AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 27, 2015

The Planning and Zoning Commission 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. Discuss items on the regular agenda

iii. Adjourn

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

A. CALL TO ORDER

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 13, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a request for a Special Use Permit to allow a daycare center located at 7200 Dalrock Road further described as being 1.44 +/- acres in the Hanse Hamilton Abstract No. 548, City of Rowlett, Dallas County, Texas. (SUP40-2015).

2. Conduct a public hearing and make a recommendation to City Council on a request for a Major Warrant to modify the Build-to Line for the Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.

3. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from the Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District. The

subject property is located at 3399 Chiesa Road, further described as being 21.79 +/- acres in the James Hobbs Survey, Abstract No. 571, City of Rowlett, Dallas County, Texas.

4. Consider and take action on a Development Plan for Evergreen Senior Living. The subject property is located at 5500 Old Rowlett Road, further described as a 5.50 +/- acres of land located in the John M. Thomas Survey, Abstract No. 1478, City of Rowlett, Dallas County, Texas (Case Number 33-2015).

D. ADJOURNMENT

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

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

Garrett Langford, Principal Planner

MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 6:00 P.M., OCTOBER 13, 2015

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Jason Berry, Kim Clark, Stephen Ritchey

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

WORK SESSION

i. **Call to Order**

Chairman Karl Crawley called the Work Session to order at 6:02 p.m.

ii. **Administer the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed and reappointed members.**

Lola Isom, Development Services Coordinator, administered the Oath of Office for newly and reappointed members. The Statement of Elected/Appointed Officer and confidentiality documents were also collected.

iii. **Planning and Zoning Commission Orientation**

Garrett Langford, Principal Planner, presented the Planning and Zoning Commission orientation to the new and returning members and handed out the handbook. He provided information on Commission training, the Council-Manager type of government, the makeup of the Commission, the attendance policy, the monthly schedule, required seminar attendance, meeting and motion rules, Open Meeting Act training, taking final actions publicly, and the Public Information Act.

Chairman Karl Crawley reiterated the importance of having Alternate Members on the Commission.

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

Mr. Langford summarized Item C.1. on the Regular Agenda. There was discussion amongst the Commission regarding the height, setbacks, paving, and Code Enforcement regulation.

Erin Jones, Senior Planner, briefly summarized Item C.2. on the Regular Agenda. There was discussion amongst the Commission regarding the length of the permit.

Ms. Jones summarized Item C.3. on the Regular Agenda. There was discussion amongst the Commission regarding the Tree Mitigation Plan going before the Commission. The Commission discussed the possibility of revisiting the requirements of this type of plan to be reviewed by the Commission.

v. **Adjourn.**

Chairman Karl Crawley adjourned the Work Session at 6:35 p.m.

REGULAR MEETING

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Jason Berry, Kim Clark, Stephen Ritchey

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

A. CALL TO ORDER

Chairman Karl Crawley called the Regular Meeting to order at 6:35 p.m.

1. Update Report from Director of Development Services.

Mr. Langford stated that he would be sending more information out to the Commission in the near future in regards to a future training seminar opportunity in January of 2016.

2. Elect a Chairman and Vice-Chairman.

The Commission unanimously voted to re-elect Karl Crawley as the Chairman and Michael Lucas as the Vice-Chairman of the Planning and Zoning Commission.

MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 6:00 P.M., OCTOBER 13, 2015

B. CONSENT AGENDA

1. **Minutes of the Planning and Zoning Commission Meeting of September 22, 2015.**

2. **Consider and take action on a Final Plat for Usuga Medical Addition, located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Sanders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (FP39-2015).**

   Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner Thomas Finney seconded and the motion passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 4810 Scenic Drive being further described as being 1.133 +/- acres in the Whitaker Crabtree Abstract #60, City of Rowlett, Rockwall County, Texas. (SUP26-2015).**

   Mr. Langford provided background on the Special Use Permit request. He presented a location map and stated that the request was due to the structure exceeding the maximum height and size and because it encroaches into the side yard setback. He presented a Site Plan and site photographs.

   Mr. Langford stated that public hearing notifications were sent out; two were received in favor and zero were received in opposition within the 200 ft. radius notification area and two were received in favor and two were received in opposition within the 500 ft. courtesy radius notification area. He presented a Public Hearing Notification Map and summarized the Staff Analysis. He stated that staff recommends approval of the request.

   There was discussion amongst the Commission regarding the fact that the neighbor located at 4714 Scenic Drive was in favor of this request.

   Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Commissioner Lisa Estevez seconded and the motion. The motion passed with a 7-0 vote.

2. **Consider and take appropriate action on a request for a temporary use permit located at 4410 Toler Road, further described as Lot 9, Block 1 of the Rowlett Ranch Estates Subdivision, City of Rowlett, Dallas County, Texas. (TUP42-2015).**

Ms. Jones presented a location map and provided background on the Temporary Use Permit request. She explained the Rowlett Development Code considerations and presented site photographs. She stated that staff recommends approval.

There was discussion amongst the Commission regarding the proposed fence, the awareness of the neighbors, and the size of the POD storage container.

Commissioner James Moseley made a motion to approve the request. Commissioner Thomas Finney seconded and the motion. The motion passed with a 7-0 vote.

3. **Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Evergreen Senior Living. The subject property is located at 5500 Old Rowlett Road, further described as a 5.50 +/- acres of land located in the John M. Thomas Survey, Abstract No. 1478, City of Rowlett, Dallas County, Texas.**

Ms. Jones presented a location map and provided background on the request. She presented the Tree Mitigation Plan and the preliminary Landscape Plan. She stated that staff recommends approval.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Vice-Chairman Michael Lucas seconded and the motion. The motion passed with a 7-0 vote.

There was a brief discussion about considering putting Tree Mitigation Plans on the Consent Agenda. It was decided to not propose any formal changes at this time.

4. **Consider and make a recommendation on an Alternative Landscape Plan for F&F Concrete located at 2416 Chandler Drive, further described as Lot 3R, Block A of the Storage Max of Rowlett Addition, City of Rowlett, Dallas County, Texas. (DP14-2015).**

Mr. Langford presented a location map and provided background on the site. He explained that the request is due to additional requirements from being adjacent to the DART Rail Line. He presented the Alternative Landscape Plane and site photographs. He summarized the Staff Analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding screening.

Commissioner Thomas Finney made a motion to recommend approval of the plan. Chairman Karl Crawley seconded and the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:16 p.m.

_____ _____

Chairman Secretary

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 10/27/2015 **AGENDA ITEM**: **C1**

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a Special Use Permit to allow a daycare center located at 7200 Dalrock Road, further described as being 1.44 +/- acres in the Hanse Hamilton Abstract #548, City of Rowlett, Dallas County, Texas. (SUP40-2015)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicants are requesting a Special Use Permit (SUP) to allow a daycare center at 7200 Dalrock Road (Attachment 1 – Location Map). The Rowlett Development Code (RDC) requires an SUP to allow a daycare center in a Single Family Residential zoning district.

BACKGROUND INFORMATION

The property owner and developer, Aji Mathew, is proposing to develop the subject property for a daycare center to care for up to 200 students. The applicants have provided information on the daycare and its curriculum in Attachment 2 – Applicant's Statement. The proposed daycare will have typical hours from 6:30 am to 6:30 pm.

The subject property is a 1.44 acre triangular tract located north of the Dalrock Road and Princeton Road intersection. The subject property is currently zoned Single Family 8 (SF-8) and is undeveloped. The property to the north is zoned SF-8 and is occupied by a church. To the east across Dalrock Road is Bayview Estates, a single-family subdivision zoned Single Family 10. To the west and southwest across Princeton Road is Princeton Pointe, a single family subdivision zoned SF-8.

The proposed development will consist of two one-story buildings with one being 4,925 square feet in size and the other being 4,800 square feet (Attachment 3 – Concept Plan). The concept plan shows two proposed driveways – one on Dalrock Road and the other on Princeton Road. The developer will install a left turn lane for the Princeton Road access.

If approved, the proposed SUP will allow a commercial use to locate on a property zoned SF-8 for residential uses. The proposed development will be required to follow commercial development standard as they pertain to landscaping, drainage, driveways, parking, and

architectural design standards. The setback and lot coverage requirements, however, will continue to follow the SF-8 standards. As part of the SUP request, the proposed development will include modifications to several development standards including setbacks, lot coverage, left turn lane and landscaping.

DISCUSSION

The following is the applicants' proposed modifications. Staff comments are provided in bold italics for each consideration.

Side Yard Setback and Lot Coverage

As a corner lot, the subject property has no rear yard setback. The side yard setback for an SF-8 district is 10% of the lot width which for the subject property will result in a side yard setback of 36 feet. Additionally, the maximum lot coverage in an SF-8 district is 45%. The applicant is proposing a side yard setback of 10-feet and a maximum lot coverage 53%.

Staff Comment:

Staff is supportive of the location of the proposed buildings in relation to the lot line and allowing the maximum lot coverage to exceed 45%. Due to site considerations and the adjoining land use, the daycare should be allowed to follow the same dimensional and coverage requirements for commercial developments. The adjacent property to the north is developed with a non-residential institutional use (Church), thus allowing a side yard setback of 10 feet will not adversely affect the adjoining property.

Maximum lot coverage is not specified for non-residential zoning districts beyond the overall landscaping requirements. Non-residential uses generally will have more lot coverage due to larger building size and parking lot improvements than a single family home. The drainage requirements in the RDC will require that the development detain the additional runoff created by the increase impervious coverage. The applicant has completed preliminary engineering for the proposed development and will employ underground detention.

It is staff's professional opinion that the unusual shape of the property will prove challenging regardless of the proposed use. The applicant's requests are reasonable taking into consideration the shape of the site and the proposed commercial use.

Left Turn Lane and Driveway

As part of the project the developer will install a left turn lane on Princeton Road to allow a left turn access off of Princeton Road. The proposed left turn lane will not meet the minimum storage requirements which for Princeton Road is 155 feet. Due to the site constraints, the applicant will only be able to construct a left turn lane with 83 feet of storage. The existing median on Princeton Road is not long enough to provide a left turn lane without closing the median opening for Colfax Drive. The location of the driveway on Princeton Road is 143 feet from the driveway to the north. For a four lane road, the driveway should be separated by a

minimum of 150 feet. The proposed driveway is located to align with Kingston Drive and to allow the maximum extension of the proposed left turn lane.

Staff Comment:
The applicant completed a Traffic Impact Analysis (TIA) that provides recommendations to mitigate for traffic concerns caused by the proposed development. The TIA states that the site should be designed for two driveways to allow for adequate circulation. The location of the driveways and the proposed left turn lane were designed in accordance with the TIA recommendations to mitigate the traffic impact associated with this development. The City Engineer has reviewed the TIA and the concept plan and finds the location of the proposed driveways and the proposed left turn lane appropriate given the current conditions.

Landscape Buffer
When the property owner plats the subject property, a five-foot right-of-way dedication will be required along Dalrock Road. As a result, the proposed development will not be able to provide the required 15-ft landscape buffer along Dalrock Road (Attachment 3 – Landscape Plan). The proposed landscape plan shows a 10-ft landscape buffer along the frontage of Dalrock Road. Based on the unusual shape of the property and the requirements for the fire lane there is not sufficient room to meet the minimum width requirements for the right-of-way buffer along Dalrock Road. The proposed development will be required to meet all other landscaping and planting requirements.

Staff Comment
Staff finds the proposed 10-ft right-of-way buffer along Dalrock Road acceptable given the site constraints previously mentioned above. There is insufficient room between the fire lane and the property line along Dalrock Road to provide a 15-ft right-of-way buffer. The proposed development will be required to meet all landscaping requirements.

The approval criteria for an SUP are outlined in Section 77-206 of the RDC. The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

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

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

   The subject property is not located within one of the opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. The Plan states that areas outside of the opportunity areas, the existing zoning and the Guiding Principles should be

considered in decisions about rezoning and site design. Of the 13 guiding principles, Guiding Principle #2, "Grow the City's economy through diversification of job and business opportunities" is most relevant for this case. The rezoning of the property will allow the development of the site that has long been vacant. Due to the surrounding uses and the unusual shape of the lot, staff finds it unlikely that the property will be developed for single family residences.

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

   Daycare centers are allowed in single family residential districts with the approval of an SUP. Uses requiring a SUP are provided as an option with the intent of allowing a limited selection of non-residential uses that are compatible with and complementary to surrounding single family homes while limiting adverse impacts to the overall district.

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

   The applicant is requesting an SUP to allow a daycare center on a property zoned SF-8. The applicants believe that there is a market demand for a daycare center at this location. In addition, with the development of the church to the north separating the subject property from existing single family homes and a large intersection to the south, it is reasonable to say that the existing conditions in the area makes this lot more suitable for a non-residential use than a residential use.

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

   The proposal should not negatively affect the health, safety, morals or general welfare of the public. The TIA showed that the impact of the development on Princeton Road and Dalrock Road will be negligible.

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

   Adequate utilities, access, and drainage facilities are being provided for the subject property.

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

The proposed daycare center is not expected to have an adverse impact on adjacent properties. A daycare center is an appropriate use near residential subdivisions. Being located at the intersection of Dalrock Road and Princeton Road between two large single family subdivisions is an appropriate location. The proposed use is compatible with adjacent church and does not share a property line with a single family use.

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

   The location of the subject property bounded by two major streets does not make it suited for a single family home. The property is more suited for allowing a nonresidential use such as a daycare.

It is Staff's opinion that the request meets the criteria outlined in the RDC for a Special Use Permit. The request is not expected to have an adverse impact on adjacent properties. The proposed development will comply with the recommendations of the TIA to mitigate the traffic impact of the development. Staff believes that the subject property is suited for a Special Use Permit to allow a daycare center.

Public Notice

On October 9, 2015, a total of 21 notices were mailed to property owners within 200 feet and a total of 89 courtesy notices were mailed to property owners within 500 feet. As of October 23, 2015, two public notices were received in opposition of the request while none were received in favor. Two responses from the 500-ft courtesy notices were received in favor of the request while eight were received in opposition. The responses are available in Attachment 5 – Returned Public Notices.

The majority of the notices received in opposition expressed concerns with the existing traffic conditions at the intersection of Dalrock Road and Princeton Road. As noted above, the applicant is implementing the recommendations from the TIA to adequately address the traffic associated with the proposed use. The development is not expected to negatively impact the Dalrock Road and Princeton Road intersection.

Staff published the Legal Notice in the Rowlett Lakeshore Times on October 15, 2015, and the applicants placed two rezoning signs on the subject property on October 17, 2015, in accordance with the Rowlett Development Code.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Applicant's Statement
Attachment 3 – Concept Plan
Attachment 4 – Landscape Plan
Attachment 5 – Returned Public Notices

ATTACHMENT 1

Why Aji Matthew's School will Be Different

Anyone can open and operate a child care facility. With work, a lot can do it professionally. We respect and recognize these facts. We are striving to do something completely different. Our school is not a child care center – it is a school dedicated to making families stronger through parenting classes and intervention, providing a state of the art equipment, preparing our children for a global society by teaching them two additional languages in addition to English and Sign Language, and most importantly, providing an education unmatched in Rowlett that aligns with the National STEM standards. Here are of the ways we will do this.

1. **STEM:** Science, Technology, Engineering, and Math. These are the national education standards. We provide a cutting edge, specialized curriculum that is unique to the industry and proprietary to this school.
2. **Vegan / Vegetarian Menu**: We are committed to our children's health as well as education. We are creating a completely vegan/vegetarian menu for our children and utilize this to educate children about healthy eating.
3. **Homework:** All children 18 months and older will be receiving homework to take home on Fridays to bring back the next week. This will be a paper that will help drive home our themes for the week and give you some time with your kids doing something fun.
4. **Lesson Plans**: You will be receiving copies of your child's lesson plan every week. This will give you a hard copy of what to expect for the following week.
5. **Exercise**: Every classroom (with the exception of infants) will be doing exercise daily which you will see reflected on your child's daily schedule.
6. **Second / Third Languages**: Children will be exposed to both French and Spanish and this will be reflected on their lesson plans and in your weekly take home packet.
7. **Music / Theater**: We have a music teacher coming in to offer piano to our children as well as theater for those interested in being actors / actresses.
8. **Sports / Karate**: Sports and Karate will be offered weekly to those children interested in signing up as well.
9. **Outdoor Learning**: The benefits of the children being outdoors are well documented. It includes increased self-esteem, lower school dropout rates and healthier children. We are dedicated part of our playground to building and maintaining an outdoor learning are complete with a garden and relaxation area.
10. **National Accreditation**: In 2016 our goal is going to be heading towards accreditation through the National Association of Child Care Professionals. This a highly sought after award given to only centers who go through a rigorous self-study process followed by an intense in school observation by trained professionals. This process will help us reach a national level of excellence in early childhood education.
11. **Character Development**: We believe that not only are we getting our children ready for school but also ready for life. You will see us working on building character in our children every through our curriculum, summer activities and visitors.
12. **Community Involvement**: Our school-age and pre-kindergarten children will be out in the community regularly working with the elderly, police and fire departments, and volunteering to get involved with keeping Rowlett beautiful.

STATEMENT OF INTENT AND PURPOSE:

Address the approval criteria in Section 77206.D, outlined below.

1. The proposed special use permit is consistent with the comprehensive plan and other infrastructure related plans, all applicable provisions of this Code, and applicable state and federal regulations; NOTE: Outside strategic opportunity areas existing zoning as amended and Guiding Principles from the comprehensive plan shall be considered in decisions about rezoning, subdivision and site design throughout the City.

THIS PROJECT MEETS THE STATED OBJECTIVE

2. The proposed special use permit is consistent with the purpose and intent of the zoning district in which it is located;

THIS PROJECT MEETS THE STATED OBJECTIVE

3. Whether the proposed special use permit meets the challenge of some changing condition, trend, or fact;

THIS PROJECT IS CONSISTENT WITH THE RESIDENTIAL ZONING ADJACENT TO THE SITE.

4. Whether the proposed special use permit will protect or enhance the health, safety, morals, or general welfare of the public;

THIS PROJECT WILL ENHANCE THE COMMUNITY BY PROVIDING A MONTESSORI SCHOOL ACCESSIBLE TO NEARBY RESIDENTIAL ZONING

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

THERE ARE OTHER COMMERCIAL PROPERTIES NEARBY AND OUR PROXIMITY TO THE ADJACENT UTILITIES SHOULD BE ADEQUATE.

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

THERE WILL BE NO ADVERSE IMPACTS TO THE SURROUNDING PROPERTIES

7. The suitability of the subject property for the existing zoning and the proposed use sought by the special use permit.

A SCHOOL IS AN ASSET TO THE COMMUNITY.

Our center hours are typically 6:30 am to 6:30 pm.When you have a mature center it will have staff of approximately25-30 (some part time).This is a proprietary Curriculum Educational Child Care center.

Helps the community is in several ways.

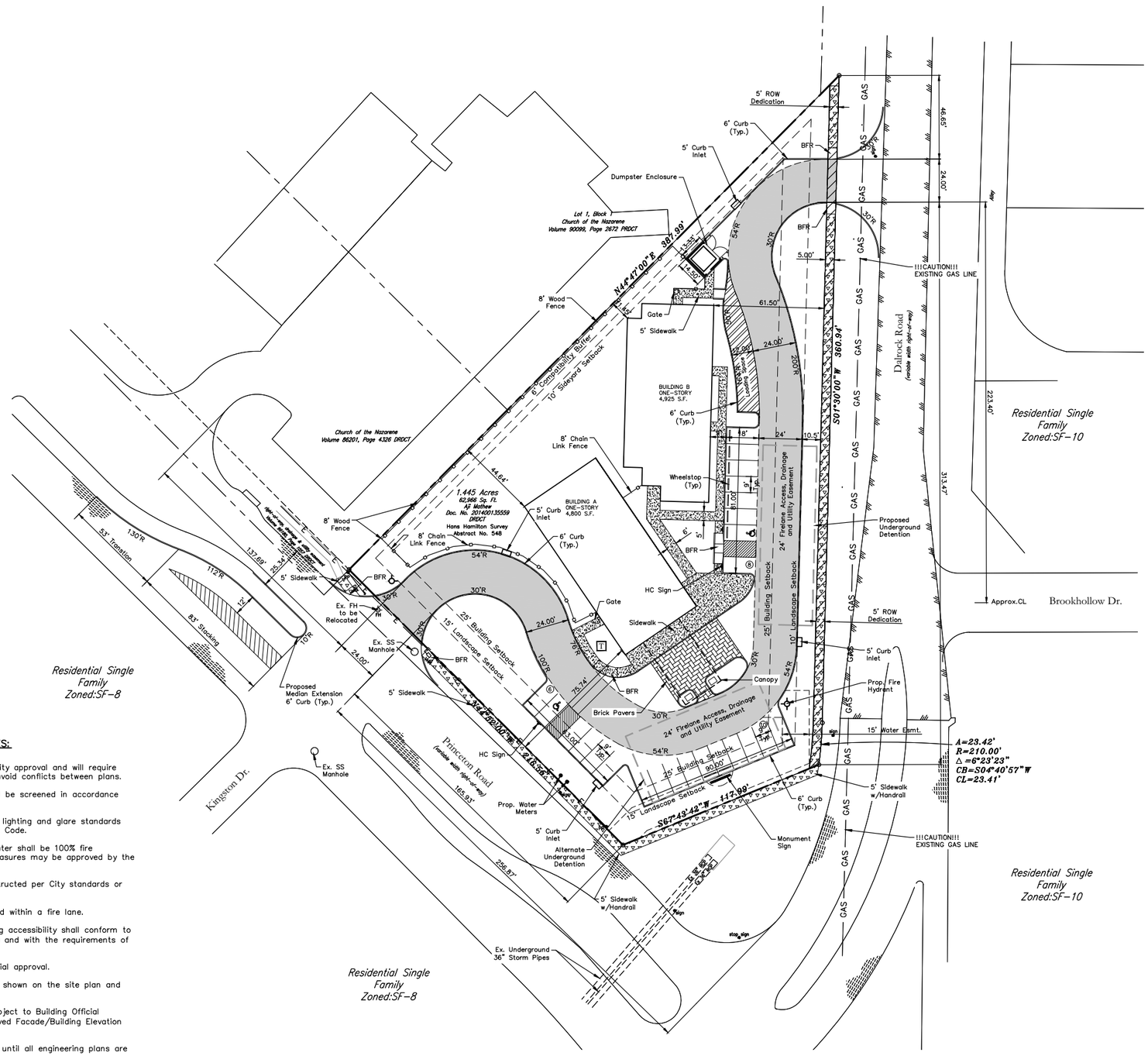
1. Educational Child Care is a necessity in any community.
2. In addition to providing the service of caring for theresidents in the community's children, our holistic approach providesa curriculum and an environment that prepares the children for schooland for life.

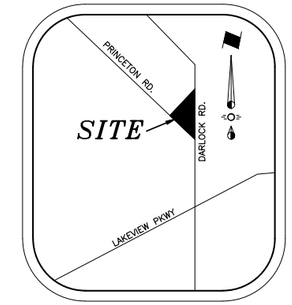
3. Our Character Education offers specific learningexperiences to ultimately teach children how to care for anddemonstrate respect for each other.

Our Curriculum (Life Essentials) addresses all areas of child development:

Developmentally appropriate educational practices
Character Education
Technology
Health & Fitness

This is an immediate enhancement to any community, providing theconvenience of a child care facility while teaching children witheducation, technology, proper moral character as well as health andfitness.





VICINITY MAP

0 30 100

GRAPHIC SCALE
1"=30'

LEGEND

- Firelane
- Proposed Sidewalk (Private)
- Proposed Sidewalk (Public ROW)
- Loading Space
- Proposed ROW Dedication
- Brick Pavers
- Ex. Concrete Pavement
- Ex. Asphalt Pavement
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Handicap Parking Sign

SITE DATA

Case No:	SUP 15-564
Name:	Montessori School
Proposed Use:	Private School
Existing Zoning:	SF-10
Proposed Zoning:	SF-10
Applicable Overlays	SUP
Lot Area:	1.445 Acres (62,966 sf)
Lot Area (post R.O.W. dedication):	1.402 Acres (61,051 sf)
Impervious Area:	32,112 sf/53%
Pervious Area:	28,939 sf/47%
Open Space:	12,371 sf
Detention:	3,000 sf
Building A	4,925 sf
Building B	4,800 sf

	Required/Permitted	Proposed
Density:	4.4	
Lot Area:	10,000 sf	61,051 sf
Lot Coverage:	45%	15.93%
Lot Width:	80'	387.99'
Lot Depth:	110'	360.94'
Lot Frontage:	35'	695.48'
Front Yard Setback:	25'	25'
Side Yard Setback:	10% of site width	10'
Building Height	35' Max 2.5 Story	25' One Story

CITY OF ROWLETT SITE PLAN NOTES:

1. Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
4. Buildings of 5,000 square feet or greater shall be 100% fire sprinklered. Alternative fire protection measures may be approved by the Fire Marshal.
5. Fire lanes sahll be designed and constructed per City standards or as directed by the Fire Marshal.
6. Speed bumps/humps are not permitted within a fire lane.
7. 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.
8. All signage is subject to Building Official approval.
9. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
10. All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
11. Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
12. All new electrical lines shall be installed and/or relocated underground.
13. All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
Craddock Architecture
2975 Oak
Rockwall, Texas 75032
Phone (214)9520527
Contact: Phillip Craddock

SURVEYOR:
Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372
Fax (972) 423-7523
Contact: Michael Cuzzo

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 30'

SUP EXHIBIT

Princeton Academy of Rowlett

Mathew Aji

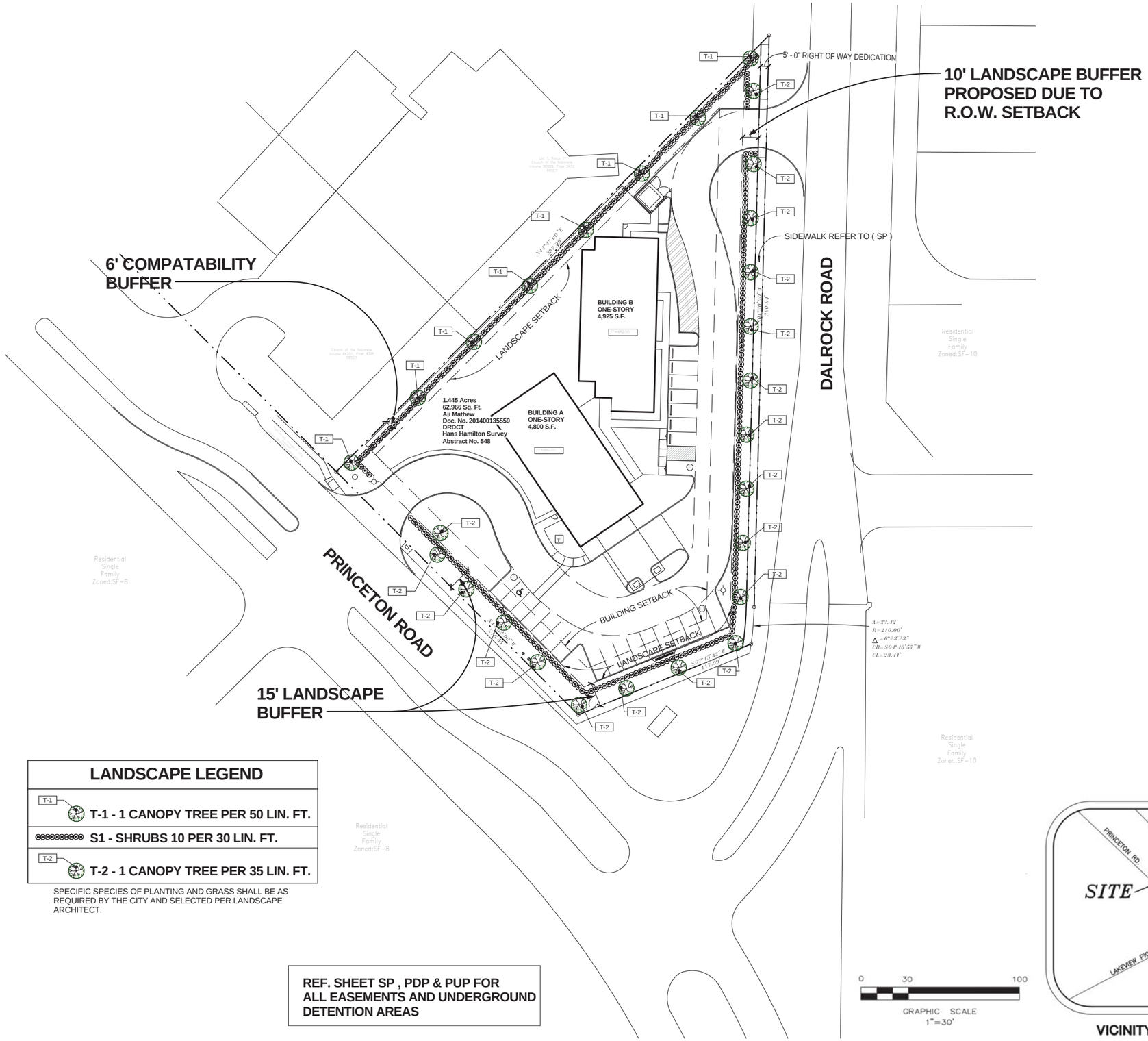
City of Rowlett, Texas

Sheet No. SP

Project No. 15090

Montessori School

ATTACHMENT 4

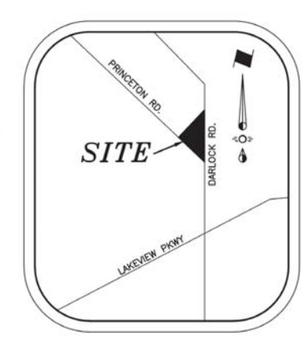


LANDSCAPE LEGEND

T-1	T-1 - 1 CANOPY TREE PER 50 LIN. FT.
	S1 - SHRUBS 10 PER 30 LIN. FT.
T-2	T-2 - 1 CANOPY TREE PER 35 LIN. FT.

SPECIFIC SPECIES OF PLANTING AND GRASS SHALL BE AS REQUIRED BY THE CITY AND SELECTED PER LANDSCAPE ARCHITECT.

REF. SHEET SP , PDP & PUP FOR ALL EASEMENTS AND UNDERGROUND DETENTION AREAS



VICINITY MAP

OWNER:

AJI MATHEW
10419 MATEO TRAIL
IRVING, TX 75016

(469) 835-1893

ARCHITECT:

craddock | architecture PLLC

Phillip Craddock, AIA
2975 Oak Dr.
Rockwall, TX 75032

(214) 952-0527

LANDSCAPE PLAN:

1.445 ACRES
62,966 S.F.
DOC. NO. 201400135559
DRDCT

1 Site Plan
1" = 30'-0"

10/7/2015 6:51:03 PM

c | a

10/7/2015

COPYRIGHT 2015 - CRADDOCK ARCHITECTURE PLLC, FOR USE ONLY ON A SPECIFIC SITE.

craddock | architecture
2975 OAK DR. ROCKWALL, TX 75032 214-952-0527

PRINCETON ACADEMY OF ROWLETT

REVISION

#	Revision Date	Revision Description

PRINCETON ACADEMY OF ROWLETT
7200 DALROCK RD.
ROWLETT, TX 75089
Project number 2015-001-15090 Date 10/07/15

LANDSCAPE PLAN

Scale: 1" = 30'-0"

LP

ATTACHMENT 5

Rowlett TEXAS

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Special Use Permit

LOCATION: The subject property is located at 7200 Dalrock Road further described as being 1.44 +/- acres in the Hanse Hamilton Abstract #548, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit to allow a day care center at 7200 Dalrock Road.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS: UNLESS A TRAFFIC LIGHT IS INSTALLED !!

COMMENTS: 1) WAY TOO DANGEROUS. 2) TRAFFIC SPEEDS NORTHON/PRINSTON AND DALROCK. 3) ONE A MONTH ON AVERAGE ACCIDENTS OCCUR IN THE MEDIAN. I HAVE REPEATEDLY REQUESTED A TRAFFIC LIGHT AT THIS LOCATION NO AVAIL.

PROPERTY OWNER NAME (print): JANET BROWN

SIGNATURE: Janet Brown

ADDRESS: 8313 CONCORD 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 6:30 p.m. on the **27th day of October, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **17th day of November, 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, October 21, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 11, 2015, to be included in the City Council packet. All responses received by November 11th 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 5

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: SEE ATTACHED LETTER

PROPERTY OWNER NAME (print): JOHN M. SHELTON (200 FOOT NOTIFICATION GROUP)

SIGNATURE:

ADDRESS: 7301 SILVERTHORN, 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 6:30 p.m. on the 27th day of October, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of November, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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ATTACHMENT 5

October 20, 2015

Mr Langford,

We are opposed to the City of Rowlett granting a special use permit for construction of a daycare or other business at 7200 Dalrock Road. Please enter our written comments into the Planning and Zoning Commission's and City Council's briefings.

We purchased our property at 7301 Silverthorn, backing to the Princeton & Dalrock intersection, with comfort in the knowledge that 7200 Dalrock was zoned for private use. Granting a special use permit for the construction of a daycare constitutes rezoning the subject property in the short-term and sets a precedent for permanent rezoning of 7200 Dalrock at some point in the future. We are opposed to this ipso facto rezoning.

If the situation is that a daycare proprietor is shopping to lease or purchase property, other nearby parcels of similar size exist along Lakeview Parkway (Highway 66), along Scenic Drive, and at the intersection of Princeton & Liberty Grove. Many of the parcels in these mentioned areas are already zoned for commercial use or have pending special use permits, and neighbor already existing businesses.

Traffic control measures currently in place at the intersection of Princeton and Dalrock are insufficient to accommodate the traffic that an additional daycare will bring. We say "additional" daycare to bring to light that Tree House Academy daycare center exists on Dalrock at a property just 500 feet to the north of the subject property. The study of traffic, planning, and installation of needed traffic control measures to accommodate a business at 7200 Dalrock will incur significant burden to a city budget already stretched thin. Further, the possibility exists that traffic pattern studies by the State of Texas may determine that the intersection of Princeton and Dalrock must be redesigned after construction at the subject property is complete. We are opposed to allocation of any city budget for making traffic control accommodations resulting from granting the proposed special use permit.

Alternative parcels along Lakeview Parkway (Highway 66), along Scenic Drive, and at the intersection of Princeton & Liberty Grove, already have traffic control measures sufficient to accommodate existing businesses, and have capacity to accommodate additional businesses without upgrade. The sufficiency of the existing traffic control measures for the ingress and egress routes to these alternative parcels present an alternative location for a daycare without burden to city budget.

If the situation is that the property owner of 7200 Dalrock is considering opening a daycare as a business venture, the City of Rowlett's Planning and Zoning officials should consider the impact of the opening and possible failure and future vacancy of a daycare business given that Tree House Academy exists within the 500 foot notification area of the subject property. We are opposed to gambling on the success or failure of a perceived over saturated business venture, and opposed to the possibility of having a vacant business in such close proximity to our homestead.

Lastly, the City of Rowlett's Planning and Zoning officials should research the police and fire dispatch records for automobile collision frequency and severity occurring at the intersection of Princeton and Dalrock. With greater traffic density, more automobile collisions would be a realistic expectation. With the granting of a special use permit allowing for a daycare center at the subject property, it is reasonable to assume that a higher percentage of these collisions would involve automobiles with children as occupants. We strongly urge each acting participant in Rowlett's Planning and Zoning Commission's permitting process to consider the possible injury of a child with their granting of a special use permit. We are opposed to the construction of a daycare center at an already challenging and dangerous three-way intersection and putting children at risk.

Sincerely,

John M. Shelton
(214) 929-6264

Vicki S. Shelton
(469) 835-4059

ATTACHMENT 5

Rowlett TEXAS

Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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RE: Application for a Planned Development

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit to allow a daycare center at 7200 Dalrock Road.

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

☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: THE INTERSECTION IS ALREADY CONJESTED AND DANGEROUS DURING RUSH HOUR. WILL NEED TRAFFIC LIGHT.

PROPERTY OWNER NAME (print): JAMES PATE

SIGNATURE: J. Pate

ADDRESS: 8706 BROKHOLLOW DR. ROWLETT, TX 75089

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ATTACHMENT 5

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:

GREGORY GONZALEZ

PROPERTY OWNER NAME (print):

Gregory Gonzalez

SIGNATURE:

7501 SILVERTHORN DR.

ADDRESS:

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

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Not a problem for us

PROPERTY OWNER NAME (print): Anne & David Matthews

SIGNATURE: [illegible]

ADDRESS: 8713 Barton Creek Dr.

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ATTACHMENT 5

10-22-15P02:44 RCVD

Rowlett TEXAS

Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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RE: Application for a Planned Development

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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: UNLESS A TRAFFIC LIGHT IS INSTALLED TO PROVIDE ~~SAFETY~~ FOR SLOWING DOWN THE SPEEDERS, AND ALLOWING TRAFFIC TO GET THROUGH WITHOUT JAMMING THE MEDIAN.

PROPERTY OWNER NAME (print): JANET BROWN

SIGNATURE: Janet Brown

ADDRESS: 8313 CONCORD DR ROWLETT TX 75089

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10-22-15P02:44 RCVD

ATTACHMENT 5

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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: Traffic [redacted] problem's already!

PROPERTY OWNER NAME (print): Theresa Schwagerman

SIGNATURE: Theresa Schwagerman

ADDRESS: 8702 ARBORSide Rowlett, 75025

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☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Traffic concerns; child safety concerns - subject property will be bordered by two busy streets

PROPERTY OWNER NAME (print): Diane L. Hill

SIGNATURE: Diane L. Hill

ADDRESS: 7417 Silverthorn Dr; Rowlett 75089

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ATTACHMENT 5

10-21-15P03:03 RCVD

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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 traffic in/out of neighborhood is already very difficult to get in & out in the morning/afternoon.

PROPERTY OWNER NAME (print): Vincent Dulaney

SIGNATURE: Vint Du

ADDRESS: 8709 Barton Creek Dr.

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☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: During The Morning hrs its Hard enough To get out of the neighborhood without the increased Tra

PROPERTY OWNER NAME (print): Eric Edison

SIGNATURE: 8709 Broad Hollow

ADDRESS: Eric Edison

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ATTACHMENT 5

10-20-15 AT 1:55 RCVD

Rowlett TEXAS

Department of Development Services

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☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Traffic in morning and Evening is already very bad! That is A very tricky intersection with A yield going North + difficult to cross Dalrock Both ways.

PROPERTY OWNER NAME (print): Morriss Wayne Ferguson

SIGNATURE: Morriss Wayne Ferguson

ADDRESS: 7502 Silverthorn Rowlett, Tx 75089

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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

Note: This will be a major mistake. As a homeowner in Bayview Estates, that Daycare would increase traffic which is already a sore spot every morning and Evening. Further, cars would be pulling in and out going North AND South on Dalrock And northwest on Princeton. This is truly MANY Accidents waiting to happen!

ATTACHMENT 5

10-19-15A09:44 RCVD

Rowlett TEXAS

Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Planned Development

LOCATION: The subject property is located at 7200 Dalrock Road further described as being 1.44 +/- acres in the Hanse Hamilton Abstract #548, City of Rowlett, Dallas County, Texas. A map is attached for reference. A map is attached for reference.

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit to allow a daycare center at 7200 Dalrock Road.

☐ 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): Jerry M. Busch

SIGNATURE: J M Busch

ADDRESS: 7602 Colfax 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 6:30 p.m. on the 27th day of October, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of November, 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, October 21, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 11, 2015, to be included in the City Council packet. All responses received by November 11th 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

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 10/27/2015 **AGENDA ITEM**: **C2**

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a Major Warrant pertaining to the average minimum Build-to Line for the Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Design Manager
Marc Kurbansade, Director of Development Services

SUMMARY

The subject property (Attachment 1 – Location Map) is zoned New Neighborhood FB District (NN-FB) and is regulated by the City's Form Based Code (FBC). The applicant is requesting a reduction in the minimum Build-to line, from 15 feet to 10 feet for Village type lots (Attachment 2 – Plat Diagram). Due to unique circumstances, the developer is requesting a Major Warrant in order to secure the highest quality builder and to allow their product to fit within the Village type lots. The purpose of this item is to present the request to the Planning and Zoning Commission for their recommendation to the City Council.

BACKGROUND INFORMATION

The subject property is zoned New Neighborhood FB District (NN-FB) and is regulated by the Form Based Code, approved on November 6, 2012, by Rowlett City Council. The NN-FB District is designed to generate a pedestrian-oriented, single-family neighborhood. The Planning and Zoning Commission approved the Preliminary Plat on January 14, 2014, and the Final Plat on August 11, 2015.

Over the last several months the developer has been working with high quality builders on the various residential product types for the Homestead at Liberty Grove development. It became apparent that the desired product types offered by the builders for the Village type lots would not accommodate their housing sizes without adjusting the Build-To Line. The Preliminary Plat established the lot and block size prior the selected builders' involvement. The subdivision was designed and the construction of streets and infrastructure were based on the Preliminary Plat prior to finding and securing the subject builders. As a result, the developer was not able to anticipate the need for a slightly deeper lot (which then would have accommodated the required

setbacks). Therefore, the applicant is requesting a Major Warrant to adjust the Build-To Lines from 15 feet to 10 feet for the Village lot types (59 lots) to allow the larger homes (Attachment 2 – Build-To-Line Diagram).

DISCUSSION

When the New Neighborhood lot types were created in the Form Based Code, Build-to Lines were set to accommodate a specific range based on the lot and house size. The Build-to Lines were specifically assigned to produce a certain consistent streetscape that is typical in urban development. As adopted by City Council, the range categories not only generate the desired spatial definition of the public realm, but also take into account the desired front yard condition for those types. The range of Build-to Lines for the different product types in a New Neighborhood District are correlated based on lot and house size proportional to the front yard. While the Build-To-Line was set to the most typical conditions, there are numerous, compatible, urban examples where the Build-To-Line may be closer or further from the street. The ultimate objective is to produce a uniform streetscape.

The adopted Form Based Code establishes a 15-ft Build-To-Line for the Village product types which consist of larger homes. This was intent to create a streetscape that is proportional to the larger homes. Due to the number of lots affected by this request, it is staff's opinion that it is appropriate to bring this forward as a Major Warrant instead of a Minor Warrant which is subject to staff approval.

The changes in builders and market conditions after the final design and construction of the streets and infrastructure has resulted in a unique circumstance. Now that these aspects of the subdivision have been completed, the lot depth cannot be changed to allow the larger homes without dramatically altering the development. In staff's opinion allowing the larger homes with smaller Build-To-Lines in this situation will not compromise the integrity of the streetscape and therefore is supportive of this request.

Public Hearing Notices:

On October 9, 2015, a total of 39 notices were mailed to property owners within 200 feet and a total of 119 courtesy notices were mailed to property owners within 500 feet. As of October 23, 2015, one public notice was received neutral to the request and no public notices were received in favor or opposition to the request within the 200-ft area. Three responses from the 500-ft courtesy area were received in opposition while none were received in favor. The responses are available in Attachment 4 – Returned Public Notices.

Staff published the Legal Notice in the Rowlett Lakeshore Times on October 15, 2015, and the placed two major warrant signs on the subject property on October 17, 2015, in accordance with the Rowlett Development Code.

FISCAL IMPACT

N/A

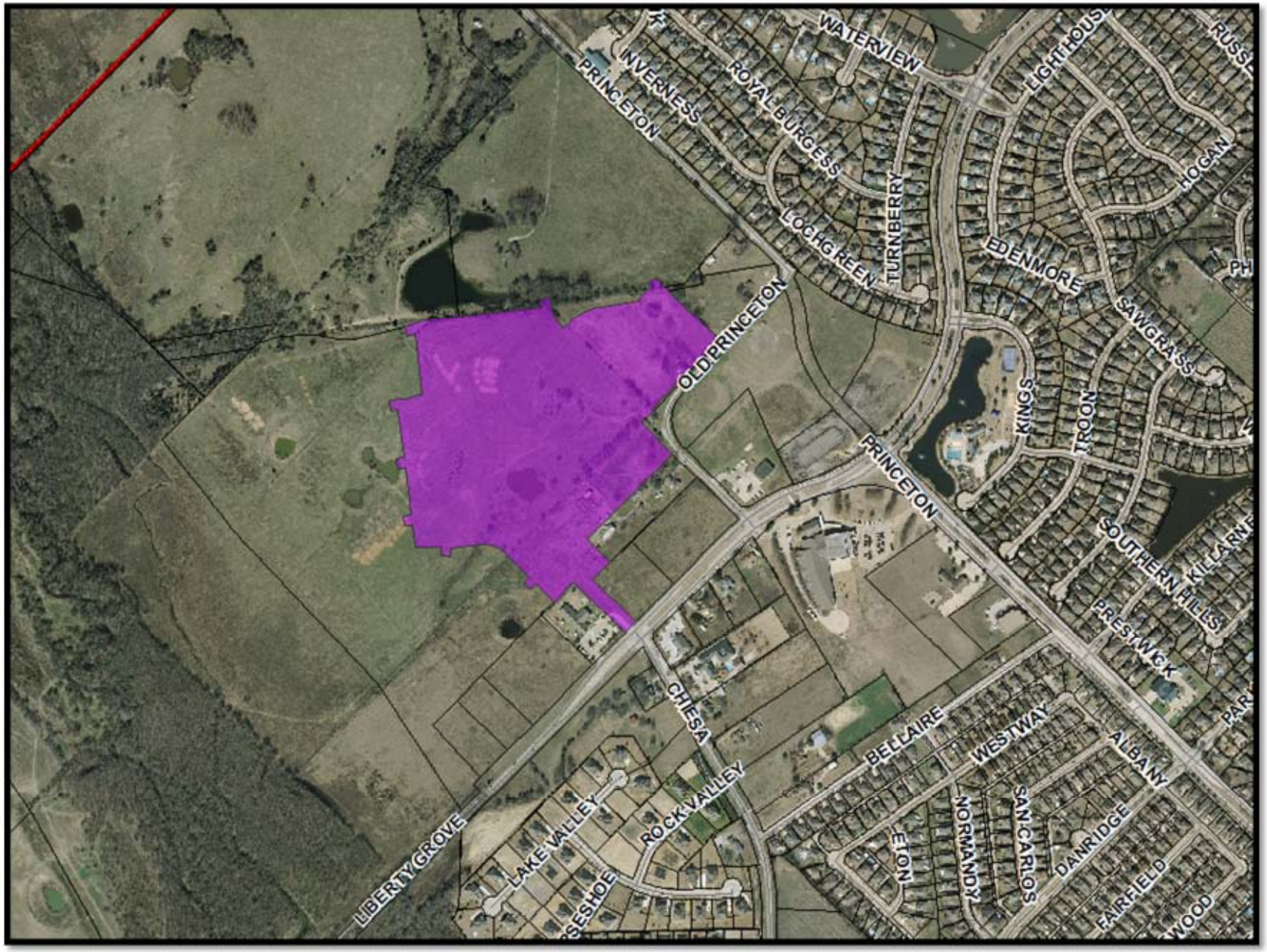
RECOMMENDED ACTION

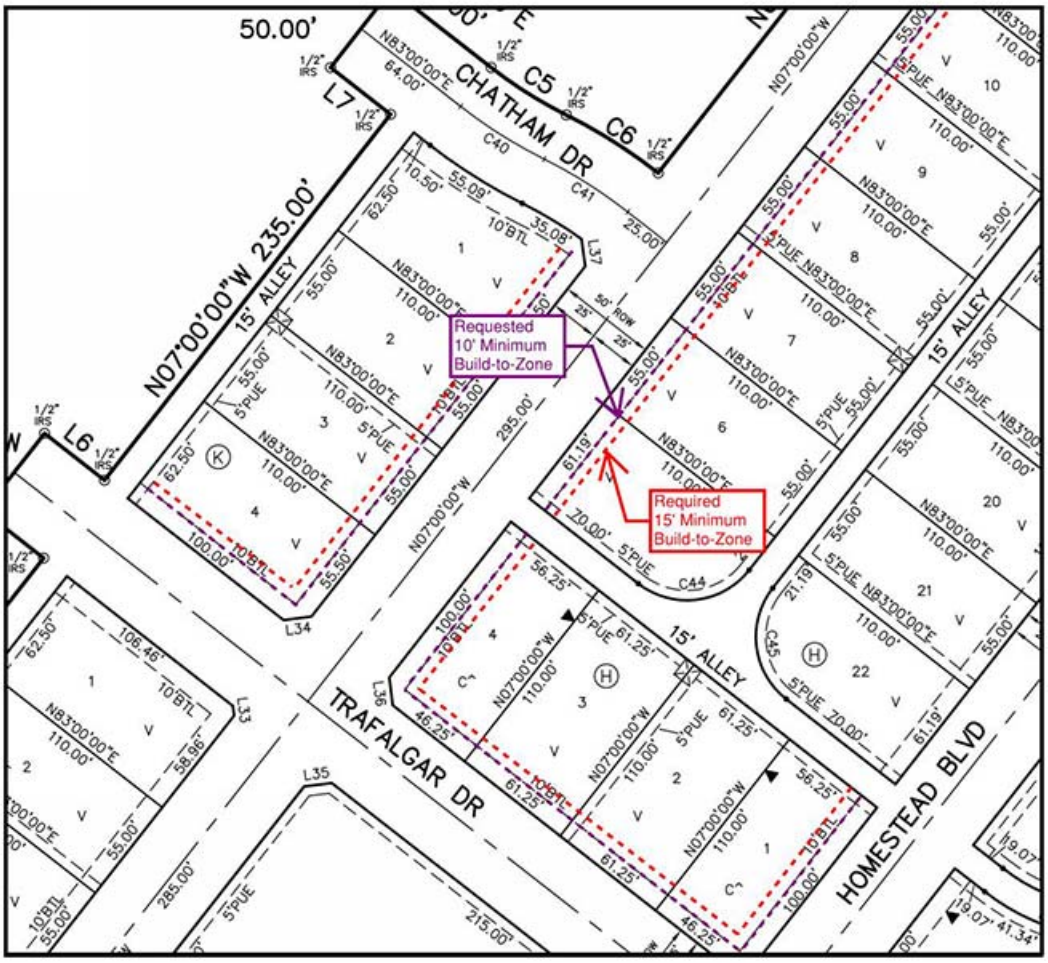
Staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Build-To-Diagram
Attachment 3 – Plat
Attachment 4 – Returned Public Notices

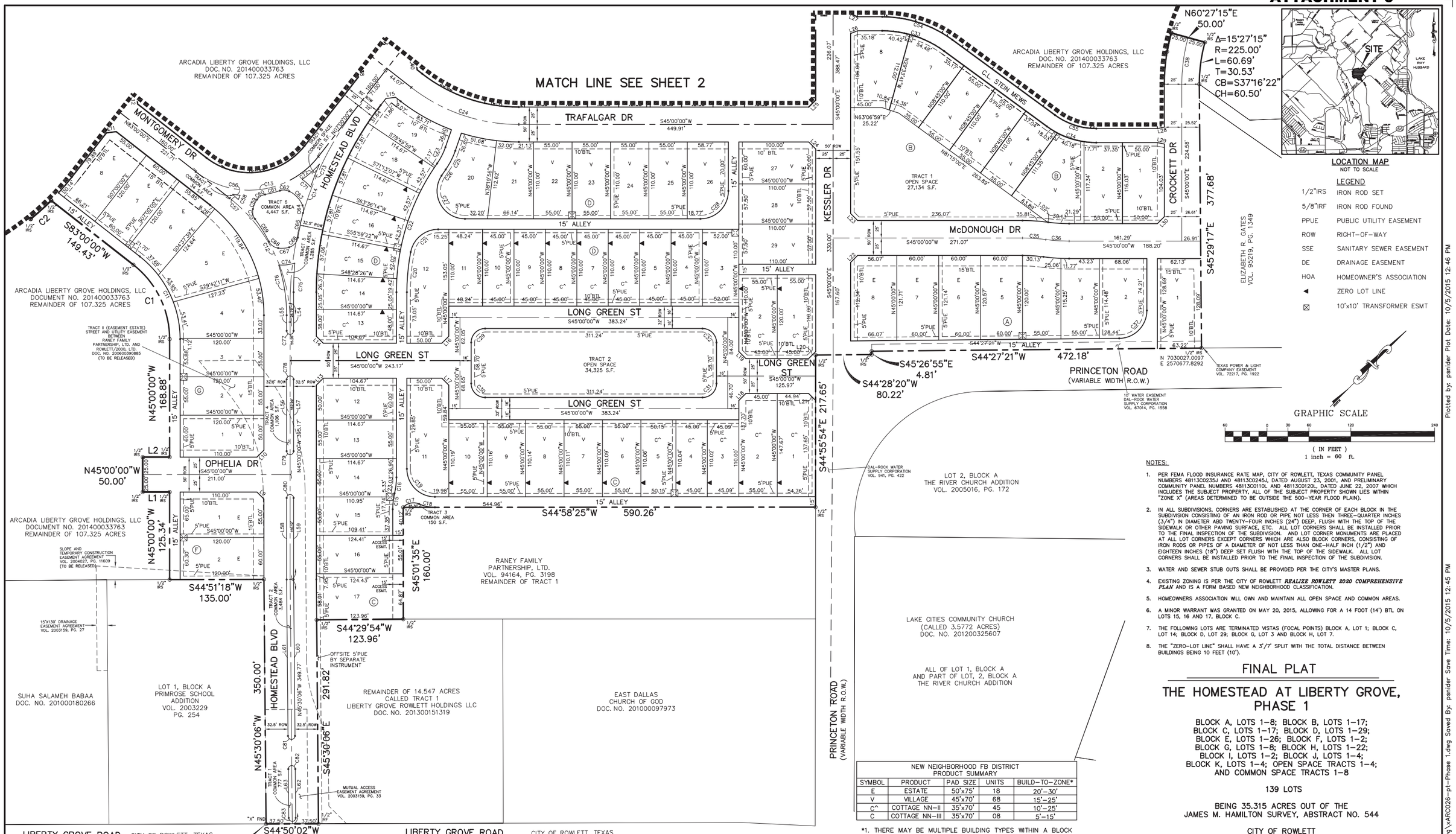
ATTACHMENT 1





The request is to reduce the requried minimum Build-to-Line from 15ft to 10ft on Village lots throughout the development.

ATTACHMENT 3



LEGEND

1/2"IRS	IRON ROD SET
5/8"IRF	IRON ROD FOUND
PPUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
◄	ZERO LOT LINE
⊠	10'x10' TRANSFORMER ESMT

NOTES:

1. PER FEMA FLOOD INSURANCE RATE MAP, CITY OF ROWLETT, TEXAS COMMUNITY PANEL NUMBERS 48113C0235J AND 48113C0245J, DATED AUGUST 23, 2001, AND PRELIMINARY COMMUNITY PANEL NUMBERS 48113C0110L AND 48113C0120L, DATED JUNE 22, 2007 WHICH INCLUDES THE SUBJECT PROPERTY, ALL OF THE SUBJECT PROPERTY SHOWN LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).
2. IN ALL SUBDIVISIONS, CORNERS ARE ESTABLISHED AT THE CORNER OF EACH BLOCK IN THE SUBDIVISION CONSISTING OF AN IRON ROD OR PIPE NOT LESS THEN THREE-QUARTER INCHES (3/4") IN DIAMETER ABD TWENTY-FOUR INCHES (24") DEEP, FLUSH WITH THE TOP OF THE SIDEWALK OR OTHER PAVING SURFACE, ETC. ALL LOT CORNERS SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE SUBDIVISION. AND LOT CORNER MONUMENTS ARE PLACED AT ALL LOT CORNERS EXCEPT CORNERS WHICH ARE ALSO BLOCK CORNERS, CONSISTING OF IRON RODS OR PIPES OF A DIAMETER OF NOT LESS THAN ONE-HALF INCH (1/2") AND EIGHTEEN INCHES (18") DEEP SET FLUSH WITH THE TOP OF THE SIDEWALK. ALL LOT CORNERS SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE SUBDIVISION.
3. WATER AND SEWER STUB OUTS SHALL BE PROVIDED PER THE CITY'S MASTER PLANS.
4. EXISTING ZONING IS PER THE CITY OF ROWLETT ***REALIZE ROWLETT 2020 COMPREHENSIVE PLAN*** AND IS A FORM BASED NEW NEIGHBORHOOD CLASSIFICATION.
5. HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE AND COMMON AREAS.
6. A MINOR WARRANT WAS GRANTED ON MAY 20, 2015, ALLOWING FOR A 14 FOOT (14') BTL ON LOTS 15, 16 AND 17, BLOCK C.
7. THE FOLLOWING LOTS ARE TERMINATED VISTAS (FOCAL POINTS) BLOCK A, LOT 1; BLOCK C, LOT 14; BLOCK D, LOT 29; BLOCK G, LOT 3 AND BLOCK H, LOT 7.
8. THE "ZERO-LOT LINE" SHALL HAVE A 3'/7' SPLIT WITH THE TOTAL DISTANCE BETWEEN BUILDINGS BEING 10 FEET (10').

NEW NEIGHBORHOOD FB DISTRICT
PRODUCT SUMMARY

SYMBOL	PRODUCT	PAD SIZE	UNITS	BUILD-TO-ZONE*
E	ESTATE	50'x75'	18	20'-30'
V	VILLAGE	45'x70'	68	15'-25'
C^	COTTAGE NN-II	35'x70'	45	10'-25'
C	COTTAGE NN-III	35'x70'	08	5'-15'

*1. THERE MAY BE MULTIPLE BUILDING TYPES WITHIN A BLOCK FACE AND ALONG A STREET. WHERE THE BUILD-TO ZONES DIFFER DUE TO VARIATION OF BUILDING TYPES, THE PREDOMINANT BUILDING TYPE'S BUILD-TO ZONE SHALL BE APPLIED TO THE OTHERS TO ENSURE A CONSISTENT SETBACK OF BUILDINGS.

*2. PORCHES, BAY WINDOWS, BALCONIES, FOOTED CHIMNEYS, SUNROOMS AND ATTACHED PERGOLAS ARE CONSIDERED GIFTS TO THE STREET AND MAY ENCROACH BEYOND THE BUILD-TO-ZONE BY UP TO TEN FEET (10'), BUT MAY NOT ENCROACH INTO A PUBLIC RIGHT-OF-WAY. ON SIDE STREETS, THEY MAY ENCROACH UP TO FIVE FEET (5').

*3. THE FRONT BUILD-TO-LINE MAY SHIFT WITHIN THE BUILD-TO-LINE ZONE LISTED IN THE TABLE ABOVE WITH RESPECT TO SPECIFIC SITE CONDITIONS, GRADING, DIMENSIONAL, ETC.

BOUNDARY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	52°00'00"	135.00'	122.52'	65.84'	N71°00'00"W	118.36'
C2	06°02'40"	375.00'	39.56'	19.80'	S02°55'50"W	39.54'
C3	06°57'30"	325.00'	39.47'	19.76'	N02°28'25"E	39.44'
C4	05°59'40"	200.00'	20.92'	10.47'	N04°00'10"W	20.92'
C5	11°28'42"	225.00'	45.08'	22.61'	N77°15'39"E	45.00'
C6	11°28'42"	275.00'	55.09'	27.64'	N77°15'39"E	55.00'
C7	05°33'27"	375.00'	36.37'	18.20'	N11°18'16"W	36.36'
C8	36°15'00"	40.00'	25.31'	13.09'	N63°07'30"E	24.89'
C9	05°43'46"	275.00'	27.50'	13.76'	N32°24'38"W	27.49'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°00'00"W	38.50
L2	N45°00'00"E	38.50
L3	S83°00'00"W	38.50
L4	N83°00'00"E	38.50
L5	S83°00'00"W	38.50
L6	N83°00'00"E	38.50
L7	S83°00'00"W	38.50
L8	S71°31'49"W	37.84

FINAL PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

BLOCK A, LOTS 1–8; BLOCK B, LOTS 1–17;
BLOCK C, LOTS 1–17; BLOCK D, LOTS 1–29;
BLOCK E, LOTS 1–26; BLOCK F, LOTS 1–2;
BLOCK G, LOTS 1–8; BLOCK H, LOTS 1–22;
BLOCK I, LOTS 1–2; BLOCK J, LOTS 1–4;
BLOCK K, LOTS 1–4; OPEN SPACE TRACTS 1–4;
AND COMMON SPACE TRACTS 1–8

139 LOTS

BEING 35.315 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC — **OWNER**
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

JBI PARTNERS — **SURVEYOR/ENGINEER**
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676
TBPE No. F-438 TBPLS No. 10076000

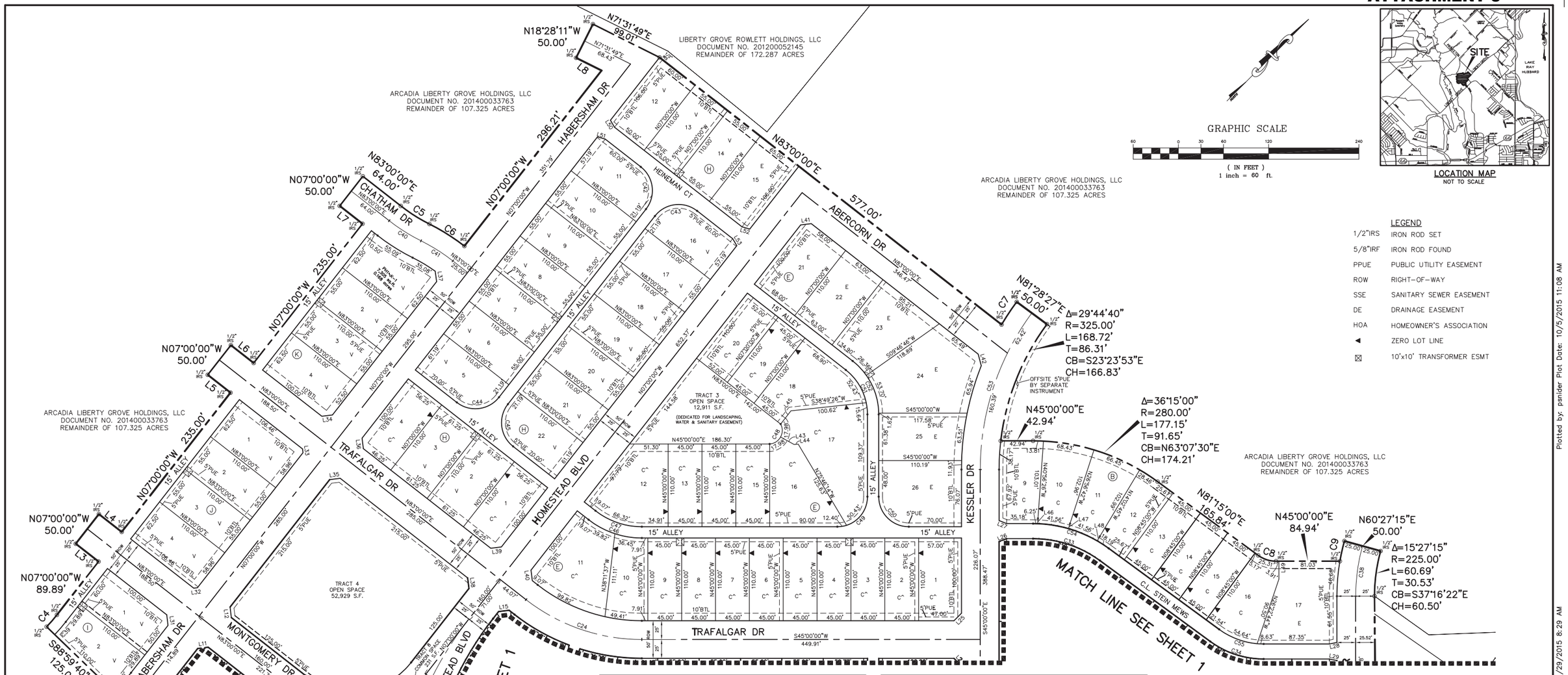
REVISED: OCTOBER 5, 2015
REVISED: JUNE 10, 2015
SUBMITTED: JANUARY 17, 2014

Sheet 1 of 3

Drawing: H:\Projects\ARC026\dwg\XARC026-pt-Phase 1.dwg Saved By: psnider Save Time: 10/5/2015 12:45 PM

Plotted by: psnider Plot Date: 10/5/2015 12:46 PM

ATTACHMENT 3



LEGEND

1/2"IRS	IRON ROD SET
5/8"IRF	IRON ROD FOUND
PPUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
◄	ZERO LOT LINE
⊠	10'x10' TRANSFORMER ESMT

LINE TABLE

LINE	BEARING	DISTANCE
L9	N90°00'00"E	14.14'
L10	N00°00'00"E	14.14'
L11	N38°00'00"E	14.14'
L12	N52°00'00"W	14.14'
L13	S00°00'00"E	14.14'
L14	N90°00'00"E	14.14'
L15	N38°00'00"E	14.14'
L16	N00°00'00"E	14.14'
L17	N90°00'00"E	14.14'
L18	S00°00'00"W	14.14'
L19	N90°00'00"E	14.14'
L20	S00°00'00"W	14.14'
L21	S89°57'57"E	14.13'
L22	N00°00'00"E	14.14'
L23	N90°00'00"W	14.14'
L24	N90°00'00"E	14.14'
L25	N00°00'00"E	14.14'
L26	S23°11'55"W	10.77'
L27	S66°48'05"W	10.77'
L28	N33°41'24"E	10.20'
L29	S56°18'36"W	10.20'
L30	N00°00'00"E	14.14'
L31	S52°00'00"E	14.14'
L32	N38°00'00"E	5.00'
L33	S52°00'00"E	5.00'
L34	S38°00'00"W	14.14'
L35	N38°00'00"E	14.14'
L36	N52°00'00"W	14.14'

LINE TABLE

LINE	BEARING	DISTANCE
L37	N52°38'12"W	13.98'
L38	S52°00'00"E	14.14'
L39	N38°00'00"E	14.14'
L40	S52°00'00"E	14.14'
L41	N38°00'00"E	14.14'
L42	N59°49'03"W	15.93'
L43	N73°55'27"E	20.66'
L44	N38°49'26"E	5.34'
L45	N07°00'00"W	22.29'
L46	N42°53'32"W	7.03'
L47	N28°52'22"W	7.08'
L48	N14°52'42"W	7.02'
L49	N45°00'00"W	23.87'
L50	S75°11'55"E	10.77'
L51	N61°11'55"E	10.77'
L52	S61°11'55"W	10.77'
L53	N75°11'55"W	10.77'
L54	N45°00'42"W	55.28'
L55	N45°00'00"W	22.31'
L56	S45°00'00"E	102.71'
L57	S45°00'00"E	102.71'
L58	S45°00'00"E	116.64'
L59	S45°00'00"E	116.60'
L60	N45°30'06"W	223.89'
L61	N45°30'06"W	223.93'
L62	N45°30'06"W	69.83'
L63	N45°30'06"W	69.83'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C10	12°57'10"	350.00'	79.12'	39.73'	N00°31'25"W	78.96'
C11	52°00'00"	150.00'	136.14'	73.16'	N71°00'00"W	131.51'
C12	52°00'00"	225.00'	204.20'	109.74'	N71°00'00"W	197.27'
C13	90°00'00"	125.00'	196.35'	125.00'	N38°00'00"E	176.78'
C14	38°00'00"	460.00'	305.08'	158.39'	S26°00'00"E	299.52'
C15	13°13'21"	100.00'	23.08'	11.59'	S38°24'55"E	23.03'
C16	13°11'46"	100.00'	23.03'	11.57'	N38°24'07"W	22.98'
C17	71°35'41"	20.00'	24.99'	14.42'	S33°12'44"W	23.40'
C18	24°02'10"	55.00'	23.07'	11.71'	N56°59'29"E	22.90'
C19	90°01'35"	40.00'	62.85'	40.02'	N89°59'12"E	56.58'
C20	10°51'41"	305.33'	57.88'	29.03'	S39°34'11"E	57.79'
C21	79°08'20"	40.00'	55.25'	33.05'	S05°25'51"W	50.96'
C22	35°06'57"	320.33'	196.33'	101.36'	S27°26'31"E	193.27'
C23	16°07'08"	92.50'	26.02'	13.10'	N17°56'37"W	25.94'
C24	38°00'00"	250.00'	165.81'	86.08'	N64°00'00"E	162.78'
C25	16°07'08"	107.50'	30.24'	15.22'	N17°56'37"W	30.14'
C26	01°59'24"	305.33'	10.61'	5.30'	S10°52'45"E	10.60'
C27	123°07'33"	40.00'	85.96'	73.86'	S73°26'14"E	70.35'
C28	90°00'00"	40.00'	62.83'	40.00'	N00°00'00"W	56.57'
C29	90°00'00"	20.00'	31.42'	20.00'	S00°00'00"W	28.28'
C30	90°00'00"	20.00'	31.42'	20.00'	S90°00'00"E	28.28'
C31	90°00'00"	20.00'	31.42'	20.00'	N00°00'00"E	28.28'
C32	90°00'00"	20.00'	31.42'	20.00'	N90°00'00"W	28.28'
C33	36°15'00"	150.00'	94.90'	49.10'	S63°07'30"W	93.33'
C34	36°15'00"	120.00'	75.92'	39.28'	N63°07'30"E	74.66'
C35	07°40'25"	250.00'	33.48'	16.77'	S48°50'13"W	33.46'
C36	07°40'25"	250.00'	33.48'	16.77'	N48°50'13"E	33.46'
C37	89°27'21"	40.00'	62.45'	39.62'	N00°16'19"W	56.30'
C38	15°27'15"	250.00'	67.43'	33.92'	S37°16'22"E	67.23'
C39	05°59'40"	215.00'	22.49'	11.26'	N04°00'10"W	22.48'
C40	11°28'42"	250.00'	50.08'	25.13'	N77°15'39"E	50.00'
C41	11°28'42"	250.00'	50.08'	25.13'	S77°15'39"W	50.00'
C42	90°00'00"	40.00'	62.83'	40.00'	N52°00'00"W	56.57'
C43	90°00'00"	40.00'	62.83'	40.00'	N38°00'00"W	56.57'
C44	90°00'00"	40.00'	62.83'	40.00'	N38°00'00"E	56.57'
C45	90°00'00"	40.00'	62.83'	40.00'	S52°00'00"E	56.57'
C46	38°00'00"	115.00'	76.27'	39.60'	N64°00'00"E	74.88'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C47	38°00'00"	100.00'	66.32'	34.43'	N64°00'00"E	65.11'
C48	114°28'20"	18.00'	35.96'	27.97'	N16°07'50"W	30.27'
C49	90°00'00"	40.00'	62.83'	40.00'	N00°00'00"E	56.57'
C50	90°00'00"	40.00'	62.83'	40.00'	S90°00'00"E	56.57'
C51	52°00'00"	75.00'	68.07'	36.58'	N71°00'00"W	65.76'
C52	52°00'00"	90.00'	81.68'	43.90'	N71°00'00"W	78.91'
C53	36°28'27"	350.00'	222.81'	115.33'	S26°45'47"E	219.06'
C54	36°15'00"	170.00'	107.56'	55.65'	S63°07'30"W	105.77'
C55	36°15'00"	100.00'	63.27'	32.73'	N63°07'30"E	62.22'
C56	04°45'03"	133.00'	11.03'	5.52'	N 53°09'56" E	11.02'
C57	02°46'51"	232.50'	11.28'	5.64'	S 88°12'32" W	11.28'
C58	06°09'51"	62.50'	6.72'	3.37'	S 21°24'47" E	6.72'
C59	22°11'47"	38.50'	14.91'	7.55'	S 21°15'13" E	14.82'
C60	45°31'01"	17.50'	13.90'	7.34'	S 12°36'11" W	13.54'
C61	09°25'10"	133.00'	21.86'	10.96'	N 30°39'06" E	21.84'
C62	44°14'16"	17.50'	13.51'	7.11'	S 48°03'39" W	13.18'
C63	42°29'59"	38.50'	28.56'	14.97'	N 88°34'13" W	27.91'
C64	36°21'12"	17.50'	11.10'	5.75'	N 49°08'38" W	10.92'
C65	04°25'10"	468.00'	36.10'	18.06'	S 33°10'37" E	36.09'
C66	64°33'35"	17.50'	19.72'	11.05'	N 03°06'24" W	18.69'
C67	23°36'04"	38.50'	15.86'	8.04'	N 40°58'25" E	15.75'
C68	55°13'30"	17.50'	16.87'	9.15'	N 80°23'12" E	16.22'
C69	09°22'00"	232.50'	38.01'	19.05'	N 76°41'16" W	37.97'
C70	49°01'09"	17.50'	14.97'	7.98'	S 56°51'41" E	14.52'
C71	14°58'33"	62.50'	16.34'	8.21'	S 86°45'54" W	16.29'
C72	14°16'52"	133.00'	33.15'	16.66'	N 03°20'03" E	33.06'
C73	04°18'15"	468.00'	35.16'	17.59'	S 24°04'46" E	35.15'
C74	21°26'06"	62.50'	23.38'	11.83'	N 38°25'14" E	23.25'
C75	05°09'24"	463.46'	41.71'	20.87'	S 42°42'01" E	41.70'
C76	18°01'53"	232.51'	73.17'	36.89'	N 54°00'57" W	72.87'
C77	180°00'00"	5.00'	15.73'	–	N 45°00'19" E	10.01'
C78	180°00'00"	5.00'	15.71'	–	S 45°00'00" W	10.00'
C79	180°00'00"	5.00'	15.71'	–	N 45°00'00" E	10.00'
C80	180°00'00"	5.00'	15.71'	–	S 45°00'00" W	10.00'
C81	180°00'00"	5.00'	15.71'	–	N 44°29'54" E	10.00'
C82	180°00'00"	5.00'	15.71'	–	S 44°29'54" W	10.00'
C83	180°00'00"	5.00'	15.71'	–	N 44°29'54" E	10.00'

FINAL PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

BLOCK A, LOTS 1–8; BLOCK B, LOTS 1–17;
BLOCK C, LOTS 1–17; BLOCK D, LOTS 1–29;
BLOCK E, LOTS 1–26; BLOCK F, LOTS 1–2;
BLOCK G, LOTS 1–8; BLOCK H, LOTS 1–22;
BLOCK I, LOTS 1–2; BLOCK J, LOTS 1–4;
BLOCK K, LOTS 1–4; OPEN SPACE TRACTS 1–4;
AND COMMON SPACE TRACTS 1–8

139 LOTS

BEING 35.315 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC — **OWNER**
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986–5024

JBI PARTNERS — **SURVEYOR/ENGINEER**
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248–7676
TBPE No. F–438 TBPLS No. 10076000

REVISED: OCTOBER 5, 2015
REVISED: JUNE 10, 2015
SUBMITTED: JANUARY 17, 2014

Plotted by: psnider Plot Date: 10/5/2015 11:08 AM
Drawing: H:\Projects\ARC026\dwg\xARC026-pt-Phase 1.dwg Saved By: psnider Save Time: 9/29/2015 8:29 AM

ATTACHMENT 4

Rowlett TEXAS

10-19-15A11:48 RCVD

Development Services Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for Major Warrants

LOCATION: The subject property is located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Woodside Living, New Neighborhood Form Based District. The applicant requests a Major Warrant related to the following Form Based Code Build-to requirements in order to develop the subject property: reduction from the minimum required Build-to-Line (see attached).

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: See ATTACHMENT

SIGNATURE: Larry Bud

ADDRESS: 8508 Liberty Grove Road

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 13th of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 20th day of October 2015. The Planning and Zoning Commission hearing will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing 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. The protest must be received by the Planning Division by 5 pm on Wednesday, September 30th to be included in the Planning and Zoning Commission packet and Friday, October 2nd to be included in the City Council packet. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com	RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

39 Notices were mailed on September 25, 2015

ATTACHMENT 4

Response to Notice of Public Hearing, 9401 Princeton Road

I am neither in favor nor do I oppose this request for an amendment to the minimum build line, since it does not affect my property in any way.

I must state, the developer did know the rules when the original plats were presented to the City of Rowlett for development, since those plats were acceptable to the city.

Based on my perception of these believes, I do question the overall ethics of this developer. Has the developer chose this change method to squeeze in a few more lots, and circumvent the rules within their original and accepted plat proposal?

Larry Bush, 8508 Liberty Grove Road.

Larry Bush

ATTACHMENT 4

Rowlett TEXAS

10-19-15A11:43 RCVD

Development Services Department/Planning Division

Please note that the P&Z public hearing is being rescheduled to the 27th day of October and the City Council hearing to the 3rd day of November 2015.

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for Major Warrants

LOCATION: The subject property is located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas. A location map depicting a 500-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Woodside Living, New Neighborhood Form Based District. The applicant requests a Major Warrant related to the following Form Based Code Build-to requirements in order to develop the subject property: reduction from the minimum required Build-to-Line (see attached).

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: traffic + habitat loss

SIGNATURE: Dr. Shenequa Miller

ADDRESS: 7920 Lake Valley Ct. Rowlett 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of November 2015. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, October 21st to be included in the Planning and Zoning Commission packet and Friday, October 23rd to be included in the City Council packet. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com	RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

119 notices were mailed on October 9, 2015

ATTACHMENT 4

10-07-15A11:04 RCVD

Rowlett TEXAS

Development Services Department/Planning Division

10-07-15A11:04 RCVD

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for Major Warrants

LOCATION: The subject property is located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Woodside Living, New Neighborhood Form Based District. The applicant requests a Major Warrant related to the following Form Based Code Build-to requirements in order to develop the subject property: reduction from the minimum required Build-to-Line (see attached).

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

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: N/A

SIGNATURE: Opitak

ADDRESS: 9518 Inverness Dr. 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 13th of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 20th day of October 2015. The Planning and Zoning Commission hearing will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing 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. The protest must be received by the Planning Division by 5 pm on Wednesday, September 30th to be included in the Planning and Zoning Commission packet and Friday, October 2nd to be included in the City Council packet. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com	RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

119 notices were mailed on September 25, 2015

ATTACHMENT 4

10-23-15A10:42 RCVD

Rowlett TEXAS

Development Services Department/Planning Division

Please note that the P&Z public hearing is being rescheduled to the 27th day of October and the City Council hearing to the 3rd day of November 2015.

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for Major Warrants

LOCATION: The subject property is located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas. A location map depicting a 500-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Woodside Living, New Neighborhood Form Based District. The applicant requests a Major Warrant related to the following Form Based Code Build-to requirements in order to develop the subject property: reduction from the minimum required Build-to-Line (see attached).

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

☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I believe it will negatively impact my property value.

SIGNATURE: Laura Appling

ADDRESS: 8106 Lake Valley Ct Rowlett, Tx 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of November 2015. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, October 21st to be included in the Planning and Zoning Commission packet and Friday, October 23rd to be included in the City Council packet. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com	RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

119 notices were mailed on October 9, 2015

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 10/27/2015 **AGENDA ITEM**: **C3**

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District. The subject property is located at 3399 Chiesa Road, further described as 21.79 +/- acres in the James Hobbs Survey, Abstract 571, page 721 City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

SUMMARY

The subject property, referred to as Canterbury Cove throughout the remainder of this report, is zoned Single Family-40 (SF-40) and is currently regulated by the Rowlett Development Code (RDC). A location map is included as Attachment 1. The applicant is requesting to rezone the property to the New Neighborhood Form Based District (NN-FB) in order to bring the zoning into alignment with the vision for the area as outlined in the City's Realize Rowlett 2020 Comprehensive Plan. The purpose of this item is to present the request to the Planning and Zoning Commission for their recommendation to the City Council.

BACKGROUND INFORMATION

The subject property is located in the Active Living Sub-District, which is one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan (Attachment 2). When the plan was initially adopted in 2011 it was understood that the City would take an active role in rezoning several of the priority opportunity areas. This was accomplished through the adoption of the Form Based Code (FBC) and subsequent rezoning of Downtown, Signature Gateway, Healthy Living, Woodside Living and The Northshore. It was determined that the remaining eight opportunity areas, including Active Living, would be addressed as development opportunities arose.

Two of the main objectives outlined for the Active Living Sub-Area are to complement the existing low--density single-family pattern of development located to the east, while also capitalizing on the area's water amenity to the west. It is the applicant's desire to meet these goals by pursuing a development that will adhere to the NN-FB standards. By rezoning to a Form Based District, the applicant will be required to address key considerations outlined in the in Active Living section of the Comprehensives Plan as well as the requirements of the FBC

itself (e.g. trails, pathways, connectivity, public open space, direct access to the lake, frontage on Chiesa, parking and lighting). New Neighborhood is a single family, residential district that places an emphasis on providing diversity through multiple lot and house sizes. Furthermore, it regulates design of the public realm to reinforce pedestrian significance and connectivity. Finally, it helps to shape the neighborhood in a way that aims to seamlessly incorporate its context through transition and connectivity.

The next step to furthering the vision for this area is to establish the appropriate base zoning district through the approval of a Framework Plan and Site Analysis. If approved, then the applicant will be required to submit and receive approval for a regulating plan, preliminary plat, detailed development plans, final plat, civil engineering plans, and building plans all prior to building on the site.

DISCUSSION

Section 77-805 of the *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;

   The proposed rezoning does address a changing condition and fact(s) in that the current SF-40 zoning district no longer meets the intent for the area as outlined in the City's Comprehensive Plan. Approving the proposed rezoning request will further the vision outlined in the Realize Rowlett 2020 Comprehensive Plan.

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 located in the Active Living Sub-District. The intent of the Active Living District is to complement the existing low-density single-family pattern of development located to the east, while also capitalizing on the area's water amenity to the west. In addition, as a FBC development, it will meet the Guiding Principles outlined in the Realize Rowlett 2020 Comprehensive Plan.

   The intent of the FBC is based on the Comprehensive Plan and the Guiding Principles. Adopting the NN-FB District for the subject property will ensure that future development will meet the Guiding Principles outlined in the Comprehensive Plan. Listed below are the Guiding Principles specifically identified for Active Living that will be accomplished with the proposed rezoning.

   Guiding Principle #1: Value existing neighborhoods.
   Guiding Principle #3: Make Rowlett a community that is attractive to people at all stages of their lives.

Guiding Principle #4: Invest in places of lasting value and distinctive character.
Guiding Principle #5: Maximize the benefits of Major Public Infrastructure investments (existing and planned).
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.
Guiding Principle #9: Balance growth efficient development patterns.
Guiding Principle #11: Position Rowlett for an appropriate scale of investment and reinvestment supported by market trends.

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 RDC 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 be required to tie into the park and trail system as shown on the Framework Plan. A significant amount of the

existing tree canopy are located along the Takeline and within the proposed open space as shown on the Framework Plan.

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 Chiesa Road. The NN-FB prohibits homes from backing onto a collector street such as Chiesa Road.

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

   It is Staff's opinion that the proposed zoning is more suitable for the subject property than the current zoning as it was envisioned by the Realize Rowlett 2020 Comprehensive Plan. 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. A minimum of 20 percent from each of the three Building Type Categories will be allocated within the development. It is Staff's view that the proposed rezoning will not result in an excessive proliferation of a particular housing type.

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 is similar to the existing single family lots located within the vicinity of the subject property. A key consideration outlined in the Comprehensive Plan for the Active Living area is to provide a transition from the existing development surrounding the site, which is low to moderate density residential. New Neighborhood is the residential district that most closely relates to the surrounding neighborhood fabric, would be the most appropriate for that transition, and further the goals outlined in the Comprehensive Plan.

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 FBC 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 FBC. 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 3) 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 (Attachment 4) incorporates the development regulations and the spatial exhibit showing high-level features including thoroughfare assemblies. 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 lakefront 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 the lakefront with multi-modal trail system and accessible, and neighborhood serving 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 centralize open spaces for active and passive recreation.

Street Typologies: The Framework Plan includes street typologies that were previously adopted in the FBC districts. The applicant is proposing a range street typologies for this development.

Housing Mix: A minimum of 20 percent from each of the three Building Type Categories will be allocated within the development. The housing mix will include at least 20 percent of the total units constructed will be comprised of NN-Type 1, 2 or 3 residences.

In summary, the proposed NN-FB consisting of a 21-arce pedestrian-oriented, single family neighborhood governed under the City's FBC is consistent with the Realize Rowlett 2020 Comprehensive Plan. The subject property was identified within one of 13 opportunity areas known as Active Living. It is staff's opinion that the proposed rezoning meets the above criteria for a rezoning. Utilizing the FBC will ensure that the proposed development achieves many of

the Guiding Principles and the vision outlined in the Comprehensive Plan by ensuring a neighborhood design that emphasizes the following:

- Open Spaces
- Variety of building types
- Pedestrian facilities

It is important to note, at this time, the applicant has not requested any Major Warrants with this submittal and the Framework Plan is in line with all FBC requirements for a Framework Plan. It is also important to note that the Framework Plan is by design basic in nature and used to apply zoning to a property. Specific development regulations are not outlined in detail with this request because they were previously vetted and approved by the City Council with the adoption of the FBC and NN-FB District in 2012. Based on the analysis above, Staff believes that the rezoning of this property is in harmony with the City's overall vision set forth in the Comprehensive Plan for Active Living.

If zoning is approved, then a TIA will be required with the development plan submittal to evaluate the impact on Chiesa, and potentially Miller Roads. The proposed Framework Plan allows for the facilitation of a contiguous sidewalk network and ensures public access to open space as well as the lake. It also ensures connectivity to alleviate congestion for automobile traffic, as well as utilizes already adopted street sections within the FBC.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Twenty-two 200ft notices and Seventy-four courtesy 500ft notices were mailed on October 9, 2015, and as of Friday, October 23, 2015, Staff has received the following:

- 200 ft. notification area: One in favor and one in opposition.
- 500 ft. courtesy notification area: Zero in favor, two in opposition, and one that does not indicate a preference.

These responses are included as Attachment 5.

FISCAL IMPACT

N/A

RECOMMENDED ACTION

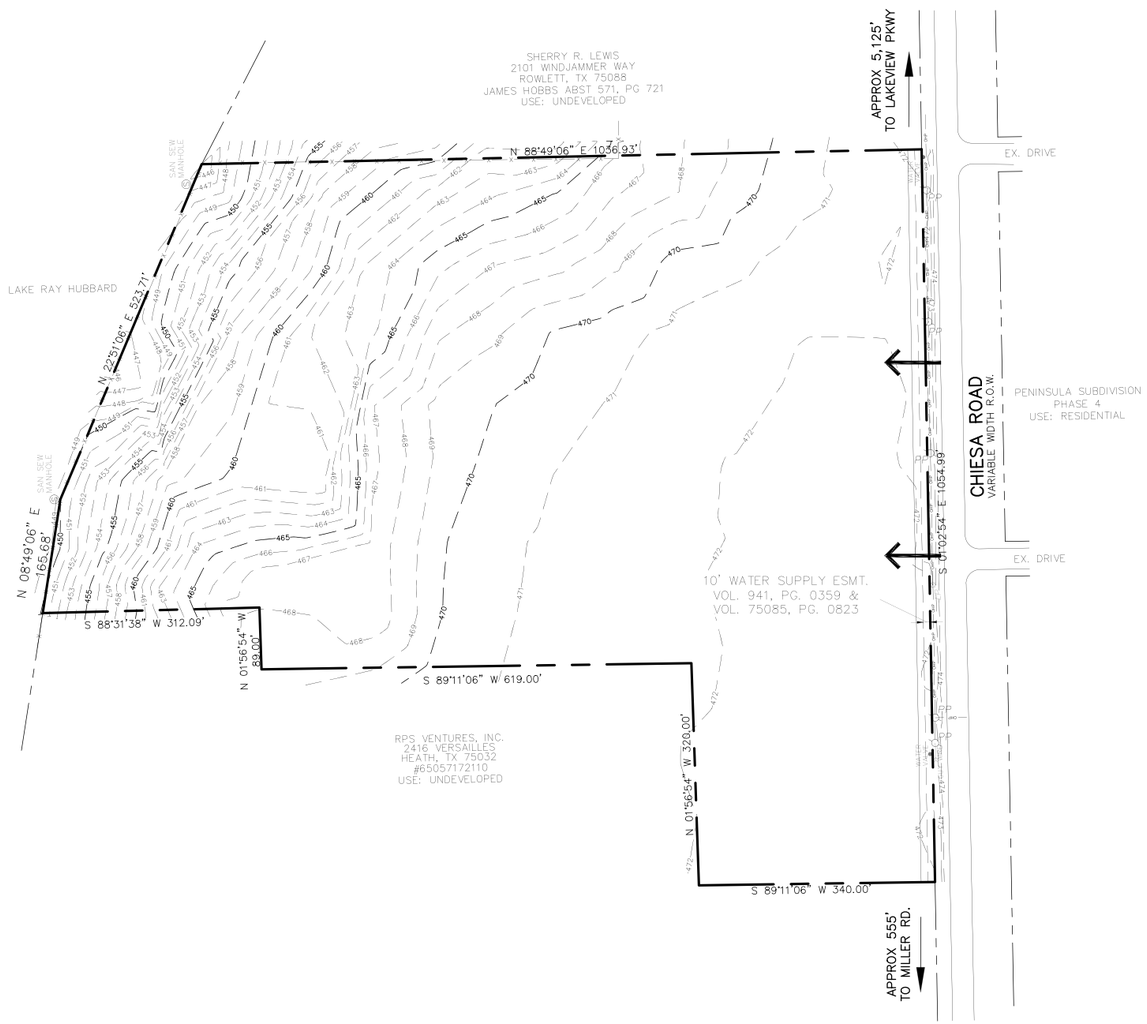
Staff recommends that the Planning and Zoning Commission recommend approval of this item to the City Council.

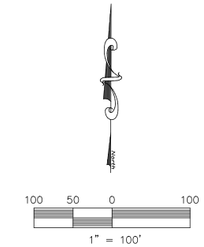
ATTACHMENTS

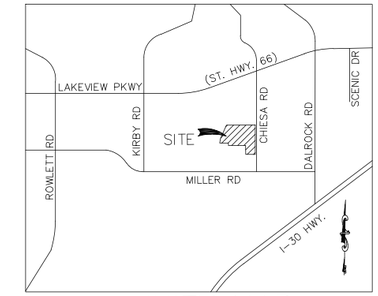
Attachment 1 – Location Map
Attachment 2 – Excerpt from Realize Rowlett 2020 Comprehensive Plan
Attachment 3 – Site Analysis

Attachment 4 – Framework Plan
Attachment 5 – Public Responses

ATTACHMENT 1







VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- 447 = EX. GRADE
- EX. W = EX. WATER
- EX. SS = EX. SANITARY SEWER
- OHP = EX. POWER LINES
- S = EX. SS MANHOLE
- LP = EX. LIGHT POLE
- PP = EX. POWER POLE
- = PROPOSED THOROUGHFARE CONNECTIONS

EXHIBIT A

Being all of a tract of land situated in the James Hobbs Survey, Abstract No. 571, conveyed to RPS Ventures, inc. by Special Warranty Deed recorded in Instrument Number 200503640133, Official Public Records, Dallas County, Texas, and being more particular described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Southwest end of a corner clip on a tract of land conveyed to RPS Ventures, inc. by Special Warranty Deed recorded in Instrument Number 200503640132, Official Public Records, Dallas County, Texas, said corner clip being located at the intersection of the North line of Miller Road (a variable width right-of-way) and the West line of Chiesa Road (a variable width right-of-way);

THENCE North 01 degrees 55 minutes 11 seconds East across said RPS Ventures tract recorded in Instrument Number 200503640132 a distance of 586.74 feet to the POINT OF BEGINNING being a 1/2 iron rod set for corner with a yellow cap stamped "CBG SURVEYING" said corner being the Northeast corner of corner of said RPS Ventures tract recorded in Instrument Number 200503640132 and being in the West line of said Chiesa Road;

THENCE with the common line of both RPS Ventures' tracts being recorded in Instrument Number 200503640132 and Instrument Number 200503640133 the following 5 courses and distances:

South 89 degrees 11 minutes 06 seconds West a distance of 340.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "CBG SURVEYING"

North 01 degrees 56 minutes 54 seconds West a distance of 320.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "CBG SURVEYING"

South 89 degrees 11 minutes 06 seconds West a distance of 619.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "CBG SURVEYING"

North 01 degrees 56 minutes 54 seconds West a distance of 89.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "CBG SURVEYING"

South 88 degrees 31 minutes 38 West a distance of 312.09 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "CBG SURVEYING" in the Easterly line of Lake Ray Hubbard;

THENCE along the Easterly line of Lake Ray Hubbard the following 5 courses and distances:

North 08 degrees 49 minutes 06 seconds East a distance of 165.68 feet to a 2 inch aluminum disc found for corner

North 22 degrees 51 minutes 06 seconds East a distance of 523.71 feet to a 2 inch aluminum disc found for corner in the Easterly line of Lake Ray Hubbard and the Southwest corner of a tract of land conveyed to Sherry R. Lewis by Warranty Deed With Vendor's Lien recorded in Instrument Number 20080170578, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 49 minutes 06 seconds East along the South line of said Lewis tract a distance of 1,036.93 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "CBG SURVEYING", said corner being the Southeast corner of said Lewis tract and being in the West line of said Chiesa Road from which a 1/2 inch iron rod found bears for witness South 68 degrees 51 minutes 39 seconds West a distance of 0.59 feet;

THENCE South 01 degrees 02 minutes 54 seconds East along the West line of said Chiesa Road a distance of 1,054.99 feet to the POINT OF BEGINNING and containing 949,469 square feet or 21.80 acres of land more or less.

GENERAL NOTES:

1) BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED DEED (INSTRUMENT NUMBER 200503640133) UNLESS OTHERWISE NOTED.

CBG Surveying, Inc.
PLANNING · SURVEYING
12025 Shiloh Road Suite 230 Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
www.cbgdfw.com

BRYAN CONNALLY
R.P.L.S. NO. 5513
08/24/2015

STATE OF TEXAS · BRYAN CONNALLY · 5513 · PROFESSIONAL LAND SURVEYOR

NOTES:
1. THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STDS.

2. THERE IS NO 100 YR FLOODPLAIN ON THIS PROPERTY.

surveyor

CBG SURVEYING, INC.
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
Main Office: (214) 349-9485

owner

DAVENPORT MEADOWS, LP
6310 Windmill Circle,
Dallas, Texas 75252
Bart Reeder: 214 938-1823

EXHIBIT B – ZONING EXHIBIT

FRAMEWORK PLAN

CANTERBURY COVE

21.8 Acres situated in the
James Homes Survey,
Abstract No. 571, Page 721
Zoning: New Neighborhood District
City of Rowlett, Dallas County, Texas

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

PROJECT NO.: 2015-15

date:	scale:
8/24/15	1" = 100'

ATTACHMENT 2

ACTIVE LIVING | AREA E-5

DEVELOPABLE ACRES: * 69

PRODUCT TYPES:

- Waterfront Commercial
- Limited Entertainment Uses
- Mixed-Use
- Low to Moderate Density Residential
- Passive Public Spaces

SUPPORTABLE PSYCHOGRAPHICS

- Pools & Patios
- Beltway Boomers

** Net floodplain and parcels less likely to redevelop in the near-term (five to 10 years).*

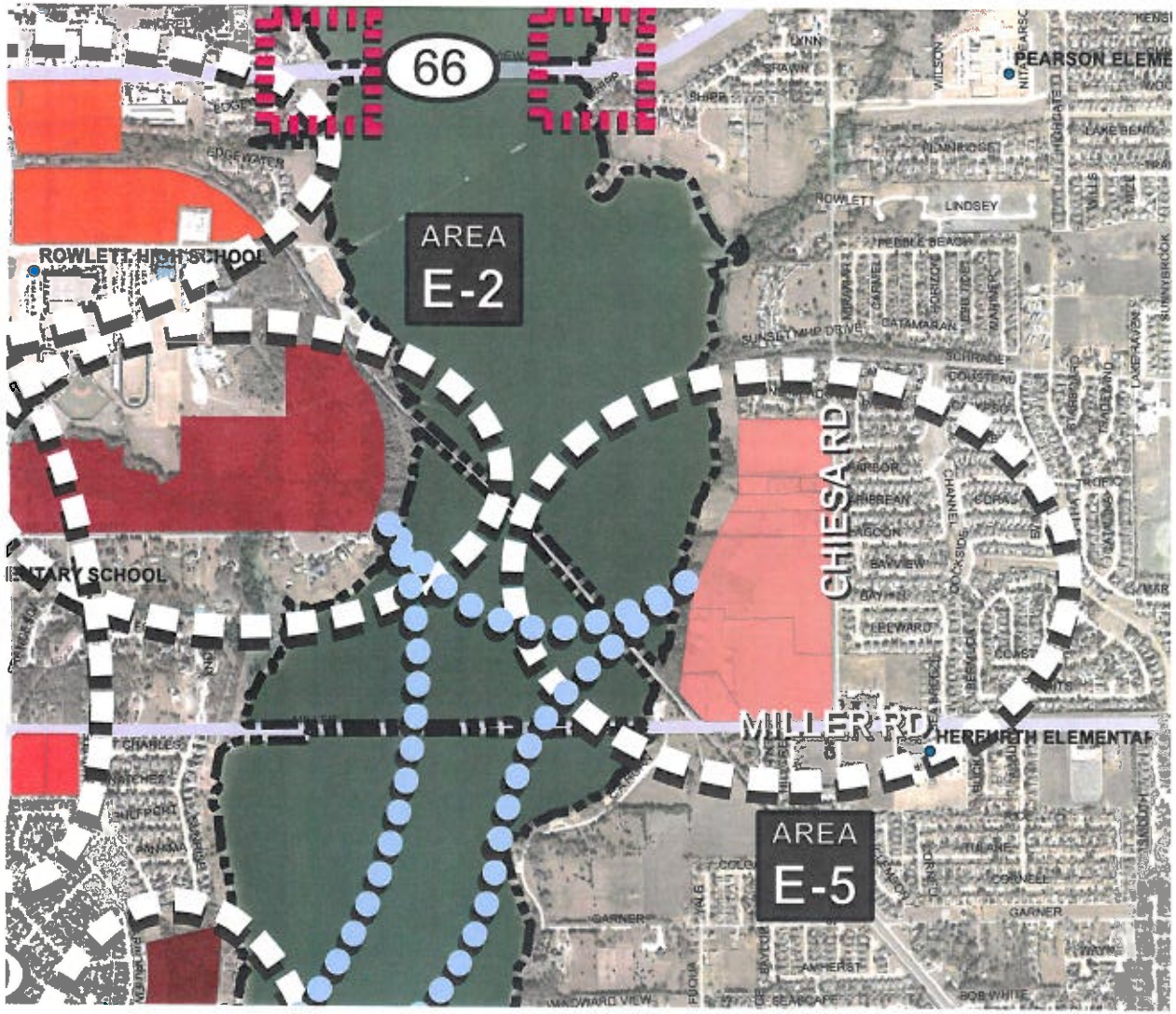
VISION

This area will be the neighborhood of choice for active young people and families that love the outdoors and that are avid water sports participants. Like Woodside Living, this unique enclave within the City will offer yet one more choice for residents of the community seeking access to area recreational resources – natural and man-made with supportive commercial spaces. Young professionals and families will be drawn here because of the range of housing choices at accessible rates and the strong emphasis on access to water sports. Given its proximity to established single-family neighborhoods, residential product types within Active Living will transition in density with the lowest on its edge at a scale compatible with surrounding uses and product types. Like Lakeside Center, waterfront space will be set aside for limited commercial / entertainment venues accessible via multiple forms of transportation including boats. Despite the variety of product types likely to develop, all will appear unified in character and quality.

Essential elements that will have to be in place in order for this investment scenario to be realized include: appropriate signage and greater visibility for commercial uses; and roadway improvements.

MARKET

- Individuals choosing home ownership in this location will desire single-family attached ownership products with access to commercial offerings in a natural setting. The presence of regional infrastructure (DART and PGBT) will serve as an attractor for executives employed in other locations within the Metroplex.
- A growing number of Rowlett and Trade Area residents are aging in place (10.8% 55+ in 2000, 16.4% in 2010, 20.3% in 2015.) Lifestyle choices and needs will dictate alternative living options with lower maintenance housing products accessible to existing and planned public and natural recreational offerings. Whereas many will desire product offerings in Lakeside Living because of the access to wooded and water amenities and proximity to the hospital and other services, others will desire Active Living because of its proximity to transportation and enhanced access.



ATTACHMENT 2

ACTIVE LIVING | AREA E-5

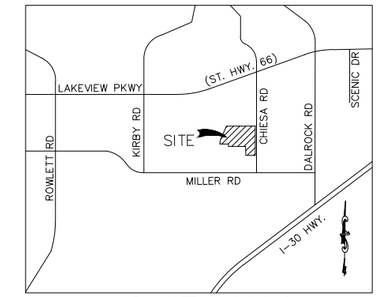
GUIDING PRINCIPLES

	GUIDING PRINCIPLE	E-5 ACTIVE LIVING
1	Value existing neighborhoods	**
2	Grow the City's economy through diversification of job and business opportunities	
3	Make Rowlett a community that is attractive to people at all stages of their lives	****
4	Invest in places of lasting value and distinctive character	****
5	Maximize the benefits of major public infrastructure investments (existing, planned)	***
6	Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity...	****
7	Diversify mobility options within the City and connect activity areas	*
8	Create centers with a mix of activities at key locations in Rowlett	
9	Balance growth through efficient development patterns	***
10	Support quality educational resources to meet the needs of Rowlett residents...	
11	Position Rowlett for an appropriate scale of investment and reinvestment...	***
12	**Fund public investment that leverages desired private investment**	
13	**Ensure that *Realize Rowlett 2020* is a statement of the City's policy for future...**	
	Bold *principles relate to citywide concerns and are not specific to any individual geographic area*	
	Key:	
	Strongest Support of Principle	****
	Moderate Support of Principle	***
	Some Support of Principle	**
	Incidental Support of Principle	*

ATTACHMENT 3

100 50 0 100

1" = 100'



VICINITY MAP

NOT TO SCALE

DIRECTION OF SUNLIGHT (SUMMER)

DIRECTION OF SUNLIGHT (WINTER)

DIRECTION OF WIND (SUMMER)

DIRECTION OF WIND (WINTER)

LEGEND

= PROPERTY LINE

447 = EX. GRADE

= OPEN SPACE

EXHIBIT D – SITE ANALYSIS

FRAMEWORK PLAN

CANTERBURY COVE

21.8 Acres situated in the
James Homes Survey,
Abstract No. 571, Page 721
Zoning: New Neighborhood District
City of Rowlett, Dallas County, Texas

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

PROJECT NO.: 2015-15

date:	scale:
8/24/15	1" = 100'

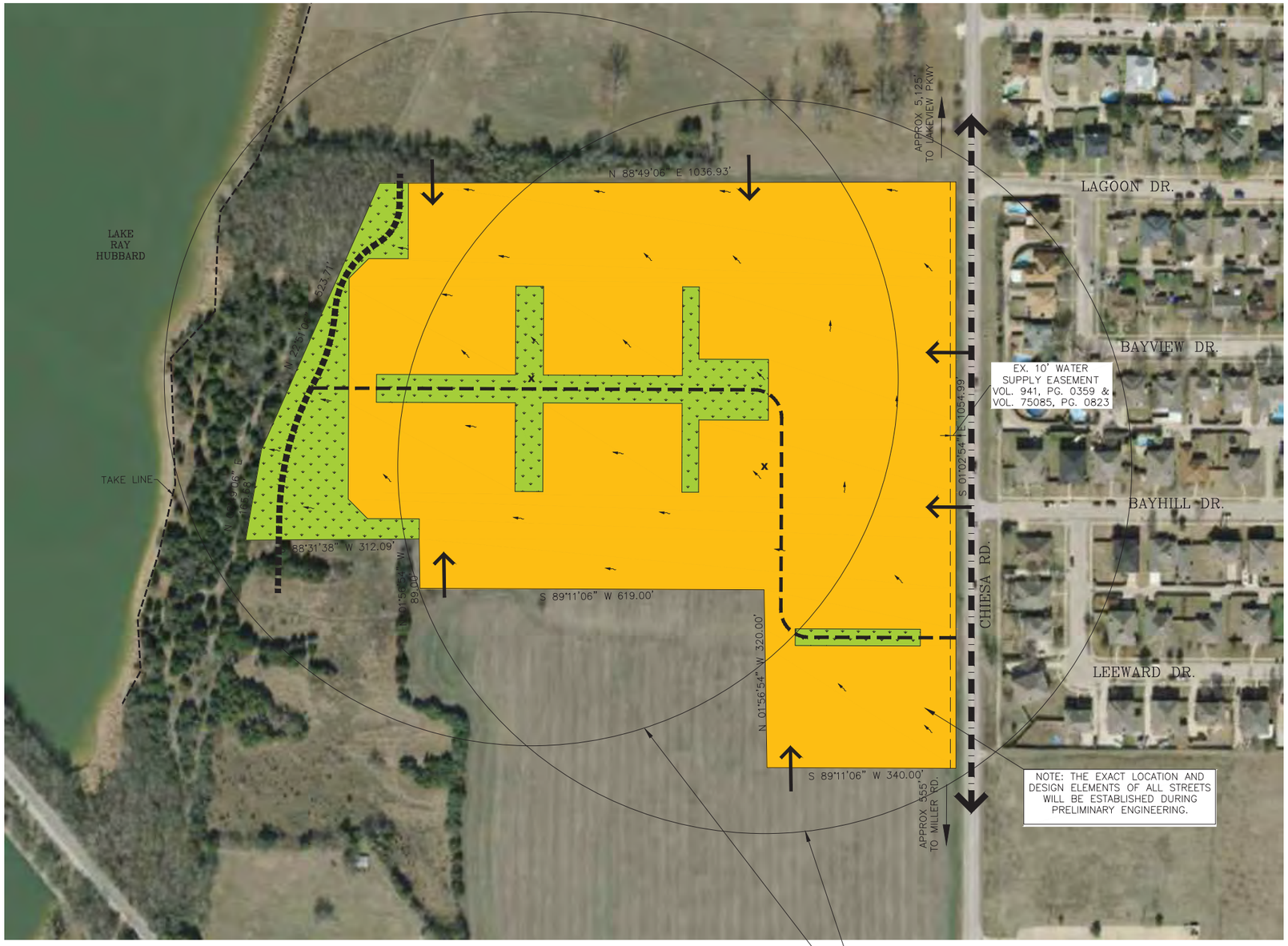
surveyor

CBG SURVEYING, INC.
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
Main Office: (214) 349-9485

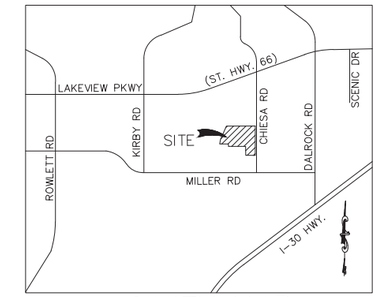
owner

DAVENPORT MEADOWS, LP
6310 Windmill Circle,
Dallas, Texas 75252
Bart Reeder: 214 938-1823

ATTACHMENT 4



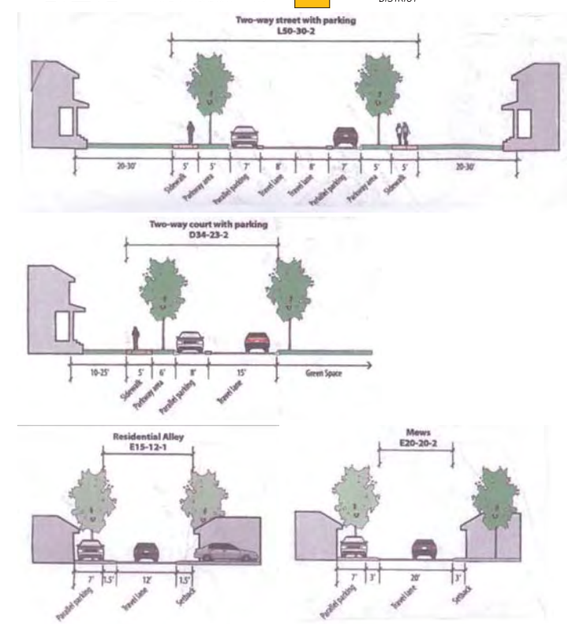
100 50 0 100
1" = 100'

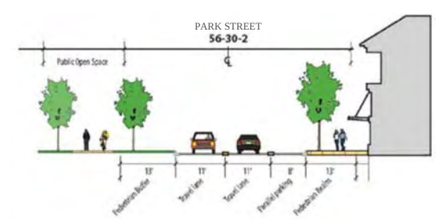


VICINITY MAP
NOT TO SCALE

LEGEND

- = REQUIRED TRAIL
- = BIKE LANE
- = THOROUGHFARE CONNECTIONS
- = TYPE A ROADWAY – 110'
- = DIRECTION OF WATER FLOW
- = OPEN SPACE
- = NEW NEIGHBORHOOD DISTRICT





NOTES:
1. THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STDS.

2. THERE IS NO 100 YR FLOODPLAIN ON THIS PROPERTY.

3. THE DEVELOPMENT TYPE BOUNDARIES SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE BOUNDARY. THE BOUNDARY IS DETERMINED AT TIME OF FINAL PLAT.

4. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

5. MAJOR WARRANTS FROM CURRENT DEVELOPMENT INTENT STATEMENTS AND REGULATIONS NOT SPECIFICALLY LISTED FOR APPROVAL AS PART OF THIS FRAMEWORK PLAN MAY REQUIRE A HEARING BY THE PLANNING AND ZONING AND APPROVAL BY THE CITY COUNCIL DURING REGULATING PLAN OR DEVELOPMENT PLAN REVIEW.

6. THIS FRAMEWORK PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. SIGNIFICANT DEVIATIONS FROM THIS FRAMEWORK PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING, WILL REQUIRE AN AMENDMENT OF THE ZONING

surveyor

CBG SURVEYING, INC.
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
Main Office: (214) 349-9485

owner

DAVENPORT MEADOWS, LP
6310 Windmill Circle,
Dallas, Texas 75252
Bart Reeder: 214 938-1823

EXHIBIT E – FRAMEWORK PLAN

FRAMEWORK PLAN

CANTERBURY COVE

21.8 Acres situated in the
James Homes Survey,
Abstract No. 571, Page 721
Zoning: New Neighborhood District
City of Rowlett, Dallas County, Texas

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

PROJECT NO.: 2015-15

date:	scale:
9/21/15	1" = 100'

Exhibit C

CANTERBURY COVE, A NEW NEIGHBORHOOD August 25, 2015

Proposed Framework Plan for portion of:

Active Living (Area E-5 of Realize Rowlett 2020 Comprehensive Plan)

Overview: Unless otherwise noted below, all standards in the City of Rowlett Form Based Code ("FBC") will govern. The Framework Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits.

Intent: It is intended that development of this portion of the E-5 Active Living Area will initiate a cohesive single-family residential community with a mixture of the 3 categories of the FBC - New Neighborhood designation. Open Space and walking/bike trails will be provided on the west side of the development, abutting the Rowlett Take-line area adjoining Lake Ray Hubbard (in anticipation of future development of the Lakeside Park North), to enhance the entire community's access to and enjoyment of the lake frontage

Streets: The street system in Active Living is intended to create a pedestrian and bike-friendly community with easy and convenient access to parks, open space, trails and lake frontage. Because Chiesa and Miller Roads provide the primary access to this area, none of the streets to be constructed in this development will be thoroughfares, but will be 'Local' streets connected to those existing thoroughfares. Alleys will be provided for all homes as they will all be rear-entry designs.

District. This portion of the E-5 Active Living area is comprised of one Form Based ("FB") District – New Neighborhood – as set out in the attached Framework Plan.

New Neighborhood General Boundaries: This development lies entirely within the New Neighborhood District, and is bounded on the west by Lake Ray Hubbard, on the north by an existing single-family development, on the east by Chiesa Road and on the south by undeveloped land projected to be developed in a similar manner as a New Neighborhood residential District. (See Framework Plan.)

Building Types: All New Neighborhood Building Types in the Form Based Code are allowed in this District.

Building Height: The maximum building height will be 3 stories. There is no minimum building height.

Attachments:

1. Framework Plan
2. Street Cross-sections

10-23-15A10:42 RCVD **ATTACHMENT 5**

Rowlett TEXAS

Development Services Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject property is located at 3399 Chiesa Road, further described as being 21.79 acres in the James Hobbs Survey, Abstract 571, page 721 City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Active Living District, identified in the Realize Rowlett 2020 Comprehensive Plan. The applicant requests a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District for the purposes of building a pedestrian-oriented, single family neighborhood to further the vision set forth for that District.

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

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE: [illegible]

ADDRESS: 2416 Versailles Heath Tx

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 17th day of November 2015. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, October 21st to be included in the Planning and Zoning Commission packet and Wednesday, November 4th to be included in the City Council packet. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com	RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

22 Notices were mailed on October 9, 2015

ATTACHMENT 5

Rowlett TEXAS

Development Services Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

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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: Written Concerns are attached

SIGNATURE: Geraldine Hughes

ADDRESS: 3601 Leeward Lane

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 17th day of November 2015. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

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22 Notices were mailed on October 9, 2015

ATTACHMENT 5

3601 Leeward Lane
Rowlett TX 75088

City of Rowlett
Development Services
3901 Main Street
Rowlett TX 75088

Dear Sir; To Whom This May Concern;
Even though, our meeting together to explain the New Neighbood Form Based-Zoning District for the purposes of building a "Pedestrian-Oriented Family Neighborhood on Chiisa + Miller Avenue is still an imperative issue to the residents involved in this area;

Building a New Residential area of houses, townehouses and walking passways to lake sounds great, But, there are other concerns also:

Concerns:

(1.) Highly concern about more heavy traffic of Cars, trucks etc: Roads are inadequate

(2.) Roads are narrow, not leveled,

uneven, need repairs also widening.

(3.) Water level is very low on new property as well existing properties across from areas in question: (More drainage systems)

(4.) The bridge on "Miller Road" is insufficent, weak, unleveled, uneven and narrow—

(More traffic has been added to accomodate new housing complex) "The Vineyards"!

Due to emergency traffic on Highway 66 and Interstate 30 - Traffic is re-routed on Cherisa to Miller (large trucks plus more cars, trucks across Bridge.

(5) Commercial Businesses, Low Income houses, or Apartments/Townehouses coming into area are a major negative concern!

(6) Will property value of existing homes decrease in value. (Imperative)

(7) 60% of Housing and 20% of Townehouses will stand "True" to this agreement

or changed, if the buyer or purchasor wants other changes—

All neighborhoods wants to see progress made to add value to their homes and surroundings— This is a Major factor of residents in James Hobbs Survey & Existing area are very concern:

Thank you,
Mrs. Geraldine Hughes
3601 Leonard Lane
Rowlett TX 75088

ATTACHMENT 5

Rowlett TEXAS

Development Services Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject property is located at 3399 Chiesa Road, further described as being 21.79 acres in the James Hobbs Survey, Abstract 571, page 721 City of Rowlett, Dallas County, Texas. A location map depicting a 500-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Active Living District, identified in the Realize Rowlett 2020 Comprehensive Plan. The applicant requests a rezoning from the existing Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District for the purposes of building a pedestrian-oriented, single family neighborhood to further the vision set forth for that District.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: There is no explanation for the underlined term

SIGNATURE: Donna F. Hanna

ADDRESS: 3805 Marlin Trail

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 17th day of November 2015. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

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74 Notices were mailed on October 9, 2015

Received only Courtesy Notice
Did not Receive 2nd Notice of Hearing.

ATTACHMENT 5

Rowlett
TEXAS

Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

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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:

SIGNATURE: Phillip Chatelain

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of October 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 17th day of November 2015. The Planning and Zoning Commission and City Council hearings will be held at the Municipal Center located at 4000 Main Street, Rowlett, Texas.

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74 Notices were mailed on October 9, 2015

ATTACHMENT 5

Rowlett TEXAS

Development Services Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

10-20-15P04:59 RCVD

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject property is located at 3399 Chiesa Road, further described as being 21.79 acres in the James Hobbs Survey, Abstract 571, page 721 City of Rowlett, Dallas County, Texas. A location map depicting a 500-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

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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:

SIGNATURE: Sheldon McKinney

ADDRESS:

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74 Notices were mailed on October 9, 2015

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

City of Rowlett

Staff Report

Planning & Zoning Commission

AGENDA DATE: 10/27/2015 **AGENDA ITEM**: **C4**

AGENDA LOCATION:
Individual Consideration

TITLE
Consider and take action on a Development Plan for Evergreen Senior Living. The subject property is located at 5500 Old Rowlett Road, further described as a 5.50 +/- acres of land located in the John M. Thomas Survey, Abstract No. 1478, City of Rowlett, Dallas County, Texas (Case Number 33-2015).

STAFF REPRESENTATIVE
Garrett Langford, AICP, Principal Planner

SUMMARY
This is a request to approve a development plan (site, landscape, façade, and lighting plans) for a new senior apartment complex located at 5500 Old Rowlett Road. The proposed development will consist of one building totaling 111,900 +/- square feet. Per the Rowlett Development Code, developments consisting of a structure more than 25,000 square feet requires approval from the Planning and Zoning Commission.

BACKGROUND INFORMATION
The subject property is located east of Old Rowlett Road, north of Big A Road, west of R. Arnold Edwards Park and south of Tulip Lane as seen in the location map included below:

The property was rezoned from Limited Office (O-1) to Planned Development 022-15 on June 2, 2015, to allow for a senior apartment complex. Following zoning, the preliminary plat was approved by the Planning and Zoning Commission on September 22, 2015, and the Tree Survey/Mitigation Plan was approved by City Council on October 20, 2015. The applicant has since submitted development plans (site, landscape, façade, and lighting plans) for staff's review. As previously mentioned, the proposed development will consist of one building totaling 111,900 +/- square feet. Per the Rowlett Development Code, developments consisting of a structure more than 25,000 square feet requires approval from the Planning and Zoning Commission. Following the development plan approval, the applicant will be required to submit civil engineering plans, a final plat, and building plans prior to receiving a building permit.

DISCUSSION

It is important to note that Section 77-808.A of the RDC states,

> "The purpose of the development plan review process is to ensure compliance with the development and design standards and provisions of this Code, and to encourage quality development reflective of the goals, policies, and objectives of the comprehensive plan. For land uses requiring a development plan review, such uses may be established in the city, and building permits may be issued, only after a development plan showing the proposed development has been approved in accordance with the procedures and requirements of this section."

Section 77-808.D of the RDC further states,

> A development plan shall be approved upon a finding that the development plan meets all of the following criteria:
>
> 1. The development plan is consistent with the Comprehensive Plan;
> 2. The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
> 3. The development plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 77-200 Zoning districts, Chapter 77-300, Use regulations, Chapter 77-400, Dimensional requirements, and Chapter 77-500, Development and design standards;
> 4. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable

The proposed Development Plan meets these requirements. It is staff's professional opinion that all of the above criteria have been met. City Staff from the Planning, Engineering, and Building Divisions as well as the Fire Marshal's Office have reviewed the Development Plan for compliance with the PD Zoning requirements and all other applicable development regulations.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

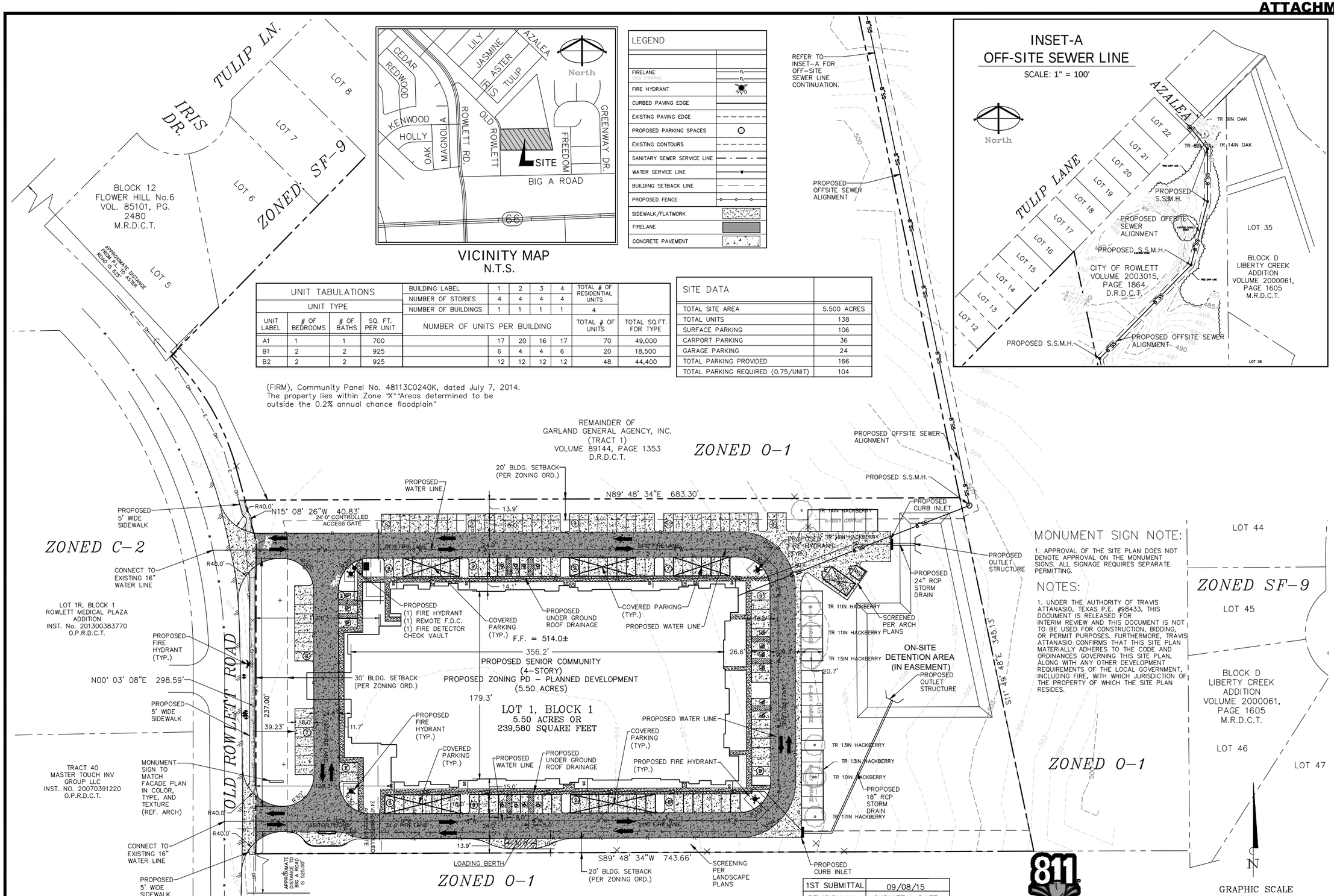
RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

Attachment 1 – Development Plan (site, landscape, façade, and lighting plans)

ATTACHMENT 1



VICINITY MAP
N.T.S.

UNIT TABULATIONS				BUILDING LABEL	1	2	3	4	TOTAL # OF RESIDENTIAL UNITS	
UNIT TYPE				NUMBER OF STORIES	4	4	4	4		
				NUMBER OF BUILDINGS	1	1	1	1	4	
UNIT LABEL	# OF BEDROOMS	# OF BATHS	SQ. FT. PER UNIT	NUMBER OF UNITS PER BUILDING					TOTAL # OF UNITS	TOTAL SQ.FT. FOR TYPE
A1	1	1	700		17	20	16	17	70	49,000
B1	2	2	925		6	4	4	6	20	18,500
B2	2	2	925		12	12	12	12	48	44,400

SITE DATA	
TOTAL SITE AREA	5.500 ACRES
TOTAL UNITS	138
SURFACE PARKING	106
CARPORT PARKING	36
GARAGE PARKING	24
TOTAL PARKING PROVIDED	166
TOTAL PARKING REQUIRED (0.75/UNIT)	104

(FIRM), Community Panel No. 48113C0240K, dated July 7, 2014.
The property lies within Zone "X" "Areas determined to be outside the 0.2% annual chance floodplain"

MONUMENT SIGN NOTE:

1. APPROVAL OF THE SITE PLAN DOES NOT DENOTE APPROVAL ON THE MONUMENT SIGNS. ALL SIGNAGE REQUIRES SEPARATE PERMITTING.

NOTES:

1. UNDER THE AUTHORITY OF TRAVIS ATTANASIO, TEXAS P.E. #98433, THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW AND THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FURTHERMORE, TRAVIS ATTANASIO CONFIRMS THAT THIS SITE PLAN MATERIALLY ADHERES TO THE CODE AND ORDINANCES GOVERNING THIS SITE PLAN, ALONG WITH ANY OTHER DEVELOPMENT REQUIREMENTS OF THE LOCAL GOVERNMENT, INCLUDING FIRE, WITH WHICH JURISDICTION OF THE PROPERTY OF WHICH THE SITE PLAN RESIDES.

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

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

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

1ST SUBMITTAL	09/08/15
REVISION No.	SUBMITTAL DATE
1ST. REVISION	10/09/15
2ND. REVISION	
3RD. REVISION	

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240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

EVERGREEN AT ROWLETT ADDITION
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

SITE PLAN

No.	Date	Revision Description

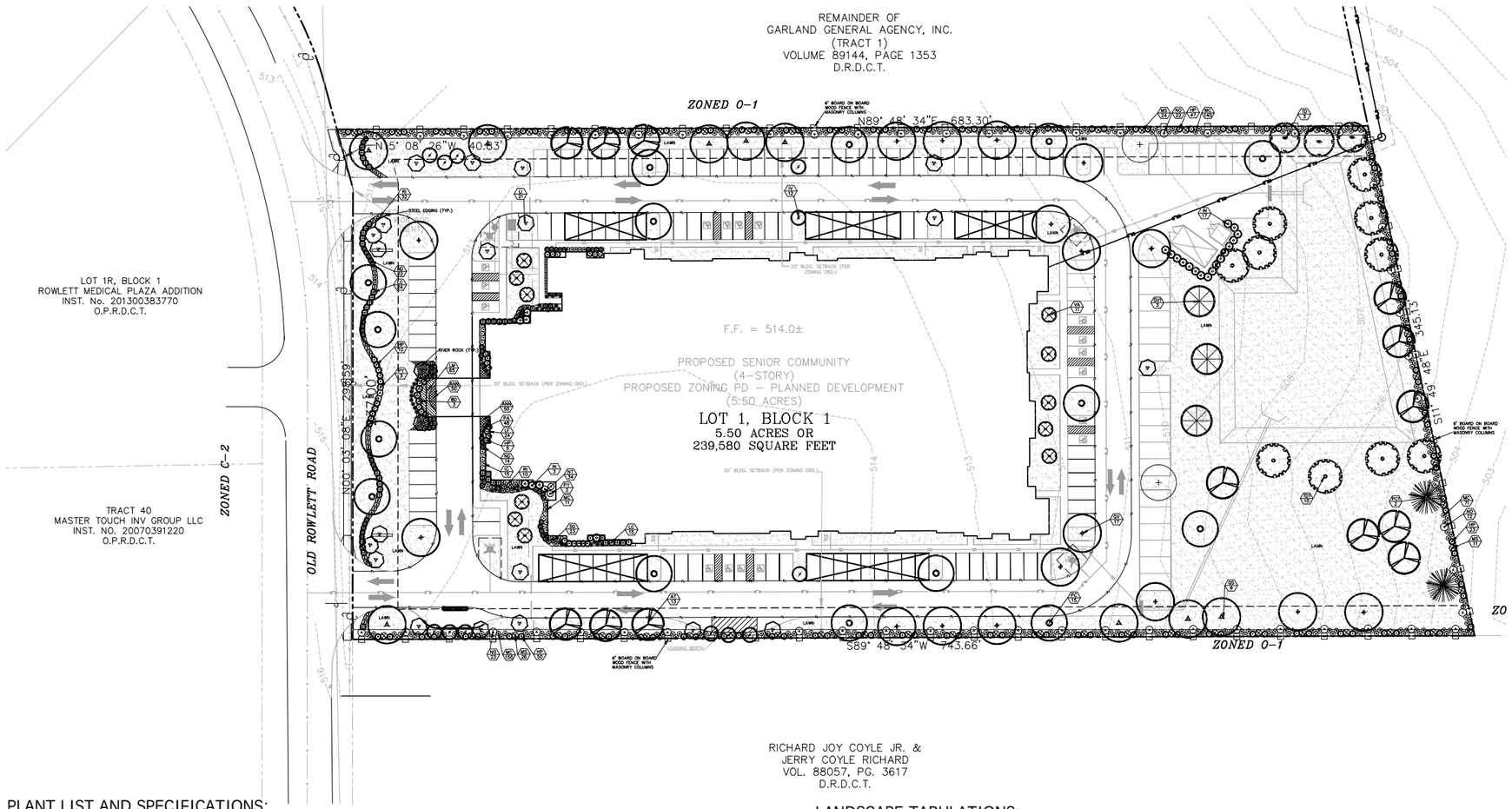
PROJECT NO. 055-15-03

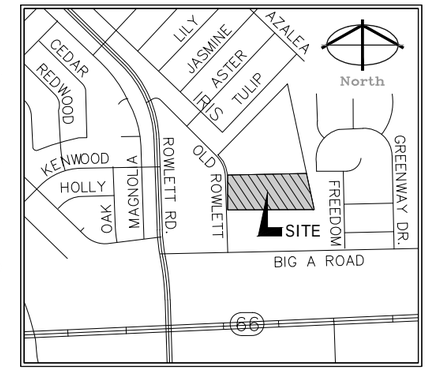
STATE OF TEXAS
TRAVIS N. ATTANASIO
98433
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TRAVIS N. ATTANASIO, P.E., CFM ON OCTOBER 9, 2015

SHEET NO.
1

ATTACHMENT 1





VICINITY MAP
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND:

EXISTING TREE TO REMAIN

PLANT LIST AND SPECIFICATIONS:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATION
TREES					
QV	17	Quercus virginiana	LIVE OAK	45 GAL	3" CAL., 10-12' HT., FULL, MATCHING, SYMMETRICAL
QV1 (MITIGATION)	3	Quercus virginiana	LIVE OAK	100 GAL	4" CAL., 12' HT., FULL, MATCHING, SYMMETRICAL
QS	9	Quercus shumardii	TEXAS RED OAK	45 GAL	3" CAL., 10-12' HT., FULL, MATCHING, SYMMETRICAL
TD	3	Taxodium distichum	BALD CYPRESS	45 GAL	3" CAL., 10-12' HT., FULL, MATCHING, SYMMETRICAL
TD1 (MITIGATION)	10	Taxodium distichum	BALD CYPRESS	100 GAL	4" CAL., 12' HT., FULL, MATCHING, SYMMETRICAL
PC	15	Pistachia chinensis	CHINESE PISTACHE	45 GAL	3" CAL., 10-12' HT., FULL, MATCHING, SYMMETRICAL
PC1 (MITIGATION)	2	Pistachia chinensis	CHINESE PISTACHE	100 GAL	4" CAL., 12' HT., FULL, MATCHING, SYMMETRICAL
AT	13	Acer tataricum	SHANTUNG MAPLE	45 GAL	3" CAL., 10-12' HT., FULL, MATCHING, SYMMETRICAL
IV	12	Ilex vomitoria	YAUPON HOLLY	30 GAL	6'-8' HT., 3" CAL., 3 CANES MIN., FULL, MATCHED, SYMMETRICAL
LI	21	Lagerstroemia indica	CRAPE MYRTLE	30 GAL	6'-8' HT., 3" CAL., 3 CANES MIN., FULL, MATCHED, SYMMETRICAL
VA	11	Vitex agnus castus	VITEX	30 GAL	6'-8' HT., 3" CAL., 3 CANES MIN., FULL, MATCHED, SYMMETRICAL
SHRUBS					
LF	24	Leucophyllum candicans 'Silver Cloud'	TEXAS SAGE 'SILVER CLOUD'	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
ND	36	Nandina domestica 'Firepower'	NANDINA 'FIREPOWER'	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
LC	39	Loropetalum chinensis 'Purple Diamond'	LOROPETALUM	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
SG	23	Salvia greggii 'Red'	AUTUMN SAGE 'RED'	1 GAL	18"-24" HT., 30" O.C., TRIANGULAR SPACING
PA	48	Pennisetum alopecuroides 'Hamelin'	DWARF FOUNTAIN GRASS	1 GAL	18"-24" HT., 30" O.C., TRIANGULAR SPACING
RI	42	Rhaphiolepis indica 'Clara'	INDIAN HAWTHORN 'CLARA'	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
IN	20	Ilex x 'Nellie R. Stevens'	NELLIE R. STEVENS HOLLY	7 GAL., 36" HT.	
NO	57	Nerium oleander	OLEANDER	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
MC	373	Muhlenbergia capillaris	GULF MUHLY	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
MS	61	Miscanthus sinensis	MISCANTHUS	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
BD	3	Buddleja davidii	BUTTERFLY BUSH	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
IC	15	Ilex cornuta 'Dwarf Burford'	DWARF BURFORD HOLLY	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
HP	135	Hesperaloe parviflora	RED YUCCA	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
PY	6	Pendulous yucca	SOFT LEAF YUCCA	5 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
NT	34	Nassella tenuissima	MEXICAN FEATHER GRASS	1 GAL	24" HT., 30" O.C., TRIANGULAR SPACING
GROUNDCOVER					
ANN	100		SEASONAL ANNUALS	4" POTS	10" O.C., TRIANGULAR SPACING
LM	65	Liriope muscari 'Evergreen Giant'	GIANT LIRIOPE	1 GAL	18" O.C., TRIANGULAR SPACING
LAWN	PER PLAN	Cynodon transvaalensis x C. dactylon	TIFWAY 419		SOD OR SEED PER PLAN
STEEL EDGING			STEEL EDGING		4" STEEL EDGING TO BE BURIED 3" DEEP. CONTRACTOR TO INSTALL STEEL STAKES AT THE END OF EACH SECTION
RIVER ROCK	PER PLAN				2-4" COLORADO RIVER ROCK, WITH PERMEABLE WEED MATTING

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

LANDSCAPE TABULATIONS:

TOTAL LOT AREA:	239,580 SF (5.50 AC)
LANDSCAPE AREA REQUIRED: 15% LOT	35,937 SF
LANDSCAPE AREA PROVIDED:	99,731 SF (42%)
PARKING LOT AREA:	74,442 SF
LANDSCAPE AREA REQUIRED (8%):	5,955 SF
LANDSCAPE ARE PROVIDED:	7,629 SF
TREES REQUIRED:	15 TREES
TREES PROVIDED:	18 TREES
LANDSCAPING REQUIRED:	
1TREE /35 LF R.O.W. (265 LF):	8 TREES
PROVIDED:	8 TREES
10 SHRUBS/ 30 LF R.O.W. (265 LF):	88 SHRUBS
PROVIDED:	91 SHRUBS
COMPATIBLE USE BUFFERS:	
1 TREE/50 LF	
SOUTH (744 LF):	15 TREES
PROVIDED:	15 TREES
NORTH (683 LF):	14 TREES
PROVIDED:	15 TREES
EAST (345 LF):	7 TREES
PROVIDED:	9 TREES
10 SHRUBS / 30 LF	
SOUTH (744 LF):	248 SHRUBS
PROVIDED:	249 SHRUBS
NORTH (683 LF):	228 SHRUBS
PROVIDED:	233 SHRUBS
EAST (345 LF):	115 SHRUBS
PROVIDED:	117 SHRUBS
TOTAL LANDSCAPING PROVIDED:	
	57 SHADE TREES
	17 MITIGATION TREES
	44 ORNAMENTAL TREES
	916 SHRUBS

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APPLICANT:
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5605 N. MACARTHUR BLVD. SUITE 580
IRVING, TX 75038
(972) 550-7800
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CONTACT: TRAVIS ATTANASIO

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REGISTRATION # F-10599 (TEXAS)

EVERGREEN AT ROWLETT ADDITION
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 055-15-03

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THESE DOCUMENTS ARE FOR REVIEW PURPOSES ONLY. INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING, THEY WERE NOT PREPARED OR UNDER THE SUPERVISION OF:
Architect ___ JEFFREY W. LINDER ___
L.A. No. ___2033___ Date ___10/29/2015___

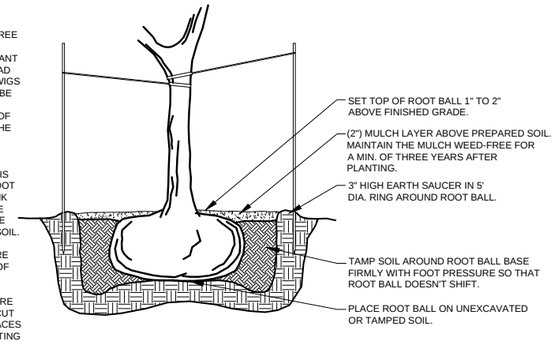
SHEET NO.
L-1.0

GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
    - 3" of organic compost
    - 20 pounds of organic fertilizer / 1,000 sf of bed area
    - Till bed to a depth of 6" to 8"
    - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

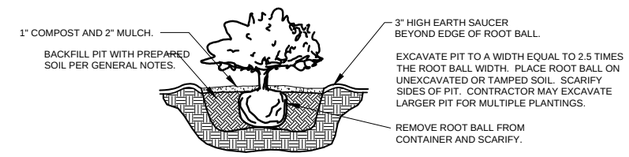
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



A TREE PLANTING DETAIL

NOT TO SCALE



B SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
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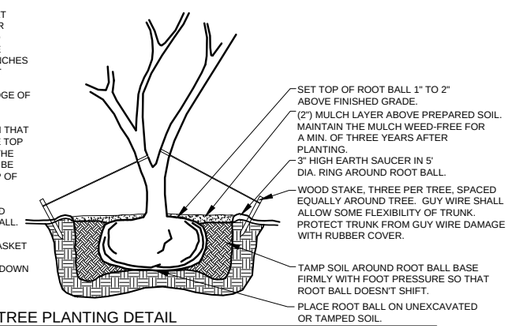
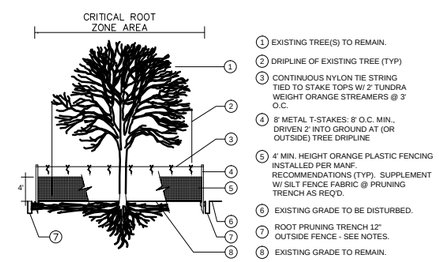


C MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



D TREE PROTECTION DETAIL

NOT TO SCALE

811

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REGISTRATION # F-10599 (TEXAS)

EVERGREEN AT ROWLETT ADDITION
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LANDSCAPE NOTES

No.	Date	Revision Description

PROJECT NO: 055-15-03

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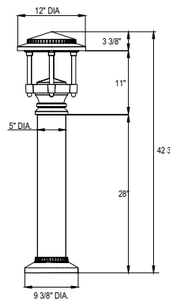
Architect ___ JEFFREY W. LINDER
L.A. No. 2033 Date 10/05/2015

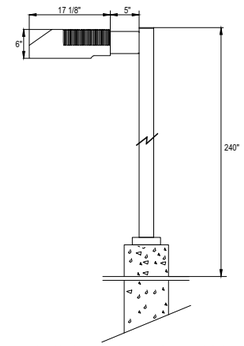
SHEET NO.
L-1.2

ATTACHMENT 1

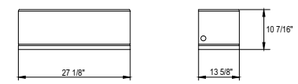
PHA
Mechanical, Electrical & Plumbing
1101 E. Arapaho Road, Suite 130
Richardson, TX 75081
T: (972) 235-2192 F: (972) 235-4604
Firm Registration # F000477



02 LIGHT FIXTURE TYPE 'C'
BOLLARD DETAIL
NO SCALE



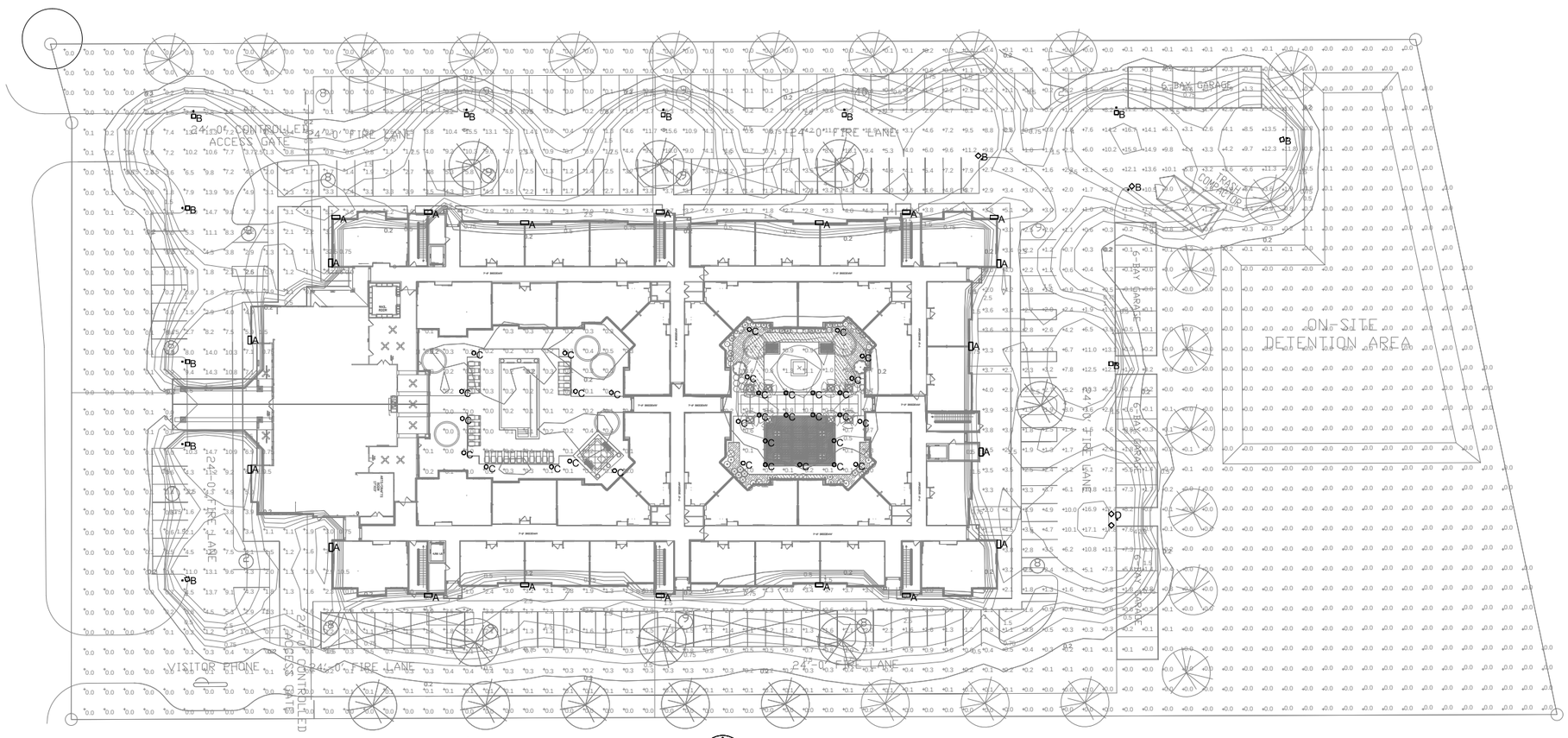
03 LIGHT FIXTURE TYPE 'B'
POLE DETAIL
NO SCALE



04 LIGHT FIXTURE TYPE 'A'
WALL MOUNT DETAIL
NO SCALE

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Watts	Mounting height(ft)
	A	IPCM MHIP-CM-175-3	Wall Mount Architectural - COOPER LIGHTING - LUMARK (OR EQUAL) FULL CUTOFF	175 WATT MH CLEAR ED--28	175	20
	B	MHTR-4F-250	ARCHITECTURAL AREA COOPER LIGHTING LUMARK (OR EQUAL) FULL CUTOFF	250-WATT MH CLEAR ED--28	250	20
	C	3096/150MH-ED17/RS	PATHWAY MARKER BOLLARD LIGHT HID EP17 KIM LIGHTING BOUNCE BOLLARD	150MH CLEAR ED17 MED. BASE BASE DOWN	150	3.5
	D	MHTR-4F-250	ARCHITECTURAL AREA COOPER LIGHTING LUMARK (OR EQUAL) FULL CUTOFF	250-WATT MH CLEAR ED--28	250	20



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 30'-0"

Evergreen @ Rowlett
Retirement Community
Rowlett, Texas

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
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Ph 817.514.0594 · Fx 817.514.0594

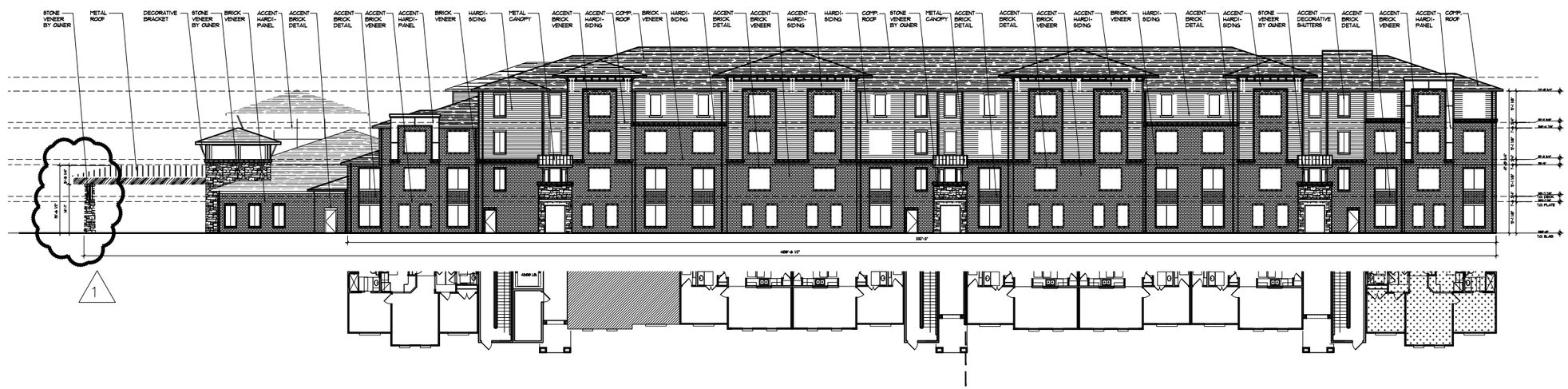
SEAL
STATE OF TEXAS
ANDREW W. ALLEN
90846
LICENSED
PROFESSIONAL ENGINEER
10/12/15

REVISION

DRAWN BY:	CHECKED BY: PHA
PLOT DATE: 12-08-10	REV. DATE:
SUBMITTAL DATE: 12-08-10	PROJECT NUMBER: 5468-10
ISSUED FOR: CONST.	SHEET NO. E1.02
SCALE: AS NOTED	

--- E102
F:\PHA_JOBS\Arrive Architecture Group\Evergreen @ Rowlett\Acad\Site\Evergreen @ Rowlett E101.dwg

ATTACHMENT 1



EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

1 SOUTH EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

EXTERIOR MATERIAL PERCENTAGE:

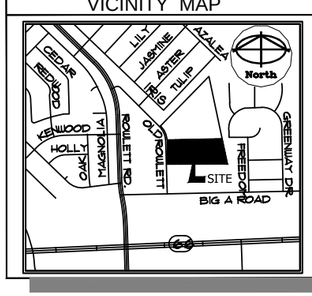
MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

2 EAST EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

0' 10' 30' 70'

VICINITY MAP



BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
5605 N.MACARTHUR BLVD
IRVING, TEXAS 75038
972-550-7800

ARCHITECT: ARRIVE ARCHITECTURAL GROUP
2344 HIGHWAY 121, SUITE 100
BEDFORD, TEXAS 76021
817-514-0584

SUBMISSION DATE: 9-8-15

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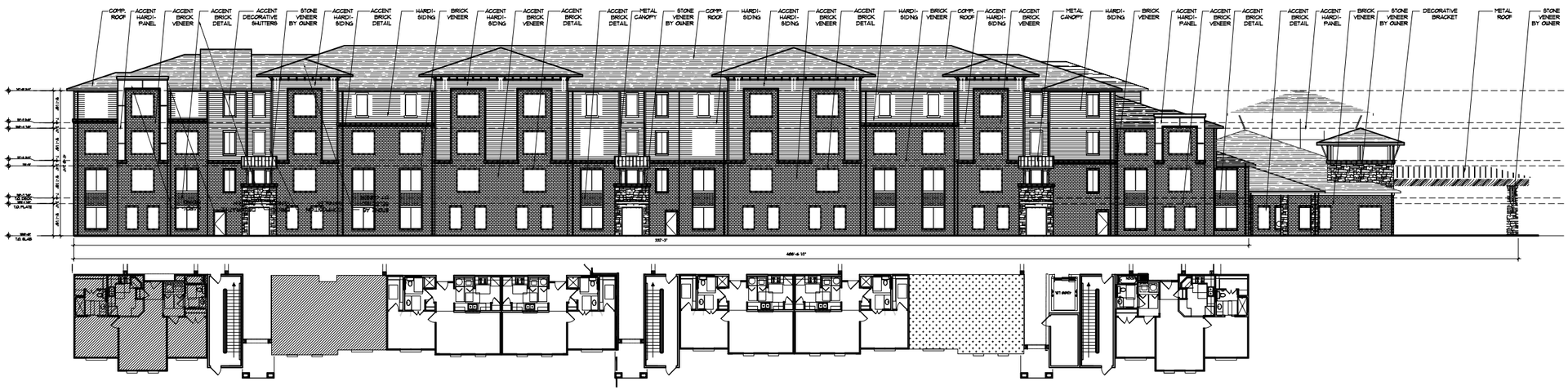
REVISION	
1	CITY COMMENTS 9-28-15

SHEET NAME: EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO. A5.01
SCALE: AS NOTED	

ATTACHMENT 1

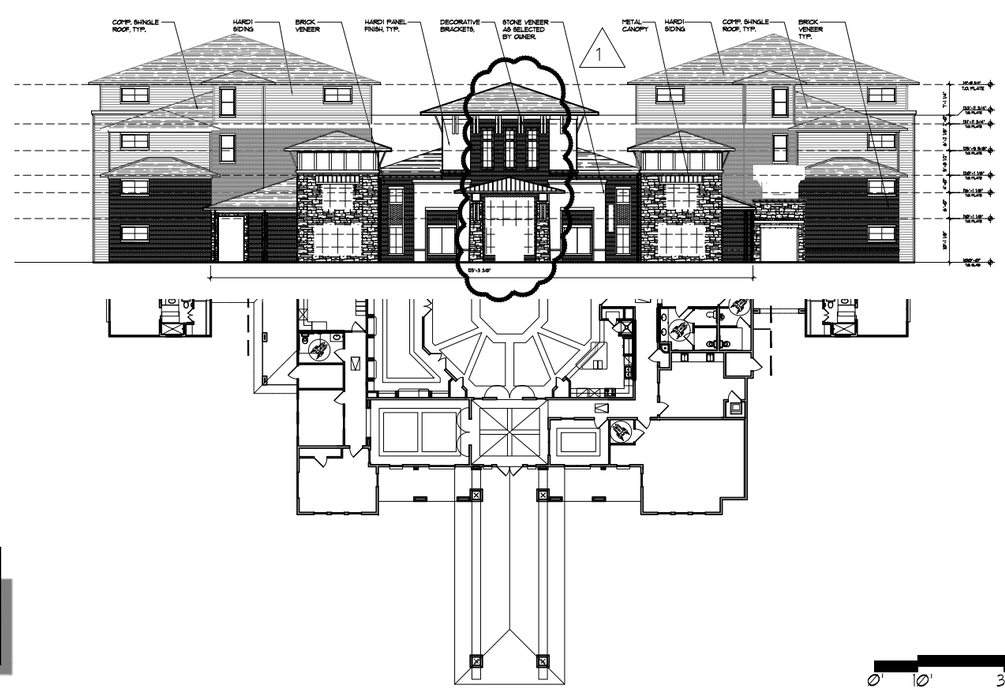


EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

1 NORTH EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"



EXTERIOR MATERIAL PERCENTAGE:

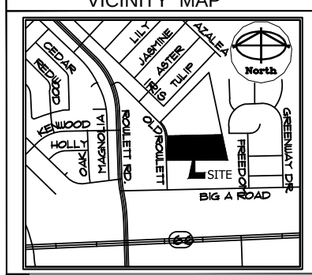
MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

2 WEST EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

0' 10' 30' 70'

VICINITY MAP



BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
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IRVING, TEXAS 75038
972-550-7800

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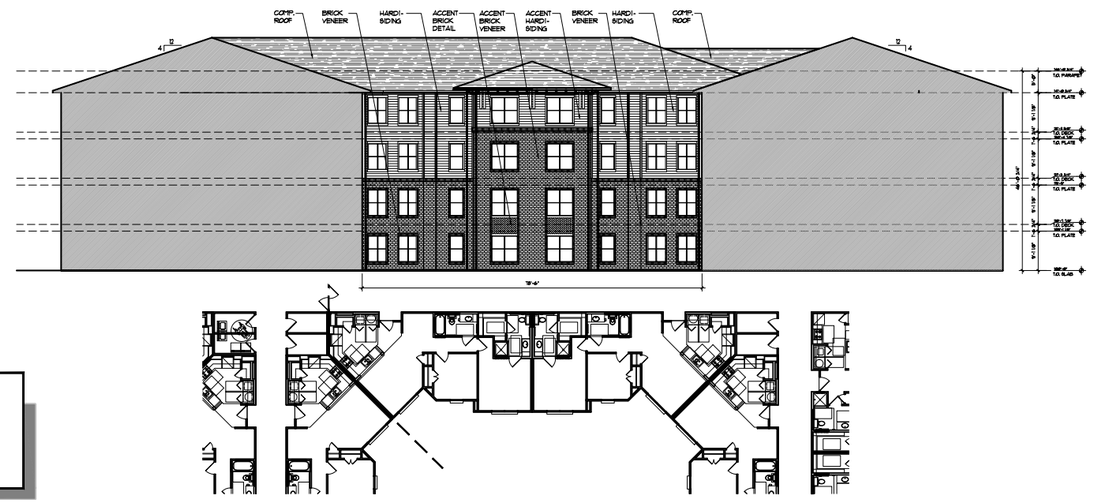
REVISION	
1	CITY COMMENTS 9-28-15

SHEET NAME: EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO: A5.02
SCALE: AS NOTED	

ATTACHMENT 1

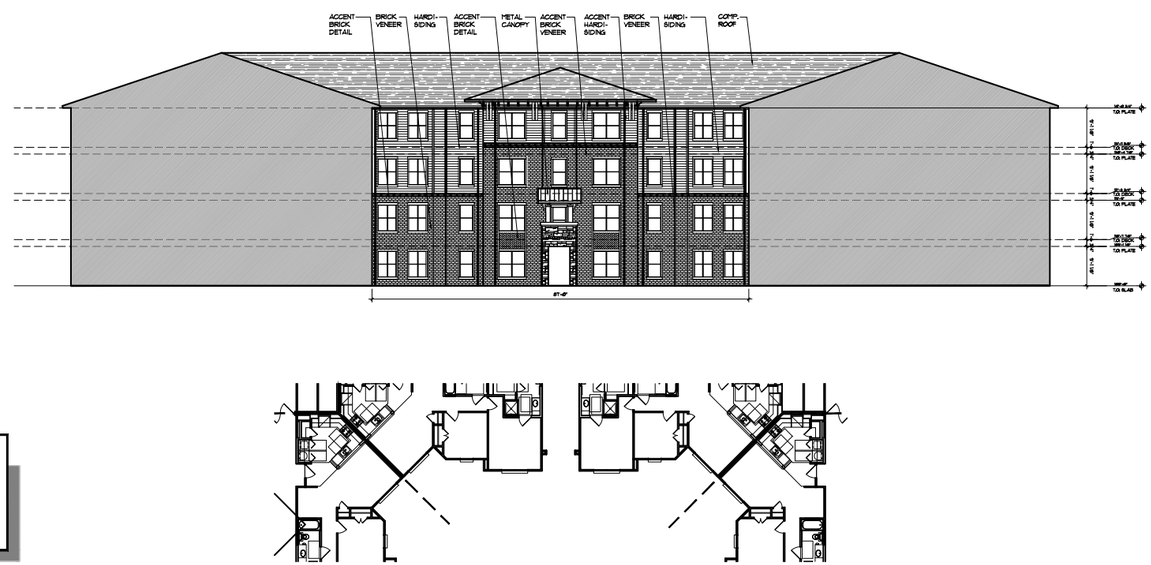


EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

1 EAST COURTYARD NORTH EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"



EXTERIOR MATERIAL PERCENTAGE:

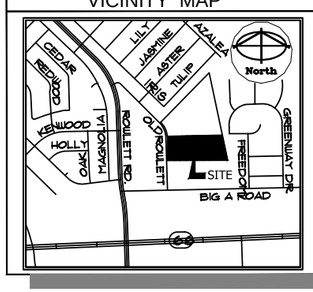
MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

2 EAST COURTYARD WEST EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

0' 10' 30' 70'

VICINITY MAP



BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
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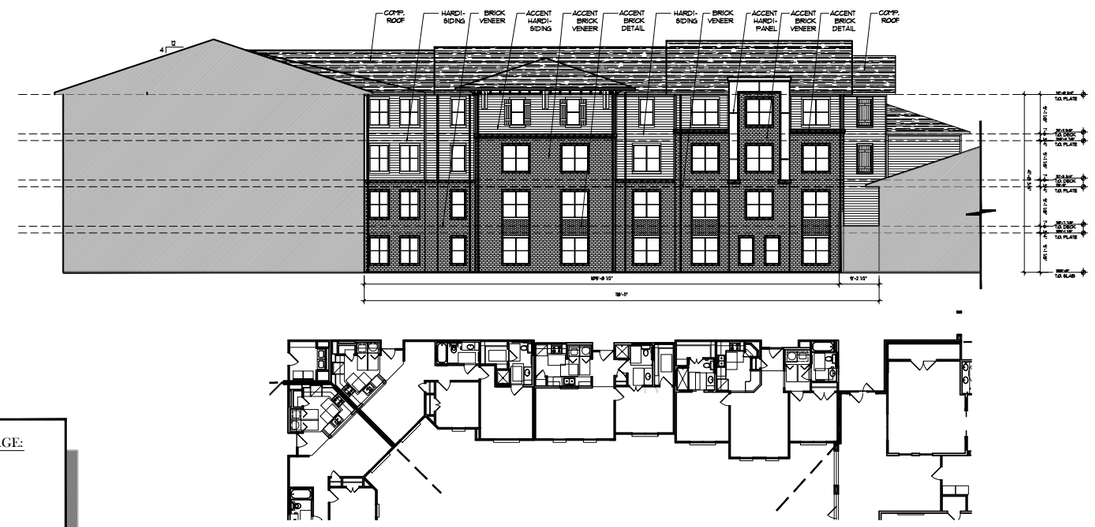
REVISION

SHEET NAME:
EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	A5.06

ATTACHMENT 1

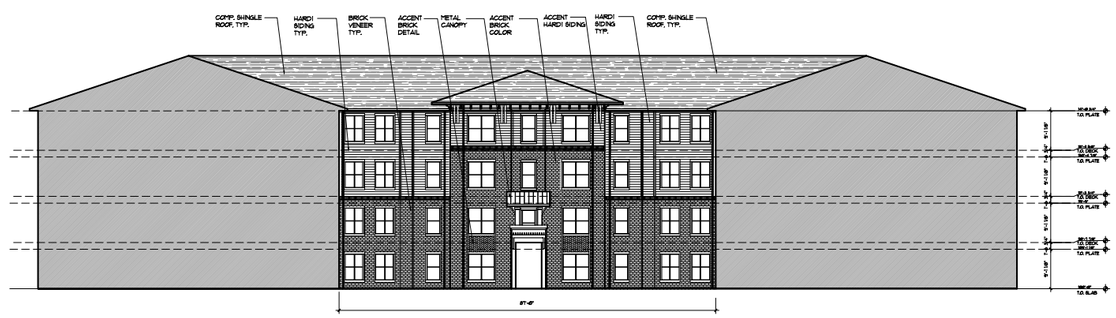


EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

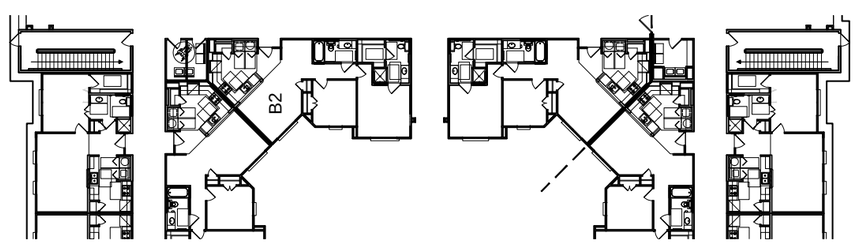
1 WEST COURTYARD SOUTH EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"



EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

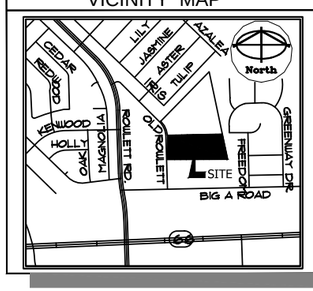
SIDING =30%



0' 10' 30' 70'

2 WEST COURTYARD EAST EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

VICINITY MAP



BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
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IRVING, TEXAS 75038
972-550-7800

ARCHITECT: ARRIVE ARCHITECTURAL GROUP
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SUBMISSION DATE: 9-8-15

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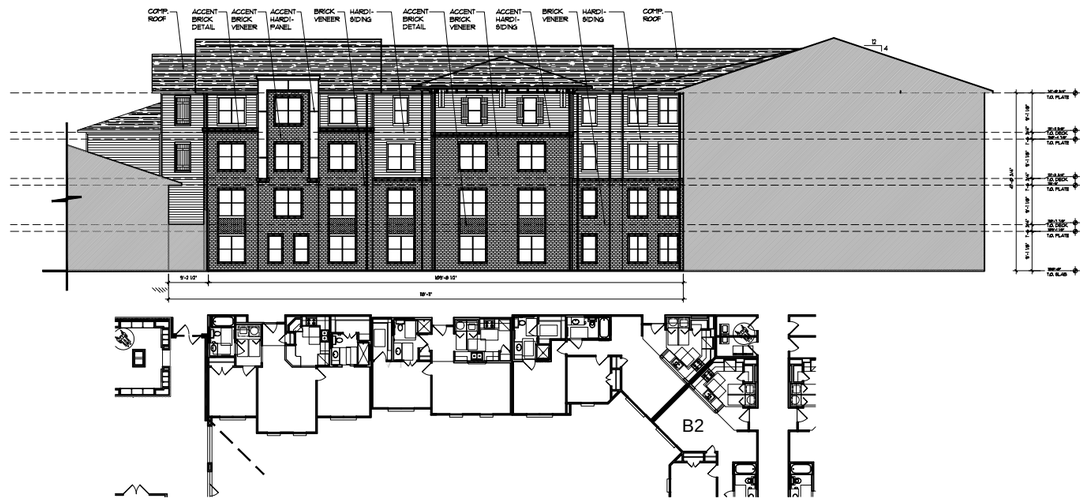
REVISION

SHEET NAME:
EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	A5.03

ATTACHMENT 1

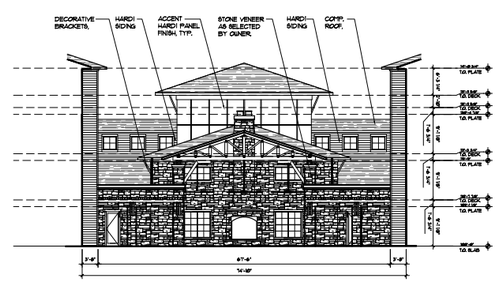


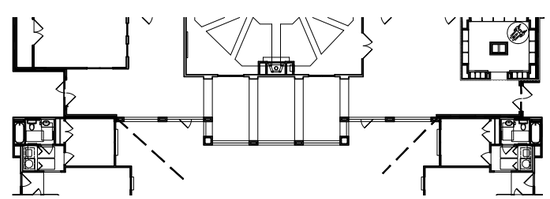
1 WEST COURTYARD NORTH EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

SIDING =30%





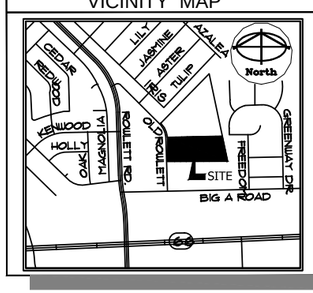
2 WEST COURTYARD WEST EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

VICINITY MAP



BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
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IRVING, TEXAS 75038
972-550-7800

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SUBMISSION DATE: 9-8-15

0' 10' 30' 70'

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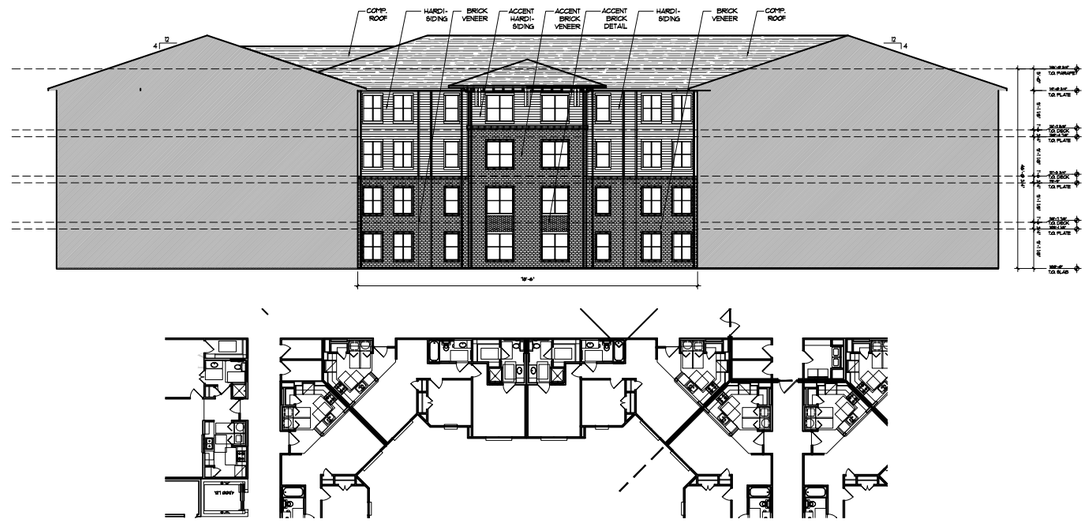
SHEET NAME:
EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	A5.04

ATTACHMENT 1

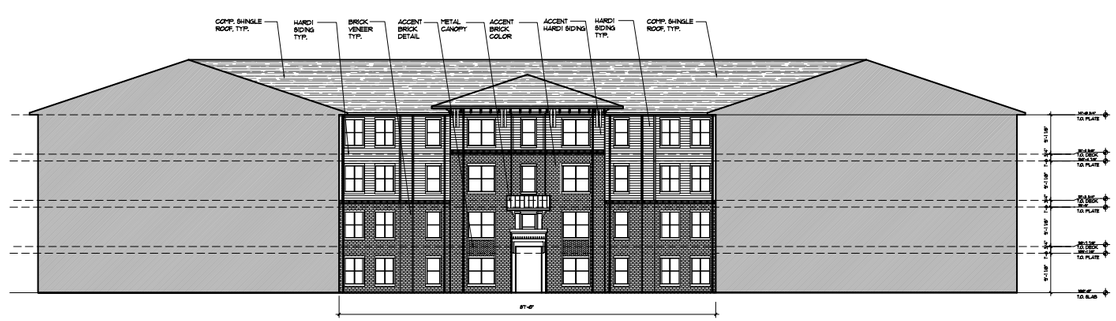


EXTERIOR MATERIAL PERCENTAGE:

MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

1 EAST COURTYARD SOUTH EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"



EXTERIOR MATERIAL PERCENTAGE:

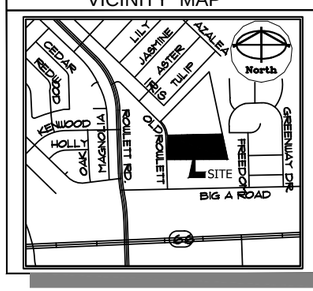
MASONRY= 70%
(STONE OR BRICK)

SIDING =30%

2 EAST COURTYARD EAST EXTERIOR ELEVATION
SCALE 1/16"= 1'-0"

0' 10' 30' 70'

VICINITY MAP



BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
5605 N.MACARTHUR BLVD
IRVING, TEXAS 75038
972-550-7800

ARCHITECT: ARRIVE ARCHITECTURAL GROUP
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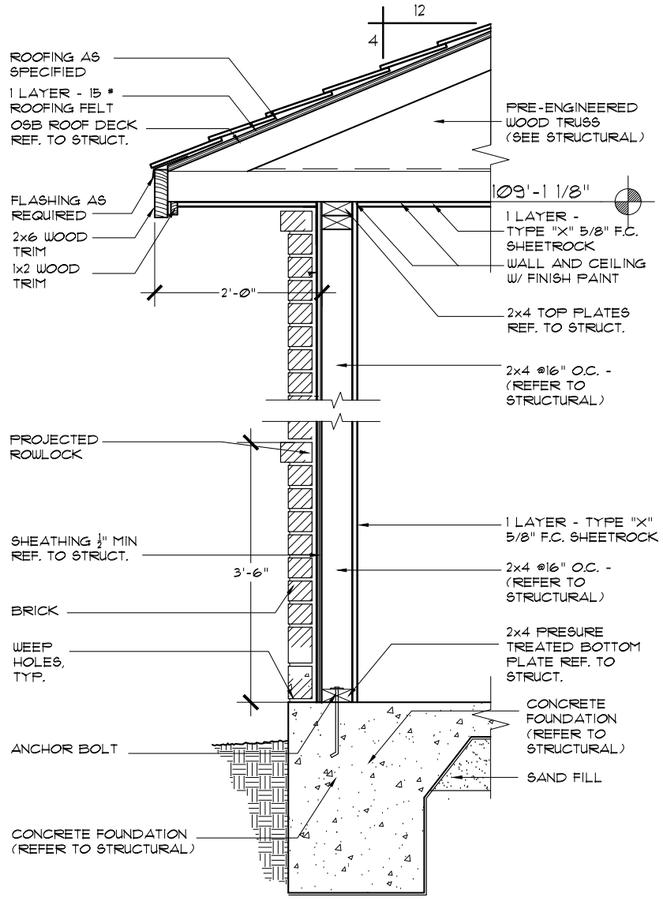
REVISION

SHEET NAME:
EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	A5.05

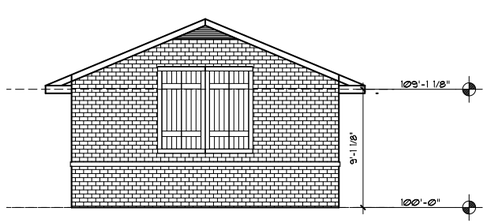
ATTACHMENT 1



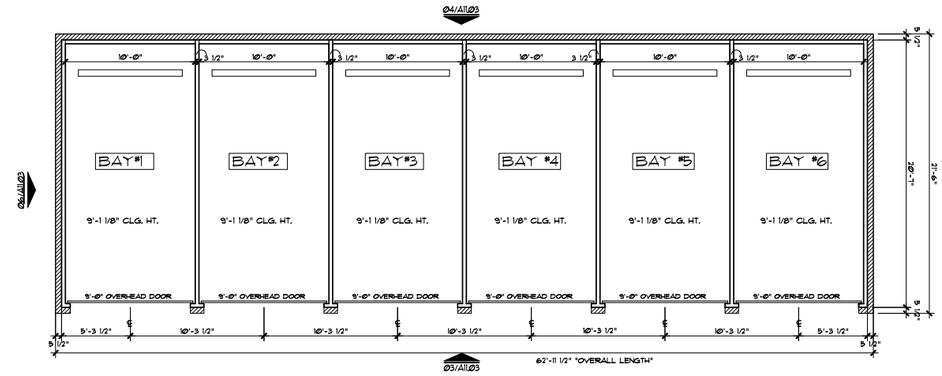
5 GARAGE - WALL SECTION
SCALE 1 1/2" = 1'-0"

ADDITIONAL NOTES:

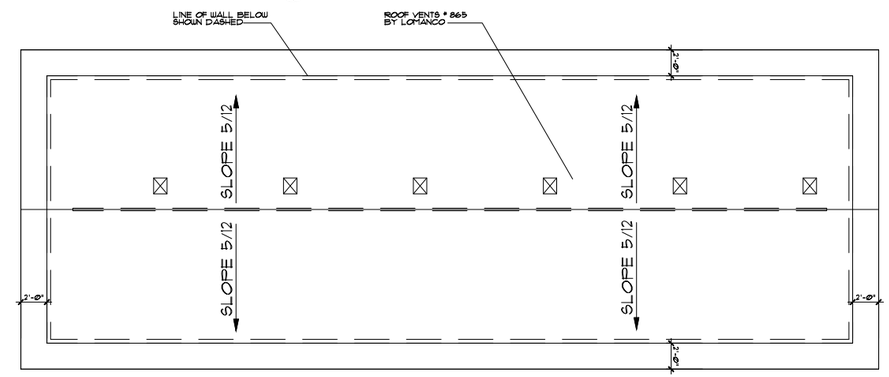
1. PER OWNER- CARPORTS NEED ADDITIONAL CROSS-TRUSSING
2. PER OWNER- LIGHTING BEHIND AND ALL AROUND CARPORTS
3. PER OWNER- GARAGES TO HAVE WHEEL STOPS.



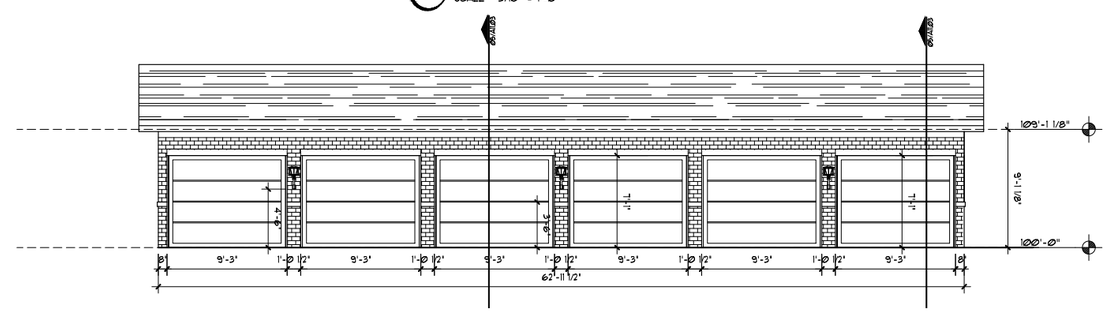
6 GARAGE - SIDE ELEV.
SCALE 3/16" = 1'-0"



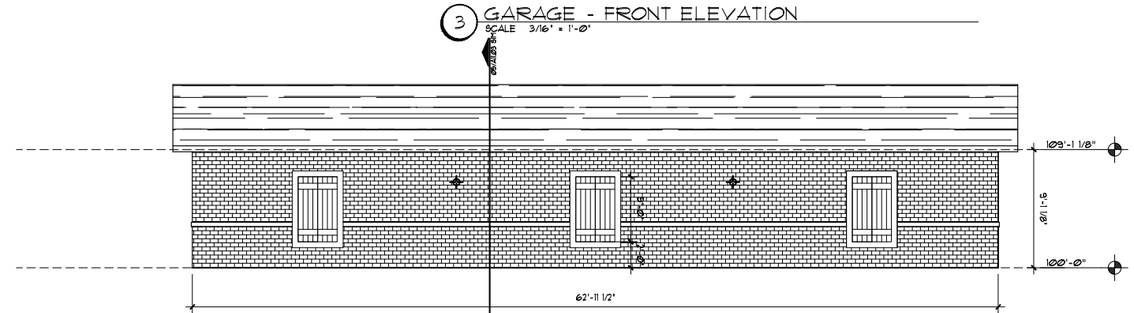
1 GARAGE-PLAN
SCALE 3/16" = 1'-0"



2 GARAGE - ROOF PLAN
SCALE 3/16" = 1'-0"



3 GARAGE - FRONT ELEVATION
SCALE 3/16" = 1'-0"



4 GARAGE - REAR ELEVATION
SCALE 3/16" = 1'-0"

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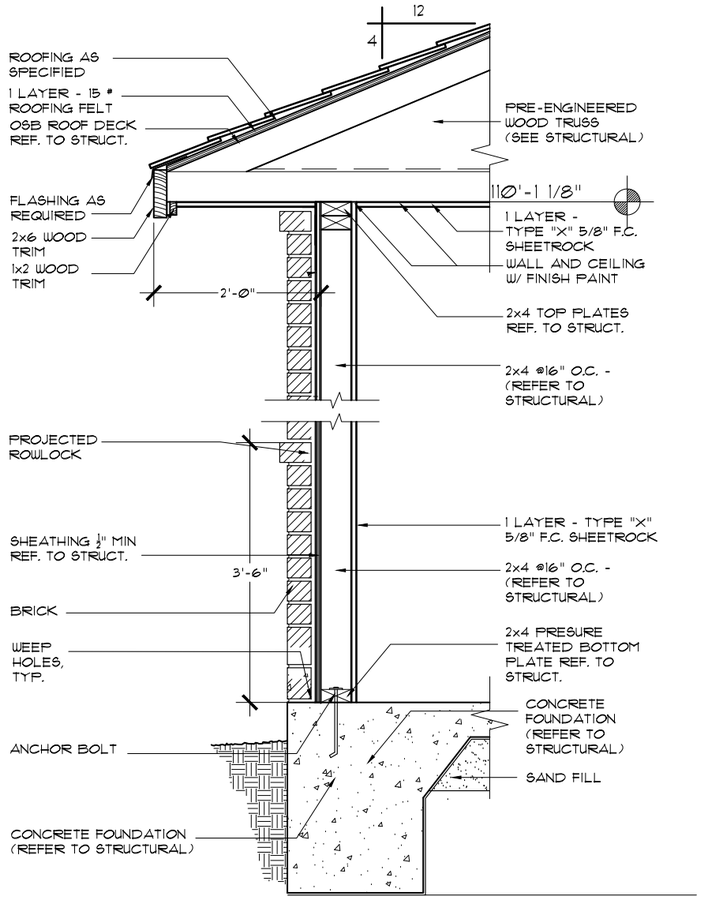
REVISION
1 CITY COMMENTS 9-28-15

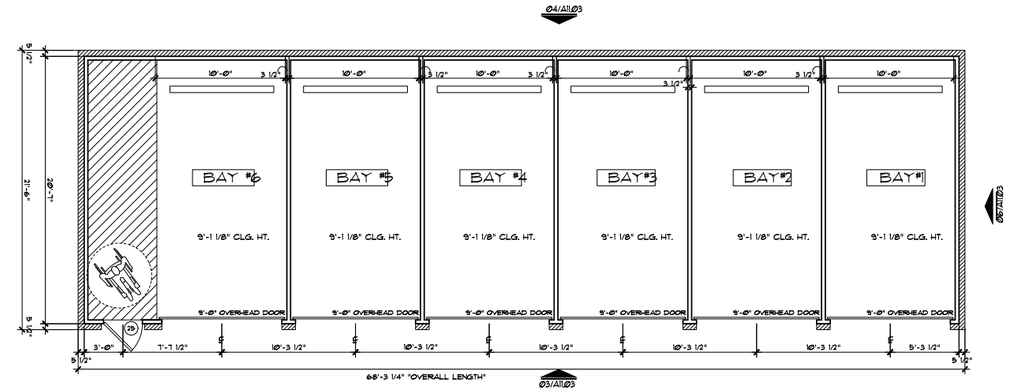
SHEET NAME

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO. A11.03
SCALE: AS NOTED	

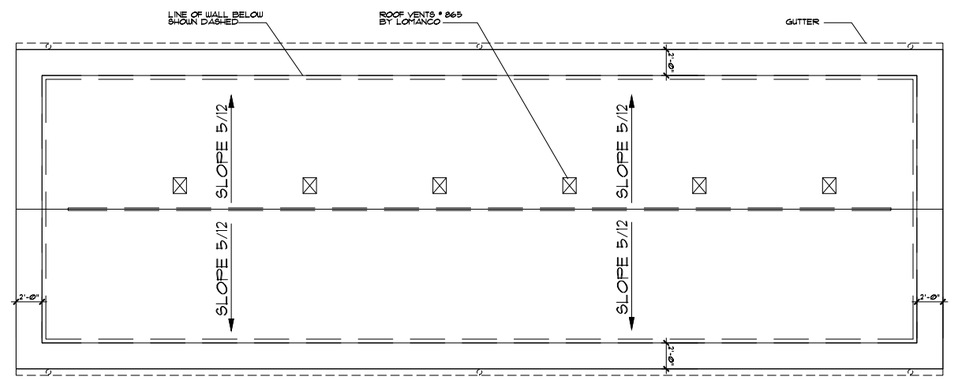
ATTACHMENT 1



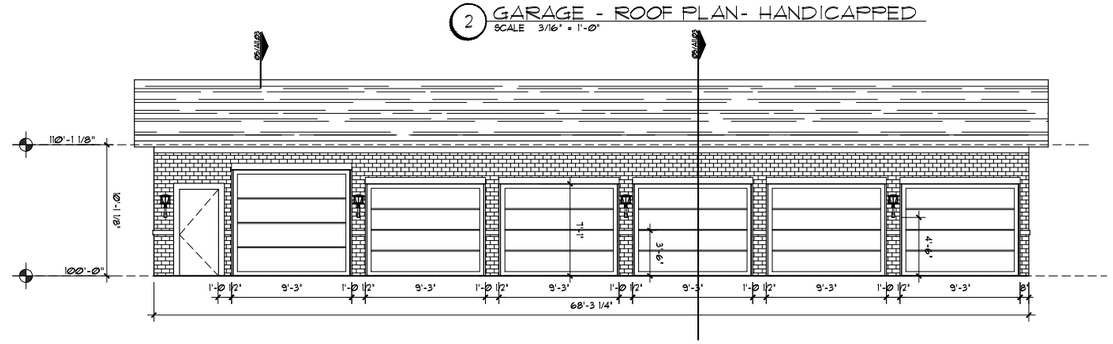
5 GARAGE - WALL SECTION - HANDICAPPED
SCALE 1 1/2" = 1'-0"



1 GARAGE-PLAN- HANDICAPPED
SCALE 3/16" = 1'-0"



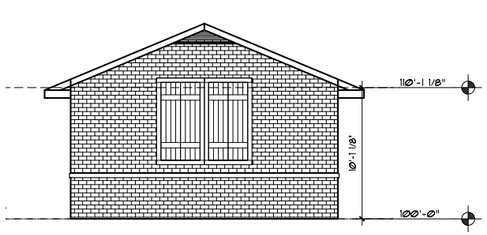
2 GARAGE - ROOF PLAN- HANDICAPPED
SCALE 3/16" = 1'-0"



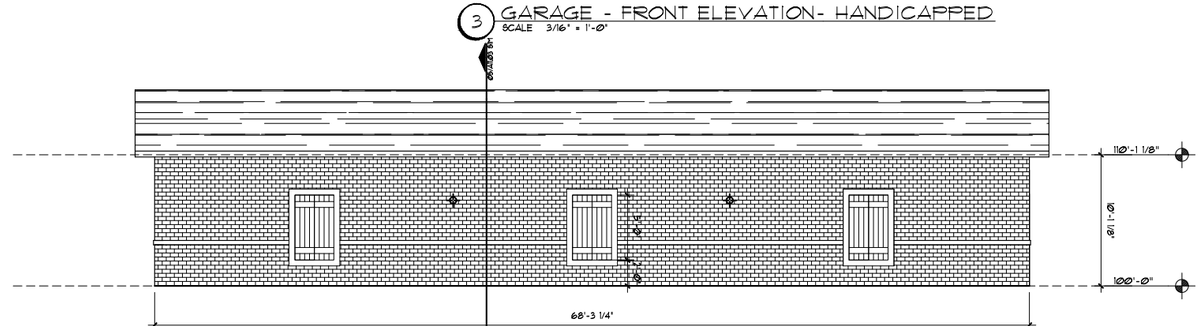
3 GARAGE - FRONT ELEVATION- HANDICAPPED
SCALE 3/16" = 1'-0"

ADDITIONAL NOTES:

1. PER OWNER- CARPORTS NEED ADDITIONAL CROSS-TRUSSING
2. PER OWNER- LIGHTING BEHIND AND ALL AROUND CARPORTS
3. PER OWNER- GARAGES TO HAVE WHEEL STOPS.



6 GARAGE - SIDE ELEV. - HANDICAPPED
SCALE 3/16" = 1'-0"



4 GARAGE - REAR ELEVATION - HANDICAPPED
SCALE 3/16" = 1'-0"

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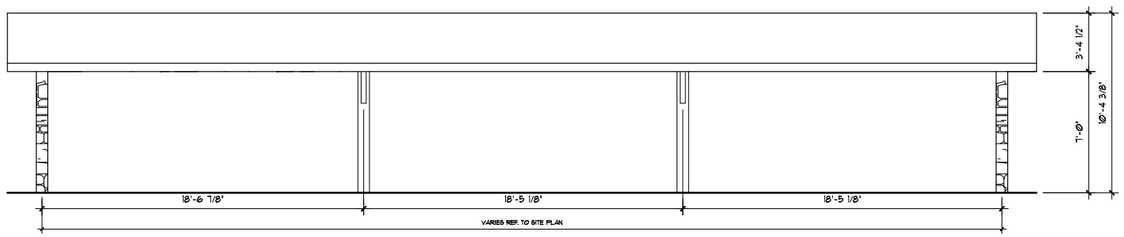
REVISION	
1	CITY COMMENTS 9-28-15

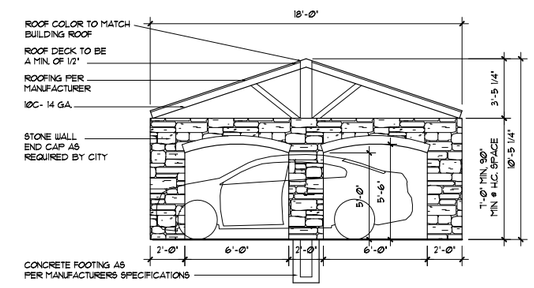
SHEET NAME

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO. A11.02
SCALE: AS NOTED	

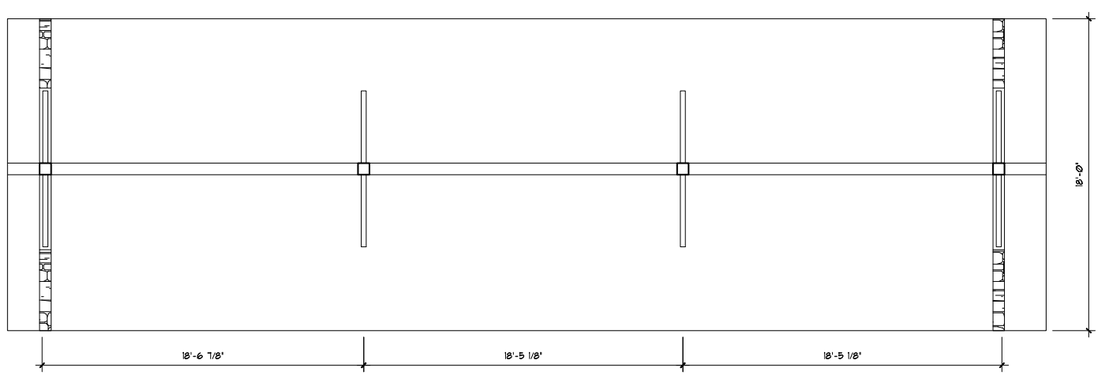
ATTACHMENT 1



02 CARPORT - ELEVATION
SCALE: 1/4" = 1'-0"



03 CARPORT - ELEVATION
SCALE: 1/4" = 1'-0"



01 CARPORT - PLAN
SCALE: 1/4" = 1'-0"

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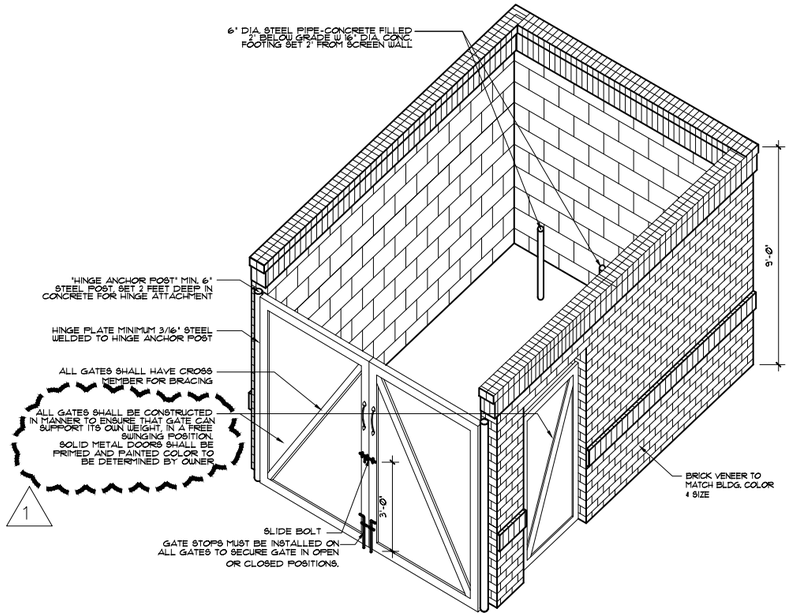
REVISION
1 CITY COMMENTS 9-28-15

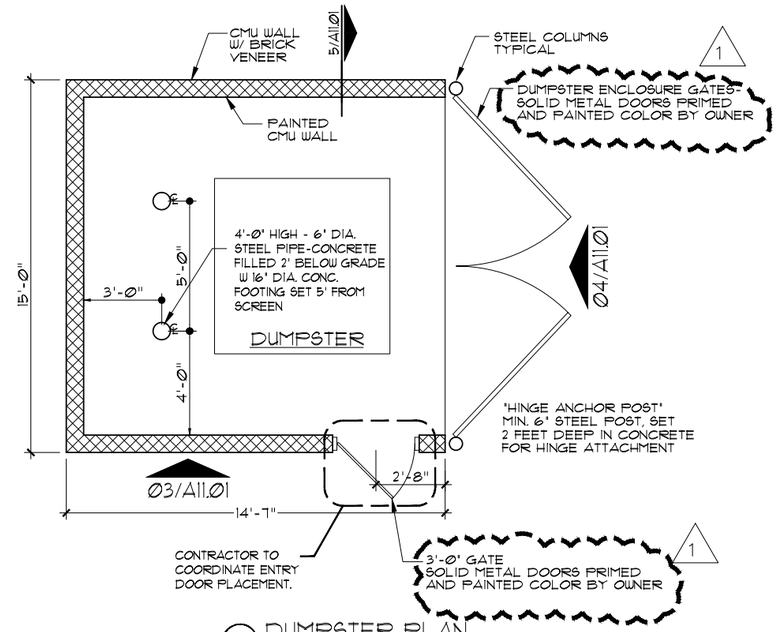
SHEET NAME

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO. A11.04
SCALE: AS NOTED	

ATTACHMENT 1



01 DUMPSTER AXONOMETRIC
SCALE 1/4" = 1'-Ø"

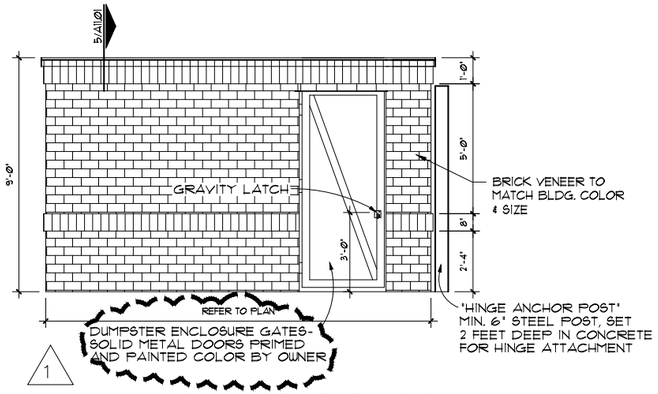


02 DUMPSTER PLAN
SCALE 3/8" = 1'-Ø"

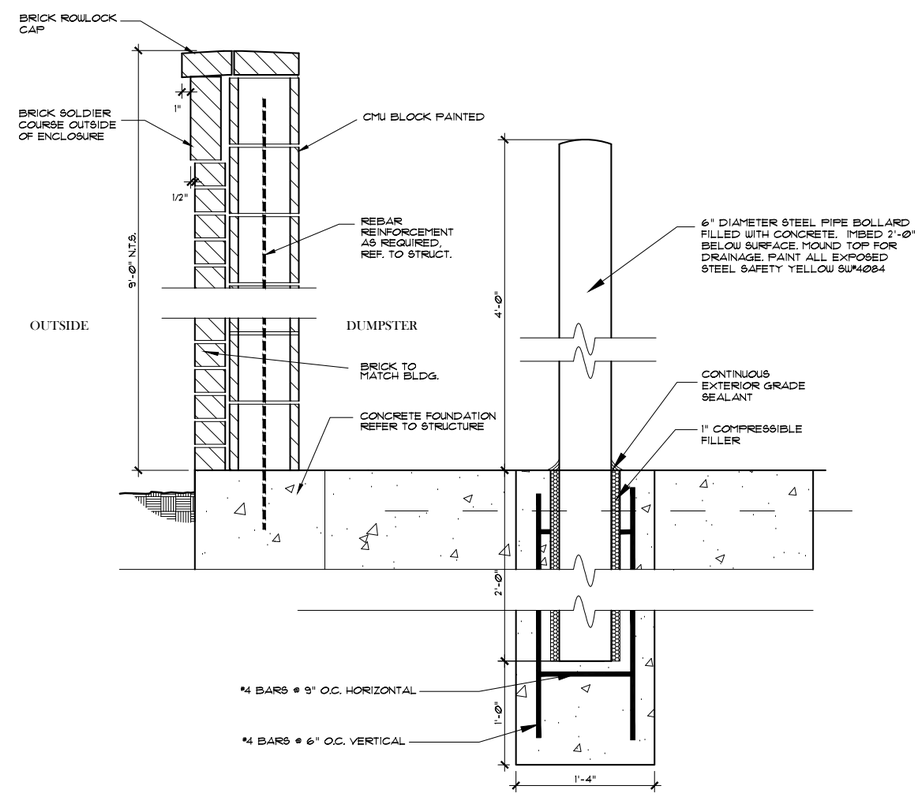
NOTES:

-ALL GATES SHALL HAVE CROSS MEMBERS FOR BRACING

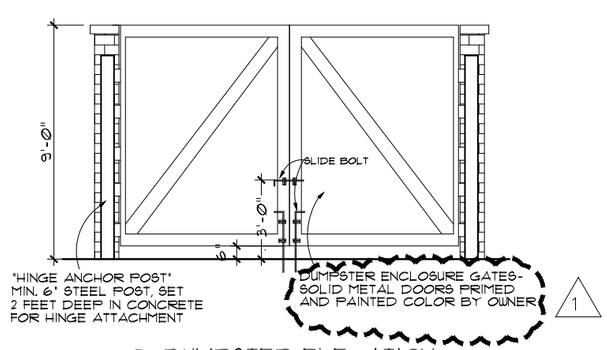
-GATE STOPS MUST BE INSTALLED ON ALL GATES TO SECURE GATE IN OPEN OR CLOSED POSITIONS.



03 DUMPSTER ELEVATION
SCALE 3/8" = 1'-Ø"

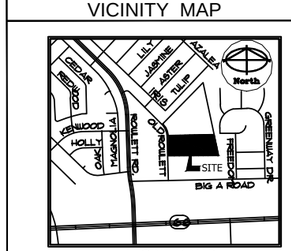


05 DUMPSTER WALL SECTION
SCALE 1 1/2" = 1'-Ø"



04 DUMPSTER ELEVATION
SCALE 3/8" = 1'-Ø"

VICINITY MAP



VICINITY MAP
N.T.S.

BUILDING FACADE/ ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
5605 N.MACARTHUR BLVD
IRVING, TEXAS 75038
972-550-7800

ARCHITECT: ARRIVE ARCHITECTURAL GROUP
2344 HIGHWAY 121, SUITE 100
BEDFORD, TEXAS 76021
817-514-0584

SUBMISSION DATE: 9-8-15

EVERGREEN @ ROWLETT

ROWLETT, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
Ph 817.514.0584 - Fx 817.514.0694

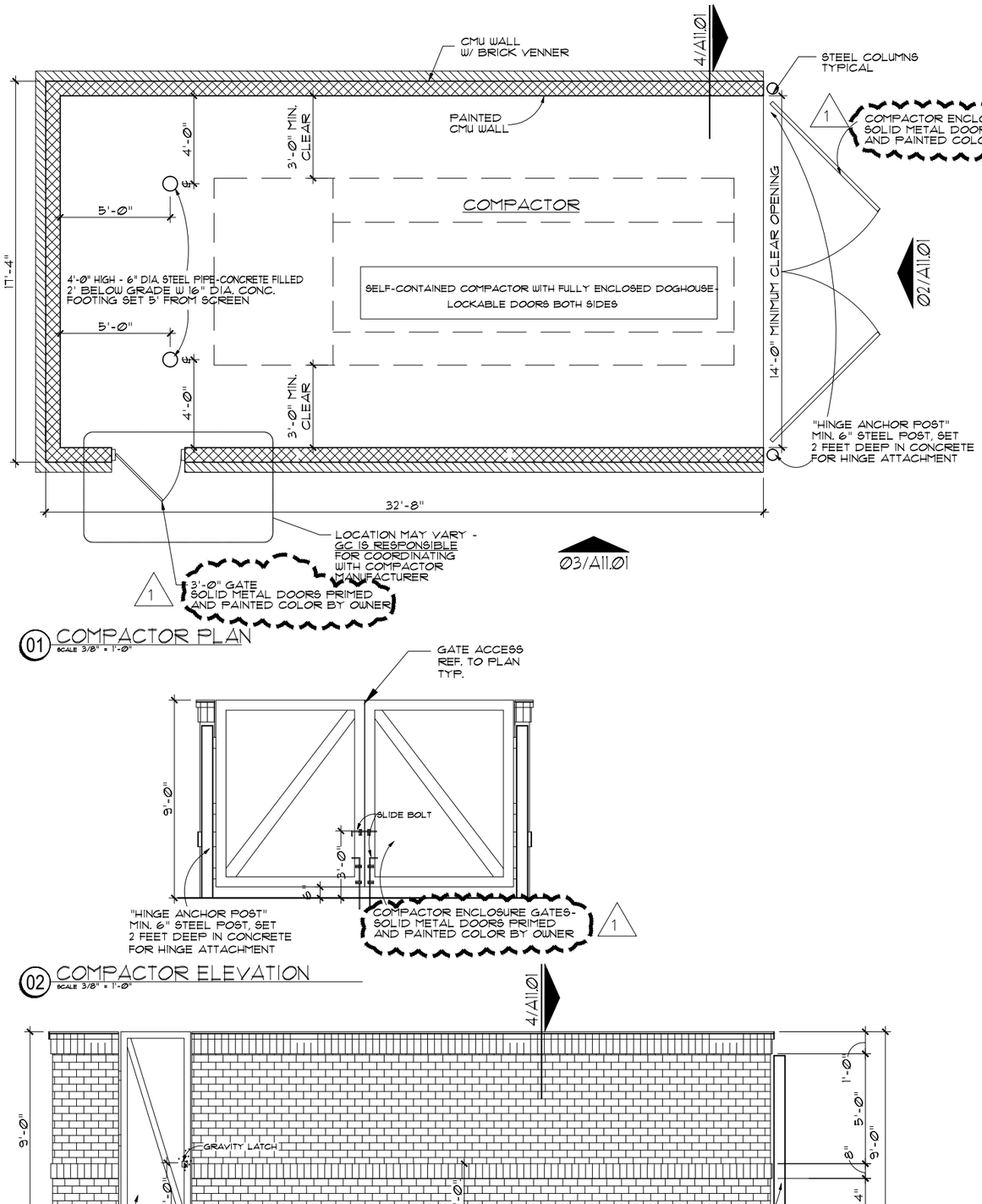
SEAL

REVISION	
1	CITY COMMENTS 9-28-15

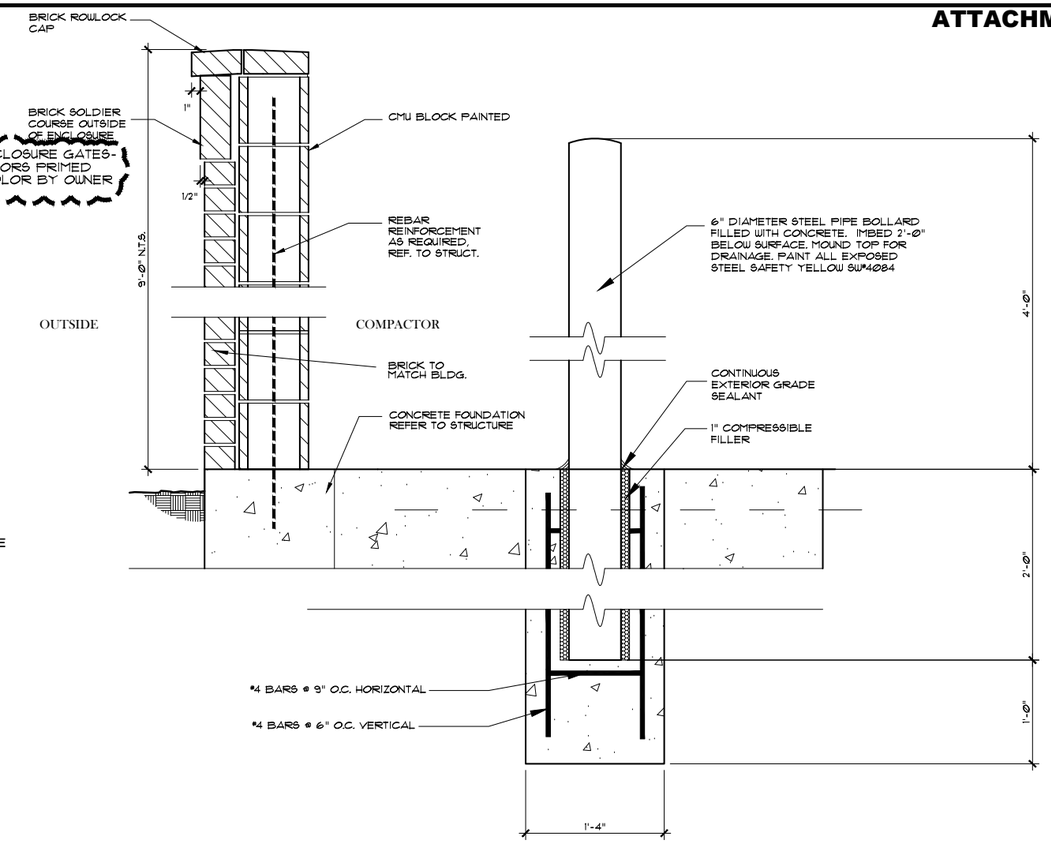
SHEET NAME: DUMPSTER DETAILS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO. A11.02
SCALE: AS NOTED	

ATTACHMENT 1

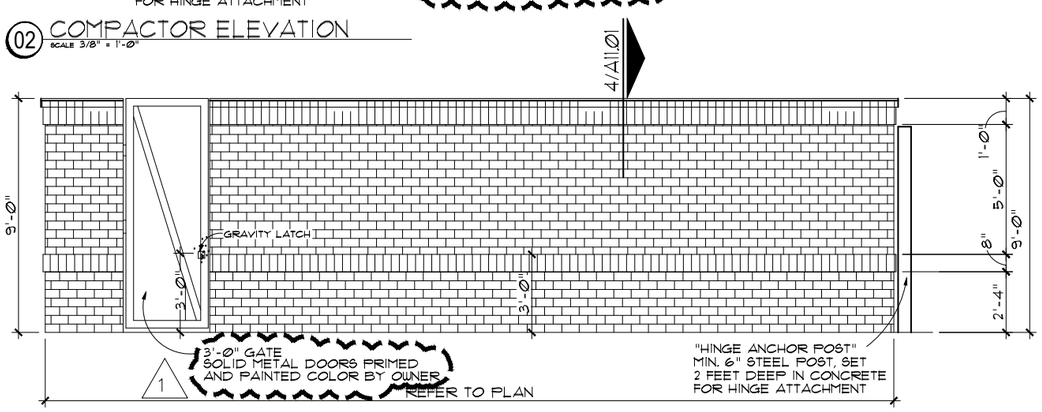


01 COMPACTOR PLAN
SCALE 3/8" = 1'-0"



04 COMPACTOR WALL SECTION
SCALE 1 1/2" = 1'-0"

02 COMPACTOR ELEVATION
SCALE 3/8" = 1'-0"



03 COMPACTOR ELEVATION
SCALE 3/8" = 1'-0"

NOTES:

-ALL GATES SHALL HAVE CROSS MEMBERS FOR BRACING

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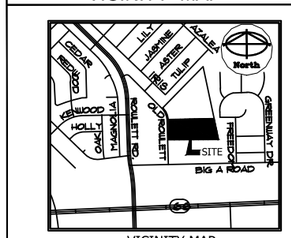
VICINITY MAP



VICINITY MAP
N.T.S.

BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
5605 N.MACARTHUR BLVD
IRVING, TEXAS 75038
972-550-7800

ARCHITECT: ARRIVE ARCHITECTURAL GROUP
2344 HIGHWAY 121, SUITE 100
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SUBMISSION DATE: 9-8-15

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SEAL

REVISION
1 CITY COMMENTS 9-28-15

SHEET NAME:
COMPACTOR DETAILS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 09-08-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	A11.01

ATTACHMENT 1

EVERGREEN @ ROWLETT

ROWLETT, TEXAS

VICINITY MAP

VICINITY MAP
N.T.S.

BUILDING FACADE/
ELEVATION PLAN

OWNER: CHURCHILL RESIDENTIAL, INC.
5605 N.MACARTHUR BLVD
IRVING, TEXAS 75038
972-550-7800

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2344 HIGHWAY 121, SUITE 100
BEDFORD, TEXAS 76021
817-514-0584

SUBMISSION DATE: 9-8-15

0' 10' 30' 70'

1 SOUTH EXTERIOR ELEVATION

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SEAL

REVISION

JOB #

DRAWN BY: ARRIVE	CHECKED BY: JMT
ORIG. DATE: 08-14-15	REV. DATE:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	