



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**WEDNESDAY OCTOBER 7, 2015**  
**4000 MAIN STREET**

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

- i. Call to Order
  - ii. Administer the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed and reappointed members
  - iii. Board of Adjustment Orientation
  - iv. Discuss items on the regular agenda
  - v. Adjournment
- 

The Board of Adjustment will convene into a Regular Meeting at **7:00 p.m.** in the City Hall Chambers at the Municipal Center at which time the following items will be considered:

1. Call to Order
2. Elect a Chairman and Vice-Chairman
3. Consider approval of the minutes of the Board of Adjustment Meeting of July 27, 2015.
4. Conduct a public hearing and consider a request for a Special Exception to allow a multi-tenant monument sign to exceed the maximum height and size. The subject property is located at 3001 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas.
5. Adjournment

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

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING DEPARTMENT AT 972-463-3949 FOR FURTHER INFORMATION.

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

Garrett Langford, Principal Planner

**MINUTES OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS  
HELD IN THE ROWLETT MUNICIPAL CENTER,  
4004 MAIN STREET, ROWLETT, TEXAS  
July 27, 2015**

**PRESENT:** Chairman Raymond Moyer, Board Members Chris Kizziar, Harris D. Brown, Alternates Robert Vickers, Kellie McKee, Tony Brown

**ABSENT:** Vice-Chair Wanda Hoff

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Economic Development Specialist Nathan Weber, Development Services Coordinator Lola Isom

**OTHERS PRESENT:** City Attorney David Berman, Planning and Zoning Chairman Karl Crawley

**WORK SESSION**

**1. Call to Order.**

Chairman Raymond Moyer called the Work Session to order at 6:13 p.m.

**2. Discuss items on the regular agenda.**

Director of Development Services, Marc Kurbansade, summarized the items on the Regular Agenda. He explained the importance of interpreting administrative decision and he set the parameters of discretionary capacity.

City Attorney, David Berman, explained that if more than five members participated in a Board Meeting, then only five are allowed to vote. He stated that a motion will only carry if four out of the five members vote affirmatively. Alternate Kellie McKee chose not to vote for the Regular Meeting.

**3. Adjournment.**

A motion was made to adjourn the meeting by Ray Moyer. Member Kizziar seconded the motion. The motion carried and the Work Session was adjourned at 6:19 p.m.

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July 27, 2015**

**REGULAR MEETING**

**PRESENT:** Chairman Raymond Moyer, Board Members Chris Kizziar, Harris D. Brown, Alternates Robert Vickers, Kellie McKee, Tony Brown

**ABSENT:** Vice-Chair Wanda Hoff

**STAFF PRESENT:** Principal Planner Garrett Langford, Economic Development Specialist Nathan Weber, Development Services Coordinator Lola Isom

**OTHERS PRESENT:** City Attorney David Berman, Planning and Zoning Chairman Karl Crawley

**1. Call to Order.**

Chairman Raymond Moyer called the Regular Meeting to order at 6:30 p.m.

**2. Consider approval of the minutes of the Board of Adjustment Meeting of April 6, 2015.**

Alternate Member Robert Vickers made a motion to approve the minutes. Member Harris D. Brown seconded the motion. The item passed 5-0.

**3. Conduct a public hearing and take action on a request to appeal an administrative decision by the Planning Division to not allow Line-X (spray-on bed liner business) to occupy the subject property either as a permitted use or as a continuation of a legal nonconforming use. The subject property is located at 3902 Industrial Drive Lakeview Parkway, further described as being Lot 2, Block 4 of the Rowlett Business Park #2 Addition, City of Rowlett, Dallas County, Texas.**

Principal Planner Garrett Langford presented the case. He presented a location map and provided background on the property occupancy and zoning history. He explained that this item is an appeal request of staff's interpretation. Mr. Langford presented site photos and provided detail on the proposed use for Line-X. He summarized staff's interpretation in comparison to the applicant's interpretation.

Mr. Langford stated that 16 public hearing notices were sent; two were returned in favor and one in opposition. He presented a map of the public hearing notification area.

He explained that the Board has multiple options to consider when evaluating this case:

- 1. Reaffirm Staff's interpretation and uphold the decision that the proposed use is most appropriately categorized as "vehicle service and repair, heavy",*
- 2. Find that the proposed use is most appropriately categorized as a small-scale manufacturing for on-site retail sale as suggested by the applicant,*

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3. *Find that the propose use is most appropriately categorized under another use category listed in the RDC.*

*It should be noted that if the Board makes a different interpretation from Staff, then that will set a precedent which will be followed by Staff and applied citywide. For example, if the Board makes the interpretation that Line-X is to be classified a small-scale manufacturing for on-site retail sale, then Line-X would be permitted to located in any zoning districts that permits small-scale manufacturing for on-site retail sale. The RDC permits small-scale manufacturing for on-site retail sale in the Light Manufacturing (M-1) zoning district, as well as in Light Commercial (C-1) and General Commercial (C-2) zoning districts with a Special Use Permit.*

4. *Lastly, the Board may find that the proposed use is no more intensive than the current tenant and allow the legal non-conforming use to continue.*

There was discussion amongst the Board regarding similar uses near the proposed area, the Realize Rowlett 2020 vision, containment of noise/spray, Fire Marshal's requirements, structural alterations, and legal non-conforming uses.

Chairman Raymond Moyer opened the public hearing.

The following speaker came forward:

**Jonathan Folds  
8601 Sawgrass Lane  
Rowlett, Texas  
Applicant**

Mr. Folds explained his intent, provided additional detail in regards to the applicant's interpretation, provided detail on the chemical liner and its application, stated that this use should not be classified as vehicular or automotive, provided examples of other local franchises and neighboring uses in other cities, and provided detail on noise level and chemical/environmental data report information.

There was discussion amongst the Board regarding neighboring properties, the Line-X product preparation, structural changes, ventilation, the applicant's interpretation of a manufactured product, neighboring storm water testing facility, current zoning, "small scale manufacturing," and appealing to district court.

Chairman Raymond Moyer closed the public hearing.

There was some discussion amongst the Board Members regarding the Board of Adjustment interpretation, the Realize Rowlett 2020 vision, and the "vehicle heavy interpretation."

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Member Chris Kizziar made a motion to approve option number four, to allow Line-X to occupy the building at 3902 Industrial Drive as a legal nonconforming use. Alternate Robert Vickers seconded the motion. The item passed 4-0-1. Member Harris D. Brown abstained from the vote.

- 4. Conduct a public hearing and take action on a request for variances to Section 77-505.F.2.(c) and Section 77-505.F.2.(e) of the Rowlett Development Code. The subject property is located at 6300 Dalrock Road, further described as being Lot 2, Block 1 of the CVS Dalrock Addition, City of Rowlett, Rockwall County, Texas.**

Principal Planner Garrett Langford presented the case. He presented a location map, background information, future public improvements and the Site Plan. Mr. Langford stated that 35 public hearing notices were sent; two were returned in favor and four in opposition. He presented a map of the public hearing notification area.

There was discussion amongst the Board regarding the driveway location and egress.

Mr. Langford provided site photos, explained that the proposed driveway does not meet the separation requirements from the existing driveway and storm inlet to the south. However, he stated that the traffic counts justify the need for an additional driveway. He stated that staff recommends approval of the request.

Chairman Raymond Moyer opened the public hearing.

The following speaker came forward:

**David Vilbig  
10132 Monroe  
Dallas, Texas  
Civil Engineer**

Mr. Vilbig stated that he was present to answer any questions.

There was discussion amongst the Board regarding the concrete median and the driveway for Valvoline.

The following speaker came forward:

**Robin Wilson  
6200 Dalrock Road  
Owner of Valvoline**

Mr. Wilson stated that he does not want to lose his driveway. Mr. Langford clarified that the proposal does not indicate that this would occur.

- 5. Adjournment.**

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Alternate Member Robert Vickers made a motion to adjourn. Alternate Member Tony Brown seconded the motion. The motion to adjourn passed 5-0.

The meeting was adjourned at 7:42 p.m.

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**Chairman- Raymond Moyer**

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**Secretary**

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**Date**



**AGENDA DATE:** 10/07/2015

**AGENDA ITEM:** 4

**AGENDA LOCATION:**

**Individual Consideration**

**TITLE**

Conduct a public hearing and consider a request for a Special Exception to allow a multitenant monument sign to exceed the maximum height and size. The subject property is located at 3001 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas.

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant is requesting a Special Exception to the height and size requirements for multitenant monument signs outlined in Chapter 77, Section 512 of the Rowlett Development Code (RDC). The applicant is proposing to install a new multitenant monument sign that will exceed the maximum height by 2.5 feet and the maximum size by 17 square feet at 3001 Lakeview Parkway (Attachment 1 – Location Map).

**BACKGROUND INFORMATION**

The subject property is located at 3001 Lakeview Parkway between Arby's restaurant and Walgreens on the north side of Lakeview Parkway. Currently, the property owner is building a 28,000 square-foot building and an adjoining 7,500 square-foot retail/restaurant building (Attachment 2 – Site Plan). The larger building will be a Sprouts grocery store. The tenants for the 7,500 square-foot building have not been identified. The subject property retains a zoning designation of General Commercial/Retail (C-2). The grocery store and general retail space are permitted by right in the C-2 zoning district.

The construction of the new grocery store and adjacent retail building are near completion. The applicant would like to install a multitenant monument sign (Attachment 3 – Monument Sign). The monument sign will be located along the frontage of Lakeview Parkway (Attachment 4 – Sign Location) and will include sign space for Sprouts and for the adjacent retail building.

Staff cannot issue a sign permit for the proposed monument sign as it does not meet the height and size requirements. Per Section 77-512 of the RDC, the maximum height and size of a multitenant monument sign is 15 feet and 150 square feet, respectively. The height and size of the proposed multitenant monument sign is 17.5 feet and 167 square feet, respectively. As a result, the applicant is requesting a Special Exception. The applicant has identified unique

circumstances that a warrant Special Exception in this situation (Attachment 5 – Applicant’s Request).

**DISCUSSION**

The approval criteria for a Special Exception are outlined in Section 77-512.F. of the Rowlett Development Code (RDC). Staff recommends that Board of Adjustment consider the request based on the following approval criteria as stated below. Following the criteria below, Staff has provided commentary on how the request meets the criteria.

*Section 77-512.F.2. Approval Criteria.* Decisions on Special Exception shall be based on consideration of the following criteria:

- (a) The board of adjustment may grant special exceptions from the provisions of this section [77:512] if it appears that the provisions would work a manifest injustice.
- (b) In considering a request for special exception to requirements of this section [77:512], the board of adjustment shall consider, but not be limited to, the type of sign, existence of signs in the general area, the degree of change requested, the reason for the exception request, the location of the exception request, the duration of the requested special exception, the effect on public safety, protection of neighborhood property, the degree of hardship or injustice involved, the effect of the exception on the general plan of regulating signs within the city, and such other factors as the board deems pertinent.
- (c) No special exception shall be granted by the board of adjustment if the same conflicts with the spirit of this Code, which is one of providing public safety, adequate lighting provisions, open space and air, conservation of land, protection of property values, and encouraging the appropriate use of the land.

A manifest injustice describes something which is obviously unfair that is direct, obvious, and observable. This criterion is to ascertain whether the height requirement as applied in this situation creates an obviously unfair situation for the subject property. The size requirements in Section 77-512 are to ensure monument signs are proportionate to the size of the development and to limit visual clutter. Monument signs are limited by size and height. Below are the requirements from Section 77-512 of the RDC. The boxes highlighted in red are the requirements applicable to the proposed multitenant monument sign.

	Number Allowed	Max. Area	Max. Height	Max. Width	Other Restrictions
Monument	1 per building. Additional monument signs are allowed if the frontage exceeds 300 feet and the signs are 150 feet from the closest monument sign.	48 sq. ft., 80 sq. ft. including frame	10 ft.	N/A	Setback 10 feet from property line. Monument base shall not be less than two feet high. Minimum base width is one foot. Bases shall be landscaped.
Single Tenant					
Multi-Tenant		100 sq. ft., 150 sq. ft. including frame	15 ft.	N/A	
Multi-Tenant (shopping center over 75,000 sq. ft.)			30 ft.	N/A	

The RDC allows multitenant monument signs up to 30 feet in height for a shopping center with more than 75,000 square feet of floor area. The new Sprouts and adjacent retail building will have a total square footage of 35,500. As a result, the maximum height for the proposed monument sign is 15 feet. The maximum size for the sign face is 100 square feet and 150 square feet when including the frame and base of the sign.

The minimum setback from the property line for a monument sign is 10 feet. The proposed sign will be located 38 feet from the front property line. The applicant is not able to locate the monument sign closer to the front property line as allowed by the RDC due to an Oncor easement, a 16-inch waterline and the floodplain (Attachment 6 – Site Constraints). Each of these issues will not allow for a monument sign to be located up to the 10-foot setback to allow the maximum visibility as permitted within the RDC. As a result, the applicant is forced to locate the proposed monument sign farther to north away from Lakeview Parkway thereby decreasing its visibility.

The proposed monument sign will be located in line with the front row of parking as shown in Attachment 4. The applicant is concerned that the sign's juxtaposition to the parking area significantly increases the likelihood that the visibility of the east side of the lower portion of the sign will be impeded by parked vehicles. The applicant is proposing to increase the brick base of the monument sign to make it taller without increasing the size of the sign face. The proposed monument sign will have a height of 17.5 feet and will be 167 square feet in size. The sign face will remain under a 100 square feet at 92 square feet. It should be noted that the parking next to the sign is needed to meet the parking demand for the proposed development.

A manifest injustice describes something which is obviously unfair that is direct, obvious, and observable. This criterion is to ascertain whether the height and size requirements create an obviously unfair situation with respect to the location of the proposed sign. The applicant cannot locate the monument sign within 38 feet of the right-of-way line due to Oncor's overhead power lines, the City's 16-inch waterline and the limits of the 100-year floodplain. These issues force the applicant to locate the sign 38 feet from the front property line far more than the 10 foot setback resulting in less visibility. It is staff's opinion that these site constraints prevent a closer placement of the monument sign to the street, and therefore pose a significant hardship. Allowing for an increase in the height of the monument sign is justified given the physical constraints of the property. It is staff's view that the increase in sign height will not interfere with the spirit of the ordinance, public safety or adversely affect adjacent properties.

### **Public Notice**

On September 22, 2015, Staff mailed 40 notices to all property owners within 200 feet of the subject property. As of October 2, 2015, Staff received two responses in favor of the request (Attachment 7 – Public Responses).

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

N/A

### **RECOMMENDED ACTION**

Staff recommends approval of the request.

## **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Sprouts Site Plan

Attachment 3 – Proposed Sign

Attachment 4 – Sign Location

Attachment 5 – Applicant's Request

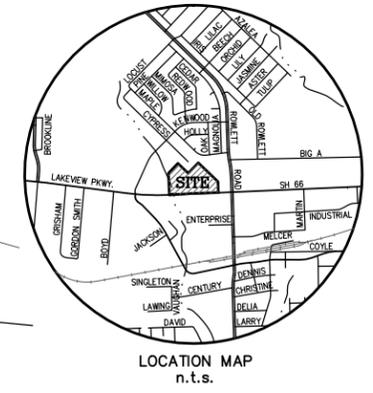
Attachment 6 – Site Constraints

Attachment 7 – Public Notice Responses

Attachment 8 – Landscape Plan



- ABBREVIATIONS LEGEND**
- PP Power Pole
  - GW Guy Wire
  - MH Manhole
  - WV Water Valve
  - TP Telephone Pedestal
  - WM Water Meter
  - FH Fire Hydrant
  - LP Light Pole
  - IV Irrigation Valve
  - CO Clean Out
  - AC Air Conditioner
  - TV Cable Box
  - SB Signal Box
  - SP Signal Pole
  - SN Sign
  - IRF Iron Rod Found
  - IRS Iron Rod Set
  - WW Waste Water
  - SW Storm Sewer
  - TMK Telephone Line Marker
  - TSN Traffic Sign
  - CM Central Monument
  - BB Billboard
  - GL Ground Light
  - \* Fire Riser Room Location



LINE	BEARING	DISTANCE
L1	N00°19'26"W	10.00'
L2	S89°40'34"W	75.00'
L3	S00°19'26"E	15.00'
L4	S89°12'12"W	65.57'

**PROJECT SITE DATA**

**GENERAL**

CASE NUMBER - DP14-736  
 NAME OF DEVELOPMENT - BRIARWOOD-ARMSTRONG ADDITION  
 PROPOSED USE - GROCERY, RESTAURANT & GENERAL RETAIL  
 FUTURE LAND USE DESIGNATION - GENERAL COMMERCIAL  
 PROPOSED FUTURE LAND USE DESIGNATION - GENERAL COMMERCIAL  
 EXISTING ZONING DISTRICT - C-2  
 PROPOSED ZONING DISTRICT - C-2  
 APPLICABLE OVERLAYS (e.g. PD, SUP) - NONE  
 APPRAISAL DISTRICT ACCOUNT NUMBERS AND COUNTY  
 DALLAS #650225585/0370000  
 DALLAS #65101747010020000

**OVERALL SITE**

GROSS SITE AREA - 12.608 ACRES  
 SITE FRONTAGE - 1065'  
 SITE WIDTH - 1065'  
 SITE DEPTH - 670'  
 IMPREVIOUS AREA - 4.3 ACRES  
 PREVIOUS AREA - 8.3 ACRES  
 DETENTION AREA - APPROX. 0.7 ACRES

**BUILDING**

TOTAL SQUARE FOOTAGE - 35,500 SF  
 COMMERCIAL SQUARE FOOTAGE - 35,500 SF  
 GROCERY - 28,000 SF  
 RETAIL - 4,000 SF  
 RESTAURANT - 3,500 SF

**PARKING & ACCESS**

TOTAL PARKING PROVIDED - 197 SPACES  
 HANDICAP PARKING PROVIDED - 8 SPACES TOTAL  
 VAN ACCESS PARKING PROVIDED - 3 SPACES  
 DRIVE ACCESS PROVIDED - 4 POINTS  
 PARKING SPACES REQUIRED

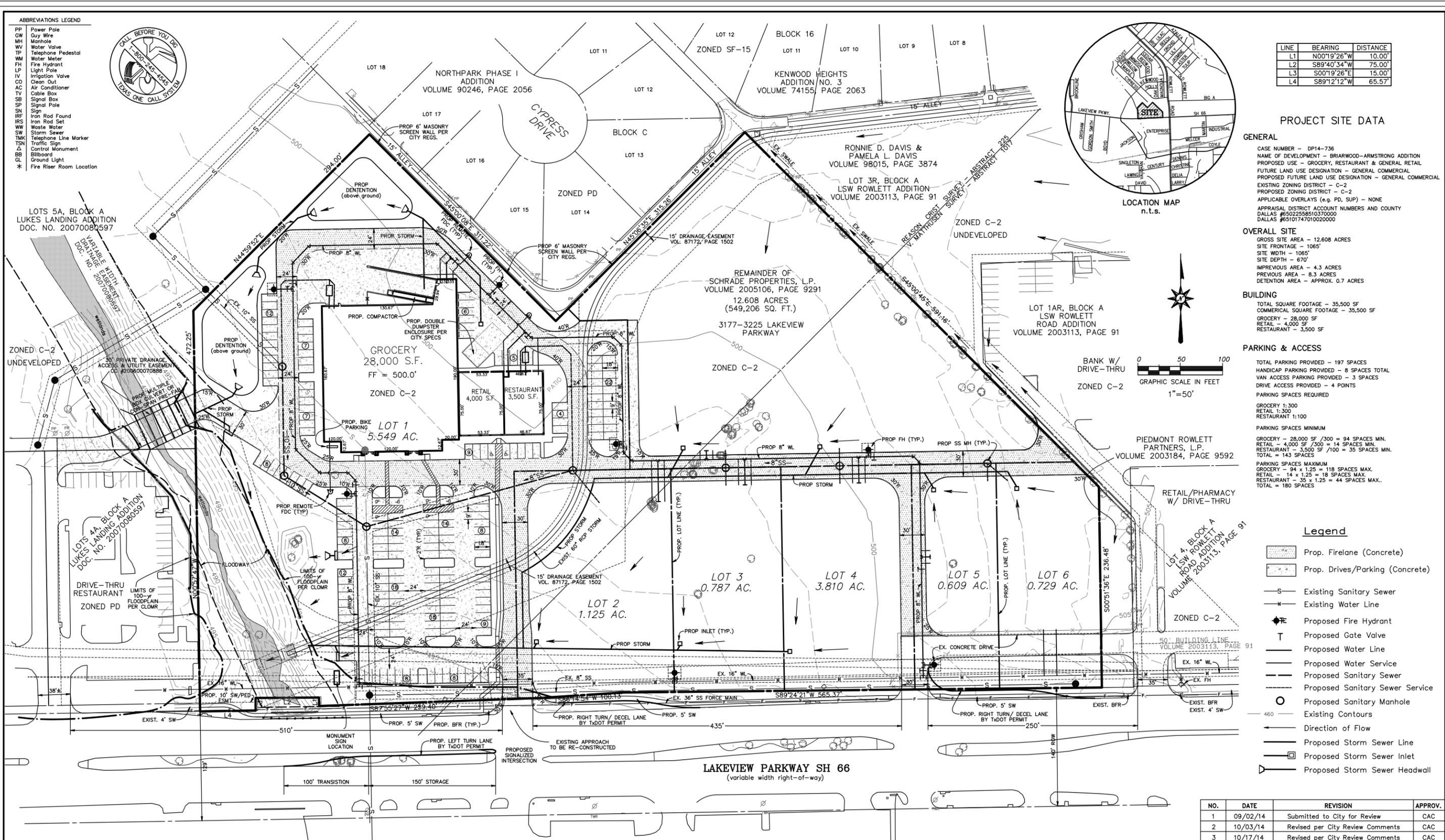
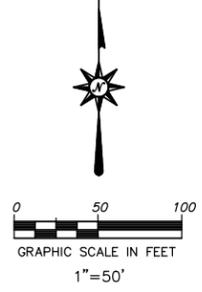
GROCERY 1:300  
 RETAIL 1:300  
 RESTAURANT 1:100

**PARKING SPACES MINIMUM**

GROCERY - 28,000 SF / 300 = 94 SPACES MIN.  
 RETAIL - 4,000 SF / 300 = 14 SPACES MIN.  
 RESTAURANT - 3,500 SF / 100 = 35 SPACES MIN.  
 TOTAL = 143 SPACES

**PARKING SPACES MAXIMUM**

GROCERY - 94 x 1.25 = 118 SPACES MAX.  
 RETAIL - 14 x 1.25 = 18 SPACES MAX.  
 RESTAURANT - 35 x 1.25 = 44 SPACES MAX.  
 TOTAL = 180 SPACES



**Legend**

- Prop. Firelane (Concrete)
- Prop. Drives/Parking (Concrete)
- Existing Sanitary Sewer
- Existing Water Line
- Proposed Fire Hydrant
- Proposed Gate Valve
- Proposed Water Line
- Proposed Water Service
- Proposed Sanitary Sewer
- Proposed Sanitary Sewer Service
- Proposed Sanitary Manhole
- Existing Contours
- Direction of Flow
- Proposed Storm Sewer Line
- Proposed Storm Sewer Inlet
- Proposed Storm Sewer Headwall

**SITE PLAN NOTES**

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Marshal.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Speed bumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/ Building Elevation Plan.
- Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.
- Drainage improvements shall be required to be in a dedicated easement.
- Exact alignments are to be determined with Civil Plans and shown on Final Site Plan.
- All proposed firelanes, drives and parking are to be constructed with reinforced concrete pavement.

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 4811300240 K, dated July 17, 2014, this property is within Flood Zone X, X (Shaded), and AE.

Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or engineer.

**OWNER:**  
 SCHRADER PROPERTIES, L.P.  
 2727 MAIN STREET  
 ROWLETT, TEXAS 75088

**DEVELOPER/APPLICANT:**  
 BRIARWOOD CAPITAL CORPORATION  
 2911 TURTLE CREEK BLVD., SUITE 1240  
 DALLAS, TEXAS 75219  
 214-522-7739



**PRELIMINARY**  
 NOT FOR CONSTRUCTION!!!

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS & SURVEYORS  
 8750 HILLCREST PLAZA DR., SUITE 525 (972) 490-7090  
 DALLAS, TEXAS 75230 (972) 490-7099 FAX  
 Texas Engineers Registration No. 89  
 Texas Surveyors Registration No. 100866-00  
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NO.	DATE	REVISION	APPROV.
1	09/02/14	Submitted to City for Review	CAC
2	10/03/14	Revised per City Review Comments	CAC
3	10/17/14	Revised per City Review Comments	CAC
3	11/05/14	Revised per City Review Comments	CAC

**SITE PLAN**  
 BRIARWOOD-ARMSTRONG ADDITION  
 LOTS 1-6, BLOCK A (12.608 ACRES)  
 REASON CRIST SURVEY, ABSTRACT NO. 225  
 V. MATTHUSEN SURVEY, ABSTRACT NO. 1017  
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Scale: 1"=50' Date: 11-05-14 File: 64003 Site Plan.pro  
 Project No.: 64003 Drawn By: CAC  
 Designed By: CAC City Case No.: DP14-736



7923 E. McKinney St., Denton, TX 76208  
 (940) 382-8850 Fax: (940) 387-0429

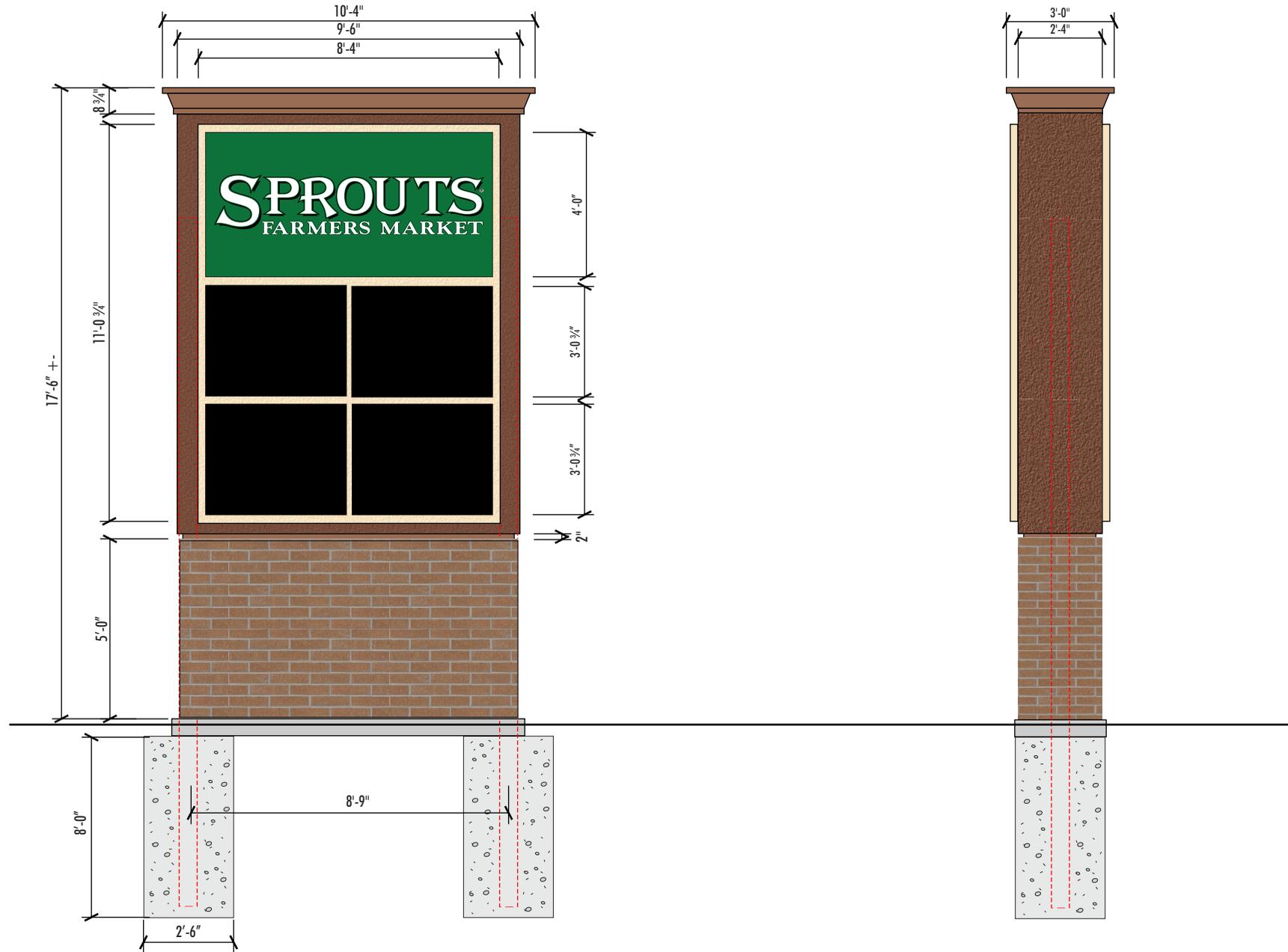
CUSTOMER: Sprouts Farmers Market (Briarwood Capital)  
 LOCATION: State Hwy 66 & Rowlet Road  
 CITY, ST: Rowlet, TX  
 ACCT. EXEC: David Williams PRJ. MGR: D. Williams

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.

DESIGNER: K. Hufnagle BID / JOB #: 33376 ORIG. DATE: 06-18-14 DWG. #/ PAGE: 1406-105 / 02 of 04

REVISIONS

#	DATE	BY	DESCRIPTION
1	07-02-14	KH	REMOVE MONUMENT SIGN MAKE MODIFY TENANT SIGN AND MAKE (2) THE SAME
2	08-18-14	KH	REDUCE TO ONLY (1) SIGN
3	12-03-14	KH	CHANGE SITE PLAN
4	02-26-15	KH	SHOW ROW DISTANCE ON MON.
5	04-27-15	LN	ADD PAINT COLORS
6	08-07-15	EV\$	CHANGED PYLON HEIGHT



NEW DOUBLE SIDED INTERNALLY ILLUMINATED MULTI-TENANT SIGN (1 REQUIRED)  
 N.T.S.



14'-6 1/2" x 10'-4" = 150.00



7923 E. McKinney St., Denton, TX 76208  
 (940) 382-8850 Fax: (940) 387-0429

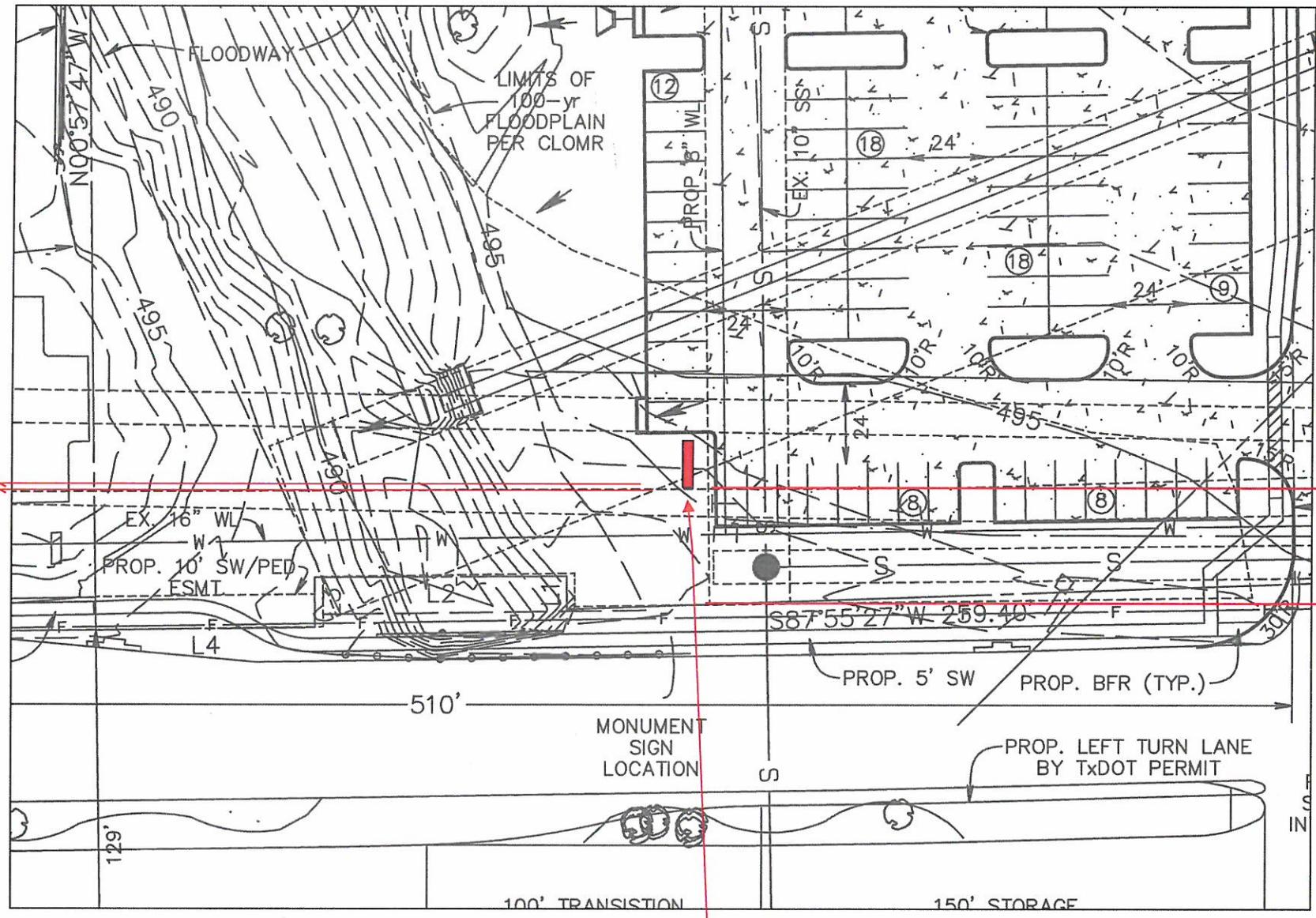
**Sprouts Farmers Market (Briarwood Capital)** CUSTOMER  
 State Hwy 66 & Rowlet Road LOCATION  
 Rowlet, TX CITY, ST

David Williams ACCT. EXEC. D. Williams PRJ. MGR.

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5	04-27-15	LN	ADD PAINT COLORS
6	09-15-15	KH	ADD FABRICATION DETAILS BACK IN DRAWING



2'-10 1/2"

38'-0"



NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.



September 16, 2015

City of Rowlett  
Department of Public Works  
3901 Main Street  
Rowlett, TX 75088

Re: Request for Special Exception  
Briarwood Armstrong LLC/Sprouts Farmers Market  
State Hwy 66 & Rowlett Road  
Rowlett, TX

To Whom It May Concern:

Attached are drawings of a multi-tenant sign proposed for the above address. The primary tenant for this property will be Sprouts Farmers Market.

We are requesting a special exception that would allow a 3'-0" increase in the overall height from what is allowed by code to 17'-6" overall. This increase would be accomplished not by making the sign larger in square footage but simply increasing the height of the brick base portion. This request is in part due to multiple easements that include: city utilities, ONCOR and the flood plain limits. These various easements and ultimately the signs juxtaposition to the parking area significantly increase the likelihood that viewing the sign would be impeded by parked cars. Allowing this special exception would give relief to that problem.

The developer has made modifications to the landscape plan to accommodate the site lines of the sign without negatively impacting the landscape plan. The proposed signage complements the size and décor of the building, making it aesthetically pleasing and enhancing the essential character of the neighborhood.

Thank you for your help and co-operation.

Sincerely,

David Williams  
Starlite Sign LP







Department of Development Services

**\*REVISED NOTICE\***

**NOTICE OF PUBLIC HEARING FOR SPECIAL EXCEPTION**

**TO:** Property Owner  
**RE:** Application for a Special Exception

**LOCATION:** The subject property is located at 3001 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. A location map depicting the 200 foot notification area is attached for reference. This notice and the notification area are required under Chapter 211.010 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant is requesting a Special Exception from the height and size requirements for monument signs outlined in Chapter 77, Section 512 of the Rowlett Development Code. The applicant is proposing to install a new multi-tenant monument sign that will exceed the maximum height of 15 feet by 2.5 feet for a total height of 17.5 feet and exceed the maximum size of 150 square feet by 17 square feet for a total size of 167 square feet.

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

**COMMENTS:** *We need people to come to Rowlett, Texas more TX. Dollars it will help everyone.*

**ADDRESS:** *3324 Lakeview Pkwy*  
**SIGNATURE:** *[Signature]*

Your written comments are being solicited in the above case. Additional information is available through the Department of Development Services located at 3901 Main Street. The Board of Adjustment will hold a public hearing and may take final action on the above case at **7:00 p.m. on Wednesday, October 7, 2015**. The meeting will be in the City Council Chambers, located at 4000 Main Street, Rowlett, Texas.

Please respond legibly in ink. If the signature and/or address is missing, your comments will not be recorded. Your response must be received in the Department of Development Services by **5:00 pm on Friday, October 2, 2015**, for your comments to be included in the Board Members packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

If you have any questions concerning this request, please contact  
Garrett Langford in the  
Department of Development Services  
Phone 972-412-6166  
[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**  
City of Rowlett  
Department of Development Services  
PO Box 99  
Rowlett, TX 75030-0099  
FAX 972-412-6228

10-01-15P02:53 RCVD

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Department of Development Services

OCT 01 2015

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

COMMENTS: It is time to allow business owners to have a sign appropriate for their project. I am owner of 1st Rowlett Center across the street A. RAY K10995-SU

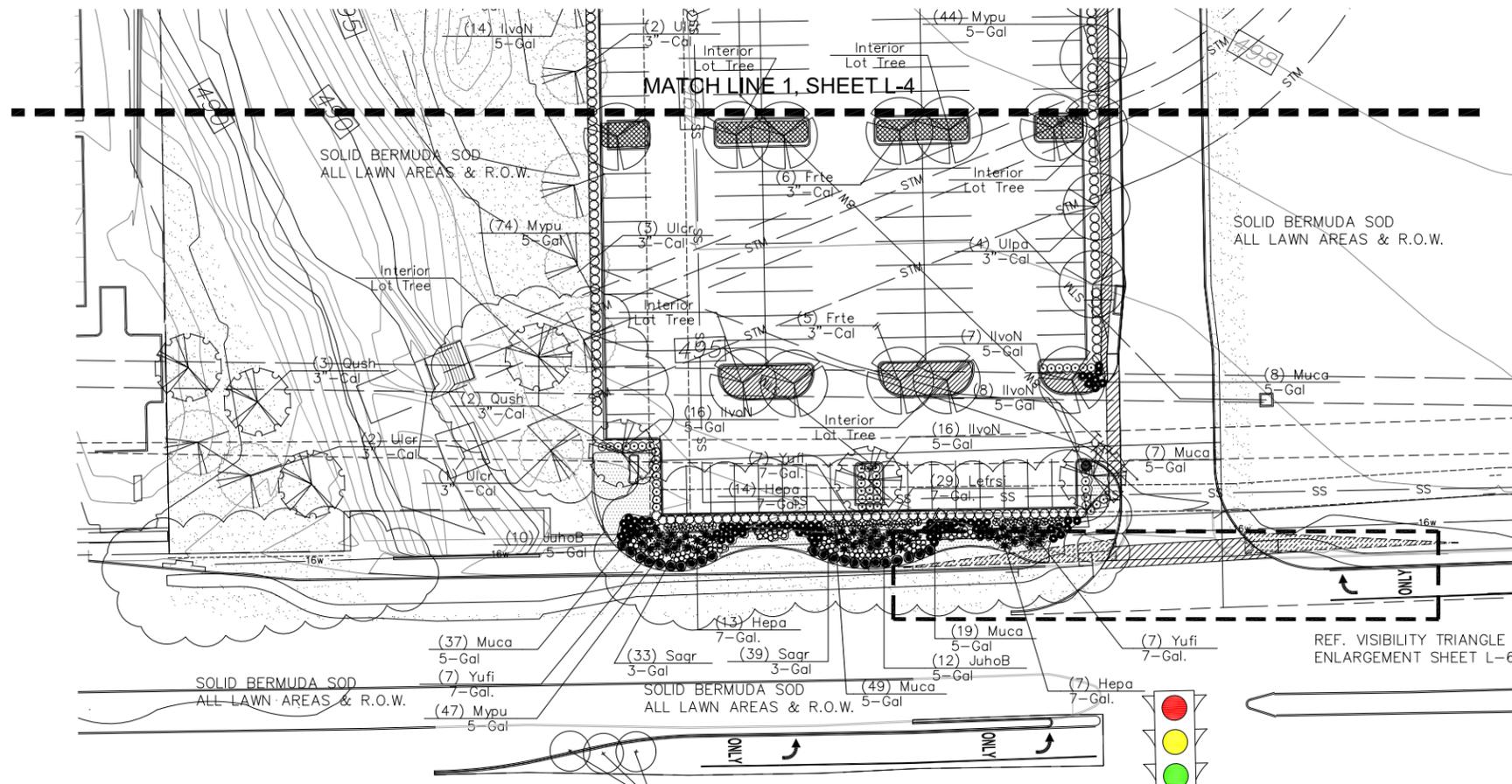
ADDRESS: 3405 Enterprise Dr Rowlett TX 75081
SIGNATURE: [Signature] 10-1-15 2 pm

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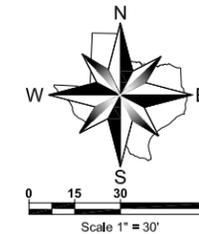
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RETURN BY FAX OR MAIL City of Rowlett Department of Development Services PO Box 99 Rowlett, TX 75030-0099 FAX 972-412-6228



VICINITY MAP  
NOT TO SCALE



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

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

**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
TEXAS ONE CALL SYSTEMS 1-800-245-4845  
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG...

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

NOTE; THREE (3) EXISTING VITEX TREES IN THE MEDIAN TO BE RELOCATED TO THE ROWLETT CITY WATER PARK. THE OAK TREE CAN BE REMOVED WITHOUT RELOCATING. WHEN WORK STARTS ON THE LEFT TURN LANE, THE CONTRACTOR WILL NEED TO COORDINATE WITH ROWLETT PARKS DEPARTMENT ON RELOCATING THE VITEX TREES. PARKS DEPARTMENT CONTACTS ARE AL KRAJC OR KEITH FLOURNOY. ("AL KRAJC" <AKRAJC@ROWLETT.COM>, "KEITH FLOURNOY" <KFLOURNOY@ROWLETT.COM>)

PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
	11	Pich	<i>Pistacia chinensis</i>	Chinese pistache	3"-Cal	B & B, Full, Single straight trunk
	8	Qush	<i>Quercus shumardii</i>	Shumard oak	3"-Cal	B & B, Full, Single straight trunk
	18	Frte	<i>Fraxinus texensis</i>	Texas ash	3"-Cal	B & B, Full, Single straight trunk
	20	Ulcr	<i>Ulmus crassifolia</i>	Cedar elm	3"-Cal	B & B, Full, Single straight trunk
	14	Quvi	<i>Quercus virginiana</i>	Southern live oak	3"-Cal	B & B, Full, Single straight trunk
	8	Quma	<i>Quercus macrocarpa</i>	Bur oak	3"-Cal	B & B, Full, Single straight trunk
	4	Ulpa	<i>Ulmus parvifolia</i>	Lacebark elm	3"-Cal	B & B, Full, Single straight trunk
	292	Mypu	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	5-Gal	40" O.C.
	121	IlvoN	<i>Ilex vomitoria 'Nana'</i>	Dwarf yaupon	5-Gal	36" O.C.
	148	JuchP	<i>Juniperus chinensis 'Pfitzerana'</i>	Pfitzer juniper	5-Gal	40" O.C.
	48	Hepa	<i>Hesperaloe parviflora</i>	Red yucca	7-Gal	48" O.C.
	45	Lefrsi	<i>Leucophyllum frutescens 'Silverado'</i>	Silverado sage	7-Gal	36" O.C.
	100	Muca	<i>Muhlenbergia capillaris</i>	Gulf muhly	5-Gal	36" O.C.
	21	Yufi	<i>Yucca filamentosa</i>	Softleaf yucca	7-Gal	48" O.C.
	22	JuhoB	<i>Juniperus horizontalis 'Bar Harbor'</i>	Bar Harbor juniper	5-Gal	48" O.C.
	72	Sagr	<i>Salvia greggii</i>	Autumn Sage	3-Gal	24" O.C.
	450	Stte	<i>Stipa tenuissima</i>	Mexican feathergrass	1-Gal	24" O.C.
	926	Eufu	<i>Euonymus fortunei 'Coloratus'</i>	Pruple wintercreeper	4" pot	12" O.C.
	3630	Limu	<i>Liriope muscari 'Big Blue'</i>	'Big Blue' liriope	4" pot	12" O.C.

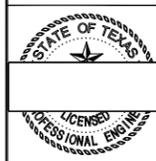
NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.

I, JOHN R. FAIN A PROFESSIONAL LANDSCAPE ARCHITECT (TEXAS LICENSE #805), DO HEREBY CERTIFY THAT ALL LANDSCAPE PLANS SATISFY THE REQUIREMENTS OF THE CITY OF ROWLETT, ZONING ORDINANCE AND LANDSCAPE AND SCREENING STANDARDS.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 08/26/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 2.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6720 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75231  
Texas Engineers Registration No. 89  
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LANDSCAPE PLAN  
LAKEVIEW PKWY & ROWLETT RD.  
ROWLETT, TEXAS