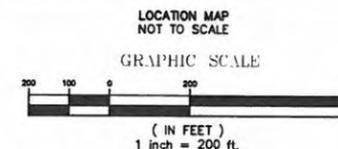
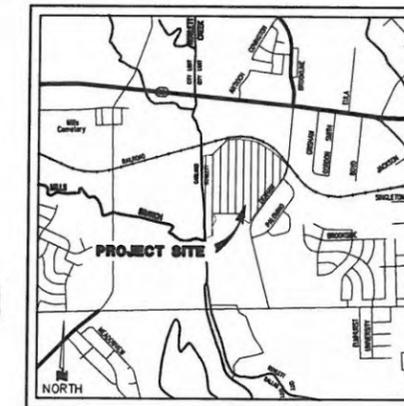
Shelby Griffin

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



LEGEND

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- = PROPOSED SLIP STREET

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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 B - 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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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

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 a 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 01 degrees 59 minutes 28 seconds, a radius of 2809.93 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 a 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;

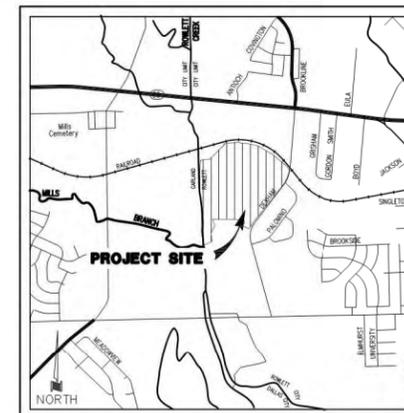
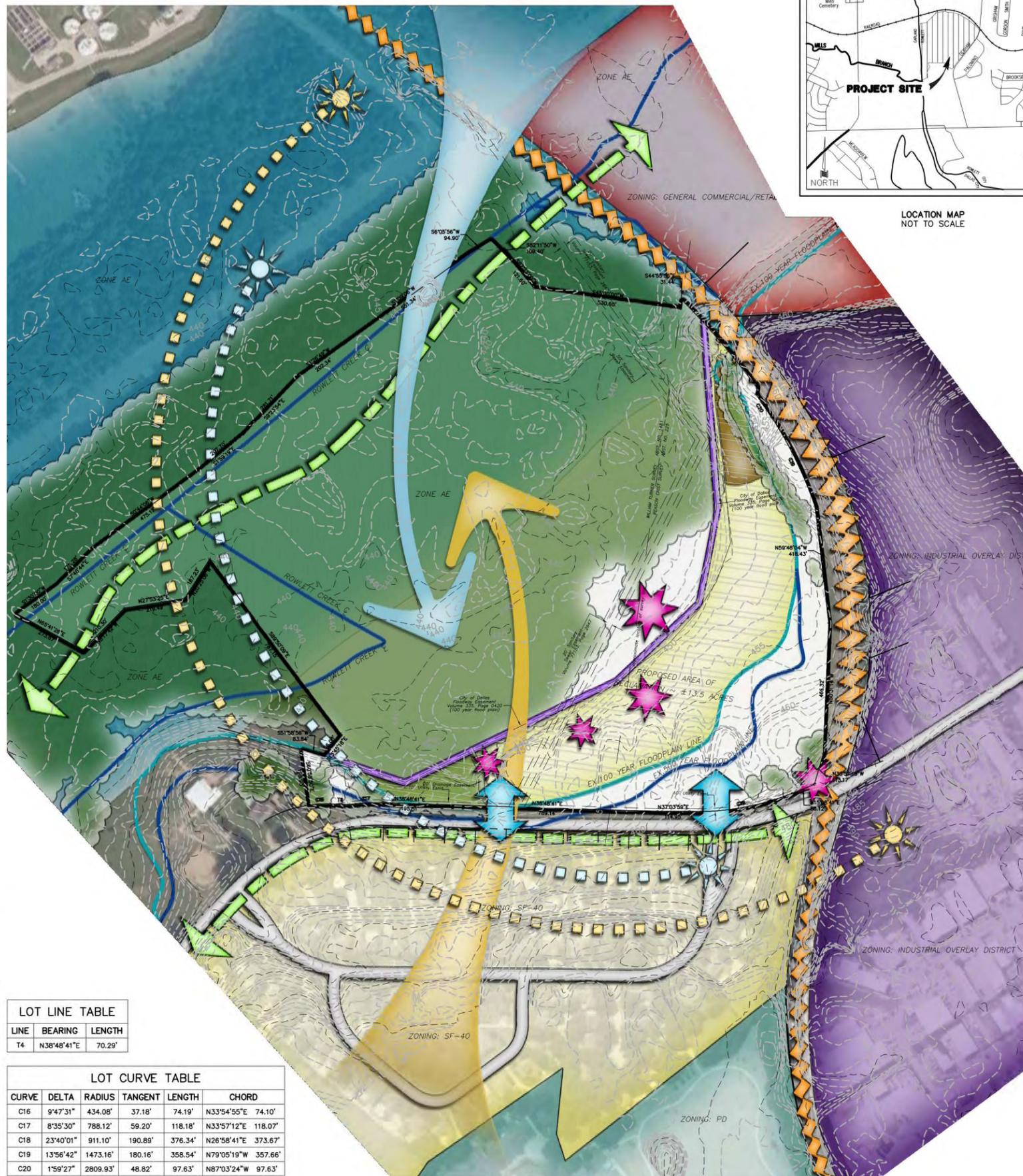
South 59 degrees 48 minutes 04 seconds East, a distance of 418.43 feet to a 1/2 inch iron rod set for angle point;

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;

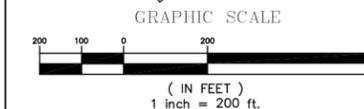
THENCE South 36 degrees 57 minutes 18 seconds East, along the Southwest ROW line of MK&T Railroad and the Northeast line of said Dexam Creek Ranch Estates, a distance of 113.20 feet and containing 83.250 acres of land.

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



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- <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'

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

743 WILL RICE AVENUE
IRVING, TX 75039

Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, AICP, CNU-A
Date: 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.



ATTACHMENT 6

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, 4517, 4525, 4533, 4541, 4549, 4557, 4565, 4573, and 4701 Dextram Road...

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

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Michael Bobbitt
4602 Dextram Rd, Denton, TX

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

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your request 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.

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 which the protest is made, and be signed by the owner of the property.

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 TO THE DIRECTOR
City of Rowlett
Development Services
3901 Main Street
Rowlett, Texas 75087-1200



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: I am opposed because I do not want any future depreciation of my property to result from the building of new single family homes.
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, 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 Department of Development Services and Return by Fax or Mail information for City of Rowlett.

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.



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: See attached sheet

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

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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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

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: *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 purpose of pricing will not work next to DART sewage plant + flood plain.*
PROPERTY OWNER NAME (print): Betty Littlejohn
SIGNATURE: *Betty 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.

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<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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CHANGE IN OWNERSHIP
ATTACHMENT 6 IS

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 McGaughey Cleveland McGaughey

SIGNATURE: Angela McGaughey

ADDRESS: 4502 Dexham Rd. - 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 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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 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
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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.

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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
dlangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
06-04-15 PO Box 99 RCVD
Rowlett, TX 75080-0099



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: This is exceptional poor urban planning to place a high density neighborhood adjacent to a sewage treatment plant and commuter rail line.

PROPERTY OWNER NAME: These small homes will negatively impact Dexham Estate home values.
SIGNATURE: Larry Perkins, Diane Perkins
ADDRESS: 4414 DEXHAM ROAD ROWLETT TEXAS

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Department of Development Services

NOTICE OF PUBLIC HEARING

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

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

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

06-05-15A10:48 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
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- ~~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: [Handwritten 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.

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<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> <p>06-05-15A10:48 PM</p>
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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 ~~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

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): VJ Ann Slack
SIGNATURE: [Signature]
ADDRESS: 4514 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...

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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

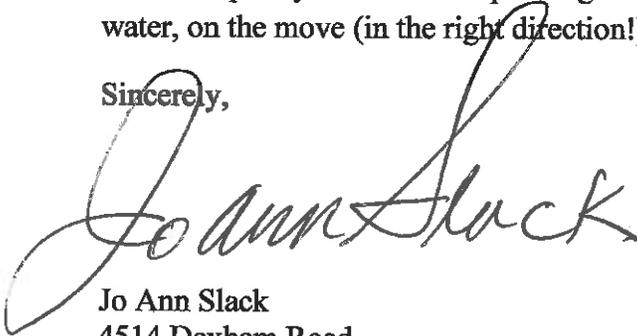
Dear Planning and Zoning Commissioners:

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 large, stylized 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.

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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

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 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 (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

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.

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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:

Kenneth L. and Aileen Svaty (25+ years residents)

[Signature]

4318 Dexham Rd. - Rowlett, TX 75088

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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

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. 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 in the lower right quadrant of the page.

06-04-15A08:10 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):

Randall W. Thomas

SIGNATURE:

Randall W. Thomas

ADDRESS:

4606 Dexham Rowlett, Tx

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Services

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FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

06-04-15A11:05 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

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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...

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!

Michael + Molly Ulmer
PROPERTY OWNER NAME (print):
SIGNATURE: Molly Ulmer
ADDRESS: 4518 Dexham Rd Rowlett Tx 75088

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City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



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.
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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 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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- 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 - trust the concerns on Dexham, Security Issues*

Too close to RR & Flood Zone

PROPERTY OWNER NAME (print): *Brandi & Sanford Vance*
SIGNATURE: *[Handwritten Signature]*
ADDRESS: *1821 Palomero Dr. Rowlett, TX 75088*

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

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: 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

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

elengford@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

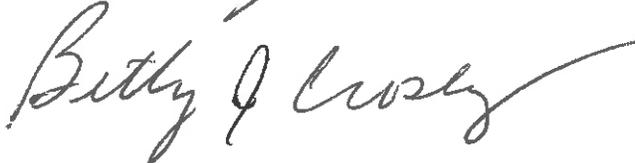
City of Rowlett
Development Services
P.O. Box 99
Rowlett, TX 75030-0099

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

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

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

Services

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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

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

PROPERTY OWNER NAME (print): Dennis & Robin Jensen
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.

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glangford@rowlett.com

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 Rowlett, TX 75030-0099



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.
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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 area*

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

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

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

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 City of Rowlett
 Development Services
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 Rowlett, TX 75030-0099



*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

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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: 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 (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

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 (further described as Lots 1 - 9, Block A of the Dexam 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: All of the attached reasons!

PROPERTY OWNER NAME

(print): Paul & Cynthia Hooker
SIGNATURE: [Signature] Cynthia Hooker
ADDRESS: 1721 Palomina Dr. Rowlett 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 75080-0099

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.



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
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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 / infrastructure for such high density homes. Property values impacted to -

PROPERTY OWNER NAME (print):

LISA MORGAN

SIGNATURE:

[Handwritten Signature]

ADDRESS:

1805 Valorena 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: 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

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

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: 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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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: Inadequate location for such high density of homes.

PROPERTY OWNER NAME

(print): Sean Sullivan
SIGNATURE: [Signature]
ADDRESS: 1717 Palomine 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.

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06-04-15A11:04 RCVD



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

PLANNING AND ZONING COMMISSION
COURTESY NOTICE
7AM (05/29/2015)

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): Houtarib Syed / Valerie Syed

SIGNATURE: [Handwritten signatures]

ADDRESS: 1606 Palomino Dr, 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 3501 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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<p>If you have any questions concerning this request, please contact the Department of Development Services</p> <p>Phone 972-412-6166 FAX 972-412-6228 rlangford@rowlett.com</p>	<p>RETURN BY FAX OR MAIL</p> <p>City of Rowlett Development Services PO Box 99 Rowlett, TX 75080-0099</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 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: Rowlett Dexham Rd & That land cannot support the proposed addition. We need to raise the bar 7

PROPERTY OWNER NAME (print): Julie & Mike Tornatore
SIGNATURE: [Signature]
ADDRESS: 1906 Palomino Dr. 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 75030-0099

And insist on homes that conform to the original plan for that property.



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: FLOOD PLANE / TOO DENSE

PROPERTY OWNER NAME (print): RANDY & PENNY TOWNZEN
SIGNATURE: [Signature]
ADDRESS: 1701 PALOMINO DR.

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Development Services
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06-02-15 P03:21 RCVD

Rowlett

T E X A S

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: 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 ①

PROPERTY OWNER NAME

(print):

Craig & Mary Williams

SIGNATURE:

Craig Williams Mary Williams ①

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 neighborhoods.



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: 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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Department of Development Services

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

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

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Outside of 200'



ATTACHMENT 8

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 COMMUNITY ENVIRONMENT

PROPERTY OWNER NAME (print): Jackson BRIDGES Phoebe Bridges
SIGNATURE: Jackson Bridge Phoebe Bridges
ADDRESS: 1913 STALLION CIRCLE Rowlett TX 75088

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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 ^{Very!} OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Too many houses in small area 2 Rowlett Property in Dexham Estates & Not enough road capacity for traffic.

PROPERTY OWNER NAME
(print): John & Johyn Butler
SIGNATURE: [Signature] Johyn Butler
ADDRESS: 1809 Clydesdale Ct

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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:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Gayle Carr
Gayle Carr
1910 Clydesdale Ct. 75088

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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:

PROPERTY OWNER NAME

(print):

Louis C Cephus

SIGNATURE:

[Handwritten Signature]

ADDRESS:

5001 Dexham Rd

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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

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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 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: [Signature]
ADDRESS: 1914 Stallion Circle Rowlett TX 75088

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Public Hearing Notice for
properties along Dexham 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:

- Dexham 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 6-14 acres each
- The residence of Dexham 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 Dexham 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 75089



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: BUILDING IN FLOOD PLAN IN DANGERS OF FLOODING. YOU

FILLED IN FLOOD PLAN RT ROWLETT RD AND CASTLE. WATER DIVERTED TO PARK

PROPERTY OWNER NAME (print): SAMMY A. DOWDLE
SIGNATURE: [Signature]
ADDRESS: 5802 ANTIOCH DR. ROWLETT, TX 75089

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Department of Development Services

NOTICE OF PUBLIC HEARING 15-04-15A11:0

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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

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



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:

Inadequate location for such high density homes

PROPERTY OWNER NAME (print):

Dexham Estates could face security issues with so many people in such a concentrated area
Bobby & Shirley Evans

SIGNATURE:

Bobby Evans Shirley Evans

ADDRESS:

1814 Clydesdale Ct

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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: The homes will not narrow our neighborhood. Too many homes built in that section.

PROPERTY OWNER NAME (print): Peggy Fitch
SIGNATURE: [Signature]
ADDRESS: 1718 Clydesdale Ct. Rowlett, 75088

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Table with 2 columns: Contact information for Department of Development Services and Return by Fax or Mail information for City of Rowlett.

1-12A08-13 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

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RE: Application for a Zoning Change with Major Warrants
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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:

Do not want to have flooding.
Already subject to flooding on Dexham. Need Nature Trail

PROPERTY OWNER NAME

(print):

Frances & Joseph Faccibene

SIGNATURE:

3409 elrodway Trail Rowlett Tx 75088

ADDRESS:

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FAX 972-412-6228
glangford@rowlett.com

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

06-24-15P01:26 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

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

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

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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 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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Department of Development Services

NOTICE OF PUBLIC HEARING

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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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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

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

PROPERTY OWNER NAME (print): ICHANK HOANG
SIGNATURE: ICHANK HOANG
ADDRESS: 1909 Stallion Circle, Rowlett, TX 75088

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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 not big enough for increased traffic that would happen. Security Issue with increase of higher volume in concentrated area

PROPERTY OWNER NAME (print): Jennifer Huch
SIGNATURE: [Signature]
ADDRESS: 4014 Dexham Rd

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

COMMENTS: The increased density of the request will be a safety issue, infrastructure issue, value issue and ->

PROPERTY OWNER NAME (print): DENNIS JACKSON
SIGNATURE: [Signature]
ADDRESS: 1722 Clydesdale Ct 75088

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quality of life issue for Delham Estates homeowners specifically. I moved to D.E. in 1997 not because it was the nicest neighborhood in Rowlett but because it offered and continues to offer a tranquility you can't buy anywhere else. Most residents in D.E. have been here a long time because we don't want cars running up and down our streets to get to a golf course or some other venue. We like that you don't drive through D.E. to get somewhere else except on Delham. I'm not opposed to a smaller amount of homes built on Delham just not a hundred or more. For the first time in a long time we are seeing home value on the rise in D.E. The proposed zoning will have a negative affect on our values in my opinion because it will spoil the reason why we like it here so well.



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 Palomina Pa Rowlett, Tx

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FAX 972-412-6228

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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
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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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Department of Development Services

NOTICE OF PUBLIC HEARING

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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: 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): sbAnne Kerby
SIGNATURE: [Signature]
ADDRESS: 1706 Palomino Dr., 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 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: 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.

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



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.

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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: *Please see attached*

PROPERTY OWNER NAME (print): David Louk & Ruth Louk
SIGNATURE: *David E Louk & Ruth Louk*
ADDRESS: 5913 Covington 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.

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

I am opposed to the rezoning to multifamily housing on dexham road for two major reasons. First of all I am concerned adjusting land out of the flood zone will cause a change to the current flood line. Recently water has crossed the 66 bridge and has come very close to flooding several houses along Springfield park. Any change to the flood plain can cause considerable harm to the current and future housing near Rowlett creek as well as the city sewer plant and road system. At a minimum, an environmental study should be performed with mandatory adjustments to Rowlett creek by the development firm to ensure the construction project does not negatively impact the flood zone.

Probably the more significant reason I am opposed to this new plan is that it will negatively impact the tax base of Rowlett. The current zoning of low occupancy single-family homes fits well with the surrounding area. The community surrounding the purposed development is moderately high value single-family homes. While developing the land might increase the tax basis directly on the property, overall values surrounding this development will plummet causing a likely loss to the Rowlett tax basis. The multi family homes next to a rail line and a sewer plant on the purposed rezoned land will end up being low cost housing due to the undesirable location which will force the house prices down on the development. The side effect will be a loss of pride in the area, which will also increase crime and undesirable activities. This will in turn cause the entire area to lose value and probably end up being a net loss to the Rowlett City tax basis.

I would like to see a return on investment for the landowner and the development of the property, but not at the cost of the City of Rowlett and its nearby residents. Perhaps a smarter avenue for the landowner would be to implement the 9 single family homes with a HOA running a community horse park in the flood zone area and push for agriculture exemption for the horse part of the land. This would provide 9 highly valued additional homes to tax by the City of Rowlett and no change to the flood plain.

Please deny the current rezoning plan.
Thank you

David E Louk & Ruth Louk

David E. Louk & Ruth Louk
5913 Covington Dr.



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: area becoming crowded - road, congestion.
concern over smaller, cheaper houses being built.

PROPERTY OWNER NAME (print): Deena McNamee
SIGNATURE: Deena McNamee
ADDRESS: 1702 Clydesdale Court Rowlett 75088

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FAX 972-412-6228
glangford@rowlett.com

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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 (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: *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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<p>If you have any questions concerning this request, please contact the Department of Development Services</p> <p style="text-align: center;">Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p>	<p>RETURN BY FAX OR MAIL</p> <p>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 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-compliance with Neigh Hood

POOR URBAN PLANNING TO PUT A HIGH DENSITY NEIGHBOORHOOD!

PROPERTY OWNER NAME (print): John + Diane Moore
SIGNATURE: [Signature]
ADDRESS: 1818 CYNDESDALE 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

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: Traffic, Prop values, flood plain

PROPERTY OWNER NAME

(print): JOSH & HEATHER MOORE

SIGNATURE: [Handwritten Signature]

ADDRESS: 1718 PALOMINO DR

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FAX 972-412-6228
glangford@rowlett.com

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City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



ATTACHMENT 8

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
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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 D. and Cynthia Anne Murphy
SIGNATURE: Gerald D. Murphy Jr
ADDRESS: 3826 Dexham Rd, 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...

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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 75080-0099).



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.

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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:

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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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
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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change with Major Warrants
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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 shavna Rashzad
SIGNATURE: Fred Rashzad
ADDRESS: 1706 Clydesdale ct, Rowlett, TX, 75088

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City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

06-04-15A11:05 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

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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 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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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: SUBJECTS LAKES OF SPRINGFIELD TO INCREASED FLOOD ZONING

PROPERTY OWNER NAME (print): Ricky Smith
SIGNATURE: [Signature]
ADDRESS: 6301 GOVINGTON DR. ROWLETT

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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: No zoning (amendment) due to neighborhood

PROPERTY OWNER NAME: CAL & Caroline Tenhet JR
SIGNATURE: [Handwritten Signature]
ADDRESS: 1802 Clydesdale Ct.

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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: SEE ATTACHED

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

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

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.



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: flood plain area

PROPERTY OWNER NAME (print): Kimberly Waleeth
SIGNATURE: [Handwritten Signature]
ADDRESS: 1710 Citysideale Ct. Rowlett TX 75088

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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 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 A HIGH DENSITY OF HOMES.

PROPERTY OWNER NAME (print): MATTHEW WISE
SIGNATURE: [Signature]
ADDRESS: 1922 STALLION CIR. 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...

- 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): David Wood
SIGNATURE: David Wood
ADDRESS: 1714 Palomino Drive, 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.

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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.

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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: Security issues & increased traffic

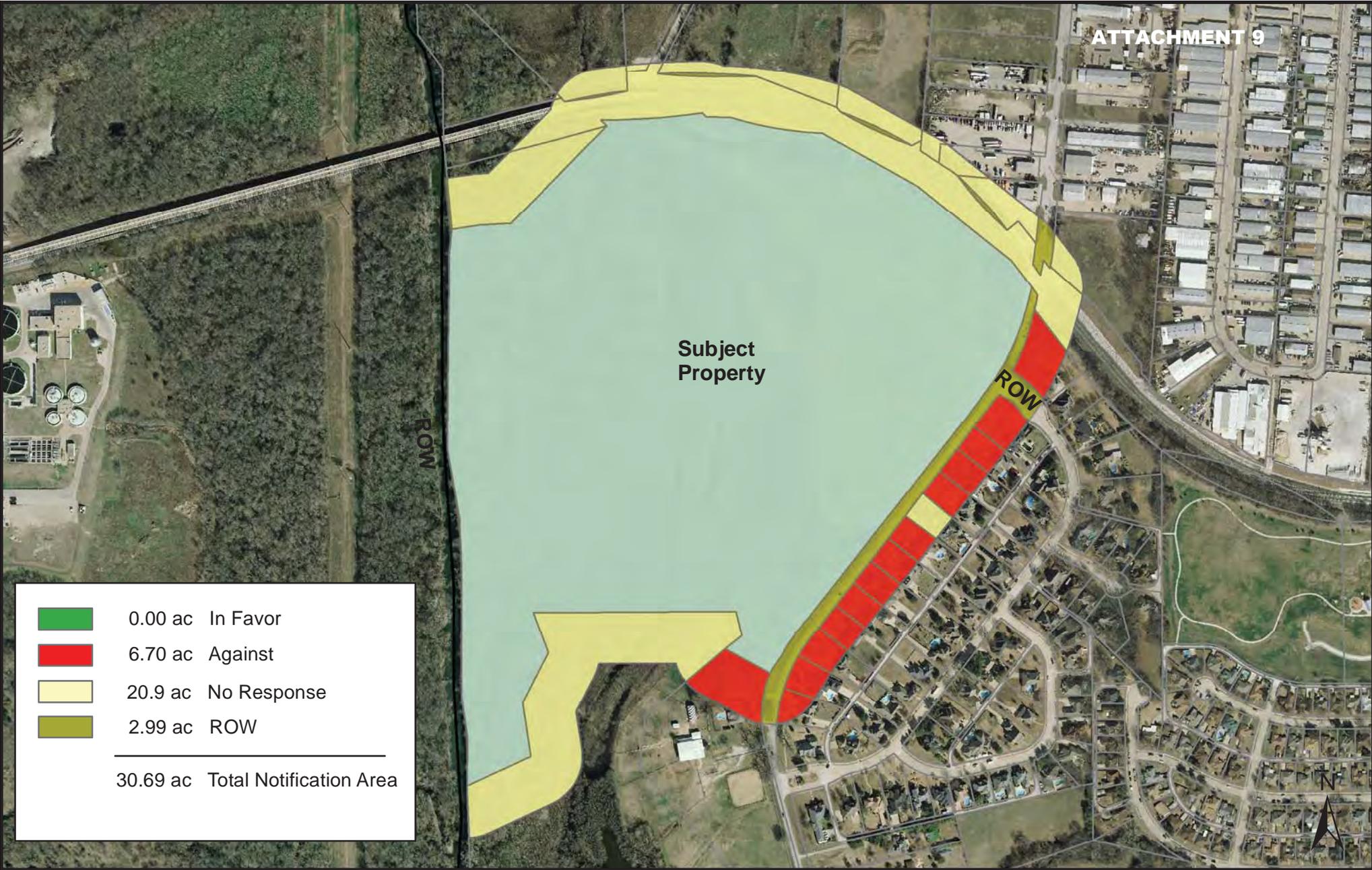
PROPERTY OWNER NAME (print): Melissa Wood
SIGNATURE: Melissa Wood
ADDRESS: 1714 Palomina Drive, Rowlett, Tx

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...

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...

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, PO Box 99, Rowlett, TX 75030-0099



Creekside Village
4401, 4413, 4501, 4509, 4513, 4601, 4609,
4613, and 4701 Dexham Road
Map Created: July 1, 2015

ZONING CHANGE
200 FT NOTICE
LOCATION MAP

Garrett Langford

From: Bob Cresswell <bob@cresswellbuilders.com>
Sent: Wednesday, August 05, 2015 10:16 PM
To: Garrett Langford
Subject: Creekside Village - Zoning Change to Form Based Code - New Neighborhood

Garrett,

Please put me on the agenda for the City Council meeting on August 18, 2015.

As you know from the application, I would like to change the zoning on my property from a large lot PD (Estate Zoning) to the Form Based Code - New Neighborhood. It does not matter to me as long as the new zoning is accepted by the City Council - without the recommendations of Planning and Zoning or with their recommendations. In other words, I can make it work with their recommendations or without their recommendations. From the beginning, I have planned to only build single family detached residences that are 2000 sq ft or larger. I never have been a volume builder.

I am very flexible and I will work with the City in the future to get the proper Regulating Plan. I just need to get my entitlements on the property so that I can then work with FEMA and other agency's to see how many acres we can develop under the Form Based Code. We already know that the current zoning does not work. We also know that the future of Rowlett is not in another type of Planned Development. Rowlett has enough of those development now.

I really like the forward thinking of this City Council with the vision of Realize Rowlett 2020. The Form Based Code is an intricate part of Realize Rowlett 2020 and is what make this project exciting. I have been very successful in the past. And, on every project I have followed through until completion.

The Homeowners across the street and I have gotten along great and will in the future.

This will truly be a great experience for us all. Thank you for all the time that has been spent by you and The City on this project.

Sincerely,

Robert J.(Bob) Cresswell
(214) 533-7233



City of Rowlett
Staff Report

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

AGENDA DATE: 08/18/15

AGENDA ITEM: 8B

TITLE

Conduct a public hearing on the ad valorem tax rate for Fiscal Year 2015-2016.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Terri Doby, Budget Officer

SUMMARY

Truth-in-taxation is a concept embodied in the Texas Constitution and the Tax Code that requires local taxing units to make taxpayers aware of tax rate proposals. When a proposed tax rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit's governing body must hold two public hearings to allow the public the opportunity to express their views on the proposed tax rate.

BACKGROUND INFORMATION

The City Manager presented the proposed budget for Fiscal Year 2015-2016 on August 4, 2015. The City Council held a Budget Work Session on August 17, 2015.

DISCUSSION

The State of Texas "Truth in Taxation" law requires that the City Council conduct two public hearings on its proposed ad valorem tax rate each year if such rate exceeds the rollback rate or the effective tax rate, whichever is lower. The effective tax rate shows the relation between prior year's revenue and the current year's value. The rollback rate is the maximum rate that can be applied and not be subjected to a rollback petition.

City staff presented the Proposed Budget for Fiscal Year 2015-2016 on August 4, 2015, during a City Council Work Session. Ad valorem, or property taxes, are collected by local governments in two components: (1) operations and maintenance (O & M); (2) interest and sinking fund (I & S). The proposed budget was prepared with an operations and maintenance tax rate of \$0.577919 and a debt service tax rate of \$0.209254 for a total tax rate of \$0.787173 per \$100 of taxable value.

The effective tax rate and rollback rate have been calculated and the Notice of Proposed Tax Rate has been published in the local newspaper and on the City's website as required by law. The following table illustrates the proposed tax rate, the rollback tax rate, and the effective tax rates appropriately split between the I&S rate and the O&M rate.

	FY 2014-2015 Adopted	FY 2015-2016 Proposed	FY 2015-2016 Effective	FY 2015-2016 Rollback
O & M	0.549770	0.577919	0.507559	0.559697
Debt	0.237403	0.209254	0.234492	0.234492
Total	0.787173	0.787173	0.742051	0.794189

The proposed tax rate to be considered is \$0.787173, which is more than the effective tax rate. When a proposed tax rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit's governing body must vote to place a proposal to adopt the rate on the agenda of a future meeting as an action item. If the motion passes, the governing body must schedule two public hearings on the proposal. City staff proposed that these two public hearings be held on Tuesday, August 18, 2015, and Tuesday, September 1, 2015 at 7:30 pm. These public hearings will be held in the City Council Chambers, located in City Hall at 4000 Main Street, Rowlett, Texas.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

City staff recommends the City Council conduct a public hearing to allow the public the opportunity to express their views on the proposed tax rate. No official action is required after the public hearing.

At each hearing, the governing body must announce the date, time and place of the meeting at which it will vote on the tax rate. The City of Rowlett will vote on the tax rate on September 15, 2015, at 7:30pm at City Hall, 4000 Main Street, Rowlett, Texas 75088.



City of Rowlett
Staff Report

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

AGENDA DATE: 08/18/15

AGENDA ITEM: 8C

TITLE

Conduct a public hearing (1st) on the proposed budget for Fiscal Year 2015-2016.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Terri Doby, Budget Officer

SUMMARY

Sec. 102.006 of the Local Government Code requires that the governing body of a municipality shall hold a public hearing on the proposed budget. Any person may attend and may participate in the hearing.

BACKGROUND INFORMATION

The City Manager presented the proposed budget for Fiscal Year 2015-2016 on August 4, 2015. The City Council held a Budget Work Session on August 17, 2015.

DISCUSSION

State law requires that the governing body of a municipality shall hold a public hearing on the proposed budget. Any taxpayer of the municipality may attend and participate in the hearing. Public notice of the date, time and location of the hearing has been published in a newspaper of general circulation as required by state law.

The final steps in the budget process include the public hearings scheduled for tonight, August 18, 2015, and September 1, 2015, with consideration of final adoption by the City Council currently scheduled for September 15, 2015.