AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 8, 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 Staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of November 17, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council regarding a request for a rezoning from a Single Family-8 Zoning District to a Planned Development District with an underlying base district of Multi-Family Attached Residential Townhouse (MF-TH) for the purpose of constructing 14 townhomes. The subject property is located at 10206 Liberty Grove Road further described as being 3.149 +/- acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas. (PD41-2015)

2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through located at 2801 Lakeview Parkway further described as being 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (SUP45-2015)

3. Consider and take action on a request to allow an alternative building material for Panda Express located at 2801 Lakeview Parkway further described as being 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas (ABM67-2015).

4. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single-family home located at 6117 New Forest, further described as Lot 27, Block A of the Point Royal Estates III Addition to the City of Rowlett, Rockwall County, Texas (ABM66-2015).

5. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single-family home located at 6500 Garner Road, further described as being 0.4635 acres of land in the Charles D Merrell Abstract, No. 957, Rowlett, Dallas County, Texas (ABM77-2015).

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 REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 6:30 P.M., NOVEMBER 17, 2015

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners James Moseley, Lisa Estevez, Jonas Tune, Alternate Stephen Ritchey

ABSENT: Commissioners Thomas Finney, Chris Kilgore, Alternates Jason Berry, Kim Clark

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

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 6:30 p.m.

1. Update Report from Director of Development Services.

Mr. Langford announced that the Boards and Commissions Banquet would be held on December 3, 2015, at the Rowlett Community Centre and requested that the Commissioners R.S.V.P. for the event.

Mr. Langford also announced that the City Hall parking lot adjacent to the former library location would be closed in mid-December for the Village of Rowlett construction.

Lastly, he mentioned that there would be a Planning and Zoning Commission meeting on December 8, 2015.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 27, 2015.

Chairman Karl Crawley made suggestions for corrections on the minutes. Vice-Chairman Michael Lucas made a motion to approve the Consent Agenda with the Chairman's corrections. Commissioner James Moseley seconded the motion. The motion carried with a 6-0 vote.

MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 6:30 P.M., NOVEMBER 17, 2015

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Conduct a public hearing and take action on a Final Replat for Briarwood Armstrong Addition located at 3001 Lakeview Parkway further described as being a replat of all of Lot 3R, Block A, LSW Rowlett Addition and being 15. 416 acres out of the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (FP46-2015).**

   Mr. Langford provided detail regarding Final Plat submittals. At the request of the Commission, no presentation was given for this item.

   Chairman Karl Crawley opened the public hearing.

   No speakers came forward.

   Chairman Karl Crawley closed the public hearing.

   Commissioner James Moseley made a motion to approve the request. Vice-Chairman Michael Lucas seconded and the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 6:35 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: 12/08/2015 **AGENDA ITEM**: **C1**

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council regarding a request for a rezoning from a Single Family-8 Zoning District to a Planned Development District with an underlying base district of Multi-Family Attached Residential Townhouse (MF-TH) for the purpose of constructing 14 townhomes. The subject property is located at 10206 Liberty Grove Road further described as being 3.149 +/- acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas. (PD41-2015)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicants are requesting to rezone 3.149 +/- gross acres (2.57 ± net acres) located at 10206 Liberty Grove Road (Attachment 1 – Location Map) from a Single Family-8 Zoning District (SF-8) to a Planned Development District in order to build a 14 unit townhome development (Attachment 2 – Statement of Intent and Attachment 3 – Concept Plan). The purpose of this item is to present the request to the Planning and Zoning Commission for their recommendation to the City Council.

It should be noted that the public notice for this case indicated 16 townhomes were being requested, which was based on the information provided by the applicant before the Concept Plan was revised and the number of townhomes reduced to 14. This revision does not affect the legal notices.

BACKGROUND INFORMATION

The subject property is located in the "Lakeside Living Sub-Area," which is one of the 13 opportunity areas identified in City's Comprehensive Plan, *Realize Rowlett 2020* (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 Lakeside Living, would be addressed as development opportunities arose.

Shortly after adopting *Realize Rowlett 2020*, it was acknowledged that the vision for the Lakeside Living Sub-Area would not be fully realized due to the fact that the Water's Edge Subdivision located along the lake was previously zoned for a conventional single-family development and the property owners intended to follow through with the previously approved plan. The Water's Edge Subdivision has since been constructed and is in the final phase of buildout. With that said, the City Council chose to keep the Lakeside Living Sub-Area in *Realize Rowlett 2020* in order to address the remaining available area, including the subject property.

One of the main objectives outlined for the "Lakeside Living Sub-Area" is to create a destination for people seeking a *"unique low maintenance living environment*." There was an emphasis placed on pedestrian connectivity and the integration of several residential product types including *"attached ownership townhomes and brownstones, detached ownership products including patio and zero lot line homes, and some rental units."*

While townhomes are listed as one of several envisioned product types for the area, *Realize Rowlett 2020* is clear that product types should be integrated and *"provide a range of options to people at all ages and stages of their life"* (Guiding Principle #3). In addition, there is a strong emphasis on Guiding Principle #9, "*balancing growth through efficient development patterns.*" Offering a recommended housing product is only one part of what is important when addressing the vision outlined in the plan. What is equally, if not more important to creating a sustainable development, is the context, the design, and the layout of the development. The main way that the City Council has chosen to implement the vision and guiding principles outlined in *Realize Rowlett 2020* has been through the adoption of the *Form Based Code (FBC)* and subsequent rezonings to Form Based Districts. This has been deemed the best way to implement the development regulations necessary to ensure efficient development patterns and high quality design elements in these key areas. While there are other regulatory tools, such as Planned Development Districts that could be considered appropriate to establish zoning in some cases, the same principles outlined in *Realize Rowlett 2020* and further refined in the FBC should be incorporated in order to meet the intent of the district.

The applicants have chosen not to use a Form Based District to implement zoning due to the size of the development. However, they have not incorporated key design elements within their proposed Planned Development Regulations. As detailed below, it is staff's professional opinion that the proposed rezoning request does not meet the overall intent of the district or the overarching guiding principles outlined in *Realize Rowlett 2020*. As such, staff recommends denial of the request.

DISCUSSION

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests. These criteria are listed below:

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

According to the applicants' Statement of Intent and Purpose, they are attempting to meet the needs of individuals and couples desiring a low-maintenance, individually-owned dwelling. Realize Rowlett 2020 identified housing diversity as a key objective in achieving sustainability. However, it is staff's opinion that the proposed rezoning does not fully meet this changing condition taking into consideration not just the product type, but how the product type is integrated and designed for long-term sustainability within the market.

Offering a recommended housing product is only a part of the equation to meet the challenges facing Rowlett as they were identified in Realize Rowlett 2020. What is equally, if not more important, to creating a sustainable development is the context, the design, and the layout of the development. All of these elements must be considered in a rezoning and not just the land use. It is staff's opinion that the proposed Planned Development does not meet the overall intent of Realize Rowlett 2020 as it does not include the design elements, such as the integration of product types, connectivity to surrounding properties, open space, and architectural elements, that were discussed during Realize Rowlett 2020 and which were adopted in Rowlett's FBC. As mentioned in the background section of this report, while it may be appropriate at times to establish zoning through alternative regulatory tools such as Planned Developments, the same principles outlined in Realize Rowlett 2020 and further refined in the FBC should be incorporated in order to meet the intent of the district in order to ensure that developments are planned in a holistic matter and not in an isolated piecemeal fashion.

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 within one of the 13 opportunity areas identified in Realize Rowlett 2020 designated as "Lakeside Living: Area C-1." The recommended product types included: Neighborhood-Serving Commercial, Limited Entertainment Use, Moderate and Higher Density Residential, Active and Passive Public. As it was indicated previously in this report, townhomes are a recommended product type for Lakeside Living. However, it is staff's opinion that the proposed Planned Development does not achieve the overall intent and the "Guiding Principles" outlined in Realize Rowlett 2020.

The proposal is for a conventional townhome development that does not utilize sustainable development principles, such as those outlined in the City's FBC that promotes places with lasting value and distinctive character. The proposed Concept Plan is designed in isolation and does not value the surrounding existing single-family residences. For example, the proposed Concept Plan indicates a dead end street near the southern property line adjacent to an existing single-family home.

Additionally, the proposed Concept Plan indicates that townhomes will back to the common open spaces and fails to provide active public spaces.

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

   In staff's opinion, the proposed development does not meet the overall intent of <u>Realize Rowlett 2020</u> which was adopted to enhance the health, safety, morals or general welfare of the public. However, beyond that staff does not anticipate any threat to the health or safety of the public based on the proposal.

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 Preliminary Plat, Staff will ensure adequate capacity for utilities is provided as required by City ordinances.

   A Traffic Impact Analysis (TIA) will not be required for this development. Adding 14 townhomes will not affect the level of services for Liberty Grove Road. A TIA is required when a development is expected to generate more than 100 vehicle trips at peak hour. Based on the Institute for Traffic Engineers (ITE) 9th Edition of <u>Trip Generation</u>, a 14 townhome development will only generate seven vehicles at peak hour.

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;

   The proposed Concept Plan does not take advantage of the existing natural environment and tree canopies when contemplating open space. However, beyond that it is unlikely that it will have a significant adverse impact.

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

   It is staff's view that a proposal would have an adverse impact on an adjacent property. The proposed Concept Plan shows that a street that will end five feet from the property line of an existing single-family to the south of the subject property.

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

As outlined previously in this report, the proposed zoning designation is inconsistent with the overall vision for Lakeside Living, and therefore is not suitable for this property.

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

   Realize Rowlett 2020 lists townhomes as a recommended product type and it would not be excessive proliferation of the use.

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

   The proposed rezoning will result in a density that differs from the existing single-family lots located within the vicinity of the subject property. While a shift in density was contemplated in Realize Rowlett 2020, it was intended to be reviewed in the context of a holistic master plan and not a piecemealed development.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

    There was not a market study provided that substantiated this claim; therefore, it is difficult for staff to comment on this criterion. While the proposed rezoning will allow for a recommended product type, it does not meet the full intent of Realize Rowlett 2020 of creating a sustainable development.

In conclusion, staff is recommending denial of the proposed Planned Development. It is staff's opinion that the proposed Planned Development does not meet the overall intent of *Realize Rowlett 2020*. The proposal includes a residential product type recommended by *Realize Rowlett 2020*; however, that is only part of the consideration. Creating a unique and sustainable development is more dependent on the design elements than land use alone. The proposed Planned Development is an isolated conventional townhome development that is not designed in context with its surroundings or with its natural environment. The existing surrounding properties east of Dalrock Road and Liberty Grove Road contain large residential tracts in a rural setting. If this area is to become denser, then it is important to review it in a more holistic matter to create a development that provides connectivity and open spaces, that is pedestrian oriented and is designed in context with its natural environment.

Public Notice

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Twenty-five notices were mailed to property owners within 200 feet of the subject property on November 23, 2015, and as of Friday, December 3, 2015, staff has received three responses in opposition and none in favor. In addition, 43 courtesy notices were mailed to property owners within 500 feet, of which five response were returned in opposition and

none in favor. The responses to the public notices and courtesy notices are included Attachment 7.

A Legal Notice was published in the Rowlett Lakeshore Times on November 26, 2015, pursuant to the requirements set forth in the RDC. Applicant placed rezoning signs on the subject property on November 25, 2015, in accordance with the RDC and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Statement of Intent and Purpose
Attachment 3 – Concept Plan
Attachment 4 – *Realize Rowlett 2020* "Active Living"
Attachment 5 – Development Standards
Attachment 6 – Development Schedule
Attachment 7 – Public Hearing Notice Responses

ATTACHMENT 1

Exhibit 'C'

Statement of Intent and Purpose

Description of Project Uses: The proposed 2.57-acre development will consist of 14 townhomes and two common areas, accessed from Liberty Grove Road through a dedicated public street.

Existing & Proposed Zoning and Land Use: The property is currently zoned SF-8. The proposed land use according to the City's Comprehensive Plan is Lakeside Living. The proposed zoning is PD for townhome construction.

Potential Residential Density: The PD zoning for townhomes will allow construction of 14 townhomes and will result in a density of 5.45 units per acre.

Construction: The homes will be approximately 2,600 square feet, being wood-framed with masonry and stone facades. Each townhome will have a private rear yard and a two-car, front entry garage.

Landscaping: The proposed development will utilize approximately 1.5 acres of the property for common areas that will be judiciously enhanced for personal enjoyment. The intent is to leave the common areas significantly untouched. Enhanced landscaping, accent and security lighting, and walking paths will be installed with as little disturbance to the existing trees and foliage as possible.

An existing drainage path that lies within the proposed common area will be utilized to provide storm water detention during heavy rain events. This area is free-draining through an existing pipe culver under Dalrock Road and will not typically hold water. The common areas will be maintained under a contract with a grounds maintenance company.

Potential Neighborhood Interconnectivity: The common areas are situated along the periphery of the project. This provides the opportunity for interconnection of this project's walking paths with those of neighboring developments.

Discussion of the Project With Respect to the City's Approval Criteria:

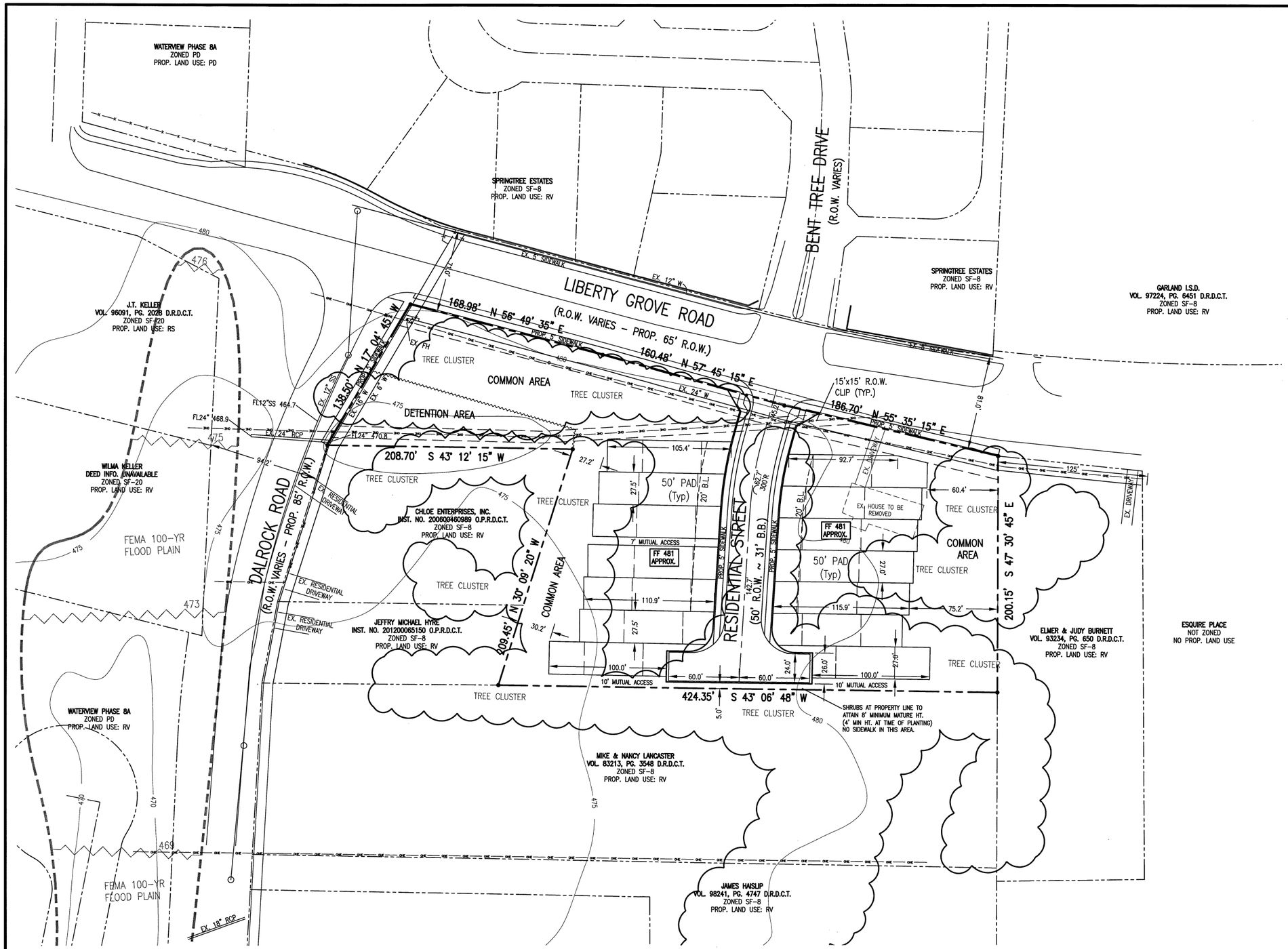
1. The proposed rezoning meets the needs of individuals and couples desiring a low-maintenance, individually-owned dwelling with an urban community feel.
2. The project site lies within the area called Lakeside Living (Area C1) in the City's Comprehensive Plan. On page 96 of the final report, various development products are tabulated and identified as being "Market-Supported", "Community-Desired" and/or "Recommended". In this area, townhomes are listed as being both "Market-Supported" and "Recommended". Subchapter 77-103 of the Development Code lists numerous provisions which reflect the City's intent in enacting the Code. Considering the recommendations of the Comprehensive Plan and the intent of the Development Code together, projects of this type help satisfy the intent of both. A few are listed below:

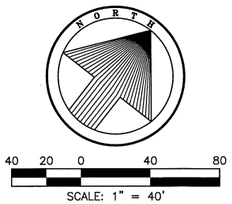
G. "Promote a balanced, diverse supply of affordable, quality housing located in safe and livable neighborhoods;"
H. "Ensure that the appearance, visual scale, and orientation of developments are compatible with that of the comprehensive plan and/or goals and objectives of the city council;"
L. "Conserve the value of buildings and land;"
M. "Preserve and protect existing trees and vegetation, floodplains, stream corridors, scenic views, and other areas of scenic and environmental significance from adverse impacts of land development;"
N. "Encourage development of a sustainable and accessible system of recreational facilities, parks, trails, and open space that meets year-round neighborhood and community-wide needs;"

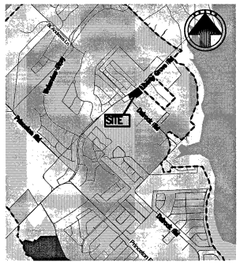
3. The neighborhood in the vicinity of the proposed development is predominantly single-family. This project is being developed as single-family attached. These townhomes are intended for individual ownership by people seeking a comfortable living environment with minimal exterior maintenance.
4. The proposed development will have negligible effect on public services due to its limited size.
5. The property is located at the southeast corner of Dalrock and Liberty Grove Roads. The area adjacent to Dalrock Road is wooded and lies approximately 8 feet below the roadway. This situation significantly limits the ability to develop that portion of the property. The proposed development will allow efficient use of the site while maintaining most of its natural features.
6. The proposed development will be constructed to the high standards listed below and will not have an adverse effect on neighboring properties. The proposed homes will be marketed at $240,000 and higher, which compares favorably with the taxable values in Waterview on the west and northwest ($200-275,000), Waters Edge to the south ($330,000+) and Springtree on the north ($140-210,000).
7. Due to the property's location at the intersection of two primary roadways, the proposed development will provide the opportunity to create new homes while maintaining a natural buffer from the noise and congestion at this corner.
8. The physical limitations of the subject property that make it a highly suitable location for the proposed townhome development make it an undesirable location for any other use. This use might be anticipated on other similarly physically-challenged sites, but is not likely to result in excessive proliferation of this product.

9. The proposed rezoning is consistent in scale with nearby single-family homes. The 2,300-2,600 square foot product is comparable in size to the larger homes in Springtree.
10. Many of the undeveloped tracts in the area appear to be larger and better suited for a single-family detached subdivision. The size and location of this tract make it ideally suited to satisfy the recommendations of the Comprehensive Plan.

ATTACHMENT 3







LOCATION MAP
N.T.S.

PROJECT SITE DATA:

GENERAL:

Case Number:	xx-xxx
Name of Project:	Water Spring Townhomes
Proposed Use:	Townhomes
Future Land Use Designation:	LAKESIDE LIVING
Proposed Future Land Use Designation:	PD
Existing Zoning District:	SF-8
Proposed Zoning District:	PD
Appraisal District Acct. No.	65009469110120000
County:	Dallas

OVERALL SITE:

Gross Site Area:	2.58 Acres	
Site Frontage:	654.28 feet	
Site Width:	516.14 feet / 424.51 feet	
Site Depth:	200.86 feet	
Impervious Surface Area:	37,200 sq.ft.	33%
Pervious Surface Area:	74,750 sq.ft.	67%
Public Open Space (excl. Detention):	45,100 sq.ft.	40%
Detention Area:	10,000 sq.ft.	9%

HOUSING:

Total Gross Density	5.43 u/a
Total Number of Dwelling Units:	14 Townhomes
Typical Lot Size / Count:	2900 sq.ft. / 14
Min. Dwelling Size:	2300 sq.ft.

PROPERTY DEVELOPMENT REGULATOINS:

Maximum Lot Coverage	Permitted	90%	Proposed	50%
Minimum Lot Area	Permitted	None	Proposed	2500 sq.ft.
Minimum Lot Width	Permitted	30 feet	Proposed	27 feet
Minimum Lot Depth	Permitted	100 feet	Proposed	100 feet
Setbacks (Front)	Permitted	5 feet	Proposed	20 feet
Setbacks (Side)	Permitted	0 feet	Proposed	0 feet
Setbacks (Rear)	Permitted	5 feet	Proposed	15 feet
Max. Structure Height	Permitted	4 Stories	Proposed	2 Stories

GENERAL NOTES:

1. Deviations from current development standards/regulations not specifically addressed/listed for approval as part of Planned Development Regulations may require a hearing/approval by the Board of Adjustment (BOA).
2. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
3. This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan, along with the development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Planning, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.

OWNER/APPLICANT:
ANGELA N. LI
7705 MYRTLE SPRINGS DR.
PLANO, TEXAS 75025
(972) 658-7292

ENGINEER:
MACATEE ENGINEERING, LLC
3519 MILES ST.
DALLAS, TEXAS 75209
(214) 373-1180

EXHIBIT E – ZONING CONCEPT PLAN

WATER SPRING TOWNHOMES

HARRISON BLEVINS SURVEY, A-94
& HANSE HAMILTON SURVEY, A-858
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
OCTOBER 2015

LAKESIDE LIVING | AREA C-1

DEVELOPABLE ACRES: * **153**

PRODUCT TYPES:

- Neighborhood-Serving Commercial
- Limited Entertainment Uses
- Moderate and Higher Density Residential
- Active and Passive Public Spaces

SUPPORTABLE PSYCHOGRAPHICS

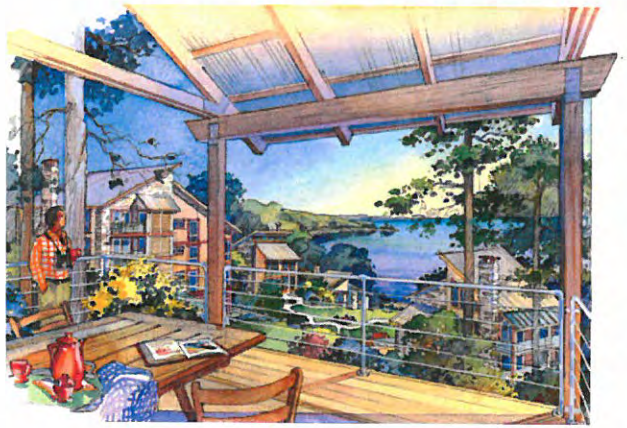
- Blue Blood Estates
- Winners Circle
- Money & Brains
- New Beginnings

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

VISION

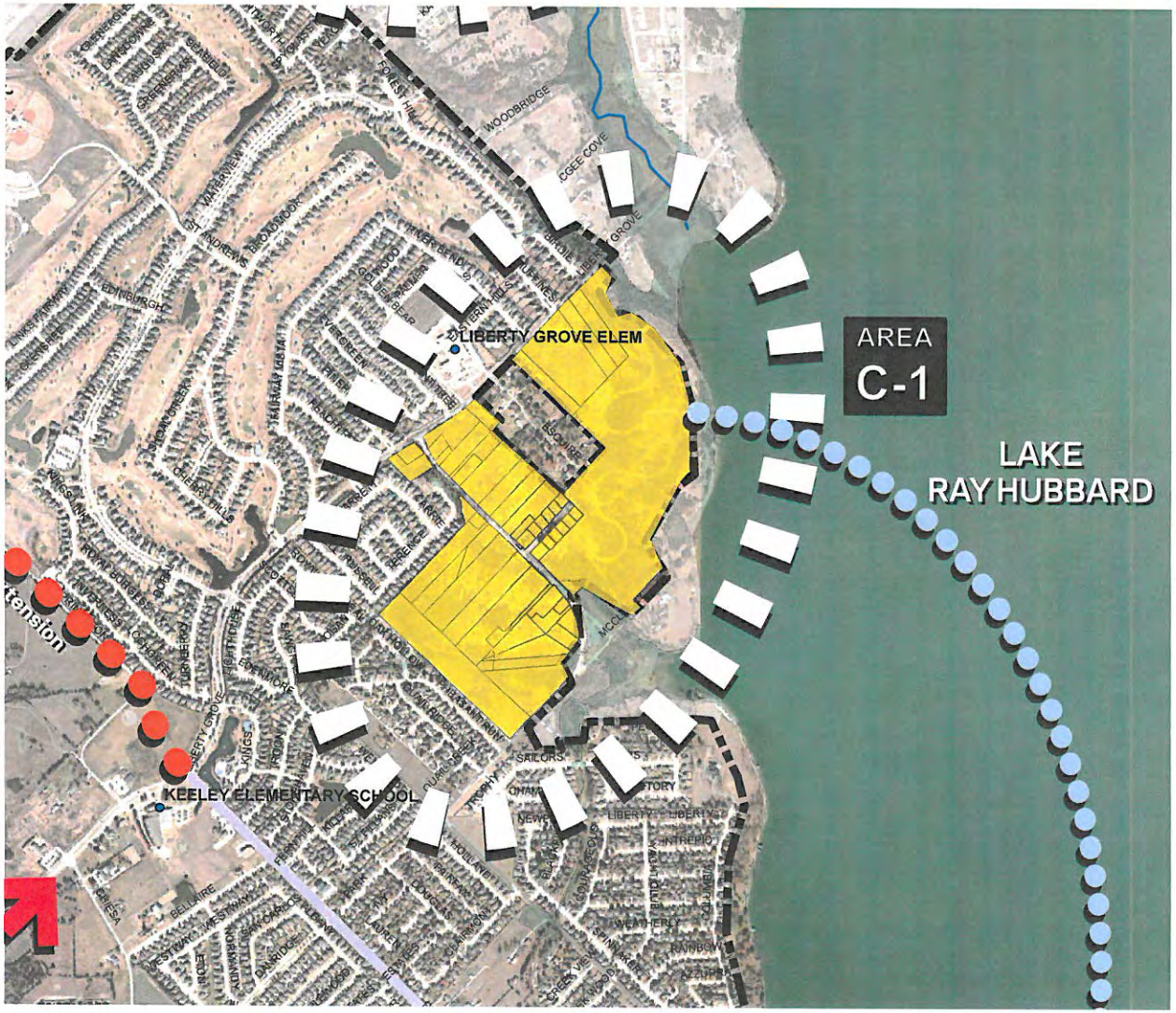
Lakeside Living will be a destination master planned community, for singles and couples throughout Rowlett and the Metroplex seeking a unique low maintenance living environment (a successful model is The Villages, Orlando, Florida). The primary mode of transportation in Lakeside Living will be golf carts (to all sorts of destinations, not just the golf course); the second mode will be your feet – with abundant non-vehicular pathways. Residential products will include attached ownership townhomes and brownstones, detached ownership products including patio and zero lot line homes, and some rental units. Commercial products will be largely internal to Lakeside Living, neighborhood-serving and modest in scale. Additional commercial products will be located along the water's edge and accessible via boat (the third major mode of transportation) and trails. Lakeside Living will be unlike any other low maintenance community in the Metroplex or State, addressing local and regional, pent-up demand for maintenance free living – whether by choice or need.

Essential elements that will have to be in place in order for this investment scenario to be realized include: the right master developer – one who understands this market opportunity and shares the City's vision; regulations that preclude / discourage development of single family housing units; and, public access to the waterfront.



MARKET

- 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. Lakeside Livings's central location to wooded and water amenities, and proximity to the hospital and other services, will make this area particularly attractive for empty nesters.
- Also attracted by the low maintenance environment envisioned here will be the X and Y generations, 41.9% of the City of Rowlett population in 2010.



ATTACHMENT 4

LAKESIDE LIVING | AREA C-1

GUIDING PRINCIPLES

	GUIDING PRINCIPLE	C-1 LAKESIDE 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 4

IMPLICATIONS

Physical	Mixed development site surrounded by single-family parcels in a traditional greenfield pattern dominates the area.
	Significant frontage on Lake Ray Hubbard provides valuable views from many locations within the area.
	Floodplain areas provide opportunities to connect to surrounding community with both hard and soft trails.
	Presence of floodplains will also accommodate natural amenity.
Infrastructure	Utilities are currently in place to support the level and types of development envisioned.
Access	Access will be provided along Liberty Grove and Dalrock Roads. Both roads will need substantial improvements (major public investment potential) to support the levels of development envisioned for the area.
	Opportunity exists for private boats and water taxis to access the area, as well as to connect it to other areas.
	Trail access could link the area retail centers for pedestrians, bicyclists and golf carts.
Market	Rowlett and the Trade Area exhibit significant numbers of residents "aging in place." Considering this trend and comparing it to supply suggests significant levels of pent-up demand for low-maintenance housing options.
	There will likely be development pressure to improve this area in a "traditional single-family" development format.
	Education of existing residents will be a necessity as new investment is infilled adjacent to existing low-density neighborhoods.
	There is no evidence that existing developers in the area have the experience to advance the proposed concept described here.
Financial	Public pathways (bicycle, pedestrian and golf cart) may need to be acquired and set aside to ensure this amenity for businesses and residents.
Regulatory	Current zoning for the area will not accommodate some of the envisioned uses.

ATTACHMENT 4

LAKESIDE LIVING | AREA C-1

IMPLEMENTATION

IMPLEMENTATION STRATEGIES (ACTIONS)	TIMING
The specific strategy (action) to be taken	*Priority, short, medium, long-term, future or on-going*
Build on the citywide neighborhood outreach program (meeting with HOA leaders and their membership) that serves to educate residents about the proposed development concept and why "traditional single family housing" is being excluded from the program.	Priority
Prepare an urban design framework that identifies transition zones to surrounding uses and other details which will be addressed in a future plat (submitted by the developer).	Priority
Complete improvements along Liberty Grove and Dalrock Road to support the levels of development envisioned for the area.	Mid-Term
Explore access and connection to existing neighborhoods, particular to Healthy Living which will be the host environment for healthy retail and healthcare services.	Short - to Mid-Term
Complete a school capacity analysis in order to understand if the proposed program for this area (empty nester and smaller families) will negatively impact district facility plans.	Short-Term
Consider waiving fees for developers that advance the desired vision for this subarea.	On-Going
Identify a developer who shares the vision for the area and who has the capacity to advance it.	Short-Term

Exhibit 'D'

Planned Development Standards

Building Materials: The townhomes will have wood-frame construction with a 100% brick and stone façade. The roofs will be 30-year composition shingles.

Landscaping: Landscaping will be in accordance with City ordinances. At a minimum, each townhome will have a minimum 4-inch caliper large canopy tree in the front yard. In addition, additional shrubs and vegetation will be planted to provide continuity in landscaping throughout the project.

Sidewalks & Pedestrian Paths: The common areas will be left in their natural, wooded state. Pedestrian paths will be constructed within the common areas to provide opportunities for enjoyment by the residents. The pedestrian paths will be connected to the streetside sidewalks several mutual access points. These will provide ample opportunity for residents to enjoy their natural environment while remaining close to home.

Streetside sidewalks will be four feet wide and constructed of reinforced concrete.

Pedestrian paths will be four feet wide and have an all-weather walking surface of either decomposed granite, crushed rock or concrete. The alignment of these paths will be established when a detailed tree survey is performed.

Parking Requirements: Each townhome will have a two-car garage as well as space for two guests to park in their driveway.

Exhibit 'F'

Development Schedule

Development is anticipated to commence as soon as all City approvals are obtained. We project this to be in early 2016, with townhomes being offered for sale in late 2016 or early 2017.

12-01-15P12:50 RCVD **ATTACHMENT 7**

Rowlett TEXAS

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject property is located at 10206 Liberty Grove Road further described as being a 3.149 acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, 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 requests a rezoning from the existing Single Family-8 Zoning District to a Planned Development District with the purpose of constructing 16 townhomes. (41-2015)

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

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

COMMENTS: We do NOT want To Live NEXT TO ~~Town~~ Town homes. I am concered about our property value going down,

PROPERTY OWNER NAME (print): Judy Burnett

SIGNATURE: Judy Burnett

ADDRESS: 10214 Liberty Grove Rd 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 **8th day of December, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **5th day of January, 2016**. 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, December 2, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Monday, December 23, 2015, to be included in the City Council packet. All responses received by December 23rd 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 7

12-01-15P12:50 RCVD

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Department of Development Services

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EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-8 Zoning District to a Planned Development District with the purpose of constructing 16 townhomes. (41-2015)

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

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

COMMENTS: Do Not Want Town Homes Next door and Could increase Crime and Property Value would decrease

PROPERTY OWNER NAME (print): ELMER Earl Burnett

SIGNATURE: Elmer Earl Burnett

ADDRESS: 10214 Liberty Grove Rd. Rowlett, TX. 75089

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12-01-15P01:55 RCVD

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: Realtors have warned us of negative impact on our property value. Concern about noise & traffic from 16 families in a small area.

PROPERTY OWNER NAME (print): Mike and Nancy Lancaster

SIGNATURE: M Lancaster Nancy Lancaster

ADDRESS: 9916 Dalrock Rd., 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 **8th day of December, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **5th day of January, 2016**. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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ATTACHMENT 7

Rowlett TEXAS

Department of Development Services

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EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-8 Zoning District to a Planned Development District with the purpose of constructing 16 townhomes. (41-2015)

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

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

COMMENTS: IT WOULD INCREASE TRAFFIC ALONG LIBERTY GROVE, RIGHT OUTSIDE OUR DEVELOPMENT (SPRINGTREE ESTATES)

PROPERTY OWNER NAME (print): PERRY BROWN

SIGNATURE: Perry Brown

ADDRESS: 10018 BENT TREE DR. ROWLETT

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ATTACHMENT 7

Rowlett TEXAS

Department of Development Services

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

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

COMMENTS:

Property value will GO DOWN

PROPERTY OWNER NAME (print): Tim Griffith

SIGNATURE: Tim Griffith

ADDRESS: 10114 Evergreen 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 8th day of December, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of January, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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12-02-15P02:22 RCVD **ATTACHMENT 7**

Rowlett TEXAS

Department of Development Services

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TO:	Property Owner
RE:	Application for a Zoning Change
LOCATION:	The subject property is located at 10206 Liberty Grove Road further described as being a 3.149 acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST:	The applicant requests a rezoning from the existing Single Family-8 Zoning District to a Planned Development District with the purpose of constructing 16 townhomes. (41-2015)

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

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

COMMENTS: Based on the limited information provided, we believe a change from single family zoning will bring excessive congestion to the area of the two bordering intersections of Dalrock Rd. and Bent Tree Dr.

PROPERTY OWNER NAME (print): Walter & Yvonne Breen

SIGNATURE: Walter M. Breen Yvonne S. Breen

ADDRESS: 10014 Bent Tree 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 **8th day of December, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **5th day of January, 2016**. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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ATTACHMENT 7

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F-NO

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

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

COMMENTS: Do not want trash in my neighborhood — townhomes bring in the riff-raff/transients, etc. NO WAY

PROPERTY OWNER NAME (print): Jennifer Hanks

SIGNATURE: 9510 Pinehurst Drive

ADDRESS: Jennifer Hanks

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 8th day of December, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of January, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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I received in mail on Dec 2, 2015 — I want my voice heard — I am across the street.

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12-02-15P02:22 RCVD

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EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-8 Zoning District to a Planned Development District with the purpose of constructing 16 townhomes. (41-2015)

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

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

COMMENTS: No - No - Hell No - IT will Lower our property value

PROPERTY OWNER NAME (print): Ronald C. Campbell Sr.

SIGNATURE: [signature]

ADDRESS: 10109 Evergreen Dr. Rowlett Tx 75089

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Rowlett TEXAS

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 12/08/2015 **AGENDA ITEM**: **C2**

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through located at 2801 Lakeview Parkway further described as being 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (SUP45-2015)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicants are requesting a Special Use Permit (SUP) to allow a fast-food restaurant (Panda Express) with a drive-through (Attachment 1 – Statement of Intent). Per the Rowlett Development Code (RDC), a restaurant with a drive-through requires an SUP in the General Commercial/Retail (C-2) Zoning District. The main purpose of this meeting is to present the formal SUP application and the concept plan to the Planning and Zoning Commission and request their recommendation to the City Council.

BACKGROUND INFORMATION

The applicants are proposing to construct a 2,750 square-foot restaurant with a drive-through on a 0.77-acre lot (Attachment 2 – Concept Plan). The subject property is located approximately 600 feet west of Lakeview Parkway and Rowlett Road on one out of the five out parcels in the Sprouts development (Attachment 3 – Location Map). The overall development consists of the Sprouts grocery store and five out parcels located along Lakeview Parkway (Attachment 4 – Final Plat). The Sprouts grocery store and an adjoining retail building, which are located on Lot 1, are nearly completed with construction. The overall developer has secured First Choice ER (medical use) for Lot 6, Chipotle and Pie Five (restaurants without a drive-through) on Lot 3 and Panda Express on Lot 5. First Choice ER, Chipotle and Pie Five are permitted by right in the C-2 Zoning District and are currently working their way through the development review process.

The consideration of the SUP will involve the proposed land use and the proposed concept plan. If the SUP is approved, then the development will be required to conform to the concept plan and any adopted stipulations. The applicant is also requesting an Alternative Building Material (ABM) and an Alternative Landscape Plan (ALP). The ABM which requires a recommendation from the Planning and Zoning Commission and approval from City Council is being considered concurrently with the SUP but will be acted on under a separate agenda item.

Due to the size of the property, the ALP will only be considered by the Planning and Zoning Commission and not City Council. However, the Planning and Zoning Commission cannot approve the ALP until the SUP has been approved by City Council.

DISCUSSION

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

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

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

   The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. The Realize Rowlett 2020 Comprehensive Plan states that for areas outside of the opportunity areas that the existing zoning as amended will continue to direct design and investment decisions. The Plan further states that its Guiding Principles should be considered in decisions about rezoning, subdivision and site design throughout the City.

   While this proposed SUP does not directly advance the Guiding Principles outlined in the Rowlett Comprehensive Plan, it is consistent with the proposed uses that have already been identified in the Sprouts development. It is Staff's opinion that a drive-through restaurant at this location is consistent with the existing surrounding uses and it meets the intent of the C-2 Zoning District.

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

   The existing zoning is C-2, which allows for general commercial/retail uses. Per Section 77-203.B.5 of the RDC,

   > ***The C-2 district is intended for the conduct of retail sales-type uses, with only a subordinate percentage of a development associated with other retail and office uses. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery. The C-2 district is intended to be applied primarily to areas of high traffic volume and along areas accessing high-volume streets.***

Based on the intent of the C-2 zoning district, a drive-through restaurant is a compatible use in this district particularly at this location. The subject property fronts on a major high volume traffic corridor making it appropriate for the proposed drive-through restaurant.

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

   The applicants are requesting a Special Use Permit to construct a restaurant with a drive-through.

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 proposed use will be located in a commercial center and will not be located next to any residential subdivisions.

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

   Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities. As part of planning for the overall development, a Traffic Impact Analysis was completed which accounted for a drive-through restaurant. The traffic impact for overall development including the future uses on all the out parcels is being mitigated by the two deceleration lanes that have already been installed on Lakeview Parkway and a signalized intersection for the main driveway leading towards the Sprouts grocery store which is under construction.

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 use should not have any adverse impacts on other properties within the vicinity. The proposed use will be located in a 15-acre commercial development that will contain personal service and retail establishments. The proposed use will be compatible with the other uses in the overall development that are allowed by right in the C-2 Zoning District.

   The proposed concept plan has been evaluated to ensure that the drive-through will not adversely affect the adjacent developments. The concept plan shows that the drive-through lane provides stacking four vehicles from the service window and six vehicles from the ordering station. The drive-through lane also has an escape lane

near the ordering station. In Staff's opinion, the drive-through stacking meets the minimum stacking requirements in the RDC for a drive-through restaurant and should not negatively affect the future uses within the development.

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

   The proposed restaurant with a drive-through meets the intent of the C-2 Zoning District and will be compatible with the surrounding uses.

It is Staff's opinion that the request meets the criteria outlined in the RDC for an SUP. The proposed drive-through restaurant is not expected to have an adverse impact on adjacent properties and will be compatible with the surrounding commercial uses that are allowed by right in the C-2 Zoning District. Additionally, the proposed use's location on Lakeview Parkway, a high traffic volume corridor, away from any residential districts is an appropriate location for a drive-through restaurant and meets the intent of the C-2 Zoning District.

Public Notice

On November 23, 2015, a total of 26 notices were mailed to property owners within 200 feet and a total of 51 courtesy notices were mailed to property owners within 500 feet. As of December 3, 2015, two notice were received in favor of the request while none were received in opposition. The responses are available in Attachment 5 – Returned Public Notice.

Staff published the Legal Notice in the Rowlett Lakeshore Times on November 26, 2015, and placed a zoning sign on the subject property on November 24, 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 – Statement of Intent
Attachment 2 – Concept Plan
Attachment 3 – Location Map
Attachment 4 – Final Plat
Attachment 5 – Returned Public Notices

ATTACHMENT 1

BANNISTER
ENGINEERING

Civil Engineering • Surveying • Landscape Architecture • Land Planning • MEP Design

October 27, 2015

Garrett Langford, AICP, CNU-A
City of Rowlett - Planning Department
3901 Main Street
Rowlett , TX 75088

Re: Exhibit C - Statement of Intent and Purpose
Panda Express Restaurant SUP Submittal
Lot 5, Block A - Briarwood Armstrong Addition

Dear Mr. Langford:

The proposed 2,570 square foot fast food facility will be sited on a 0.77 acre lot located approximately 600 feet West of the intersection of Lakeview Parkway and Rowlett Road. The proposed site is located on Lot 5 of the Briarwood Armstrong Addition development. The property is currently undeveloped and is zoned C-2.

The requested Specific Use Permit (SUP) is requested due to the proposed new commercial construction of a fast food restaurant with drive-thru facilities. The proposed Panda Express is a part of a 15.4 acre master planned development which consists of a grocery store, retail building, and five commercial pad sites fronting Lakeview Parkway. The proposed SUP is consistent with the comprehensive plan and intent of the C-2 zoning district. The proposed SUP is consistent with other properties in the area and will not have an adverse impact in the vicinity of the subject tract. The proposed drive-thru restaurant is suitable for the existing zoning. There are approximately four other existing developments in the immediate vicinity that have drive-thru facilities.

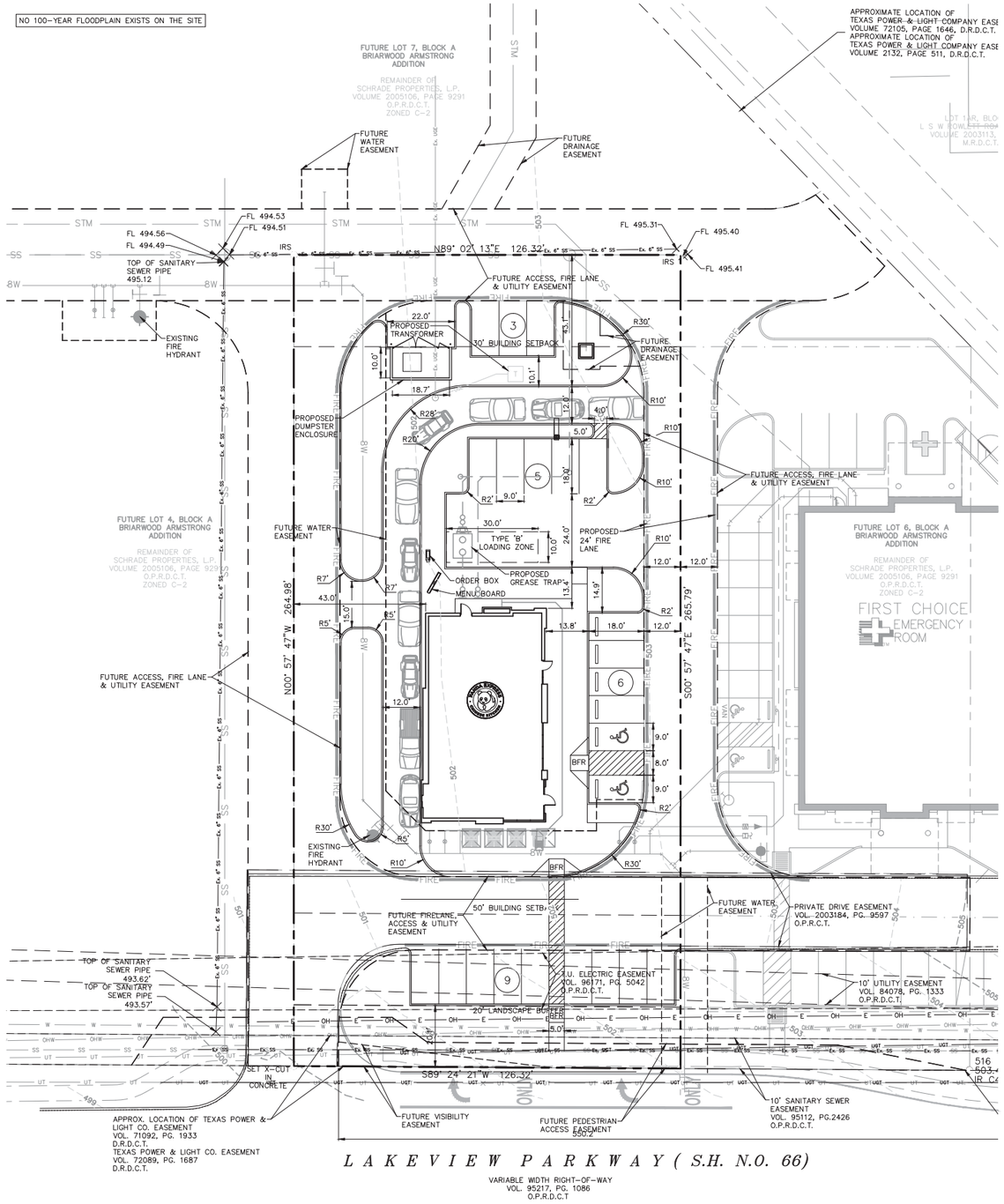
Please don't hesitate to contact me with any questions or comments.

Respectfully,
Bannister Engineering, LLC

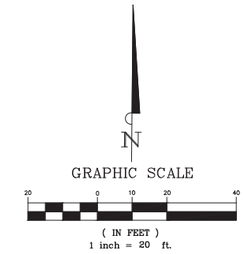
David A. Greer

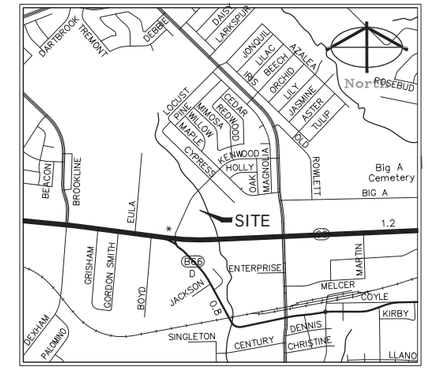
David A. Greer, P.E.
Project Manager

ATTACHMENT 2



SITE SUMMARY TABLE	
GENERAL SITE DATA	
CASE NUMBER	
PROJECT	PANDA EXPRESS
LAND USE	RESTAURANT W/ DRIVE THRU
ZONING - EXISTING	C-2
ZONING - PROPOSED	C-2
OVERLAY	S.U.P.
APPRAISAL DISTRICT ACCOUNT NUMBER	65101747010020000
COUNTY	DALLAS
OVERALL SITE DATA	
LOT AREA	33,524 S.F. (0.77 ACRES)
SITE FRONTAGE	126 L.F.
SITE WIDTH	126 L.F.
SITE DEPTH	265 L.F.
IMPERVIOUS SURFACE AREA	26,129 S.F. (0.599 AC)
PERVIOUS SURFACE AREA	7,395 S.F. (0.169 AC)
BUILDING DATA	
TOTAL GROSS INTENSITY (FAR)	0.076:1
TOTAL BUILDING AREA (SQUARE FEET)	2,570 S.F.
INDOOR BUILDING SEATING AREA	1,077 S.F.
EMPLOYEE AREA	1,051 S.F.
OUTDOOR SEATING AREA	175 S.F.
TOTAL BUILDING SEATING AREA	2,303 S.F.
MAXIMUM BUILDING COVERAGE - PERMITTED	N/A
MAXIMUM BUILDING COVERAGE - PROPOSED	7.67%
MINIMUM LOT AREA - REQUIRED / PROPOSED	N/A / 33,524 S.F.
MINIMUM LOT WIDTH - REQUIRED / PROPOSED	N/A / 126 L.F.
MINIMUM LOT DEPTH - REQUIRED / PROPOSED	N/A / 265 L.F.
BUILDING HEIGHT - MAXIMUM / PROPOSED	90'-0" / 22'-0" - 1 STORY
SETBACKS (REQUIRED / PROPOSED)	
FRONT	50 / 79.5
SIDE INTERIOR	N/A
SIDE STREET	N/A
REAR	30 / 115
IMPROVEMENTS	
SEATS	54
DRIVE THRU LANE(S)	1
PARKING	
PARKING RATIO REQUIRED	1 PER 100 S.F. / PLUS STACKING
REQUIRED PARKING	2,303 / 100 = 23
PROVIDED PARKING	23 SPACES + 4 STACKING (FROM ORDER BOX)
ACCESSIBLE / VAN ACCESSIBLE REQUIRED	2
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	2





VICINITY MAP
N.T.S.

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15. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

EXHIBIT D
ZONING CONCEPT
for
Panda Express

33,254 s.f. of Lot 5, Block A
Briarwood Armstrong Addition
U. Matthusen Survey, Abstract No. 1017
City of Rowlett
Dallas County, Texas
1 of 1

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

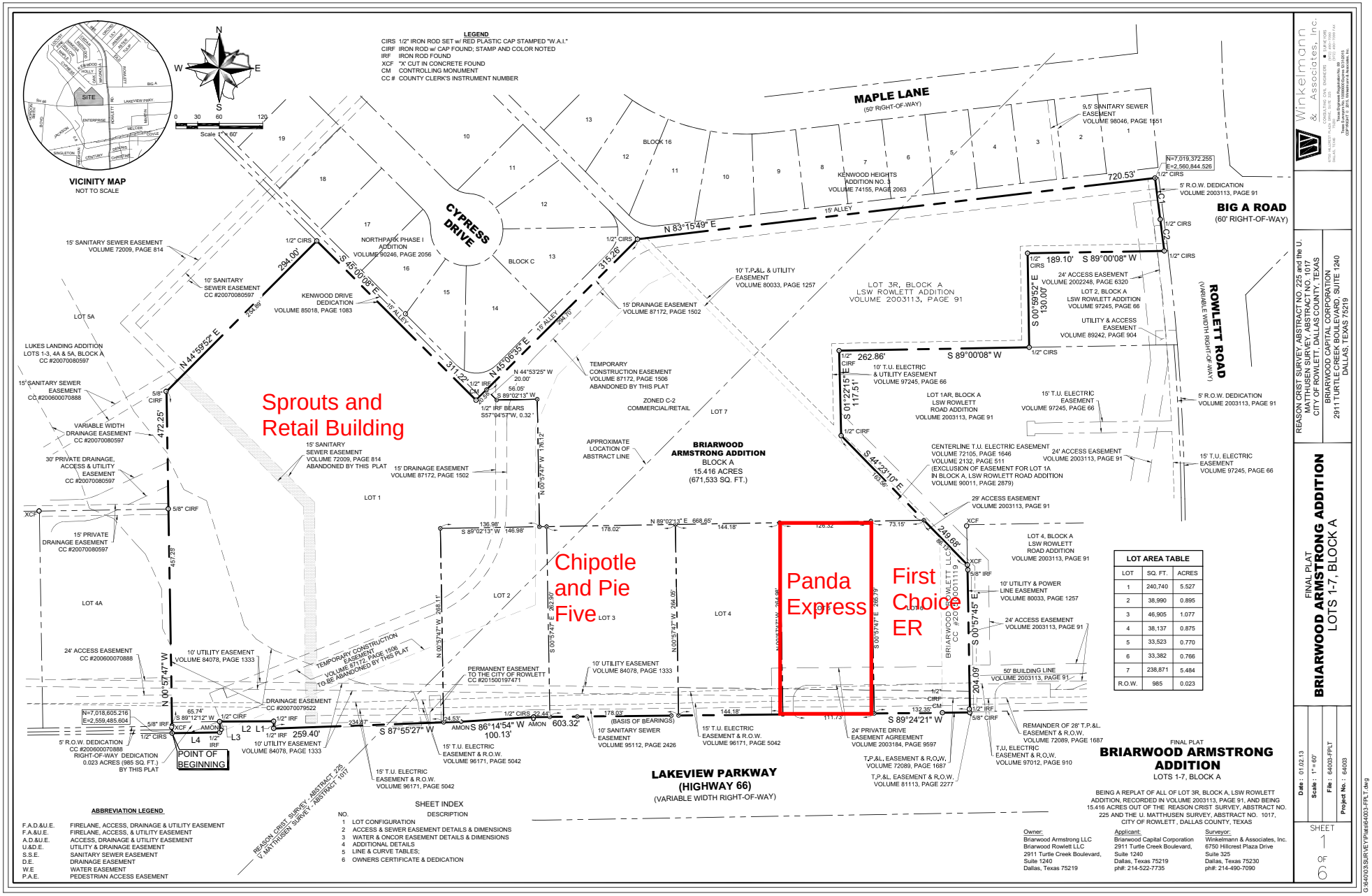
ENGINEER / SURVEY:
BANNISTER ENGINEERING, LLC
240 N. MITCHELL ROAD
MANSFIELD, TX 76063
(817) 842-2094
CONTACT: DAVID GREER

DEVELOPER
PANDA RESTAURANT GROUP, INC.
CONTACT: AMBERLEE SALES
1683 WALNUT GROVE AVE.
ROSEMEAD, CA 91770
(626) 799-9898

No.	Date	Revision Description

ATTACHMENT 3

ATTACHMENT 4



ABBREVIATION LEGEND

F.A.D.&U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
F.A.&U.E.	FIRELANE, ACCESS, & UTILITY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
U.&D.E.	UTILITY & DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E	WATER EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

SHEET INDEX

NO.	DESCRIPTION
1	LOT CONFIGURATION
2	ACCESS & SEWER EASEMENT DETAILS & DIMENSIONS
3	WATER & ONCOR EASEMENT DETAILS & DIMENSIONS
4	ADDITIONAL DETAILS
5	LINE & CURVE TABLES;
6	OWNERS CERTIFICATE & DEDICATION

LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	240,740	5.527
2	38,990	0.895
3	46,905	1.077
4	38,137	0.875
5	33,523	0.770
6	33,382	0.766
7	238,871	5.484
R.O.W.	985	0.023

FINAL PLAT

BRIARWOOD ARMSTRONG ADDITION

LOTS 1-7, BLOCK A

BEING A REPLAT OF ALL OF LOT 3R, BLOCK A, LSW ROWLETT ADDITION, RECORDED IN VOLUME 2003113, PAGE 91, AND BEING 15.416 ACRES OUT OF THE REASON CRIST SURVEY, ABSTRACT NO. 225 AND THE U. MATTHUSEN SURVEY, ABSTRACT NO. 1017, CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Owner:
Briarwood Armstrong LLC
Briarwood Rowlett LLC
2911 Turtle Creek Boulevard,
Suite 1240
Dallas, Texas 75219

Applicant:
Briarwood Capital Corporation
2911 Turtle Creek Boulevard,
Suite 1240
Dallas, Texas 75219
ph#: 214-522-7735

Surveyor:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph#: 214-490-7090

Winkelmann & Associates, Inc.
CIVIL ENGINEERS • SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 214-490-7090
Texas Registered Engineering No. F-2553 Texas Registered Surveying No. 10194074
COPYRIGHT © 2013, Winkelmann & Associates, Inc.

REASON CRIST SURVEY, ABSTRACT NO. 225 and the U. MATTHUSEN SURVEY, ABSTRACT NO. 1017
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

BRIARWOOD CAPITAL CORPORATION
2911 TURTLE CREEK BOULEVARD, SUITE 1240
DALLAS, TEXAS 75219

FINAL PLAT
BRIARWOOD ARMSTRONG ADDITION
LOTS 1-7, BLOCK A

Date : 01.02.13
Scale : 1" = 60'
File : 64003-FPLT
Project No. : 64003

SHEET 1 OF 6

G:\64003\SURVEY\Plats\64003-FPLT.dwg

ATTACHMENT 5

Rowlett TEXAS

Department of Development Services

NOV 2 5 2015

NOTICE OF PUBLIC HEARING

NOV 2 5 2015

TO: Property Owner

RE: Application for a Special Use Permit

LOCATION: The subject property is located at 2801 Lakeview Parkway further described as being a 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, 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 proposing a restaurant with a drive-through (Panda Express). Per the Rowlett Development Code, a restaurant with a drive-through requires a Special Use Permit in the C-2 Zoning District. (SUP45-2015)

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

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

COMMENTS: Welcome to Rowlett! I have no problem with the drive-through.

PROPERTY OWNER NAME (print): RAY KNEGGS, SR.

SIGNATURE: [signature]

ADDRESS: 3905 Enterprise Dr. Rowlett, Tx 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th of December, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of January, 2016. 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, December 2, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Monday, December 23, 2015, to be included in the City Council packet. All responses received by December 23rd 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 11-28-15 3:30 pm

ATTACHMENT 5

Rowlett
TEXAS

Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO:	Property Owner
RE:	Application for a Special Use Permit
LOCATION:	The subject property is located at 2801 Lakeview Parkway further described as being a 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST:	The applicant is proposing a restaurant with a drive-through (Panda Express). Per the Rowlett Development Code, a restaurant with a drive-through requires a Special Use Permit in the C-2 Zoning District. (SUP45-2015)

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

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

COMMENTS: will increase the Property Value.

PROPERTY OWNER NAME (print): H. Steven Poorshayn

SIGNATURE: [signature]

ADDRESS: 4502 Forest Ln, Garland TX 75042

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 **8th of December, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **5th day of January, 2016**. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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

City of Rowlett

Staff Report

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

AGENDA DATE: 12/08/2015 **AGENDA ITEM**: **C3**

AGENDA LOCATION:
Individual Consideration

TITLE
Consider and take action on a request to allow an alternative building material for Panda Express located at 2801 Lakeview Parkway further described as being 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas (ABM67-2015).

STAFF REPRESENTATIVE
Garrett Langford, AICP, Principal Planner

SUMMARY
This is an Alternative Building Material (ABM) request to allow Panda Express to utilize Fiberon (Attachment 1 – Statement of Intent), a wood substitute, as an exterior material on their new restaurant located at 2801 Lakeview Parkway (Attachment 2 - Location Map). Per the Rowlett Development Code (RDC), commercial construction requires 100 percent masonry on the exterior. Alternative materials such as Fiberon may be allowed after a recommendation by the Planning and Zoning Commission and approval by City Council. This item is related C2, the Special Use Permit for Panda Express. Both items will be presented together; however, each item will be acted on separately.

BACKGROUND INFORMATION
The applicants are proposing to construct a 2,750 square-foot fast food facility (Attachment 3 – Concept Plan) on a 0.77 acres located approximately 600 feet west of Lakeview Parkway and Rowlett Road. The applicants are requesting an ABM to allow the use of Fiberon, which is a wood substitute on the exterior of their restaurant (Attachment 4 – Building Elevations). The proposed elevations consist of brick, stucco, cast stone and Fiberon which is a composite decking material made from recycled materials. The intent of the Fiberon is to provide a wood appearance to the building. The RDC provides the ability to allow wood exterior elevations and architectural elements for restaurants and retail structures subject recommendation of the Planning and Zoning Commission and approval of City Council.

The Fiberon is being proposed as part of the national prototype design for Panda Express restaurants. The material will cover approximately 900 square feet of the total surface area. On the north, east, and south elevations the Fiberon is an accent material to the other masonry materials, while on the west elevations the Fiberon is the primary material. Aside from the use of Fiberon, the proposed elevations meet all of the RDC architectural requirements for commercial

buildings including orientation, accent materials, building mass, wall articulation and mechanical screening.

DISCUSSION

The building requirements are in Section 77-507.C.2 of the RDC which state the following:

a) Buildings shall be 100 percent masonry construction per elevation, exclusive of roofs, doors, and windows.
b) A minimum 20 percent of each elevation's masonry requirement shall incorporate accent bricks or stones. If accent bricks or stones are used to accent windows, doorways, porticos, porte cocheres, canopies, awnings, or support structures, such application shall only satisfy a maximum of one-half of the required 20 percent per elevation. As the term is used in this subsection, an "accent brick or stone" is one that provides a contrast by color of the natural material or stucco, shape, size, and/or texture to the field or primary bricks or stones in an elevation.100 percent masonry exterior construction is required:
e) Wood exterior elevations and architectural elements may be approved for restaurants and retail structures by recommendation of the planning and zoning commission and approval of the city council.

The purpose of the code is outlined in Section 77-507.A. of the RDC which states:

> This section is intended to promote high-quality non-residential building design, encourage visual variety in non-residential areas of the city, foster a more human scale and attractive street fronts, project a positive image to encourage economic development in the city, and protect property values of both the subject property and surrounding areas. In addition, this section intends to create a distinct image for important or highly visible areas of the city in order to enhance the public image of the city and encourage high quality economic development.

The RDC's architectural requirements are intended to use high quality, long lasting masonry materials such as brick, stone, split-faced CMU, and three-quarter inch stucco. However, the RDC provides an option to specifically request wood exterior on a restaurant and/or retail building. While Fibercon is not a wood material, it provides a wood-like appearance. The material is a long lasting made from recycled materials and comes with 25 year warranty. Given that the material is being used to accomplish a specific design on all four sides of the proposed building, Staff is supportive of the request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the approval of the request.

ATTACHMENTS

Attachment 1 – Statement of Intent
Attachment 2 – Location Map
Attachment 3 – Concept Plan
Attachment 4 – Building Elevations

ATTACHMENT 1

idGROUP

Panda Express
Plan Rowlett, TX
10-27-15

Garrett Langford
Principal Planner
City of Rowlett
3901 Main Street
Rowlett, TX 75030

Mr. Langford,

We are pleased to submit a Façade/Building Plan package for your review & comment. The building we are proposing is a one story 2,570 sf Fast Food Chinese restaurant. This will have a seating capacity of 54 seats on the interior and 16 on the patio.

The alternate masonry material we would like to introduce for consideration, is a composite decking material called "Fiberon". This product is currently part of the Panda Express National prototype design, and is considered to be a natural look within the palette. The approximate area that this material will be a total of 900 sf. Please reference the attached material calculations for the itemized masonry requirements as shown on Building Façade elevation Plans "1 of 2" & "2 of 2".

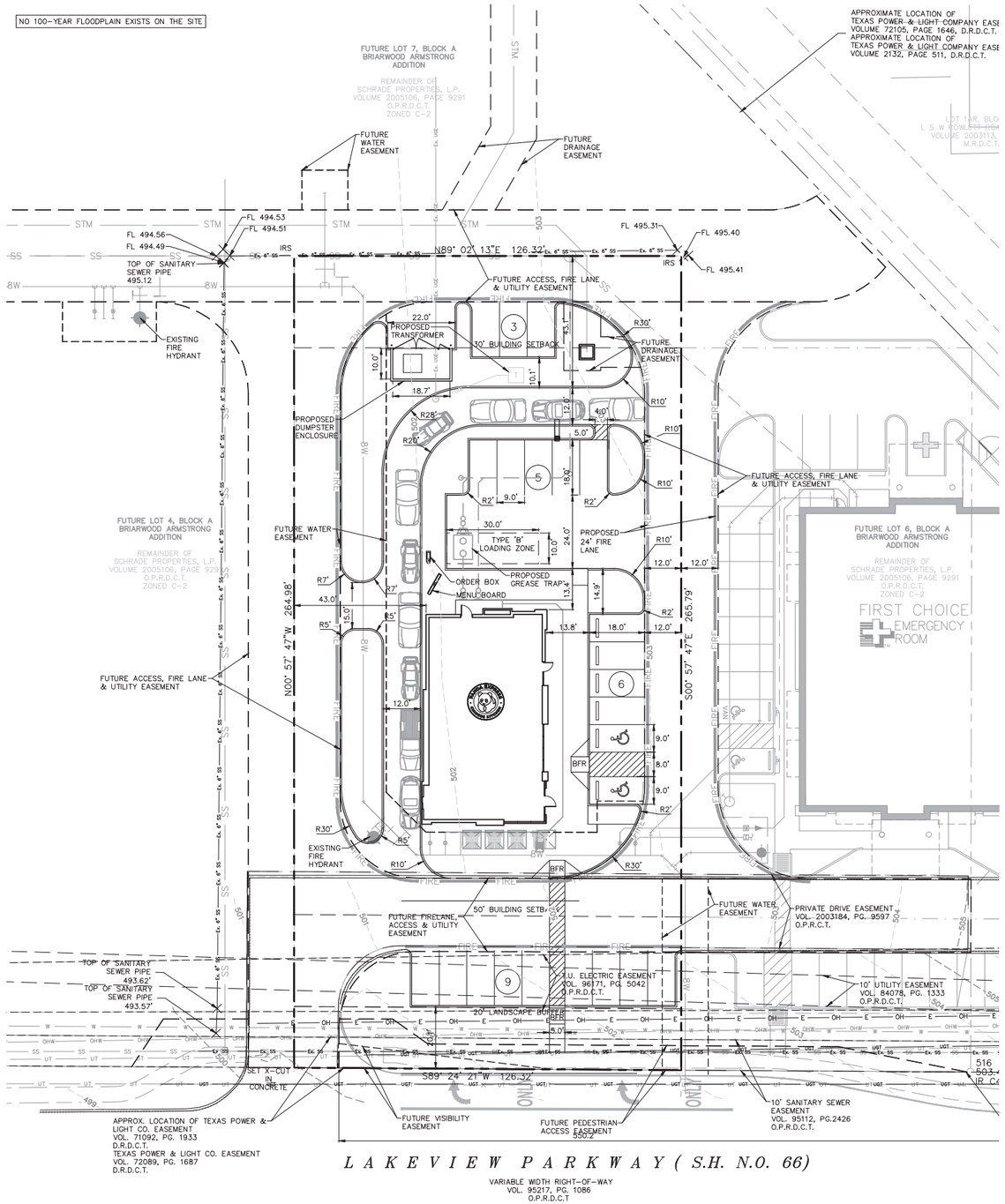
Please do not hesitate to call if you have any questions.

Sincerely,

Jimmy Hunkapiller
idGROUP
2641 Irving Blvd.
Dallas, TX 75207
214-638-6800

ATTACHMENT 2

ATTACHMENT 3



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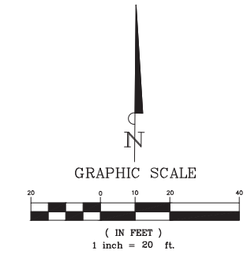

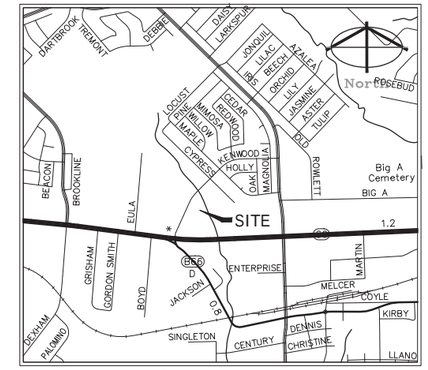

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N.T.S.

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EXHIBIT D
ZONING CONCEPT
for
Panda Express

33,254 s.f. of Lot 5, Block A
Briarwood Armstrong Addition
U. Matthusen Survey, Abstract No. 1017
City of Rowlett
Dallas County, Texas
1 of 1

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

ENGINEER / SURVEY:
BANNISTER ENGINEERING, LLC
240 N. MITCHELL ROAD
MANSFIELD, TX 76063
(817) 842-2094
CONTACT: DAVID GREER

DEVELOPER
PANDA RESTAURANT GROUP, INC.
CONTACT: AMBERLEE SALES
1683 WALNUT GROVE AVE.
ROSEMEAD, CA 91770
(626) 799-9898

No.	Date	Revision Description

ATTACHMENT 4

EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY, G.C, UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
STUCCO-1	STO	STOTHERM ESSENCE SYSTEM	SW 6109 HOPSACK	FINE	BUILDING BODY & PARAPET
STUCCO-2	STO	STOTHERM ESSENCE SYSTEM	SW 6258 TRICORN BLACK	FINE	BUILDING CORNICE
BRK-1	ACME BRICK	MODULAR SIZE	CEDAR VALLEY	-	BUILDING BODY
CD-1	FIBERON	HORIZON	IPE	60% MATERIAL COVERAGE - RANDOM MIX	COMPOSITE DECKING
CD-2	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX	COMPOSITE DECKING
P114	SHERWIN-WILLIAMS	SW 6258	TRICORN BLACK	A100 SATIN, LATEX	ALUM. AVININGS/CANOPY (PRE-FINISHED)
ST-1S	ADVANCED CAST STONE	-	SAND DRIFT	DRY TAMP	STONE CAP
ST-1	CREATIVE MINES	-	BLUESTONE	CRAFT SPLIT MODULAR	BUILDING BODY/WAINSCOT ADHERED STONE

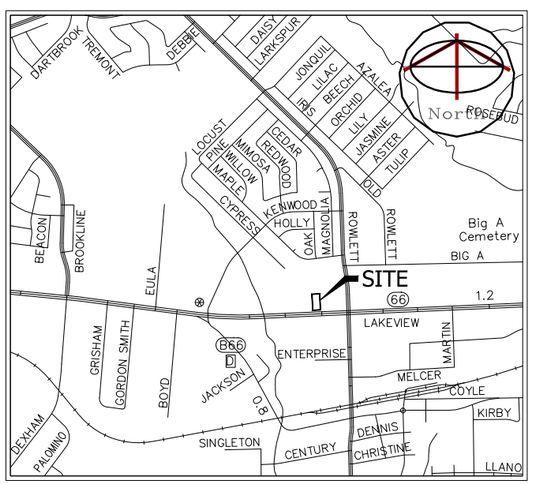
MATERIAL CALCULATIONS

	MATERIAL	LONG ENTRY SIDE S.F.	DRIVE THROUGH SIDE S.F.	FRONT S.F.	REAR S.F.	GRAND TOTALS S.F.
MASONRY	BRICK	270	442	264	451	1,427
	STONE	686	148	268	270	1,372
	STUCCO	236	268	123	135	762
	ACCEPTED MASONRY SUB-TOTAL	1,192	858	655	856	3,561
	*PROPOSED MASONRY SUBSTITUTE (FIBERON COMPOSITE DECKING)	136	638	137	0	911
	TOTALS MATERIAL S.F.	1,328	1,496	792	856	4,472
	% OF ACCEPTED MASONRY	90%	57%	83%	100%	
	% OF PROPOSED MASONRY SUBSTITUTE (FIBERON COMPOSITE DECKING)	10%	43%	17%	0%	
	TOTALS MATERIAL S.F.	100%	100%	100%	100%	

NOTE:
ALL NUMBERS/CALCS SHOWN DO NOT INCLUDE EXTERIOR DOORS AND GLAZING

*FLAT ROOFS OR PARAPET ROOFS SHALL BE INTERNALLY DRAINED AND EXTERNAL SCUPPERS AND WALL DRAINS SHALL BE PROHIBITED.

NORTH ELEVATION 2
Scale= 1/4" = 1'-0" A-200



VICINITY MAP 3
NOT TO SCALE A-200

*FLAT ROOFS OR PARAPET ROOFS SHALL BE INTERNALLY DRAINED AND EXTERNAL SCUPPERS AND WALL DRAINS SHALL BE PROHIBITED.

SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" A-200

PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Contact: Amberlee Sales
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

	BUILDING FACADE ELEVATION	10-27-15
	BUILDING FACADE RESUBMITTAL	11-13-15

DRAWN BY:

PANDA PROJECT #: S8-16-D4497
ARCH PROJECT #: 261-134

THOMAS A. EDSON - ARCHITECT
2641 IRVING BLVD.
DALLAS, TX 75207
Contact: Jimmy Hunkapiller
Telephone: 214.638.6800

BRIARWOOD ARMSTRONG ADDITION
LOT: 5; BLOCK: A

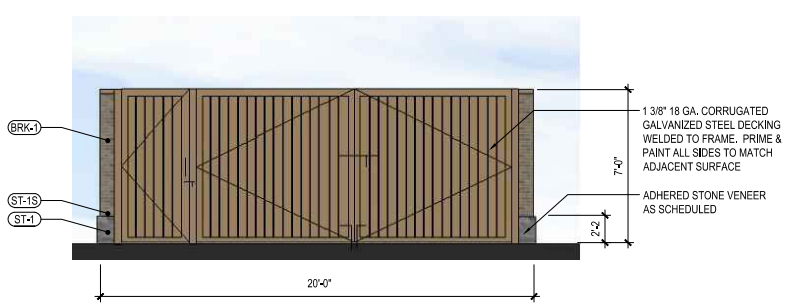
PANDA EXPRESS
FIBER FRESH DESIGN
LAKEVIEW PKWY. & ROWLETT RD.
ROWLETT, TEXAS 75088

BUILDING FACADE/ ELEVATION PLAN

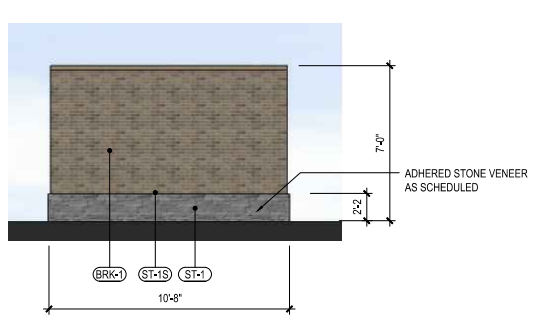
ATTACHMENT 4

EAST ELEVATION 2

Scale= 1/4" = 1'-0" A-201



FRONT ELEVATION



SIDE ELEVATION

DUMPSTER ELEVATION 3

NOT TO SCALE A-201

WEST ELEVATION 1

Scale= 1/4" = 1'-0" A-201

PANDA EXPRESS CHINESE KITCHEN

PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Contact: Amberlee Sales
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

BUILDING FACADE ELEVATION	10-27-15
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DALLAS, TX 75207
Contact: Jimmy Hunkapiller
Telephone: 214.638.6800

BRIARWOOD ARMSTRONG ADDITION
LOT: 5; BLOCK: A

PANDA EXPRESS

FIBER FRESH DESIGN
LAKEVIEW PKWY. & ROWLETT RD.
ROWLETT, TEXAS 75088

BUILDING FACADE/ ELEVATION PLAN

2 OF 2

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 12/08/2015 **AGENDA ITEM**: **C4**

AGENDA LOCATION:
Individual Consideration

TITLE

Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single-family home located at 6117 New Forest, further described as Lot 27, Block A of the Point Royal Estates III Addition to the City of Rowlett, Rockwall County, Texas (DP66-2015).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is an Alternative Building Material (ABM) request to construct a new single-family home utilizing stucco as its main exterior material. Per the Rowlett Development Code (RDC), new single-family construction requires 100 percent brick and/or stone exterior. Alternative materials such as stucco may be recommended by the Planning and Zoning Commission and may be approved by the City Council.

BACKGROUND INFORMATION

The subject property is located at 6117 New Forest Drive, (Attachment 1 - Location Map) and is zoned Single Family Residential – 10. The applicant, Charles Baxter, is proposing to build a Mediterranean style single family home on a 22,190 square-foot lot with an exterior composed of stucco with some accent bricks (Attachment 2 – Elevations). This type of cement-based stucco is allowed by right on commercial structures, but requires an Alternative Building Permit on single family residences and requires a recommendation by the Planning and Zoning Commission and approval by City Council.

There are at least three other homes within close proximity to the subject property in the Point Royal Estates that have stucco exteriors- 512 Point Royal Drive, 506 Point Royal Drive, and 6210 New Forest Drive, (Attachment 3 – Homes in the Area Using Stucco). While these homes do not set precedence, allowing stucco at 6117 New Forest Drive would not be out of character with the similar materials used in the area.

DISCUSSION

Per Section 77-508.C.1 of the RDC, 100 percent masonry exterior construction is required:

"(a) Buildings shall be of 100 percent brick and/or stone masonry construction per elevation, exclusive of roofs, doors, windows, dormers, and gables over the entrance of an extended garage. All chimneys shall be of masonry construction in conformance and compliance with current building codes. Masonry chimney construction visible from the outside of the structure shall be of masonry units of brick or stone similar in appearance to the masonry utilized for the exterior elevations of the structure.

(b) Alternatives to masonry construction may be recommended by the planning and zoning commission and may be approved by the city council."

The intent of the code is outlined in Section 77-508.A. of the RDC, "The standards of this section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for Rowlett's neighborhoods." Although the material does not meet the code, the intent is met because of stucco's durability, curb appeal and versatility. Stucco is also weather-resistant, fire-resistant and impact-resistant. It primarily consists of a mixture of Portland cement, sand, lime and water.

Considering the quality of the material and the existence of similar architecture within close proximity to the subject property, Staff finds the request is acceptable and meets the intent of the Rowlett Development Code.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

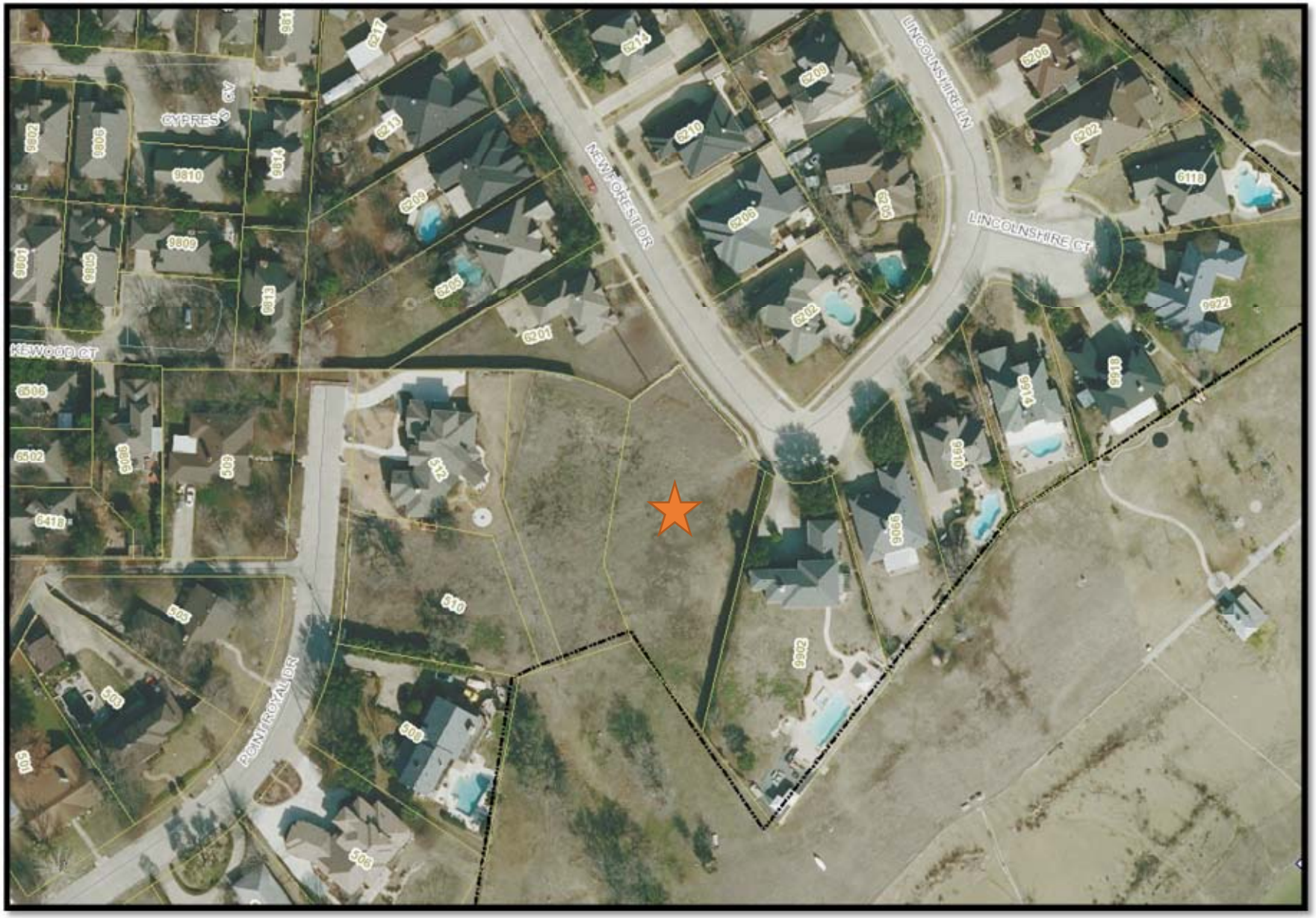
RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Building Elevations
Attachment 3 – Examples of other homes in the area that utilize stucco.

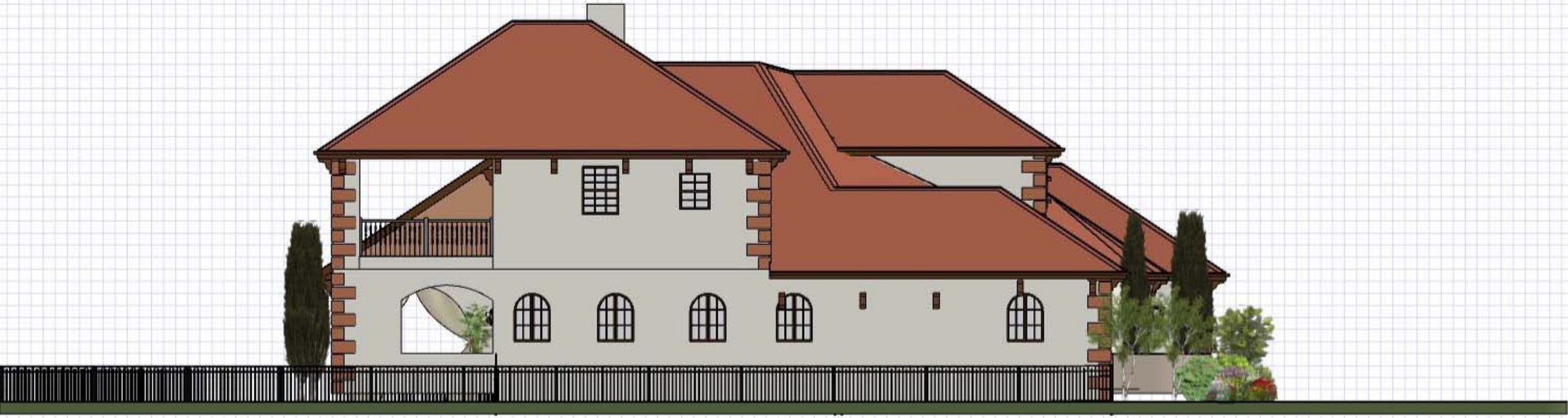
ATTACHMENT 1



Front Elevation

6117 New Forest Rowlett, Tx Charles Baxter Residence

A plan for Corgan and Associates



East Elevation

REAR ELEVATION

West Elevation

Stucco Construction

6210 New Forest Drive

512 Point Royal (ABM approved 2013)

Stucco Construction

City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 12/08/2015 **AGENDA ITEM**: **C5**

AGENDA LOCATION:
Individual Consideration

TITLE

Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single-family home located at 6500 Garner Road, further described as being 0.4635 acres tract in Charles D Merrell Abstract, No. 957, Rowlett, Dallas County, Texas (ABM77-2015).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is an Alternative Building Material (ABM) request to construct a new single-family home utilizing stucco and Tru-Grain composite siding as its main exterior materials. Per the Rowlett Development Code (RDC), new single family construction requires 100 percent brick and/or stone exterior. Alternative materials may be recommended by the Planning and Zoning Commission and may be approved by the City Council.

BACKGROUND INFORMATION

The subject property is located north of Windjammer Drive and Windward View Drive intersection (Attachment 1 - Location Map). The property is currently addressed as 6500 Garner Road; however, should a new home be permitted it will be assigned a Windward View Drive address. The subject property is zoned Single Family Residential 20 (SF-20) which requires a minimum lot size of 20,000 square feet. The size and shape of the subject property was created before the property was zoned SF-20 in 2006 making the property legal nonconforming. The RDC allows legal nonconforming residential properties to be developed as long as it meets the setback and lot coverage requirements of the residential zoning district with the largest lot area requirement to which the property would be conforming. The subject property is 19,047 square feet in size; therefore, the property will follow the Single Family 15 setback and lot coverage requirements.

The proposed home (attachment 2 – Plot Plan) will be orientated to the east property line. The applicants obtained a variance from the Board of Adjustment on November 30, 2015, to allow the home face the east property line instead of Windward View Drive. The property is not deep enough from Windward View Drive to allow a home face Windward View Drive and meet the setbacks.

The applicants, Chaffra and Rebecca Giddens, are proposing to build a modern architecturally styled home on the 19,047 square-foot property. The applicants are proposing building exterior consisting of stucco, Tru-Grain composite siding and metal fascia (Attachment 3 – Elevations). The applicants will employ three coats of cement-based stucco which is allowed by right on commercial structures, but requires an Alternative Building Request on single family residences. The second primary material is the Tru-Grain composite siding which is a wood substitute material. Unlike cementitious fiber-board, which is based on cement, Tru-Grain siding is primarily made of rice-husk that comes with a 25 year warranty from the manufacturer. The third material that the applicant would like to employ is metal fascia. These three materials require an Alternative Building Request which requires a recommendation by the Planning and Zoning Commission and approval by City Council.

There is at least one other home within the area of the subject property that includes a stucco exterior- 6602 Garner Road, (Attachment 4 – Homes in the Area Using Stucco). The Vue De Lac subdivision to the south of the subject property consists of homes with brick and wood siding exteriors. Staff is not aware of Tru-Grain siding being used within the City of Rowlett. According to the applicant's architect, the material has been used in several installations in the Dallas area with no warranty issues.

DISCUSSION

Per Section 77-508.C.1 of the RDC, 100 percent masonry exterior construction is required:

> *"(a) Buildings shall be of 100 percent brick and/or stone masonry construction per elevation, exclusive of roofs, doors, windows, dormers, and gables over the entrance of an extended garage. All chimneys shall be of masonry construction in conformance and compliance with current building codes. Masonry chimney construction visible from the outside of the structure shall be of masonry units of brick or stone similar in appearance to the masonry utilized for the exterior elevations of the structure.*
>
> *(b) Alternatives to masonry construction may be recommended by the planning and zoning commission and may be approved by the city council."*

The intent of the code is outlined in Section 77-508.A. of the RDC, "The standards of this section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for Rowlett's neighborhoods." Although the materials do not meet the code, the intent is met because of the durability and the curb appeal of the materials as part of a modern design.

Stucco and Tru-Grain are weather-resistant, fire-resistant and impact-resistant materials. Stucco primarily consists of a mixture of Portland cement, sand, lime and water. Tru-Grain is primarily made with rice-husk, common salt and mineral oil. The metal is being employed on the fascia as accent material. It is Staff's opinion that the materials requested as part of the architectural design of the proposed home is acceptable and meets the intent of the RDC. While the subject property will have access from Windward View Drive, Staff does not consider it as part of the

Vue De Lac subdivision given its orientation away from Windward View Drive and that it was not platted as part of the subdivision.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

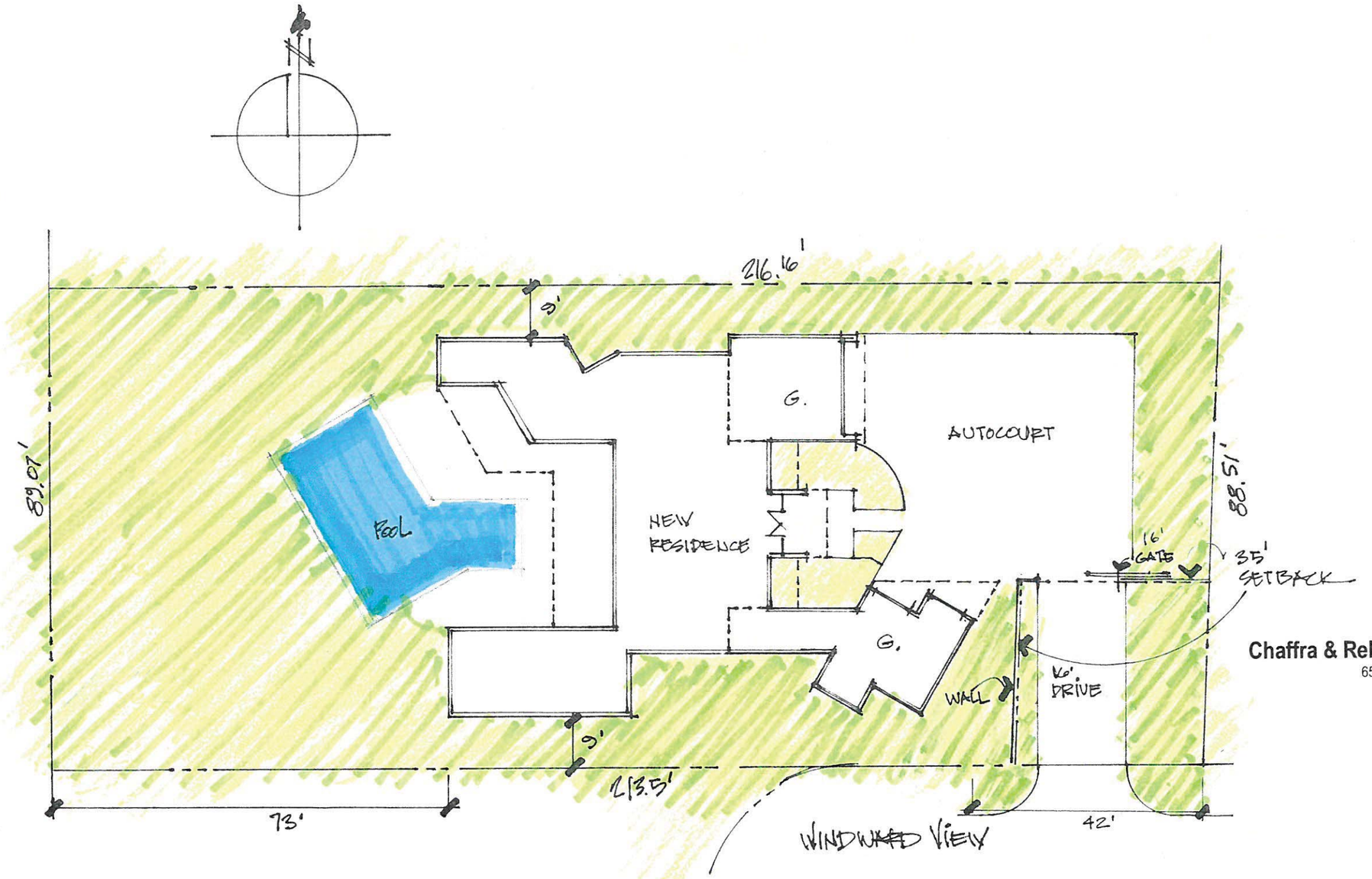
RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make a favorable recommendation on the alternative building material request to City Council.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Plot Plan
Attachment 3 – Building Elevation

ATTACHMENT 1



Chaffra & Rebecca Giddens Residence
6532 Highland Crest Lane, Sachse TX, 75048

Property presently known as:
6500 Garner, Rowlett Texas
Vacant Lot, C.D. Merrell Survey
Instrument No. 20080353093
Dallas County

SITE PLAN

Prepared by:
WaaL.architecture
14902 Preston Rd., #404-326
Dallas Texas 75254
214.316.9600

- 1" = 20'
- Submitted 11.20.15
- © 2015 A. Ross

ATTACHMENT 3

- STUCCO (3-COAT) 354 SF.
- TRU-GRAIN COMPOSITE 252 SF.

Chaffra & Rebecca Giddens Residence
6532 Highland Crest Lane, Sachse TX, 75048

Property presently known as:
6500 Garner, Rowlett Texas
Vacant Lot, C.D. Merrell Survey
Instrument No. 20080353093
Dallas County

BUILDING FAÇADE / ELEVATION PLAN
EAST VIEW

- NTS
- Submitted 11.20.15
- ©2015 A. Ross

REV. 12-3-15

Prepared by:
WaaL.architecture
14902 Preston Rd., #404-326
Dallas Texas 75254
214.316.9600

ATTACHMENT 3

- STUCCO (3-COAT) 144 SF.
- TRU-GRAIN COMPOSITE 180 SF.
- METAL FASCIA 137 SF.

Chaffra & Rebecca Giddens Residence
6532 Highland Crest Lane, Sachse TX, 75048

Property presently known as:
6500 Garner, Rowlett Texas
Vacant Lot, C.D. Merrell Survey
Instrument No. 20080353093
Dallas County

BUILDING FAÇADE / ELEVATION PLAN
WEST VIEW

- NTS
- Submitted 11.20.15
- ©2015 A. Ross

Prepared by:
WaaL.architecture
14902 Preston Rd., #404-326
Dallas Texas 75254
214.316.9600

ATTACHMENT 3

- STUCCO (3 COAT) 548SF
- TRU-GRAIN COMPOSITE 440SF
- METAL FASCIA 83SF

Chaffra & Rebecca Giddens Residence
6532 Highland Crest Lane, Sachse TX, 75048

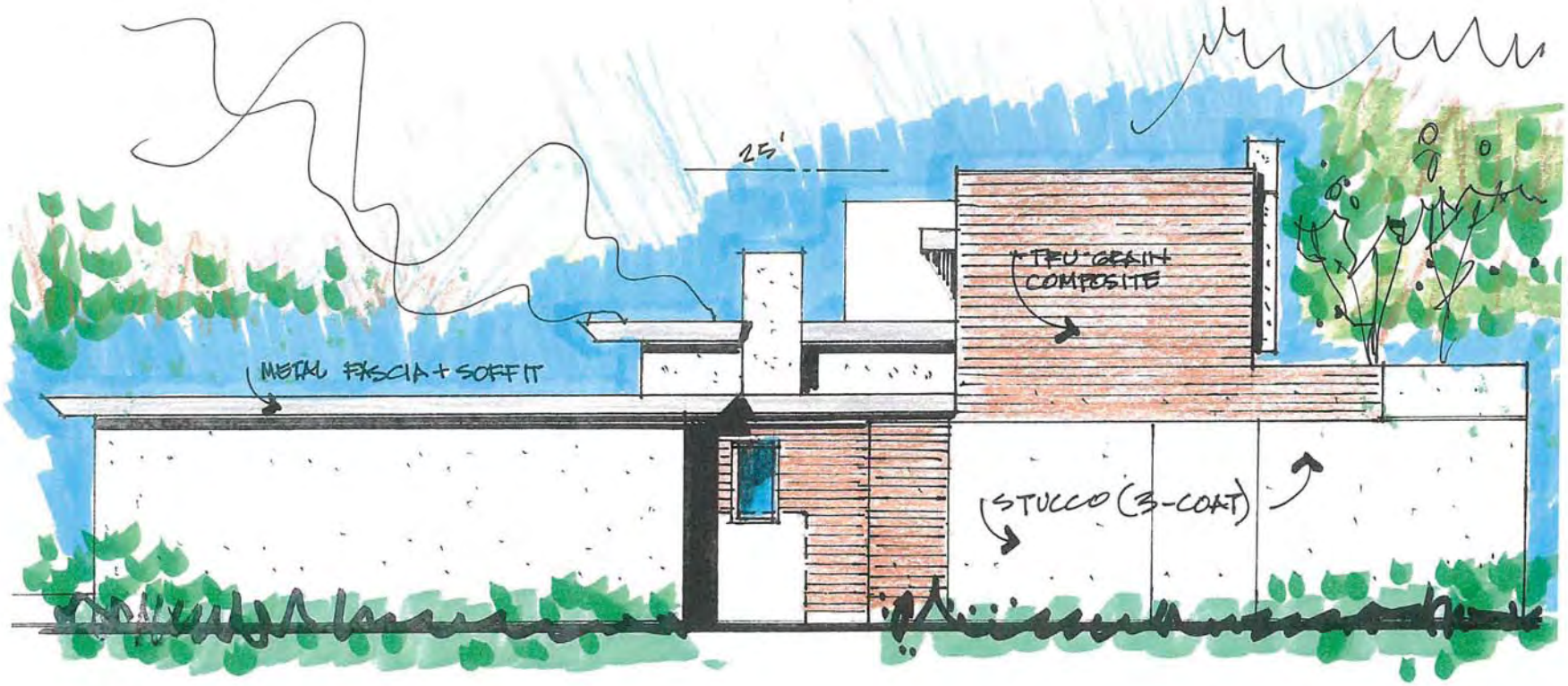
Property presently known as:
6500 Garner, Rowlett Texas
Vacant Lot, C.D. Merrell Survey
Instrument No. 20080353093
Dallas County

BUILDING FAÇADE / ELEVATION PLAN
NORTH VIEW

- NTS
- Submitted 11.20.15
- ©2015 A. Ross

Prepared by:
WaaL.architecture
14902 Preston Rd., #404-326
Dallas Texas 75254
214.316.9600

ATTACHMENT 3



- STUCCO - (3-COAT) 772SF.
- TRU-GRAIN COMPOSITE 410SF.
- METAL FASCIA 70SF.

Chaffra & Rebecca Giddens Residence
6532 Highland Crest Lane, Sachse TX, 75048

Property presently known as:
6500 Garner, Rowlett Texas
Vacant Lot, C.D. Merrell Survey
Instrument No. 20080353093
Dallas County

BUILDING FAÇADE / ELEVATION PLAN
SOUTH VIEW

- NTS
- Submitted 11.20.15
- C 2015 A. Ross

Prepared by:
WaaL.architecture
14902 Preston Rd., #404-326
Dallas Texas 75254
214.316.9600