



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 22, 2016**

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 Meetings of March 1, 2016, and March 8, 2016.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 8.437 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 (SF-5) and 7 (SF-7) base zoning districts. The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

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.

A handwritten signature in cursive script, appearing to read "Garrett Langford".

Garrett Langford, Principal Planner

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., March 8, 2016**

PRESENT: Chairman Michael Lucas, Vice-Chairman Jonas Tune, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Alternates Stephen Ritchey, Kim Clark

ABSENT: Commissioner Lisa Estevez, Alternate Jason Berry

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Planner I Katy Goodrich, Development Services Technician Lorie Strickland

WORK SESSION

i. Call to Order

Chairman Michael Lucas called the Work Session to order at 6:03 p.m.

ii. Discuss items on the regular agenda.

Principal Planner Garrett Langford stated the consent agenda was to approve the minutes from February 23, 2016 and March 1, 2016, however the minutes from March 1, 2016, are not currently available. Mr. Langford stated that he did not have a staff update at this time but would give a brief overview of Creekside Village Planned Development. Mr. Langford stated the original request was not approved by City Council in August 2015 and that this was a new request. He also stated that this project was not compared to the previous submittal and was treated as a new project during the review process. There was discussion amongst the commissioners and staff about traffic and the size of lots.

iii. Adjourn

Chairman Lucas stated that anyone wishing to speak in the Regular Session should fill out a public hearing comment card and stated that each speaker would have a three minute time limit. Mr. Lucas adjourned the Work Session at 6:19 p.m. and stated that the Commission would reconvene for the Regular Session at 6:30 p.m.

REGULAR MEETING

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., March 8, 2016**

PRESENT: Chairman Michael Lucas, Vice-Chairman Jonas Tune, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Alternates Stephen Ritchey, Kim Clark

ABSENT: Commissioner Lisa Estevez, Alternate Jason Berry

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Planner I Katy Goodrich, Development Services Technician Lorie Strickland

A. CALL TO ORDER

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

1. Update Report from Staff.

Principal Planner, Garrett Langford, stated that he did not have an update at this time.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of February 23, 2016, and March 1, 2016.

The minutes from March 1, 2016, were extracted from the consent agenda and will be voted on at a later date.

Commissioner James Moseley made a motion to approve the February 23, 2016 minutes. Alternate Kim Clark seconded the motion. The motion passed with a 7/0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., March 8, 2016**

Mr. Langford came forward to present the case. He provided a location map to help orient the Commissioners to the subject property. Mr. Langford stated the proposed request is to rezone from SF-40 to a Planned Development with underlying zoning of SF-5.

Mr. Langford stated that staff does not expect the proposed PD to have an adverse impact on the adjacent properties. The request incorporates the architectural requirements from the Form Based Code, however this is not a Form Based Code project. The proposed PD offers an adequate buffer from the existing residential development with the placement of larger lots types, screening and landscaping along Dexham Road, which, in staff's view, provides adequate transition from the nearby existing residential. It is staff's opinion that the proposal satisfies most of the relevant Guiding Principles from the Realize Rowlett 2020 Comprehensive Plan and meets the criteria listed in the RDC. Staff recommends approval.

The applicant had two speakers come forth.

**Traci Shannon-Kilmer
Dowdey, Anderson & Associates
5225 Village Creek
Plano, TX 75093**

Mrs. Shannon-Kilmer gave a brief PowerPoint presentation of the proposed development, concerns with the flood plain and the market trends in the metroplex.

**Bob Cresswell
Owner and applicant
17409 Club Hill
Dallas, TX**

Mr. Cresswell stated he is the owner of property and has tried to develop the large lots only to see complete failure. Mr. Cresswell stated he is flexible and wants a quality project and is willing to work with the surrounding neighbors.

Chairman Lucas opened the public hearing at 7:05 and asked anyone wanting to speak to fill out a card and limit the speaking time to 3 minutes.

Speakers that came forward:

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., March 8, 2016**

**Betty Littlejohn
4418 Dexham Rd
Rowlett, TX 75088**

Ms. Littlejohn addressed Guiding Principal #1. She stated there is a demand for half acre and one acre lots in our city just not nine acres lots in a flood plan. She think the development would negatively the area and will lower property values.

**Larry Perkins
4414 Dexham Rd
Rowlett, TX 75088**

Mr. Perkins spoke about Dexham Estates lot density and lot size. He stated that large houses on large lots sell quickly and is opposed to the rezoning.

**Sam Seidel
1901 Palomino Dr
Rowlett, TX 75088**

Mr. Seidel discussed transportation and car trip travel, giving examples of accidents that have happened recently. Mr. Seidel is opposed to the rezoning.

**Diane Perkins
4414 Dexham Rd
Rowlett, TX 75088**

Ms. Perkins stated the Planned Development does not conform to Guiding Principle #6 and other criteria for rezoning. The Planned Development does not provide access to natural area and open space. It is not clear on who will maintain open space. Ms. Perkins also discussed the problem of flooding in this area and is opposed to the rezoning.

**Stacey Simikic
1902 Palomino Dr
Rowlett, TX 75088**

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., March 8, 2016**

Ms. Simikic discussed the criteria points #7 and #8. She suggested the developer re-plot the property using the existing zoning and that staff analysis states no new or diverse lot types.

**Mark Honkins
1613 Palomino Dr.
Rowlett, TX 75088**

Mr. Honkins stated the lot sizes in relation to existing neighborhoods don't coincide and front entry drives are too small, which requires cars to park on the streets. Mr. Honkin suggest the builder build 35 homes with proper development so that it would add value to the area and City of Rowlett.

**Aileen Svaty
4318 Dexham Rd.
Rowlett, TX 75088**

Ms. Svaty discussed flooding and the property not being suitable for development. The land should be developed for 9 lots as originally planned. She thinks the homes would sell. She does not want re-zoning approved.

**John Roan
4317 Dexham Rd.
Rowlett, TX 75088**

Mr. Roan has concerns with the number of homes proposed and issues with flooding, traffic and maintaining a great community. He currently has issues with flooding and thinks the new development would make it much worse. He is worried about his farm, family and animals.

**Bob Haddox
4410 Dexham Rd.
Rowlett, TX 75088**

Mr. Haddox discussed lot sizes. Houses would cost \$200.00 a square foot and doesn't think they would sell.

Jerry Kerby

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., March 8, 2016**

**1706 Palomino Dr.
Rowlett, TX 75088**

Mr. Kerby has issues with RDC Guidelines not being met such as: lots are too small, does not use natural assets or protect safety and general welfare, and has adverse effect on other properties. Mr. Kerby thinks the smaller homes would turn into rental properties therefore lowering property value.

Chairman Lucas asked if there were any more speakers and seeing no speakers he closed the public hearing at 7:35 p.m. He called for discussion from the Commission.

There was a brief discussion amongst the Commissioners. Commissioners Kilgore stated that the project is not a guarantee with approval of the rezoning. There is a process that the developer will need to go through including FEMA approval for reclamation of the flood plain. He further stated that the level of density may be borderline but felt that it was a quality product. Commissioner Moseley stated he did not believe the request met the criteria as it does not provide housing diversity, does not utilize the natural area, and does not provide a quality development. He further stated that this project not appropriate for this property and he would not support the motion. Commissioner Finney stated we should give the applicant the opportunity to build a better product than what is currently required and would support the request.

With no additional discussion Commissioner Kilgore made a motion to recommended approval of the item. The motion was seconded by Commissioner Finney. The motion passed with a 5/2 vote with Commissioners Moseley and Alternate Clark voting in opposition.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 7:35p.m.

Chairman

Secretary



City of Rowlett

Meeting Minutes

City Council

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

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

Tuesday, March 1, 2016

6:30 P.M.

Municipal Building – 4000 Main Street

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

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

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

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 6:36 p.m.

P&Z Present: Chair Lucas and Commissioners Kilgore, Moseley, Estevez, Berry, and Ritchey

Dr. Lucas called the Planning and Zoning Commission to order at 6:37 and read the item into the record.

2. EXECUTIVE SESSION

3. WORK SESSION (6:30 P.M.) * Times listed are approximate.

- 3A.** Conduct a joint public hearing with the Planning and Zoning Commission and consider and act on the adoption of an Ordinance temporarily suspending certain provisions of the Comprehensive Zoning Ordinance of the City of Rowlett, Texas, as heretofore amended, by suspending the application of Section 77-902, Subsection E, Subparts 1 and 2, to allow for the reconstruction, rebuilding and repair of homes damaged by the recent tornado event. (45 minutes)

Marc Kurbansade, Director of Development Services, presented the background information and provided a review of the previous discussion.

The public hearing opened and closed with the following speakers:

1. Alan Cutter, 7601 Calypso, Rowlett
2. Jerry Carter, 3228 Southern Drive, Garland
3. Jim Shelton, 3201 Glenhill, Rowlett
4. Bob Moore, 9225 Willard, Rowlett
5. Corey Rikin, 9201 Shipman, Rowlett

Further discussion regarding the time frame allotted.

A motion was made by Commissioner Kilgore, seconded by Commissioner Moseley to recommend to Council approval of this item. The motion carried with a unanimous vote of those members present.

A motion was made by Councilmember Sheffield, seconded by Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-014-16.

Dr. Lucas adjourned the Planning and Zoning Commission at 7:05 p.m.

4. DISCUSS CONSENT AGENDA ITEMS

Councilmember Pankratz requested that item 7C be pulled for Individual Consideration.

City Council took a short break at 7:07 p.m.

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

Council reconvened at 7:30 p.m.

INVOCATION – Cole Hedgecock, First Baptist Church

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

5A. Presentation of donation by Troy Cox to the Rowlett Recovery Fund.

Mr. Cox presented Fire Chief Neil Howard with items for each of the four fire stations, Police Chief Mike Brodnax with an item for the Police Department and to Mayor Gottel a “BatMayor” item. He also presented a check in the amount of \$5,650. Funds raised were provided by the sale of items constructed from tornado debris.

5B. Receive the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2015, which includes the independent auditors' report.



City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 03/22/2016

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 8.367 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant is requesting to rezone 8.367 +/- acres along Miller Road (Attachment 1 – Location Map) from Single Family-40 (SF-40) Zoning District to a Planned Development (PD) District with an underlying zoning of SF-5. The purpose of this rezoning is to build a 39-lot single-family subdivision (Attachment 2 – Statement of Intent and Purpose).

BACKGROUND INFORMATION

The subject property is located along the north side of Miller Road 300 feet west of Miller Road and Dorchester Drive. The subject property is bounded by an existing subdivision to the north and east, which is currently zoned Planned Development 2-7-84A (single family residential). To the west, are larger single family tracts zoned SF-40. To the south of Miller Road are single family residences zoned Single Family 10.

Listed below is the history of City-initiated zoning changes for the subject property.

ZONING HISTORY	
1959	Annexed and zoned R-1
1988	Zoned SF-10/21 (R-1)
1997	Single Family Estate Residential Zoning District (SF-E)
2006	Single Family 40 (SF-40)

To provide historical context, the prior R-1 and SF-10/21 zoning districts required a minimum lot size of 10,000 square feet. The property was rezoned in 1997 as part of the city-wide rezoning to the SF-E zoning district which requires a minimum lot size of one acre. The SF-E was replaced with the SF-40 district in 2006 with the adoption of the Rowlett Development Code. The SF-40 requires a minimum lot size of 40,000 square feet.

The applicant is requesting a PD with an underlying zoning of SF-5 with modified development standards (Attachment 3 – Development Standards). The modified dimensional standards compared to the RDC standards are listed in the table below. If approved, the proposed development will follow the standard requirements in the RDC except for those requirements specified in the Development Standards and the Concept Plan. The applicant’s Concept Plan proposes a single family subdivision with a minimum lot size at 5,750 square feet (Attachment 4 – Concept Plan). The proposed development will allow front entry homes with garage doors that face the street.

	SF-5	PD Standards
Dwelling Size	1,500 square feet	1,850 square feet
Lot Size	5,000 square feet	5,750 square feet
Lot Width	50 feet	50 feet
Lot Depth	100 feet	115 feet
Front Setback	10 feet	20 feet
Rear Setback	25 feet	20 feet
Side Setback	5 feet	5 feet

The applicants are also proposing modified standards to the landscape buffer and entryway requirements to reflect the small scale of the development (Attachment 5 and 6). The modified landscaping standards compared to the RDC standards are listed in the table below.

	RDC Standard	PD Standards
Screening along Miller Rd	6 foot masonry wall	6 foot wrought iron fence
Tree requirement along Miller Rd	1 tree per 35 linear feet	1 tree per 40 linear feet
Primary Entryway Landscaping	9,600 square feet	1,200 square feet
Secondary Entryway Landscaping	8,400 square feet	2,500 square feet

The 2001 Comprehensive Plan established the subject property and the surrounding area as “residential low density.” The 2001 Comprehensive Plan was replaced when City Council adopted the Realize Rowlett 2020 Comprehensive Plan in 2011. The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the opportunity area, the Plan states that the existing

zoning and the Guiding Principles should be considered in decisions on rezoning. It is staff's view that the proposal will provide a quality development that meets the criteria for a rezoning.

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;

As evidenced by the applicant's response, the proposed rezoning does not correct an error but does meet the challenge of a changing demand. As was identified in Realize Rowlett 2020, the changing demand is for a different product type that offers quality housing on a smaller lot size.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the opportunity area, the Plan states that the existing zoning and the Guiding Principles should be considered in decisions about rezoning. Staff found that the request furthers Guiding Principles #1: Value Existing Neighborhoods and Guiding Principles #3: Make Rowlett a community that is attractive to people at all stages of their lives.

The proposed PD will value the existing neighborhood while offering a different product type that will be attractive to people at different stages of their lives. It is staff's opinion that 39-lot development with 50-ft wide lots is compatible with the existing adjacent single family subdivision to the east and to the north.

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

Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards in the proposed PD as well those standards in the RDC including drainage, traffic, and utility requirements.

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

The proposed rezoning has been reviewed from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Both water and sewer service are 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 TIA is required by the RDC when a development will exceed more than 100 vehicles per hour or 1,000 vehicles per day. Based on the Institute for Traffic Engineers (ITE) 9th Edition of Trip Generation, a 39-lot single family development will on average generate 39 vehicles exiting or entering the site at peak hours between 4:00 p.m. and 6:00 pm. The expected daily average trips to and/or from the site is 371 vehicles daily. While a TIA will not be required for this development, the design of the street intersections will be required to follow all applicable traffic and engineering standards in the RDC.

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

It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment.

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

Staff does anticipate that the proposed rezoning will not have significant adverse impacts on other properties in the vicinity including the existing single family subdivision to the south across Miller Road. The proposed 39-lot single family development is compatible with the surrounding existing single family subdivisions. The proposed 50-ft wide lots are not out of character with the existing 60-ft or 70-ft wide lots located to the north and to the east of the subject property.

The proposed PD includes modified landscape standards for the landscape buffer and entryways that reflects the small scale of the development. These standards will provide for sufficient buffering and landscaping along Miller Road.

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

Given its location along a major arterial road and its adjacency to existing single family subdivisions to the east and to the north, the property is suited for a higher density single family zoning than what is allowed under the current zoning.

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

As indicated by the applicant, the intent of the development is to provide a smaller lot type that offers less yard maintenance which is not currently available within the immediate vicinity.

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 in the surrounding area. While the proposed PD has a higher density of 4.66 units per acre, it is not out of scale with the surrounding the developments. Ridgecrest Addition No. 1 and No. 2 located to the north and to the east has a density of 3.8 units per acre. Attachment 7 identifies the units per acre for existing residential subdivisions within the general vicinity.

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. The proposed PD will offer a single family product type with smaller lot sizes that offers quality housing without the maintenance associated with larger lot sizes. Realize Rowlett 2020 Plan recognized the growing demand for this type of housing product.

In conclusion, staff does not expect the proposed PD to have an adverse impact on the adjacent properties. The proposed PD offers an adequate buffer along Miller Road that has been appropriately sized for the small scale of the project. The development offers a product type that should be attractive to people looking for quality housing with smaller lot sizes that offer less maintenance associated with larger lot sizes. Additionally, the proposed concept plan has been designed with a usable, central open space that will be fronted by homes on three sides. It is staff's opinion that the proposal satisfies the relevant Guiding Principles from the Realize Rowlett 2020 Comprehensive Plan and meets the criteria listed in the RDC for a rezoning.

Public Notice

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Staff mailed public and courtesy notices to property owners within 200 feet and 500 feet of the subject property on March 4, 2016, and as of Friday, March 18, 2016, staff received nine responses in opposition, one no opinion, and five (including four from the property owners) in favor (Attachment 8 – Public Responses).

A Legal Notice was published in the Rowlett Lakeshore Times on March 10, 2016, pursuant to the requirements set forth in the RDC. A rezoning sign was placed on the subject property on March 11, 2016, in accordance with the RDC and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Statement of Intent and Purpose

Attachment 3 – Development Standards

Attachment 4 – Concept Plan

Attachment 5 – Open Space/Detention Pond Design

Attachment 6 – Miller Road Landscape/Screening

Attachment 7 – Surrounding Densities

Attachment 8 – Public Responses



**EXHIBIT C
STATEMENT OF INTENT AND PURPOSE
The Manors on Miller**

The Manors on Miller is a neighborhood which creates a beautiful, timeless community that upholds and enhances the quality of the surrounding environment. This neighborhood encourages neighborhood interaction with its centralized greenspace, and connectivity to the City's trail system.

This design philosophy produces a neighborhood which preserves the existing vegetation, and brings neighbors together. Homes front the centralized common area, which provides residents a scenic view and an opportunity to leave their fenced back yards to meet their neighbors.

The open space's design is inspired by The Sunken Gardens of William and Mary's campus, following the spirit of eighteenth-century English landscape gardens, which abandoned the geometric parterres of Europe in favor of sweeping lawns intended to uplift the spirit by leading the eye toward a distant, natural setting. The perimeter of the open space will be screened with trees, shrubs and vegetation to create a natural and intimate environment. This open space is a welcoming enclave of peace, departing from the hustle and bustle of day-to-day life outside the community.

With the recent completion of the Miller Road Bridge, The Manors on Miller serves as a gateway into Rowlett. This community strives to be a shining example of what Rowlett has to offer. With immediate access to Miller Road, this Property lends its residents easy access to the conveniences of suburban life. Residents will enjoy the easy access to surrounding retail shops like Wal-Mart, Home Depot, and Super Target nearby.

In regards to The Manors on Miller's regional context, the neighborhood's residents have convenient access to both Lyndon B. Johnson Freeway and President George Bush Turnpike, but is also just over 1.6 miles from the Downtown Rowlett DART Blue Line Station.

Section 77-805.C. of the Rowlett Development Code (RDC) indicates that recommendations and decisions on rezoning shall be based on consideration of the following criteria:

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

The requested rezoning does not correct any errors with respect to zoning.

The request meets with the changing environment recognized in the Realize Rowlett 2020 Plan. In the "Framework for the Future" section of the Plan, it clearly states, "In 2020, Rowlett will be a community with diverse lifestyle choices for living, working, playing, and learning. ...additional housing choices will be available for individuals and families that desire homes needing lower maintenance. Young professionals will be attracted to low maintenance, dense housing found in urban or mixed-use neighborhoods." Additionally, the Plan recognizes that, "Rowlett's future as an employment center will blossom", when a number of actions take place, including, "its housing inventory expands and diversifies." The Manors on Miller will meet the needs and desires of a more diversified Rowlett resident.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purpose of this Code stated in subchapter 77-103, Purpose of this Code.

The proposal is consistent with the Guiding Principles outlined in the Realize Rowlett 2020 Plan. While this area is not one of the strategic opportunity areas detailed in the plan, the plan anticipates areas of Rowlett outside those areas will also experience development over time.

ATTACHMENT 2

When they do, the development should work within the framework of the Plan's Guiding Principles; two of the key ones being Principle 1: Value Existing Neighborhoods, and Principle 3: Make Rowlett a Community that is Attractive to People at all Stages of Their Lives.

The Plan recognizes that in order to protect the Realize Rowlett 2020 vision, "Actions for Change" need to be implemented. For redevelopment of residential areas and/or new development on greenfields in mature residential areas, Action 3 is probably the most important. This Action states, "...and include language related to the efficient delivery of redeveloped properties and projects that advance the principles of Smart Growth and traditional neighborhood development." The Manors on Miller neighborhood is planned with those principles.

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

The proposed The Manors on Miller neighborhood does protect the public by:

- i) Fostering convenient, compatible, and efficient relationships among land uses;
 - ii) Promoting a healthful and convenient distribution of population;
 - iii) Ensures greater public safety, convenience, and accessibility through physical design;
 - iv) Encourages the efficient use of the available land supply in the city;
 - v) Preserves the character and quality of residential neighborhoods;
 - vi) Promotes a balanced, diverse supply of affordable, quality housing in safe and livable neighborhoods;
 - vii) Ensures the provision of adequate sized yards, open spaces for light, air, and fire safety;
 - viii) Encourages development of a sustainable and accessible system of recreational facilities, and open space that meets year-round neighborhood and community wide needs;
 - ix) Facilitates the adequate and safe provision of transportation, water, sewage, drainage, and other public facilities; and
 - x) Ensures the service demands of new development will not exceed the capabilities of existing streets, utilities, or other public facilities and services.
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 Manors on Miller neighborhood's needs for water can be provided without negatively impacting adjacent properties. The Manors on Miller neighborhood's needs for sewer services can also be met without negatively impacting adjacent properties. Additionally, the traffic generated by The Manors on Miller residents will not negatively impact the city's street system.

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 Manors on Miller neighborhood will not have adverse impacts on the natural environment. Activities within the neighborhood will adhere to all of the city's performance standards with respect to air, water, and noise. The city's stormwater management standards will be followed, as they are with all new development in the city. The Manors on Miller's layout was designed to preserve as much natural vegetation as possible, leaving existing trees and vegetation in the common areas.

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

The proposed rezoning will not have significant adverse impacts on other property in the vicinity. The proposed rezoning will more closely relate to the adjacent single family neighborhoods. The Manors on Miller is an excellent opportunity for the City of Rowlett to breathe life back into an undeveloped area of the City, and capitalize on its proximity to Lyndon B. Johnson Freeway, President George Bush Turnpike, and the Rowlett DART station. More importantly, The Manors on Miller is situated at the entrance to Rowlett, and will serve as a beautiful and welcoming example of what the City of Rowlett has to offer.

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

The property is presently zoned SF-40 with a lot area minimum of 1 Acre. This property is not suitable for the current SF-40 zoning category, due to its small size and boundary constraints. The proposed zoning allows for a higher density of homes than the current SF-40 category; however, the SF-40 zoning category has rarely been used for the creation of subdivisions in Rowlett. The proposed rezoning will more closely relate to the adjacent single family neighborhoods, which allows for lot areas of 8,000 square feet.

This is especially true considering the property is located directly on Miller Road close to the entrance of the City, which is a much higher intensity than typical for a 1 Acre Lot development.

The property is well suited for an urban, infill single family neighborhood. It is located a short 1.6 miles from the Downtown Rowlett DART station. Homeowners can easily ride the train to work every day and have the conveniences of a suburban community in the evenings and weekends. As the Realize Rowlett 2020 Plan indicates, “The community will support diverse choices—in housing types, neighborhood character and land use patterns—so that people at all stages of their lives can find options here that meets their needs.”

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

The Ridgecrest Addition, which is immediately north and east of The Manors on Miller neighborhood, was zoned and preliminary platted in 1984. Lot areas range from 8,000 to 10,000 square feet. Directly south of The Manors on Miller is Harbor Pointe Estates, which was zoned and platted in 1994 for 9,000 to 10,000 square foot lot areas.

In this vicinity, there is a deficiency of smaller lots which allow for less yard maintenance and right sized homes for aging “baby boomers” who want to age in place, and young professionals who are drawn toward a more urban lifestyle. The Manors on Miller is intended to meet the demand for this underserved product type.

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

The requested rezoning is compatible in scale with uses on other properties in the vicinity.

An urban style of single family development deemphasizes the focus on the fenced back yard where every resident is isolated from their neighbor. Social interaction is very important for

Homeowners in this style of neighborhood. A focus is placed on the common areas in a neighborhood where that social interaction can take place on a daily basis. With that in mind, The Manors on Miller neighborhood will provide a centralized, usable open space for the benefit of the entire neighborhood. This will not only provide ample opportunity for interaction between neighbors, but will also create a more appealing atmosphere to the neighborhood.

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.

The area surrounding The Manors on Miller neighborhood is predominantly developed with suburban style for single family neighborhoods.

As identified in the Realize Rowlett 2020 plan however, “Though surrounded by attractive suburban alternatives, Rowlett is poised to compete for residential expansion, largely due to future transit improvements... demand for residential product types will continue to grow significantly over the next decade (over 21,000 units in the Trade Area) ...”

The Plan indicates there is ample demand for this type of residential product in this general area of the city.

EXHIBIT D
The Manors on Miller
PLANNED DEVELOPMENT STANDARDS

General Standards

1. Development shall take place in general accordance with the attached Zoning Exhibit (Exhibit E).
2. The maximum number of homes in The Manors on Miller neighborhood shall be 39.
3. A minimum of 8% of the land within The Manors on Miller neighborhood shall be used as open space. Detention shall be allowed in the open space. The open space, as generally shown on Exhibit E, shall be recognized as meeting all of the City of Rowlett's acreage requirements for public and/or private open space for The Manors on Miller neighborhood.
4. All open space and common area shall be owned and maintained by the Homeowners Association.
5. Any future right-of-way dedication shall be measured fifty-five feet (55') from the centerline of Miller Road
6. The nose of the currently existing median opening on Miller Road shall be pulled back to the west to accommodate a left turn lane and the required width for a median opening.
7. The setback from the Miller Road future ROW shall be 18' rather than 20'.

Dimensional Standards

Development shall take place in accordance with the SF-5 Single Family Residential District as outlined in the City of Rowlett Development Code as it exists or may be amended, except as indicated below.

1. The minimum lot area shall be 5,750 square feet.
2. The minimum lot width shall be 50'. On cul-de-sacs and/or elbows, the minimum lot width at the building line shall be 40'. The minimum street frontage for all lots shall be 35'.
3. The minimum lot depth shall be 115'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property line.
5. The minimum side yard shall be 5'. The minimum side yard on a corner lot adjacent to a street shall be 5'.
6. The minimum rear yard shall be 20'.
7. The maximum lot coverage shall be 75%.
8. The minimum dwelling area shall be 1,850 square feet.
9. The maximum height shall be 2.5 stories or 35' for the main building.

Setback Type	Minimum Distance in Feet
Front Setback*	20'
Rear Setback	20'
Sideyard Setback	5'
Garage Setback	20'

* An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property line.

Neighborhood Standards

1. Neighborhood buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Rowlett Development Code with the following exceptions. Please see Exhibits "H" and "I".
 - The primary entryway, located on the eastern entrance road, shall flank the East side of the intersection with a minimum area for a landscaped entry shall be 1,200 square feet, with a minimum depth of 10' measured from the right of way. Canopy trees shall be placed every 40 feet along Miller Road, behind the tubular steel fence. A masonry entry statement wall shall be placed at the eastern entrance and shall be approximately six feet in height and a minimum of ten feet wide. A masonry wall along Miller Road will not be required. A six foot ornamental (tubular steel fence) shall screen the subdivision from Miller road. Approved plants, trees, grass and other approved vegetation shall be placed behind (North of) the fence line. The primary entryway shall comply with the standards established in the Rowlett Development Code proportionally to this defined area.
 - The secondary entryway, located on the western entrance road, shall flank the West side of the intersection with a minimum area for a landscaped entry shall be 2,500 square feet, with a minimum depth of 20' measured from the right of way. Canopy trees shall be placed every 40 feet along Miller Road, behind the tubular steel fence. A masonry wall along Miller Road will not be required. A six foot ornamental (tubular steel fence) shall screen the subdivision from Miller road. Approved plants, trees, grass and other approved vegetation shall be placed behind (North of) the fence line. The primary entryway shall comply with the standards established in the Rowlett Development Code proportionally to this defined area.
 - A landscape buffer shall not be required for the central open space area, since it will already provide screening and landscaping as detailed below.
 - Zero-scaped lots will be allowed along the sideyards of lots.
 - Buxus sempervirens or similar shrubs will be allowed.

2. Central Open Space and Detention Area
 - While detention may not be required (subject to a full drainage analysis), detention shall be permitted and counted as open space in the central open space area. Detention shall be allowed along Miller Road. The slope shall be no greater than a 4-to-1 slope.
 - The detention area shall be designed similar to William and Mary's Sunken

ATTACHMENT 3

Gardens. The purpose of this design is to maximize the utility of the limited land available to provide a flat, usable open space when it is not raining, while also providing functional drainage system when it does rain.

- The open space / detention area shall be screened along the western, northern, and eastern perimeter of the area with canopy trees placed every 50 feet (minimum), and boxwood shrubs along all sides of the perimeter, creating a natural enclave helping buffer ambient street noise. An irrigation system shall be provided to ensure quality maintenance of this area. A six foot tubular steel fence shall be placed along the southern border of the defined area, with vegetation placed on the North side of the fence.
 - The maximum detention area required for the subdivision is .6 acres - this calculation could be reduced upon completion of a full drainage study. Please see “Exhibit G”.
3. Unless otherwise shown on Exhibit E, streets within The Manors on Miller neighborhood shall be designated as “Minor Residential Streets” and have a right-of-way width of 50’ and a pavement width of 31’.
 4. The southernmost home along the eastern entrance and southernmost home along the western entrance shall have their driveways oriented along the northern side of the lot.
 5. Homes adjacent to the alley along Drakestone Ave. and Dorchester Dr. shall have a six foot (6’) board on board fence with the galvanized steel posts facing inward towards the home.

Architectural Standards

1. All homes within The Manors on Miller neighborhood shall comply with the Residential Building Standards established in the Rowlett Development Code with the following exception. If a gable roof extends over an unenclosed porch, the gable face may be constructed of hardy-plank or similar cementaceous material.
2. All homes within The Manors on Miller neighborhood shall comply with the Green Building Standards established in the Rowlett Development Code.
3. A front porch shall have a minimum depth of 6’ and a minimum width of 10’ on the Front Porch Elevation.
4. Front porches shall have railings and columns. The railings and columns shall be architecturally compatible with the house’s front facade.
5. A hip roof which faces the street and which comprises greater than 35% of the total width of a house’s façade shall be broken up with dormers or other architecturally compatible appurtenances.
6. All trim, siding, ceilings, and garage doors on the front facades shall be painted two contrasting colors to achieve an architecturally enhanced appearance. An example is, trim to be painted one color and side surfaces and garage doors to be painted a second color.
7. Roof pitches shall be minimum 8:12 for main gables and hips. Dormer roofs and roofs over porches may have a lesser pitch.
8. A minimum 4’ wide, dedicated walk separate from a driveway, shall provide a connection between the house and the city sidewalk.
9. Trees planted in the front yards of houses shall be of a species whose typical mature height is no greater than approximately 20’.

NOTES:

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

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).

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

NO 100-YEAR FLOOD PLAIN EXISTS ON THE SITE.

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

Surveyor's Certification

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2005. The property is subject to all easements of record.

John Glas
Registered Professional
Land Surveyor No. 6081

Metes & Bounds Description

SITUATED in the State of Texas, County of Dallas, and City of Rowlett, being part of the S.A. & M.G. RR Co Survey, Abstract No. 1047, being all of a called 0.627 acre tract (Tract I) and the remainder of a called 6.823 acre tract (Tract II) as recorded in Volume 9325, Page 5169 of the Deed Records of Dallas County, Texas (DRDCT), the remainder of a called 0.627 acre tract (hereinafter referred to as the "Yarnes Tract") as recorded in Volume 76008, Page 1695, DRDCT, the remainder of a called 0.627 acre tract (hereinafter referred to as the "Coyle Tract") as recorded in Volume 2004088, Page 13749, DRDCT, and the remainder of a called 0.627 acre tract (hereinafter referred to as the "Buttram Tract") as recorded in Volume 76008, Page 1691, DRDCT with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set marking the northwest corner of said 6.823 acre tract, the northeast corner of said premises, the northeast corner of the remainder of a called 2 acre tract as recorded in Volume 99137, Page 4815, DRDCT, the southeast corner of a called 16,3781 acre tract as recorded in Volume 2002144, Page 6711, DRDCT, the most westerly southeast corner of Ridgecrest Addition No. 2, an addition to the City of Rowlett as recorded in Volume 84138, Page 3563 of the Map Records of Dallas County, Texas (MRDCT), and being the southwest corner of a 15/32 alley;

THENCE with the north line of said 6.823 acre tract, the north line of said premises, the south line of said 15/32 alley, and a south line of said Ridgecrest Addition No. 2, North 89°17'28" East, 587.14 feet to an "X" set marking the northeast corner of said premises, the southeast corner of said Ridgecrest Addition No. 2, an interior corner of Ridgecrest Addition No. 1, an addition to the City of Rowlett as recorded in Volume 84083, Page 4681, MRDCT, and being an interior ell-corner of a 15/32 alley;

THENCE with the east line of said premises, the west line of said Ridgecrest Addition No. 1, and partway with the west line of said 15/32 alley as follows:

South 00°08'26" East, 504.09 feet to a 1/2-inch iron rod found;
South 23°16'19" East, 34.79 feet to a Glas capped iron rod set;
South 00°04'10" West, passing a 1/2-inch iron rod found at 106.56 feet and continuing for a total distance of 126.88 feet to a Glas capped iron rod set in the north right-of-way line of Miller Road (Variable Width Right-of-Way) marking the southeast corner of said premises, the northeast corner of a called 1,317 square foot tract as recorded under Document No. 200503632017, DRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with the north right-of-way line of Miller Road, the south line of said premises, partway with the north line of said 1,317 square foot tract, partway with the north line of a called 570 square foot tract as recorded under Document No. 200503632020, DRDCT, partway with the north line of a called 1,281 square foot tract as recorded under Document No. 200503629706, DRDCT, and partway with the north line of a called 1,281 square foot tract (hereinafter referred to as "ROW Tract 2") as recorded under Document No. 200503632018, DRDCT as follows:

Southwesterly along said curve through a central angle of 00°17'37" for an arc distance of 22.80 feet and having a radius of 4,450.00 feet (chord - South 89°01'05" West, 22.80 feet) to a Glas capped iron rod set marking the end of said curve;
South 89°09'54" West, 446.78 feet to a CBG capped iron rod found marking the southwest corner of said premises, the northwest corner of said ROW Tract 2, the southeast corner of a called 0.60 acre tract as recorded under Document No. 201500243919, DRDCT, and being in the west line of said Buttram Tract;

THENCE with the west line of said Buttram Tract, a west line of said premises, and the east line of said 0.60 acre tract, North 00°09'29" East, 191.15 feet to a 1/2-inch iron rod found marking the northwest corner of said Buttram Tract, an interior ell-corner of said premises, the northeast corner of said 0.60 acre tract, and being in the south line of said 6.823 acre tract;

THENCE with the south line of said 6.823 acre tract and a south line of said premises, South 89°22'28" West, 135.83 feet to a 1/2-inch iron rod found marking the southwest corner of said 6.823 acre tract, the southwest corner of said premises, and being in the east line of the aforementioned remainder of a called 2 acre tract;

THENCE with the west line of said 6.823 acre tract, the west line of said premises, and the east line of said remainder of a called 2 acre tract, North 00°21'05" East, 472.91 feet to the point of beginning and containing 8,437 acres of land.

PROJECT SITE DATA (Residential)

- GENERAL
- Case Number - PD90-2016
 - Name of Project/Development - The Manors on Miller
 - Proposed Use - PD-Single Family Residential (SF-5)
 - Future Land Use Designation - Residential Estate Density (2001 FLUP)
 - Proposed Future Land Use Designation - Planned Development
 - Existing Zoning District - SF-40
 - Proposed Zoning District - PD-SF
 - Applicable Overlays (e.g., PD, SUP) - N/A
 - Appraisal District Account Numbers and County
 - o 65148150010170000 - Dallas County
 - o 65148150010100000 - Dallas County
 - o 65148150010100000 - Dallas County
 - o 65140772010050000 - Dallas County

OVERALL SITE

- Gross Site Area - 8,437 Acres
- Site Frontage - 470'
- Site Width - 601'
- Site Depth - 672'
- Impervious Surface Area - 0.0 AC.
- Pervious Surface Area - 8.4 AC.
- Accessory Use % - N/A
- Open Space (ac & %) - 0.86 AC - 10%
- Detention/Retention (ac & %) - 0.6 AC.
- Recreation (ac & %) - N/A
- Preserve (ac & %) - N/A
- Civic (ac & %) - N/A
- Other (ac & %) - N/A

HOUSING

- Total Gross Density (du/ac) - 4.66 UPA
- Lot Count by Typical Lot Size - 39
- Total Number of Dwelling Units - 39
- Single Family (SF) - 39

PROPERTY DEVELOPMENT REGULATIONS

- Maximum Lot Coverage (permitted & proposed) - 75%
- Minimum Lot Area (required & proposed) - 5,750 square feet
- Minimum Lot Width (required & proposed) - 50'
 - o Cul-de-sacs and/or elbows - minimum lot width 40'
 - o Minimum street frontage for all lots: 35'
- Minimum Lot Depth (required & proposed) - 115'
 - o Cul-de-sacs and/or elbows - minimum lot depth: 115'
- Setbacks (required & proposed)
 - o Minimum front yard setback: 20'
- An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property.
- Corner lot adjacent to a street: 5'
- Exterior side yard on a key lot: N/A
- Rear Setback - 20'
- Max Structure Height (permitted & proposed) - 2 1/2 stories or 35' for the main building
- Max No. Stories/Floors (permitted & proposed) -
- Garage doors may face a public street
- Alleys are not required

EXHIBIT E - ZONING EXHIBIT OF

MANORS ON MILLER

SITUATED IN THE
S.A. & M.G. RR SURVEY ABSTRACT NO. 1407

IN THE
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

OWNERS
1) REBECCA COYLE BUTTRAM
16954 US HIGHWAY 82 W
AVERY, TEXAS 755547222

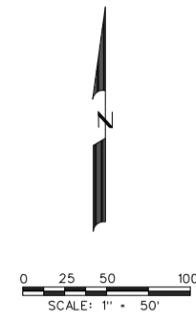
2) MATTHEW H COYLE
114 S MAIN ST
PARIS, TEXAS 754605822

3) NANCY A YARNES SURVIVORS TRUST
3616 LEATHERTOP DR
PLANO, TEXAS 750751546

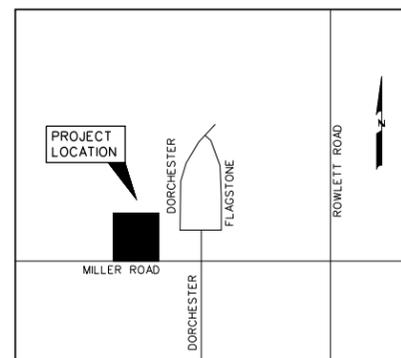
4) WILLIAM HUNTER COYLE JR & SUSAN KIRBY
5217 MILLER RD
ROWLETT, TEXAS 750886120

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	00°17'37"	4450.0'	22.80'	11.40'	22.80'	S89°01'05"W



NELL MOSS TRUSTEE
2.00 ACRE TRACT
DEED 1481500101300



LOCATION MAP
N.T.S.



HARBOR POINT

NOTES:

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

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).

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

NO 100-YEAR FLOOD PLAN EXISTS ON THE SITE.

THOROUGHFARE ALIGNMENT(S) SHOWN ON THE EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT, THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.

Surveyor's Certification

The survey shown herein is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2005. The property is subject to all easements of record.

John Cline
Registered Professional
Land Surveyor No. 6081

Meters & Bounds Description

SITUATED in the State of Texas, County of Dallas, and City of Rowlett, being part of the S.A. & M.G. RR Co. Survey, Abstract No. 1047, being all of a called 0.627 acre tract (Tract 1) and the remainder of a called 6.823 acre tract (Tract 2) as recorded in Volume 93251, Page 589 of the Deed Records of Dallas County, Texas (DRDCT), the remainder of a called 0.627 acre tract thereafter referred to as the "Yarnes Tract" as recorded in Volume 76008, Page 695, DRDCT, the remainder of a called 0.627 acre tract thereafter referred to as the "Coyle Tract" as recorded in Volume 2004088, Page 13745, DRDCT, and the remainder of a called 0.627 acre tract thereafter referred to as the "Sultrum Tract" as recorded in Volume 76008, Page 691, DRDCT with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set marking the northeast corner of said 6.823 acre tract, the northeast corner of said premises, the north line of the remainder of a called 2 acre tract as recorded in Volume 99157, Page 4815, DRDCT, the southeast corner of a called 16,5781 acre tract as recorded in Volume 2002144, Page 671, DRDCT, the most westerly southwest corner of Ridgecrest Addition No. 2, an addition to the City of Rowlett as recorded in Volume 84138, Page 3563 of the Map Records of Dallas County, Texas (MRDCT), and being the southwest corner of a 15' alley;

THENCE with the north line of said 6.823 acre tract, the north line of said premises, the south line of said 15' alley, and a south line of said Ridgecrest Addition No. 2, North 89°17'28" East, 587.14 feet to an "X" set marking the northeast corner of said premises, the southeast corner of said Ridgecrest Addition No. 2, an interior corner of Ridgecrest Addition No. 1, an addition to the City of Rowlett as recorded in Volume 84083, Page 4681, MRDCT, and being an interior at-corner of a 15' alley;

THENCE with the east line of said premises, the west line of said Ridgecrest Addition No. 1, and partway with the west line of said 15' alley as follows:

South 00°08'26" East, 504.09 feet to a 1/2-inch iron rod found;
South 23°18'19" East, 34.79 feet to a Glas capped iron rod set;
South 00°04'10" West, passing a 1/2-inch iron rod found at 106.56 feet and continuing for a total distance of 126.88 feet to a Glas capped iron rod set in the north right-of-way line of Miller Road (Variable Width Right-of-Way) marking the southeast corner of said premises, the northeast corner of a called 1,317 square foot tract as recorded under Document No. 200503632017, DRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with the north right-of-way line of Miller Road, the south line of said premises, partway with the north line of said 1,317 square foot tract, partway with the north line of a called 570 square foot tract as recorded under Document No. 200503632020, DRDCT, partway with the north line of a called 1,281 square foot tract as recorded under Document No. 200503629706, DRDCT, and partway with the north line of a called 1,281 square foot tract thereafter referred to as "ROW Tract 2") as recorded under Document No. 200503632018, DRDCT as follows:

Southwesterly along said curve through a central angle of 00°17'37" for an arc distance of 22.80 feet and having a radius of 4,450.00 feet (chord - South 89°01'05" West, 22.80 feet) to a Glas capped iron rod set marking the end of said curve;
South 89°09'54" West, 446.78 feet to a CBG capped iron rod found marking the southwest corner of said premises, the northeast corner of said ROW Tract 2, the southeast corner of a called 0.60 acre tract as recorded under Document No. 201000243919, DRDCT, and being in the west line of said Sultrum Tract;

THENCE with the west line of said Sultrum Tract, a west line of said premises, and the east line of said 0.60 acre tract, North 00°09'29" East, 95.15 feet to a 1/2-inch iron rod found marking the northeast corner of said Sultrum Tract, an interior at-corner of said premises, the northeast corner of said 0.60 acre tract, and being in the south line of said 6.823 acre tract;

THENCE with the south line of said 6.823 acre tract and a south line of said premises, South 89°22'28" West, 135.83 feet to a 1/2-inch iron rod found marking the southwest corner of said 6.823 acre tract, the southwest corner of said premises, and being in the east line of the aforementioned remainder of a called 2 acre tract;

THENCE with the west line of said 6.823 acre tract, the west line of said premises, and the east line of said remainder of a called 2 acre tract, North 00°27'05" East, 472.91 feet to the point of beginning and containing 8.437 acres of land.

PROJECT SITE DATA (Residential)
GENERAL

- Case Number - P090-2016
- Name of Project/Development - The Manors on Miller
- Proposed Use - PD-Single Family Residential (SF-5)
- Future Land Use Designation - Residential Estate Density (2001 FLUP)
- Proposed Future Land Use Designation - Planned Development
- Existing Zoning District - SF-40
- Proposed Zoning District - PD-SF
- Applicable Overlays (e.g., PD, SUP) - N/A
- Appraisal District Account Numbers and County
 - o 6514815001070000 - Dallas County
 - o 65148150010010000 - Dallas County
 - o 65148150010160000 - Dallas County
 - o 65140772010050000 - Dallas County

OVERALL SITE

- Gross Site Area - 8.437 Acres
- Site Frontage - 470'
- Site Width - 60'
- Site Depth - 572'
- Impervious Surface Area - 0.0 AC.
- Pervious Surface Area - 8.4 AC.
- Accessory Use (ac & %) - N/A
- Open Space (ac & %) - 0.86 AC - 10%
- Detention/Retention (ac & %) - 0.6 AC.
- Recreation (ac & %) - N/A
- Preserve (ac & %) - N/A
- Civic (ac & %) - N/A
- Other (ac & %) - N/A

HOUSING

- Total Gross Density (du/uc) - 4.66 UPA
- Lot Count by Typical Lot Size - 39
- Total Number of Dwelling Units - 39
- Single Family (SF) - 39

PROPERTY DEVELOPMENT REGULATIONS

- Maximum Lot Coverage (permitted & proposed) - 75%
- Minimum Lot Area (required & proposed) - 5,750 square feet
- Minimum Lot Width (required & proposed) - 50'
 - o Cul-de-sacs and/or elbows - minimum lot width 40'
 - o Minimum street frontage for all lots: 35'
- Minimum Lot Depth (required & proposed) - 115'
 - o Cul-de-sacs and/or elbows - minimum lot depth 115'
- Setbacks (required & proposed)
 - o Minimum front yard setback: 20'
- An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property.
- Corner lot adjacent to a street: 5'
- Exterior side yard on a key lot: N/A
- Rear Setback: 20'
- Max Structure Height (permitted & proposed) - 2 1/2 stories or 35' for the main building
- Max No. Stories/Floors (permitted & proposed) -
- Garage doors may face a public street
- Alleys are not required

EXHIBIT G - DETENTION / OPEN SPACE EXHIBIT OF

MANORS ON MILLER

SITUATED IN THE
S.A. & M.G. RR SURVEY ABSTRACT NO. 1407

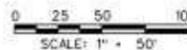
IN THE
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.

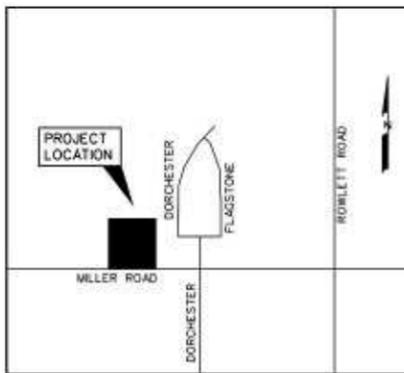
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

- OWNERS
- 1) REBECCA COYLE BUTTRAM
16954 US HIGHWAY 82 W
AVERY, TEXAS 755547222
 - 2) MATTHEW H COYLE
114 S MAIN ST
PARIS, TEXAS 754605822
 - 3) NANCY A YARNES SURVIVORS TRUST
3616 LEATHERTOP DR
PLANO, TEXAS 750751546
 - 4) WILLIAM HUNTER COYLE JR & SUSAN KIRBY
5217 MILLER RD
ROWLETT, TEXAS 750886120



NELL MOSS TRUSTEE
2.00 ACRE TRACT
DEED 1481500101300



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	00°17'37"	4450.0'	22.80'	11.40'	22.80'	S89°01'05" W









NOTES:

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

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).

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

NO 100-YEAR FLOOD PLAN EXISTS ON THE SITE.

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

Surveyor's Certification

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2005. The property is subject to all assessments of record.

Mets & Bound Description

SITUATED in the State of Texas, County of Dallas, and City of Rowlett, being part of the S.A. & M.G. RR Co Survey, Abstract No. 1047, being all of a called 0.627 acre tract (Tract II) and the remainder of a called 6.823 acre tract (Tract I) as recorded in Volume 93251, Page 5169 of the Deed Records of Dallas County, Texas (DRDCT), the remainder of a called 0.627 acre tract (hereinafter referred to as the "Yarnes Tract") as recorded in Volume 76008, Page 1689, DRDCT, the remainder of a called 0.627 acre tract (hereinafter referred to as the "Coyle Tract") as recorded in Volume 2004088, Page 13749, DRDCT, and the remainder of a called 0.627 acre tract (hereinafter referred to as the "Buttram Tract") as recorded in Volume 76008, Page 1691, DRDCT with said premises being more particularly described as follows:

BEGINNING at a Glass capped iron rod set marking the northeast corner of said 6.823 acre tract, the northeast corner of said premises, the northeast corner of the remainder of a called 2 acre tract as recorded in Volume 99137, Page 4815, DRDCT, the southeast corner of a called 16.3781 acre tract as recorded in Volume 2002144, Page 6171, DRDCT, the most westerly southwest corner of Ridgecrest Addition No. 2, an addition to the City of Rowlett as recorded in Volume 84158, Page 3563 of the Map Records of Dallas County, Texas (MRDCT), and being the southwest corner of a 15' alley;

THENCE with the north line of said 6.823 acre tract, the north line of said premises, the south line of said 15' alley, and a south line of said Ridgecrest Addition No. 2, North 89°17'28" East, 587.14 feet to an "X" set marking the northeast corner of said premises, the southeast corner of said Ridgecrest Addition No. 2, an interior corner of Ridgecrest Addition No. 1, an addition to the City of Rowlett as recorded in Volume 84083, Page 4681, MRDCT, and being an interior all-corner of a 15' alley;

THENCE with the east line of said premises, the west line of said Ridgecrest Addition No. 1, and partway with the west line of said 15' alley as follows:

South 00°09'26" East, 504.09 feet to a 1/2-inch iron rod found;

South 23°10'19" East, 34.79 feet to a Glass capped iron rod set;

South 00°04'10" West, passing a 1/2-inch iron rod found at 106.56 feet and continuing for a total distance of 126.88 feet to a Glass capped iron rod set in the north right-of-way line of Miller Road, (Variable Width Right-of-Way) marking the southeast corner of said premises, the northeast corner of a called 1,317 square foot tract as recorded under Document No. 20050362017, DRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with the north right-of-way line of Miller Road, the south line of said premises, partway with the north line of said 1,317 square foot tract, partway with the north line of a called 570 square foot tract as recorded under Document No. 200503632020, DRDCT, partway with the north line of a called 1,281 square foot tract as recorded under Document No. 200503629706, DRDCT, and partway with the north line of a called 1,281 square foot tract thereinafter referred to as "ROW Tract 2") as recorded under Document No. 200503632018, DRDCT as follows:

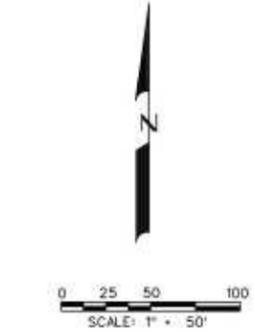
Southwesterly along said curve through a central angle of 00°17'37" for an arc distance of 22.80 feet and having a radius of 4,450.00 feet (chord - South 89°01'05" West, 22.80 feet) to a Glass capped iron rod set marking the end of said curve South 89°09'54" West, 446.78 feet to a CBG capped iron rod found marking the southwest corner of said premises, the northeast corner of said ROW Tract 2, the southeast corner of a called 0.60 acre tract as recorded under Document No. 201500245919, DRDCT, and being in the west line of said Buttram Tract;

THENCE with the west line of said Buttram Tract, a west line of said premises, and the east line of said 0.60 acre tract, North 00°09'29" East, 191.15 feet to a 1/2-inch iron rod found marking the northeast corner of said Buttram Tract, an interior all-corner of said premises, the northeast corner of said 0.60 acre tract, and being in the south line of said 6.823 acre tract;

THENCE with the south line of said 6.823 acre tract and a south line of said premises, South 89°22'28" West, 135.83 feet to a 1/2-inch iron rod found marking the southwest corner of said 6.823 acre tract, the southwest corner of said premises, and being in the east line of the aforementioned remainder of a called 2 acre tract;

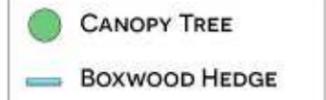
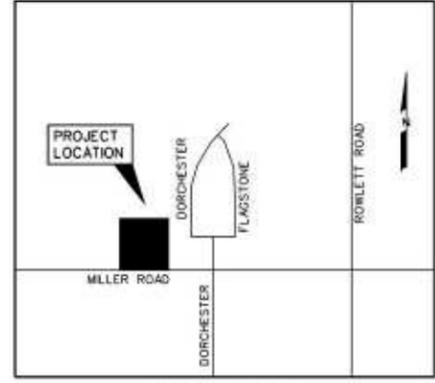
THENCE with the west line of said 6.823 acre tract, the west line of said premises, and the east line of said remainder of a called 2 acre tract, North 00°21'05" East, 472.91 feet to the point of beginning and containing 8.437 acres of land.

John Glas
Registered Professional
Land Surveyor No. 6081



WELL MOSS TRUSTEE
2.00 ACRE TRACT
DEED 1481500101300

****THIS ILLUSTRATION IS FOR CONCEPTUAL PURPOSES ONLY.**



- PROJECT SITE DATA (Residential)**
- GENERAL**
- Case Number - PD90-2016
 - Name of Project/Development - The Manors on Miller
 - Proposed Use - PD-Single Family Residential (SF-5)
 - Future Land Use Designation - Residential Estate Density (2001FLUP)
 - Proposed Future Land Use Designation - Planned Development
 - Existing Zoning District - SF-40
 - Proposed Zoning District - PD-SF
 - Applicable Overlays (e.g., PD, SUP) - N/A
 - Appraisal District Account Numbers and County
 - o 65148150010170000 - Dallas County
 - o 65148150010000000 - Dallas County
 - o 65148150010160000 - Dallas County
 - o 65140772010050000 - Dallas County

- OVERALL SITE**
- Gross Site Area - 8.437 Acres
 - Site Frontage - 470'
 - Site Width - 601'
 - Site Depth - 672'
 - Impervious Surface Area - 0.0 AC.
 - Pervious Surface Area - 8.4 AC.
 - Accessory Use X - N/A
 - Open Space (ac & %) - 0.86 AC - 10%
 - Detention/Retention (ac & %) - 0.6 AC.
 - Recreation (ac & %) - N/A
 - Preserve (ac & %) - N/A
 - Civic (ac & %) - N/A
 - Other (ac & %) - N/A

- HOUSING**
- Total Gross Density (du/ac) - 4.66 UPA
 - Lot Count by Typical Lot Size - 39
 - Total Number of Dwelling Units - 39
 - Single Family (SF) - 39

- PROPERTY DEVELOPMENT REGULATIONS**
- Maximum Lot Coverage (permitted & proposed) - 75%
 - Minimum Lot Area (required & proposed) - 3,750 square feet
 - Minimum Lot Width (required & proposed) - 50'
 - Minimum Lot Depth (required & proposed) - 115'
 - Minimum street frontage for allots: 35'
 - Minimum Lot Depth (required & proposed) - 115'
 - Cul-de-sacs and/or alleys - minimum lot depth: 115'
 - Setbacks (required & proposed)
 - o Minimum front yard setback: 20'
 - An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property.
 - Corner lot adjacent to a street: 5'
 - Exterior side yard on a key lot: N/A
 - Rear Setback: 20'
 - Max Structure Height (permitted & proposed) - 2 1/2 stories or 35' for the main building
 - Max no. Stories/Floors (permitted & proposed) -
 - Garage doors may face a public street
 - Alleys are not required

EXHIBIT H - LANDSCAPE EXHIBIT
OF
MANORS ON MILLER
SITUATED IN THE
S.A. & M.G. RR SURVEY ABSTRACT NO. 1407

OWNERS

1) REBECCA COYLE BUTTRAM
6584 US HIGHWAY 82 W
AVERY, TEXAS 755547222

2) MATTHEW H COYLE
114 S MAIN ST
PARIS, TEXAS 754605822

3) NANCY A YARNES SURVIVORS TRUST
3616 LEATHERTOP DR
PLANO, TEXAS 750751546

4) WILLIAM HUNTER COYLE JR & SUSAN KIRBY
5217 MILLER RD
ROWLETT, TEXAS 750886120

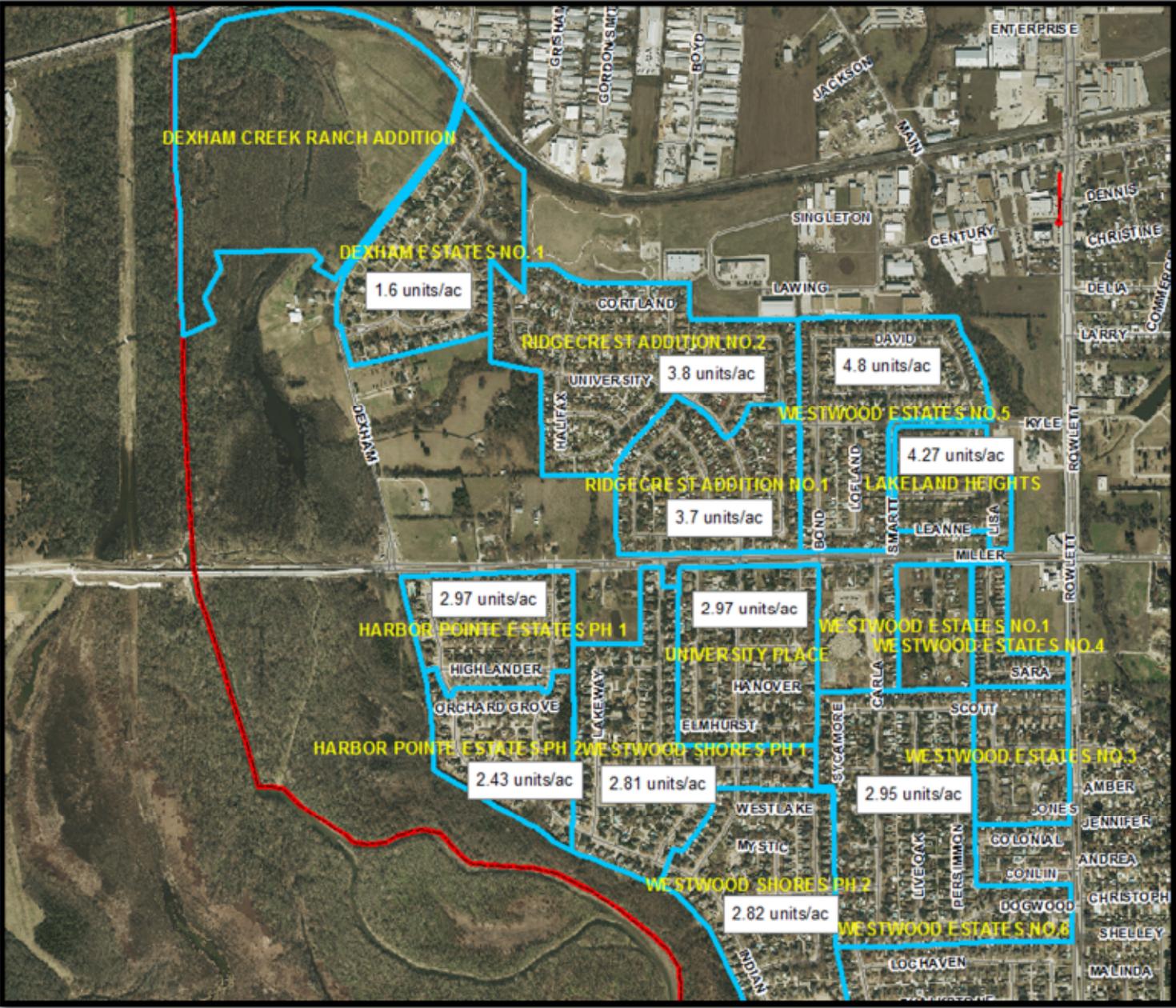
APPLICANT

SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

FEBRUARY 2016 SCALE 1" = 50'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	00°17'37"	4450.0'	22.80'	11.40'	22.80'	S89°01'05"W





Department of Development Services

NOTICE OF PUBLIC HEARING

03-18-16A08:58 RCVD

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: I don't want my TAXES to go up! They are too high like it is

PROPERTY OWNER NAME (print): Manuel S. Martinez
SIGNATURE: *Manuel S. Martinez*
ADDRESS: 3614 Dorchester DR, 75008

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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 16, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th 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.

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



Department of Development
Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 2009, 2103, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS:

*Density of homes that would be the effect of
6000 sq.ft. lots.*

PROPERTY OWNER NAME

(print):

John R + Patricia Worthy

SIGNATURE:

1965 Miller Rd - Patricia Worthy

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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

Phone 972-412-6166

FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development
Services

COURTESY NOTICE OF PUBLIC HEARING 18-16A08:58 RCVD

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS:

6000 Sq Ft. lots - too many homes -

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Gary Worth
G. Worth
1901 Miller Rd

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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

Phone 972-412-6166

FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

03-18-16A08:58 RCVD

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: *The proposed density is excessive compared to adjacent properties. A minimum of 65-foot lot width and side entry garages with at least a 25-foot setback from street would be acceptable to me.*

PROPERTY OWNER NAME (print): Alma Ann Murphy
SIGNATURE: *Alma Ann Murphy*
ADDRESS: 3822 Dexham Road, 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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

If you have any questions concerning this request, please contact the Department of Development Services
 Phone 972-412-6166
 FAX 972-412-6228
glangford@rowlett.com

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

3-9-16

9:43

ET24015-1



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: I am opposed to the request because it will devalue our properties.

PROPERTY OWNER NAME (print): Guadalupe Hernandez
SIGNATURE: Guadalupe Hernandez
ADDRESS: 1913 Walnut Hill Dr., Rowlett, Tx. 75088-1555

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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th 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.

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



03-09-16 P04:16 OUT

Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: Rowlett needs to preserve as much of nature as we can!

PROPERTY OWNER NAME (print): Jeanie Krell
SIGNATURE: [Handwritten Signature]
ADDRESS: 2409 Worchester Dr.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th 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.

Table with 2 columns: Contact information for questions and return by fax or mail address.

03-14-16 P02:23 OUT



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: *The present zoning on this property is important to maintain the character of our city. An 85% reduction in lot size is unacceptable. If the project were modified to at least 15,000 sqft lots, side entry garages and deeper frontage offset, I could support a change*

PROPERTY OWNER NAME (print): Gerald D. Murphy, Jr. ms
SIGNATURE: *G.D. Murphy Jr*
ADDRESS: 3826 DEXHAM RD Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the **22nd day of March, 2016**, and that the City Council will hold a public hearing at 7:30 p.m. on the **5th day of April, 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, March 16, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th 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



03-16-16 A10:49 OUT
 Department of Development
 Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS:

PROPERTY OWNER NAME

(print): DARRICK + KIMBRA MOUSER
 SIGNATURE: *Darrick Mouser*
 ADDRESS: 3414 HARBOR POINTE ROWLETT, TEXAS 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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

If you have any questions concerning this request, please contact the Department of Development Services
 Phone 972-412-6166
 FAX 972-412-6228
glangford@rowlett.com

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

03-17-16A10:52 RCVD



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: I am very concerned about property values decreasing and traffic congestion along Miller Road.

PROPERTY OWNER NAME (print): Gwendolyn D. Stewart
SIGNATURE: Gwendolyn D. Stewart
ADDRESS: 1909 Walnut Hill Drive Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016.

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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet.

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



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: AS LONG AS INDIVIDUAL FAMILIES CAN PURCHASE LOTS & HIRE THEIR OWN BUILDER.

PROPERTY OWNER NAME (print): DAVID BLAYNE SAVOY
SIGNATURE: [Signature]
ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th 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.

Table with 2 columns: Contact information for questions (phone, fax, email) and return instructions (fax or mail to City of Rowlett Development Services).



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: QUALITY AFFORDABLE HOUSING AND INCREASED TAX

BASE

PROPERTY OWNER NAME

(print):

NANCY YARNES SURVIVORS TRUST

SIGNATURE:

Nancy Yarnes

ADDRESS:

2113 Miller Rd. Rowlett

HOME: 3616 LEATHERTOP DR PHANO, TX 75075

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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 16, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

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

Phone 972-412-6166

FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: This development would increase tax income for the City and provide desirable lot sizes and housing for the public.

PROPERTY OWNER NAME

(print): William H. Coyle Jr.

SIGNATURE: William H. Coyle Jr.

ADDRESS: 4207 Walnut Rd., Gilmer, Tx 75644 | Joint owner of subject property.

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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 16, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th 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
glahford@rowlett.com

RETURN BY FAX OR MAIL

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

03-16-16 A09:06 OUT



Department of Development
Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS:

affordable, quality housing
increased tax base

PROPERTY OWNER NAME

(print):

*Rebecca Coyle Buttram***SIGNATURE:***Rebecca Coyle Buttram***ADDRESS:**

*Property owner: 2013 Miller Home: 16959 US Hwy 82 W
Avery, TX 75554*

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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 16, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th 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

03-16-16 09:06 OUT



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: *affordable, quality housing
increased tax base*

PROPERTY OWNER NAME

(print):

Susan Coyle Kirby

SIGNATURE:

Susan Coyle Kirby

ADDRESS: *Property owner address: 2009 Miller Home: 5219 Miller 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 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 16, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th 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



03-18-16A08:58
 Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner 03-18-16A08:58 RCVD
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, 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-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS:

Area Development

PROPERTY OWNER NAME (print):

James W. Rose

SIGNATURE:

James W. Rose

ADDRESS:

3813 HAI Fax Dr.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 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, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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

Phone 972-412-6166

FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 03/22/2016

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from a Form Based New Neighborhood Zoning District to a Planned Development (PD) with underlying Single Family-5 (SF-5) and Single Family-7 (SF-7) base zoning districts. The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

SUMMARY

The subject properties, referred to as Magnolia Park throughout the remainder of this report, is zoned New Neighborhood Form Based District (NN-FB), and is currently regulated by the Form Based Code (FBC). A location map is included as Attachment 1. The applicant is requesting to rezone the property to a PD with underlying SF-5 and SF-7 base zoning districts for the purpose of building a single family subdivision.

BACKGROUND INFORMATION

The subject properties are included in the Northshore opportunity area as outlined in the Realize Rowlett 2020 Comprehensive Plan adopted in 2011. After the adoption of the Comprehensive Plan, the City Council subsequently adopted the FBC in 2012, which included two zoning districts at the time: New Neighborhood and Urban Village. Following the adoption of the FBC, a private developer approached the City and requested that 63.6 +/- acres including the subject properties be rezoned to the NN-FB District. At that time, the City was preparing to begin the Northshore master planning process and worked closely with the applicant to ensure that the proposed rezoning would work in harmony with future planning efforts in the area. The final zoning proposal, "Merritt Village," was ultimately approved on May 21, 2013. This rezoning was further evaluated and expanded upon throughout the Northshore master planning process that concluded with the adoption of the Northshore Master Plan on April 16, 2014.

From the adoption of the Realize Rowlett 2020 Comprehensive Plan in 2011 through the Northshore Planning Process in 2014, it was consistently acknowledged that while single family homes will be allowed in the far western portion of the Northshore, they will not be the dominant use. Additionally through the Realize Rowlett 2020 process and subsequent studies, it was confirmed that the City is saturated with inventory from housing products within a very narrow size

and price band and cannot afford to add more of the same product to its inventory. It was determined that the best way to help diversify the City's housing stock was through implementing FBC zoning districts within strategic opportunity areas including the Northshore. This is due to the fact that the standards within the FBC ultimately achieve higher quality neighborhoods than can be accomplished through conventional zoning districts, both through design standards and housing mix requirements. While it may be appropriate to consider conventional subdivisions in other areas of the City, the districts identified as strategic opportunities within the Comprehensive Plan and more specifically the areas wherein the City initiated and approved rezonings to FB Districts were identified as critical to advancing the City's vision for fiscal sustainability. It is for those reasons that staff remains firm that the current NN-FB District is the most appropriate district for the subject property and recommends denial of the proposed rezoning request.

DISCUSSION

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

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

It is staff's professional opinion that the proposed rezoning does not address a changing condition, trend, or fact. The current zoning was established in direct efforts to rectify the trend towards an oversupply of the same housing product types throughout the city. The desired result was to diversify the City's housing stock. It was acknowledged throughout the Northshore planning process that the vision for the Northshore was a long-term vision and the zoning should be seen as a long-term strategy. Based on that, it is not surprising that there is a short-term market demand for the proposed rezoning. Since this was discussed and acknowledged throughout the Northshore planning process, staff does not see it as a changing condition, trend or fact. For that reason, staff cannot support the proposal for an alternative that is not in line with the Comprehensive Plan and City Council's vision.

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 properties, located in the Northshore District, has been identified as one of the 13 opportunity areas in the city. It is staff's opinion that the most appropriate way to fulfill the intent and meet the Guiding Principles outlined in the Comprehensive Plan, is for the subject property to retain the current NN-FB zoning designation. While the current proposal incorporated many of the FBC standards into the PD standards, the intent of the FBC is not upheld. These intent issues are most apparent in relation to lot mix and front entry product.

In terms of lot mix, it has previously been determined through the Realize Rowlett 2020 Comprehensive Plan and the FBC planning processes that a broad range of housing types are essential in achieving a minimum standard of diversity in the City's housing stock. Without this diversity, there is a danger in creating an oversupply of the same type by yielding only to existing market demand. This is best achieved through the FBC zoning districts. As previously mentioned, while it may be appropriate to consider conventional subdivisions in other areas of the City, the districts identified as strategic opportunities within the Comprehensive Plan and more specifically the areas wherein the City initiated and approved rezonings to FB Districts, including the Northshore, were identified as critical to advancing the City's vision for fiscal sustainability. As a long range strategy it is necessary to resist the desire to accommodate what is in high demand now, versus the ultimate buildout. Once the opportunity for diversity is gone it is almost impossible to recapture.

In terms of front entry product, staff cannot support a blanket allowance for front entry product throughout the site. Front entry product has been proven to detract from the walkability factor in pedestrian friendly neighborhoods. High quality, walkable neighborhoods rely on a standard of separation, which shields and removes the pedestrian from the automobile, minimizing conflict zones where people and cars meet. This separation is achieved through uninterrupted sidewalks along blocks, minimizing curb cuts and alley access points, incorporating street trees in parkways, and incorporating on street parking. Since a pedestrian friendly neighborhood relies heavily on the pedestrian realm, auto-dominated frontages are in direct opposition to that desire. In the case of the FBC, much is done to reinforce investment in the human scale elements that produce a public realm that fosters, supports, and encourages human interaction. By allowing driveways along narrow lots throughout the entire development, the automobile is allowed to dominate the streetscape and public realm. The end result produces a cascading effect on the quality of the pedestrian realm within the neighborhood. For that reason, the proposed PD cannot be considered consistent with the intent of the Comprehensive Plan or the Northshore Master Plan.

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

Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards in the proposed PD as well those standards in the RDC including drainage, traffic, and utility requirements.

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

The proposed rezoning has been reviewed from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Both water and sewer service is provided by the City; Staff has confirmed that both are available to the site. Prior to the approval of the Preliminary Plat, Staff will ensure adequate capacity for utilities is provided as required by City ordinances.

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

It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment. The current proposal seeks to maximize natural features being utilized as assets not only for the proposed development, but for the larger community.

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

Staff does not anticipate that the proposed rezoning will have significant adverse impacts on other properties in the vicinity. The proposed plan respects the desired connectivity and relationships to adjacent parcels and is consistent with the layout of the existing zoning.

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

It is Staff's opinion that the proposed zoning is less suitable for the subject property than the current zoning. This area has been specifically identified as one of the 13 opportunity areas where FBC zoning has been applied to advance the goals of the Comprehensive Plan Realize Rowlett 2020.

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

The proposed PD does not offer new or diverse housing types. This is a conventional subdivision that incorporates some of the NN-FB standards. It is the intent of the full NN-FB standards to diversify housing stock by offering three distinct housing categories. The proposed PD only offers one of those three categories and thus does not offer new or diverse housing types. Staff believes that the existing NN-FB District is the best and most appropriate zoning to help achieve the goal set out by the Comprehensive Plan and further refined in the Northshore Master Planning Process.

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;

Adjacent zoning districts include lots that are comparable in scale to the proposed PD. However, the City Council adopted the FBC zoning for the Northshore District in order to ensure diversity of housing products and adjacent predictability. This proposal is in conflict with that goal.

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

As it was determined through Realize Rowlett 2020 Comprehensive Planning process, the City is saturated with inventory from housing products within a very narrow size and price band and cannot afford to add more of the same product to its inventory within the 13 strategic opportunity areas. The FBC has been deemed to be the most effective way to achieve the goal of increasing a variety of housing types. While the proposed zoning may target a product type that is in current demand for the subject property, the ultimate vision will be weakened if the proposal is approved without requiring the full housing mix required in the NN-FB District.

In summary, the proposed PD is not consistent with the Realize Rowlett 2020 Comprehensive Plan. The subject property was identified within one of 13 opportunity areas and zoned under the FBC. It is staff's opinion that the existing zoning is the most appropriate for this area. Utilizing the FBC will ensure that the proposed development achieves many of the Guiding Principles and the vision outlined in the Comprehensive Plan by ensuring a neighborhood design that emphasizes walkability within the public realm and provides a lot mix that adds diversity to the city's housing stock. Staff recommends denial of this proposed PD.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Thirty 200ft notices and Sixty-seven courtesy 500ft notices were mailed on March 4, 2016, and as of Friday, March 18, 2015, Staff has received the following:

- 200 ft. notification area: Three in favor, zero in opposition.
- 500 ft. courtesy notification area: One in favor, one in opposition,

These responses are included as Attachment 6.

FISCAL IMPACT

N/A

RECOMMENDED ACTION

Staff recommends Planning and Zoning Commission recommend denial to the City Council.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Zoning Exhibit
- Attachment 3 – Statement of Intent and Purpose
- Attachment 4 – Development Standards
- Attachment 5 – Concept Plan
- Attachment 6 – Public Hearing Notices



200' Notification Area

Subject Property



3621,3713,3717, & 3937 HICKOX RD
 MAGNOLIA PARK
 ZONING CHANGE
 Map Created: March 04, 2016

200 FT NOTICE LOCATION MAP

EXHIBIT A

BEING that certain tract situated in the R. Crist Survey, Abstract No. 225, in the City of Rowlett, Dallas County, Texas, and being all of a called 19.00 acre tract described in deed to Fred T. Leath and wife, Linda S. Leath, by instrument recorded in Volume 92008, Page 1779 of the Deed Records, Dallas County, Texas (DRDCT), and being all of a called 1.00 acre tract described in deed to Fred T. Leath and wife, Linda S. Leath, by instrument recorded in Volume 92008, Page 1783 DRDCT, and being all of a called 4.016 acre tract described in deed to Bobby R. Roan recorded in Document Number 200600232633 of the Deed Records , Dallas County, Texas (DRDCT), and being all of that certain tract described as Tract No. 2 in deed to Bobby R. Roan recorded in Volume 72183, Page 2246 DRDCT, and being all of a called 2.21 acre tract described in deed to Bobby R. Roan recorded in Volume 82078, Page 2930 DRDCT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the northwest line of Hickox Road (a public right-of-way) for the east corner of Tract No. 2, and being the south corner of a called 1.2 acre tract described as Tract 1 in deed to Albert Valenzuela and spouse, Sharisse Valenzuela, recorded in Volume 2000160, Page 493 DRDCT.

THENCE S 45°55'37" W, 204.56 feet along the common line between Tract No. 2 and Hickox Road to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set for the south corner of Tract No. 2 and for the east corner of a called 1.00 acre tract described in deed to Cynthia D. Schreiber and Phillip R. Schreiber, recorded in Document Number 200600232634 DRDCT;

THENCE N 45°55'42" W, 337.00 feet along the common line between Tract No. 2 and said Schreiber tract to a 1/2" iron rod found for the east corner of said 4.016 acre tract;

THENCE S 45°55'03" W, 128.59 feet along the common line between said 4.016 acre tract and said Schreiber tract, to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set on the northeast line of a called 19.00 acre tract described in deed to Fred T. Leath and wife, Linda S. Leath, recorded in Volume 92008, Page 1779 DRDCT;

THENCE S 45°56'34" E, 336.98 feet to the east corner of said Leath tract and the south corner of said Schreiber tract, said point being on the northwest line of Hickox Road;

THENCE S 45°55'37" W, 515.69 feet along the common line between said Leath tract and Hickox Road, to a point for the south corner of said Leath tract, and being the east corner of Raven's Nest, an addition to the City of Rowlett according to the plat thereof recorded in Volume 2001037, Page 1896 PRDCT;

THENCE N 45°53'57" W, 1678.86 feet to the west corner of said Leath tract;

THENCE N 44°10'21" E, 514.14 feet along the northwest line of said Leath tract, to a 1/2" iron rod found for the west corner of a called 4.016 acre tract described in deed to Bobby R. Roan by instrument recorded in Document Number 200600232633 DRDCT;

THENCE N 44°02'37" E, 128.86 feet along the northwest line of said 4.016 acre tract to a 1/2" iron rod found for the common corner between said 4.016 acre tract and Tract No. 2;

THENCE N 44°07'05" E, 204.64 feet along the northwest line of Tract No. 2 to a 1/2" iron rod found for the common corner between Tract No. 2 and a called 4.766 acre tract described as Tract 1 in deed to John Ranta recorded in Volume 2000188, Page 2143 DRDCT;

THENCE S 45°55'20" E, along the common line between Tract No. 2 and said Tract 1, passing the southeast line of said 33.978 acre tract, passing the common corner between said Tract 1 and that certain tract described as Tract III in deed to John Ranta recorded in Volume 2000188, Page 2143 DRDCT, continuing along the common line thereof, passing the south corner of Tract III and the west corner of a called 2.03 acre tract described in deed to Michael Ray Roberds recorded in Volume 97164, Page 5634 DRDCT, and continuing along the common line thereof, a total distance of 1001.33 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set for the south corner of said 2.03 acre tract and the west corner of said 2.21 acre tract;

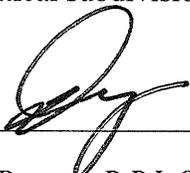
THENCE N 46°10'40" E, 270.29 feet along the common line between said 2.03 acre tract and said 2.21 acre tract, to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set, said rod being the west corner of the easement tract described in Volume 82078, Page 2930 DRDCT;

THENCE S 46°35'20" E, 354.00 feet along the common line between said 2.21 acre tract and said easement tract to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set for the common corner between said 2.21 acre tract and a called 0.96 acre tract as Tract II in deed to Albert Valenzuela and spouse, Sharisse Valenzuela, recorded in Volume 2000160, Page 493 DRDCT;

THENCE S 46°10'36" W, 274.41 feet along the common line between said 2.21 acre tract and Tracts II and I described above, to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set on the northeast line of Tract No. 2, for the west corner of said Tract I;

THENCE S 45°55'20" E, 350.17 feet along the common thereof, to the POINT OF BEGINNING, and containing 34.15 acres of land.

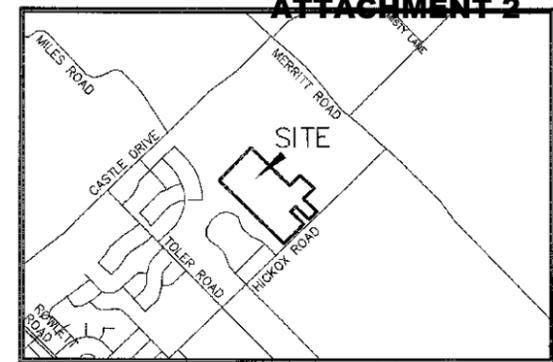
"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Dan B. Ramsey, R.P.L.S. No.4172

January 18, 2016





VICINITY MAP (N.T.S.)

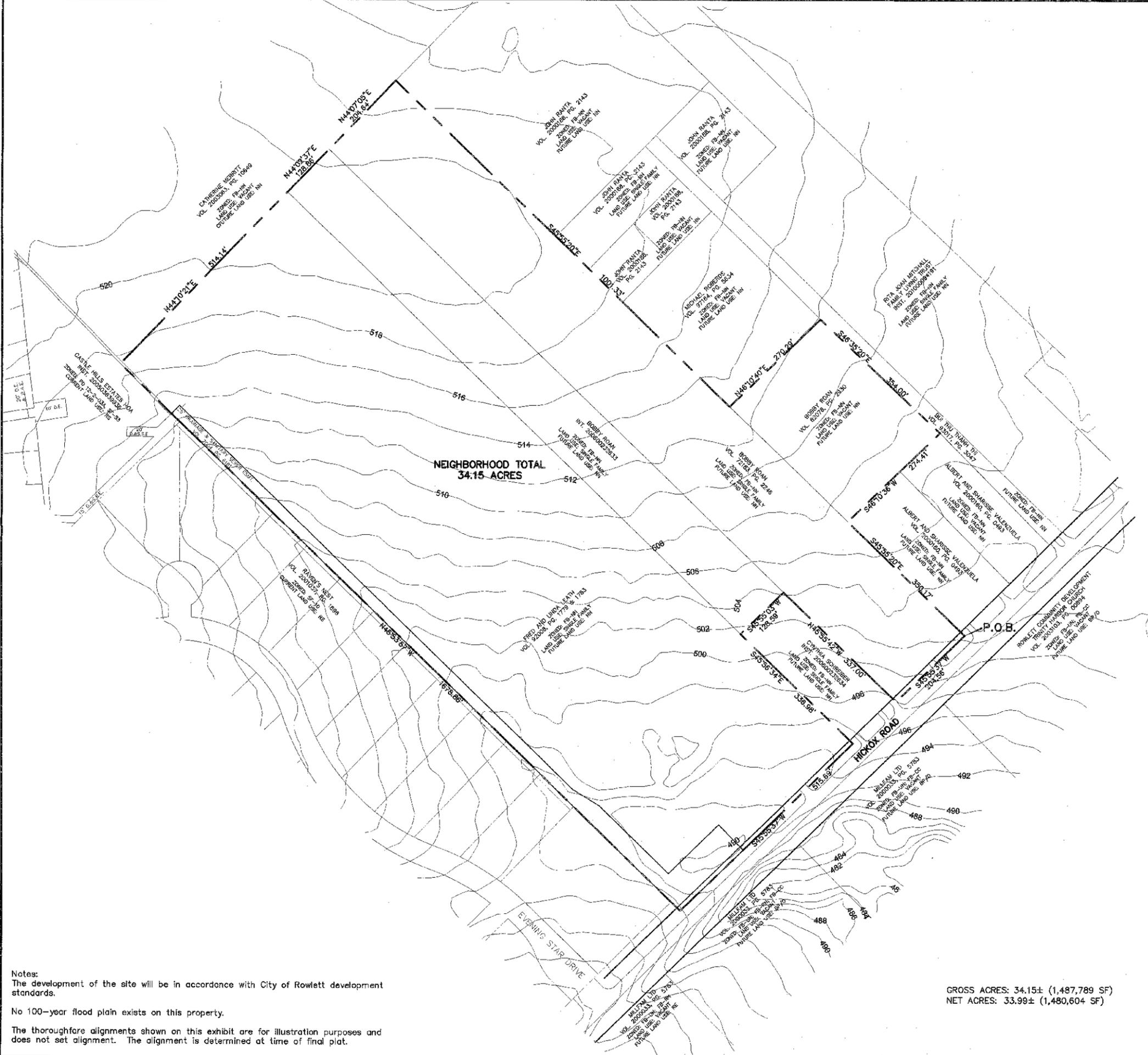


EXHIBIT A

BEING that certain tract situated in the R. Crist Survey, Abstract No. 225, in the City of Rowlett, Dallas County, Texas, and being all of a called 19.00 acre tract described in deed to Fred T. Leath and wife, Linda S. Leath, by instrument recorded in Volume 92008, Page 1779 of the Deed Records, Dallas County, Texas (DRDCT), and being all of a called 1.09 acre tract described in deed to Fred T. Leath and wife, Linda S. Leath, by instrument recorded in Volume 92008, Page 1783 DRDCT, and being all of a called 4.016 acre tract described in deed to Bobby R. Roan recorded in Document Number 200600232633 of the Deed Records, Dallas County, Texas (DRDCT), and being all of that certain tract described as Tract No. 2 in deed to Bobby R. Roan recorded in Volume 72183, Page 2246 DRDCT, and being all of a called 2.21 acre tract described in deed to Bobby R. Roan recorded in Volume 82078, Page 2950 DRDCT, and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found on the northwest line of Hickox Road (a public right-of-way) for the east corner of Tract No. 2, and being the south corner of a called 1.2 acre tract described as Tract 1 in deed to Albert Valenzuela and spouse, Sharisse Valenzuela, recorded in Volume 2000160, Page 493 DRDCT.
- THENCE S 45°53'37" W, 204.50 feet along the common line between Tract No. 2 and Hickox Road to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set for the south corner of Tract No. 2 and for the east corner of a called 1.06 acre tract described in deed to Cynthia D. Scheiber and Phillip R. Scheiber, recorded in Document Number 200600232634 DRDCT.
- THENCE N 49°52'42" W, 337.00 feet along the common line between Tract No. 2 and said Scheiber tract to a 1/2" iron rod found for the east corner of said 4.016 acre tract.
- THENCE S 45°55'07" W, 128.59 feet along the common line between said 4.016 acre tract and said Scheiber tract, to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set on the northeast line of a called 19.00 acre tract described in deed to Fred T. Leath and wife, Linda S. Leath, recorded in Volume 92008, Page 1779 DRDCT.
- THENCE S 45°56'34" N, 336.98 feet to the east corner of said Leath tract and the south corner of said Scheiber tract, said point being on the northwest line of Hickox Road.
- THENCE S 45°53'37" W, 515.69 feet along the common line between said Leath tract and Hickox Road, to a point for the north corner of said Leath tract, and being the east corner of Raven's Nest, an addition to the City of Rowlett according to the plat thereof recorded in Volume 2001037, Page 1896 PRDCT.
- THENCE N 45°53'37" W, 1678.86 feet to the west corner of said Leath tract.
- THENCE N 44°10'21" E, 514.14 feet along the northwest line of said Leath tract, to a 1/2" iron rod found for the west corner of a called 4.016 acre tract described in deed to Bobby R. Roan by instrument recorded in Document Number 200600232633 DRDCT.
- THENCE N 44°02'37" E, 128.86 feet along the northwest line of said 4.016 acre tract to a 1/2" iron rod found for the common corner between said 4.016 acre tract and Tract No. 2.
- THENCE N 44°07'05" E, 204.64 feet along the northwest line of Tract No. 2 to a 1/2" iron rod found for the common corner between Tract No. 2 and a called 4.766 acre tract described as Tract 1 in deed to John Ranta recorded in Volume 2000188, Page 2143 DRDCT.
- THENCE S 45°53'20" E, along the common line between Tract No. 2 and said Tract 1, passing the southeast line of said 33.978 acre tract, passing the common corner between said Tract 1 and that certain tract described as Tract III in deed to John Ranta recorded in Volume 2000188, Page 2143 DRDCT, continuing along the common line thereof, passing the south corner of Tract III and the west corner of a called 2.03 acre tract described in deed to Michael Ray Roberts recorded in Volume 97161, Page 5634 DRDCT, and continuing along the common line thereof, a total distance of 1001.33 feet to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set for the south corner of said 2.03 acre tract and the west corner of said 2.21 acre tract.
- THENCE N 46°10'40" E, 270.29 feet along the common line between said 2.03 acre tract and said 2.21 acre tract, to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set, said rod being the west corner of the easement tract described in Volume 82078, Page 2950 DRDCT.
- THENCE S 46°35'20" E, 354.60 feet along the common line between said 2.21 acre tract and said easement tract to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set for the common corner between said 2.21 acre tract and a called 0.96 acre tract as Tract II in deed to Albert Valenzuela and spouse, Sharisse Valenzuela, recorded in Volume 2000160, Page 493 DRDCT.
- THENCE S 46°10'36" W, 274.41 feet along the common line between said 2.21 acre tract and Tracts II and I described above, to a 1/2" iron rod with a yellow cap stamped "SPARSENG" set on the northeast line of Tract No. 2, for the west corner of said Tract I.
- THENCE S 45°55'20" E, 350.17 feet along the common line thereof, to the POINT OF BEGINNING, and containing 34.15 acres of land.

"This document was prepared under 77 TAC 643.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

[Signature]
 Dan R. Ramsey, R.P.S. No. 4172
 January 18, 2016

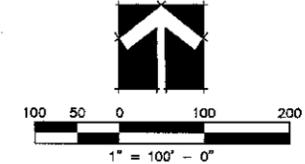


EXHIBIT B - ZONING EXHIBIT PD87-2016

MAGNOLIA PARK
 34.15 ACRES OUT OF
 R. CRIST SURVEY, ABSTRACT NO. 225
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

FRED AND LINDA LEATH 3621 Hickox Road Rowlett, TX 75089	OWNER
BOBBY AND MARGARET ROAN 3717 Hickox Road Rowlett, TX 75089	OWNER
CONTOUR REAL ESTATE AND DEVELOPMENT 14275 Midway Road, Suite 215 Addison, Texas 75001 Contact: Jim Tchoukaleff	APPLICANT (214) 986-5009
JBI PARTNERS, INC. 16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Jerry Sylo	PLANNER/SURVEYOR/ENGINEER (972) 248-7676
TBPE No. F-438 TBPLS No. 10076000 Resubmitted: February 19, 2016 Submitted: January 19, 2016	

GROSS ACRES: 34.15± (1,487,789 SF)
 NET ACRES: 33.99± (1,480,604 SF)

Notes:
 The development of the site will be in accordance with City of Rowlett development standards.

No 100-year flood plain exists on this property.

The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set alignment. The alignment is determined at time of final plat.

**EXHIBIT C
STATEMENT OF INTENT AND PURPOSE
MAGNOLIA PARK**

Magnolia Park is a neighborhood which creates a unique environment by embracing time trusted design principles. These include among others; streets within the neighborhood creating a connected network, common areas being easily accessible to every home in the neighborhood, and buildings in the neighborhood being placed relatively close to the street, all of which creates a well-defined outdoor room. This design philosophy produces a neighborhood where social interaction is encouraged and provides residents a better opportunity to leave their fenced back yards and meet their neighbors.

Section 77-805.C. of the Rowlett Development Code (RDC) indicates that recommendations and decisions on rezoning shall be based on consideration of the following criteria:

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

The requested rezoning does not correct any errors with respect to zoning.

The request meets with the changing environment recognized in the Realize Rowlett 2020 Plan. In the “Framework for the Future” section of the Plan, it clearly states, “In 2020, Rowlett will be a community with diverse lifestyle choices for living, working, playing, and learning. ...additional housing choices will be available for individuals and families that desire homes needing lower maintenance. Young professionals will be attracted to low maintenance, dense housing found in urban or mixed-use neighborhoods.” Additionally, the Plan recognizes that, “Rowlett’s future as an employment center will blossom”, when a number of actions take place, including, “its housing inventory expands and diversifies.” Magnolia Park will meet the needs and desires of a more diversified Rowlett resident.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purpose of this Code stated in subchapter 77-103, Purpose of this Code.

The proposal is consistent with the Guiding Principles outlined in the Realize Rowlett 2020 Plan and with the North Shore North District. Two of the key principles in the 2020 Plan which are reflected in the proposal are Principle 1: Value Existing Neighborhoods, and Principle 3: Make Rowlett a Community that is Attractive to People at all Stages of Their Lives.

The Plan recognizes that in order to protect the Realize Rowlett 2020 vision, “Actions for Change” need to be implemented. For redevelopment of residential areas and/or new development on greenfields in mature residential areas, Action 3 is probably the most important. This Action states, “...and include language related to the efficient delivery of redeveloped properties and projects that advance the principles of Smart Growth and traditional neighborhood development.” Magnolia Park is planned with those principles.

While the proposal is consistent with the aforementioned Guiding Principles, it is not technically consistent with The North Shore North Plan which proposes this area be developed as “New Neighborhood”. The proposed zoning reflects the vision and quality of housing envisioned in a New Neighborhood development, but the basis of the process by which it will be developed is proposed to be the Single Family-5 and Single Family-7 zoning districts. The reasoning for this will be explained in more detail in Item #7.

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

The proposed Magnolia Park neighborhood does protect the public by:

- i) Fostering convenient, compatible, and efficient relationships among land uses;
- ii) Promoting a healthful and convenient distribution of population;
- iii) Ensures greater public safety, convenience, and accessibility through physical design;
- iv) Encourages the efficient use of the available land supply in the city;
- v) Preserves the character and quality of residential neighborhoods;
- vi) Promotes a balanced, diverse supply of affordable, quality housing in safe and livable neighborhoods;
- vii) Ensures the development is compatible with the comprehensive plan;
- viii) Ensures the provision of adequate sized yards, open spaces for light, air, and fire safety;
- ix) Encourages development of a sustainable and accessible system of recreational facilities, and open space that meets year-round neighborhood and community wide needs;
- x) Facilitates the adequate and safe provision of transportation, water, sewage, drainage, and other public facilities; and
- xi) Ensures the service demands of new development will not exceed the capabilities of existing streets, utilities, or other public facilities and services.

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 Magnolia Park neighborhood's needs for water can be provided without negatively impacting adjacent properties. The Magnolia Park neighborhood's needs for sewer services can also be met without negatively impacting adjacent properties. Additionally, the traffic generated by the Magnolia Park residents will not negatively impact the city's street system.

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 Magnolia Park neighborhood will not have adverse impacts on the natural environment. Activities within the neighborhood will adhere to all of the city's performance standards with respect to air, water, and noise. The city's storm water management standards will be followed, as they are with all new development in the city. A minimum of 4 acres of open space will be provided within the neighborhood.

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

The proposed rezoning will not have significant adverse impacts on other property in the vicinity. The proposed zoning reflects the vision established in the City's Form Based Code and North Shore North Plan. As such, it is assumed complying to the Plan would create development patterns which adversely impact surrounding properties.

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

The property is presently zoned to the New Neighborhood District in compliance with the North Shore North Plan. This zoning was approved in the fall of 2013. At the time of the zoning

request, the project encompassed approximately 64 acres of land and was comprised of 3 different properties. The Regulating Plan which was developed in conjunction with the rezoning disregarded the existing property boundary configurations, as would be expected. As such, all of the components of the Regulating Plan (Building Type Plan, Open Space Plan, Thoroughfare and Block Face Plan and the Phasing Plan) show lots and streets in patterns irrespective of the “old” property lines.

This request to rezone the property only encompasses 2 of those 3 tracts and the project is approximately 34 acres in size (53% of the original request). Since this request does have to take into account the limits of the third parcel, all of the previously referenced plans have to be adjusted accordingly. While the new plans are not identical to the approved plans, they are all keeping in the spirit of the previously approved plans.

The previous plan proposed 4 different home types totaling 241 lots. The current plan proposes 120 lots as 2 home types (by Industry standards) or 1 home type by Form Based Code definition (50’ and 60’ wide lots). If a third home type is included in the neighborhood, it would basically amount to one street (24 homes +/-) with a different type of home on it (Most likely townhomes.), just for the sake of having 3 home types. Due to the small size of the neighborhood, dispersing the townhomes throughout the neighborhood does not really create the varied fabric which the Form Based Code envisions for a neighborhood.

Another difference between the proposed neighborhood and the previously approved one is the elimination of alleys. This proposed design allows home buyers who prefer to have front entry homes, and the benefits associated with them, the opportunity to live in a pedestrian focused neighborhood while not having the negative impacts associated with an alley.

Eliminating alleys from the neighborhood also helps to bridge the affordability gap typically associated with alley served neighborhoods of this size. Some of the costs associated with alleys include; the land used for the alleys, construction materials, additional storm water runoff, which leads to larger detention facilities (costs and land area), and accommodating garbage trucks, which leads to large turning radii in the alleys, which decreases the number of homes in a neighborhood. Additionally, if you have an alley for a lot which fronts a common green, you now have to accommodate fire trucks and the construction standards needed to support their functionality. Many of these costs can more readily be absorbed in a larger project. It is very difficult for a project of this size to be able to fully absorb all of these costs and still be able to provide an opportunity for home buyers to buy a house which is affordable.

This rezoning request is for a Planned Development using both the SF-5 and SF-7.5 zoning districts as the base zoning and not just an amendment of a previously approved Regulating Plan. While the vast majority of proposed development standards mirror those in the Form Based Code, after discussions with the City staff, it was felt the best course of action was to request the PD zoning.

The rezoning request is suitable for this property when the above considerations are taken into account.

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

Since the requested zoning is in keeping with the vision created in the North Shore North Plan, there is not an excessive proliferation of similar uses.

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.

The requested rezoning is compatible in scale with existing and proposed uses on other properties in the vicinity.

An urban style of single family development deemphasizes the focus on the fenced back yard where every resident is isolated from their neighbor. Social interaction is very important for home owners in this style of neighborhood. A focus is placed on the common areas in a neighborhood where that social interaction can take place on a daily basis. With that in mind, the Magnolia Park neighborhood will provide at least 4 acres of usable open space throughout the neighborhood.

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.

Once again, this rezoning request is in keeping with the recommendations of the North Shore North Plan. The Plan has taken into account the appropriate mix of uses and densities.

EXHIBIT D-PLANNED DEVELOPMENT STANDARDS

MAGNOLIA PARK

NEIGHBORHOOD PROFILE

Magnolia Park reflects the timeless design principles which are aimed at creating comfortable and attractive places for people and their families to live. The neighborhood is designed to be compact and pedestrian-oriented. The street system facilitates circulation for pedestrians and bicycles, yet also adequately accommodates automobiles. Streets are interconnected, publically accessible, and designed with a formal tree line for shade.

Neighbors can take advantage of the tree lined streets and wide sidewalks to use the many open spaces found throughout the neighborhood. The open spaces are strategically situated at high profile locations to reinforce neighborhood identity and encourage their use.

In concert with the design of the neighborhood, development standards have been created to complement existing nearby neighborhoods by building upon major trends in household type, characteristics, and preferences as a means of enhancing the attractiveness of the area.

This thoughtful coalescence of public and private realms creates a neighborhood attractive to a broad assortment of groups wanting to call Rowlett home.

NEIGHBORHOOD DESIGN STANDARDS

1. Magnolia Park shall be developed in general accordance with the attached Concept Plan. (Exhibit E)
2. Block Size and Configuration
 - a. The average block face length shall not exceed 700’.
 - b. The maximum block face length shall not exceed 1,000’.
 - c. Blocks greater than 700’ in length shall have a pedestrian/bicycle connection mid-block. Block lengths are depicted on Exhibit E3.
3. Open Space
 - a. As shown on Exhibit E, 12% of the net neighborhood acreage (exclusive of Hickox Road right-of-way dedication and the dedicated drainage easement) shall be used as open space.
 - b. Non-flood plain open space and trails will be irrigated per plant species accepted needs. Amenities such as shade, landscaping, availability of electricity and water taps/drinking fountains shall be provided in the various open spaces.
 - c. Open space will not be fenced.
 - d. Open space will be publicly accessible (except for swimming pool areas), and will be privately maintained by a Homeowners Association (HOA). The HOA will also be responsible for street trees and parkway landscaping.

- e. At least 80% of all building lots will be located within a walking distance of 800' from an open space.
- f. Detention and retention areas may be used as open space. Such areas will be designed as public areas without fencing and in a manner that does not call attention to its storm management function.
- g. No Park Fees for residential units will be assessed due to the opens space requirements provided above.

4. Fences

- a. Fences will be constructed of durable, low maintenance materials, and have a high level of structural integrity.
- b. Wood fences greater than 4' in height will be constructed using metal posts set in concrete.
- c. Metal picket style fences will be constructed of a minimum 3/4" material.
- d. The finished side of all perimeter fencing which is visible from a public area or right-of-way, will face outward.
- e. Where wood is permitted, it will be cedar or redwood. Such fence will be either painted or stained on both sides and will have a cap rail.
- f. Fences will not exceed 8' in height.
- g. Fences between houses may be solid (wood or masonry), but will not extend closer to the street than 10' behind the front outside corner of the home. This includes fences which are parallel to the front property line.
- h. Wood fences will be permitted between houses.
- i. Picket fences will be permitted in the front yard and up to within 24" of a public sidewalk. The area between such fence and the sidewalk will contain ground cover, grasses, or shrubs; not grass that must be mowed and trimmed.
- j. Front yard picket fences will be a minimum of 50% open and include corner posts. The may be a maximum of 42" in height with posts up to 48" in height.
- k. Front yard fences will be stained or painted cedar, stained or painted redwood, or metal picket.
- l. Fences along a side street will be no closer to the street than the rear corner of the home, and will be constructed of metal picket.
- m. Side street fences along a street will not overlap the house face.
- n. Notwithstanding l and m above, picket fences meeting the standards for front fences above, will be permitted to within 24" of any sidewalk and must meet all requirements for such fences.

5. Portable and Accessory Buildings

- a. Portable and other accessory buildings will be set back 3' from a property line, and will be screened from streets and open space.

6. HVAC Equipment

- a. No HVAC equipment will be located in a front yard or side yard facing a public street. HVAC equipment must be screened from view of a public street or open space.

7. Right-of-Way Treatments

- a. A streetscape parkway strip will be landscaped and provided along the entire length of the property to be developed. The streetscape parkway strip will be located between the back-of-curb and sidewalk that is adjacent to any residential land use.
- b. Large shade trees will be provided in the required streetscape parkway in numbers equal to at least one tree for each single family lot. Corner lots shall provide 2 additional large shade trees in the parkway on the street side of the lot. These trees will be single-trunk and straight, and all trees will have a minimum tree caliper of 3". Trees should be planted at a time of year that will help insure their survival. The City may approve delaying planting to avoid the summer months with a conditional Certificate of Occupancy Permit.
- c. All street rights-of-way located adjacent to the neighborhood will be improved with grass or ground cover material and will be maintained by the HOA.
- d. It will be the responsibility of the builder/homeowner to design the irrigation system within the lot to ensure that the grass placed in the adjacent right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system will base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system for public open space will be prepared by a licensed irrigator.

8. Streets

- a. Per the Rowlett Development Code, "The minimum street construction standards shall be determined by the city." As such, alternative street construction designs may be used in Magnolia Park if recommended by a registered engineer based on site specific conditions, and approved by the city.

9. Sidewalks

- a. All sidewalks will be a minimum of 5' in width.

10. Environmental Standards

- a. Magnolia Park will incorporate water quality, conservation, and low impact development (LID) principles such as iSWM.
- b. Drought tolerant trees, plants, and grasses will be utilized in meeting the landscape requirements.
- c. Trees, tree groupings, and vegetation will generally be preserved in flood plains.

11. Lighting Elements

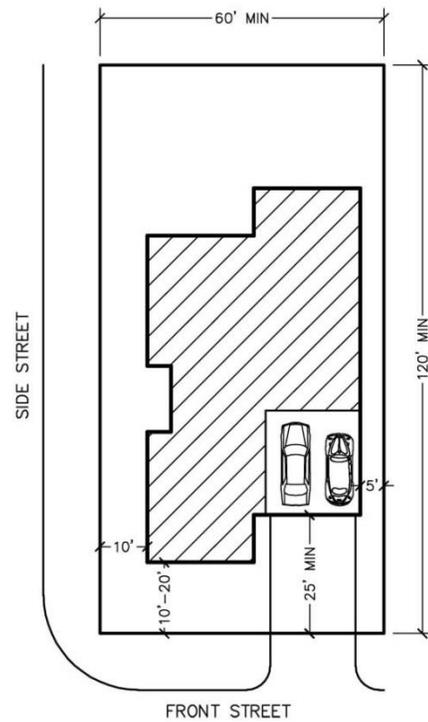
- a. The following lighting elements will not be permitted: flood, cobra head, HID and fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures).
- b. All lighting will be focused downward or narrowly focused on its intended target such as signs, parking, and pedestrian walkways.

DEVELOPMENT STANDARDS

Individual home sites shall be developed in accordance with the setbacks and additional development criteria established below.

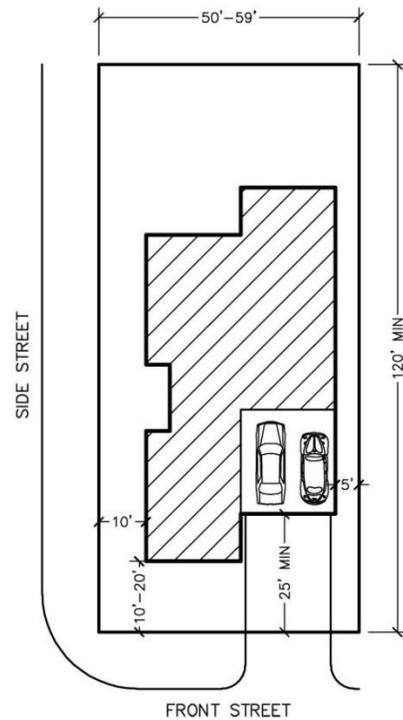
ESTATE LOT

- LOT WIDTH: 60' MINIMUM
- LOT DEPTH: 120' MINIMUM
- SIDE YARD: INTERIOR LOT LINE: 5'
STREET SIDE OF CORNER LOT:
10' BUILD TO LINE (80% OF FACADE)
- FRONT YARD: 25' MINIMUM - GARAGE FACE
10'-20' BUILD TO ZONE
(50% OR GREATER OF FACADE NOT
ASSOCIATED WITH THE GARAGE)
(AN INTEGRATED FRONT PORCH
SHALL BE CONSIDERED AS PART
OF THE FACADE)
- OFF STREET PARKING: 2 PARKING SPACES
- MAXIMUM HEIGHT: 2.5 STORIES
- HOUSE SIZE: 2,500 SF MINIMUM



VILLAGE LOT

- LOT WIDTH: 50'-59'
- LOT DEPTH: 120' MINIMUM
- SIDE YARD: INTERIOR LOT LINE: 5'
STREET SIDE OF CORNER LOT:
10' BUILD TO LINE (80% OF FACADE)
- FRONT YARD: 25' MINIMUM - GARAGE FACE
10'-20' BUILD TO ZONE
(50% OR GREATER OF FACADE NOT
ASSOCIATED WITH THE GARAGE)
(AN INTEGRATED FRONT PORCH
SHALL BE CONSIDERED AS PART
OF THE FACADE)
- OFF STREET PARKING: 2 PARKING SPACES
- MAXIMUM HEIGHT: 2.5 STORIES
- HOUSE SIZE: 1,800 SF MINIMUM



RESIDENTIAL ARCHITECTURAL STANDARDS**1. Facades and Roofs**

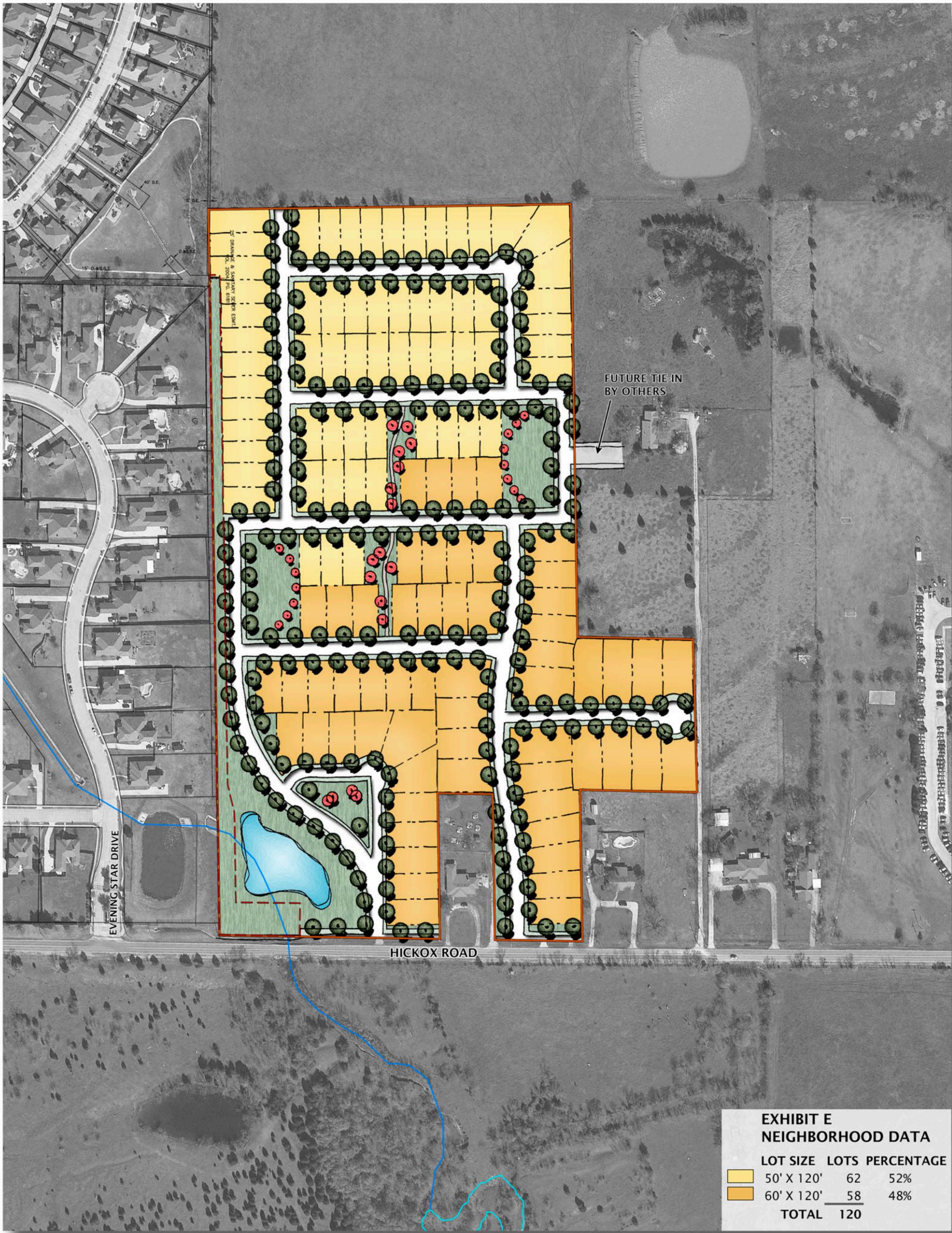
- a. All buildings will be designed such that no mechanical equipment (HVAC, etc.), except vents and stacks will be visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or roof.
- b. Generally, windows will be oriented vertically and utilize distinct frames, materials or colors for window surrounds. Highly reflective and dark glass will not be permitted along a public street, trail or open space.
- c. All windows, except in masonry walls, will have casings. Casings (or trim) will not be narrower than 3 ½-inches. Head casings (the top horizontal casing) will be equal to or wider than jamb (or side) casings.
- d. The following finishes will be permitted: brick, stone, man-made stone, stucco utilizing a three-step process, and cementitious-fiber board plank with a 30-year manufacturer's warranty. Sheet material is prohibited.
- e. The following finishes will not exceed a maximum of 30% of the building façade as an accent material: metal, glass block, tile, and wood.
- f. Painted facades will have at least 2 distinctively different colors/shades for the trim, field (or predominant wall color) and accent.
- g. Side and rear facades will be of finished quality and of the same color and materials that blend with the front of the building.
- h. Roofs will be constructed of a process and of materials that will have a minimum installation and manufacturer's warranty of 25 years. The following construction materials will be permitted: 3-dimensional 3-tab asphalt, concrete tile, slate, faux slate or metal. Minimum roof pitch will be 6/12, except for the roofs of sheds and porches. A variety of roof types and colors will be offered. Flat roofs may also be permitted.
- i. Homes should be built to be capable of accommodating solar panels.

2. Plate Heights

- a. Plate heights will be no less than 9' for the first floor and 8' for the second or higher floors in front elevation zones.

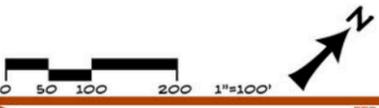
3. Porches

- a. Builders will offer porches as an option that have a minimum depth of 7' to the face of the porch and are a minimum of 10' long, on at least 1 elevation per floor plan. Porches are encouraged to be wrapped on corner lots.



**EXHIBIT E
NEIGHBORHOOD DATA**

LOT SIZE	LOTS	PERCENTAGE
50' X 120'	62	52%
60' X 120'	58	48%
TOTAL	120	

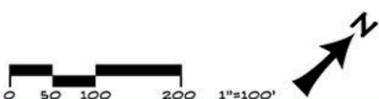
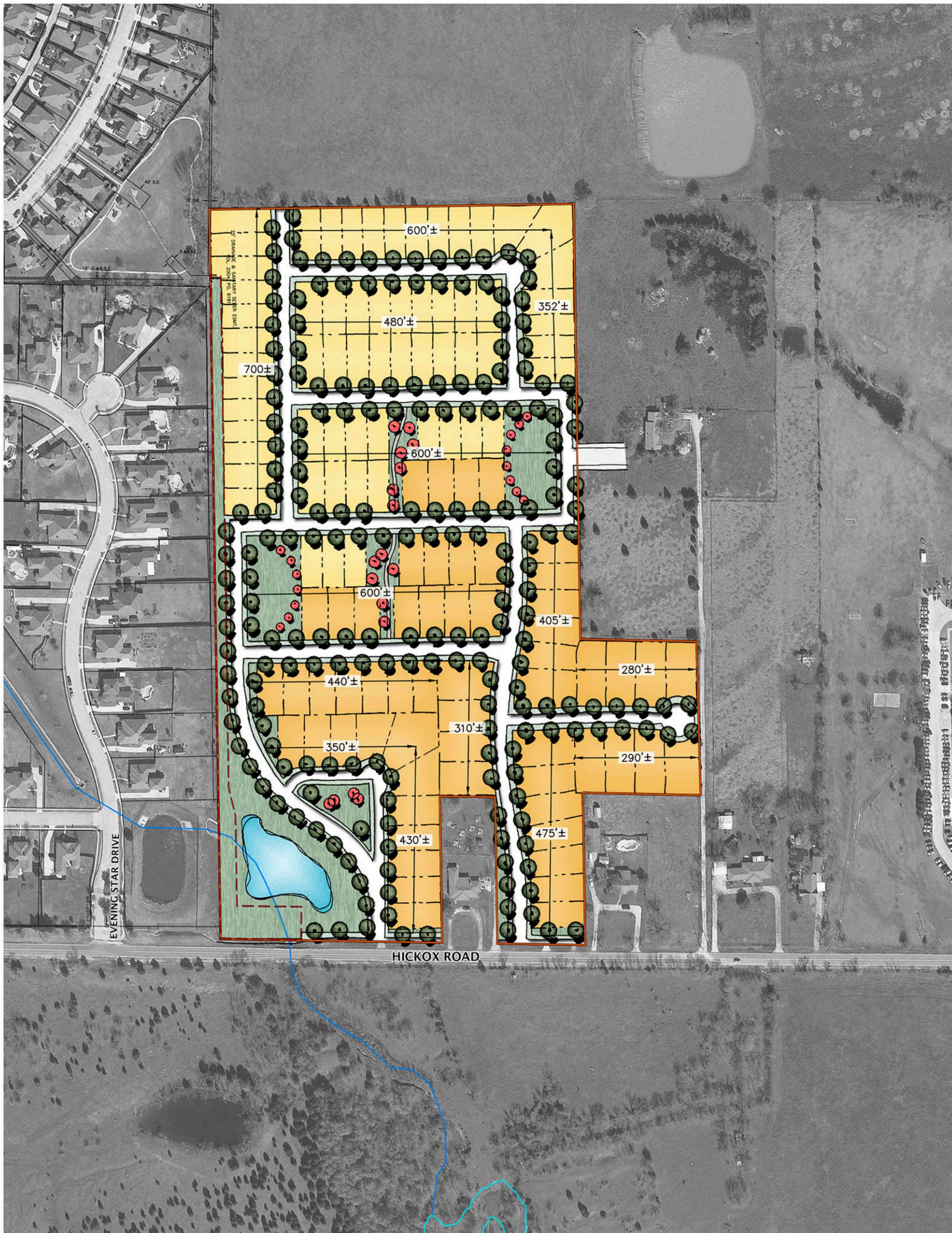


MAGNOLIA PARK

ROWLETT, TEXAS

FEB 9, 2016
CTR017

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT



FEB 9, 2016
CTR017

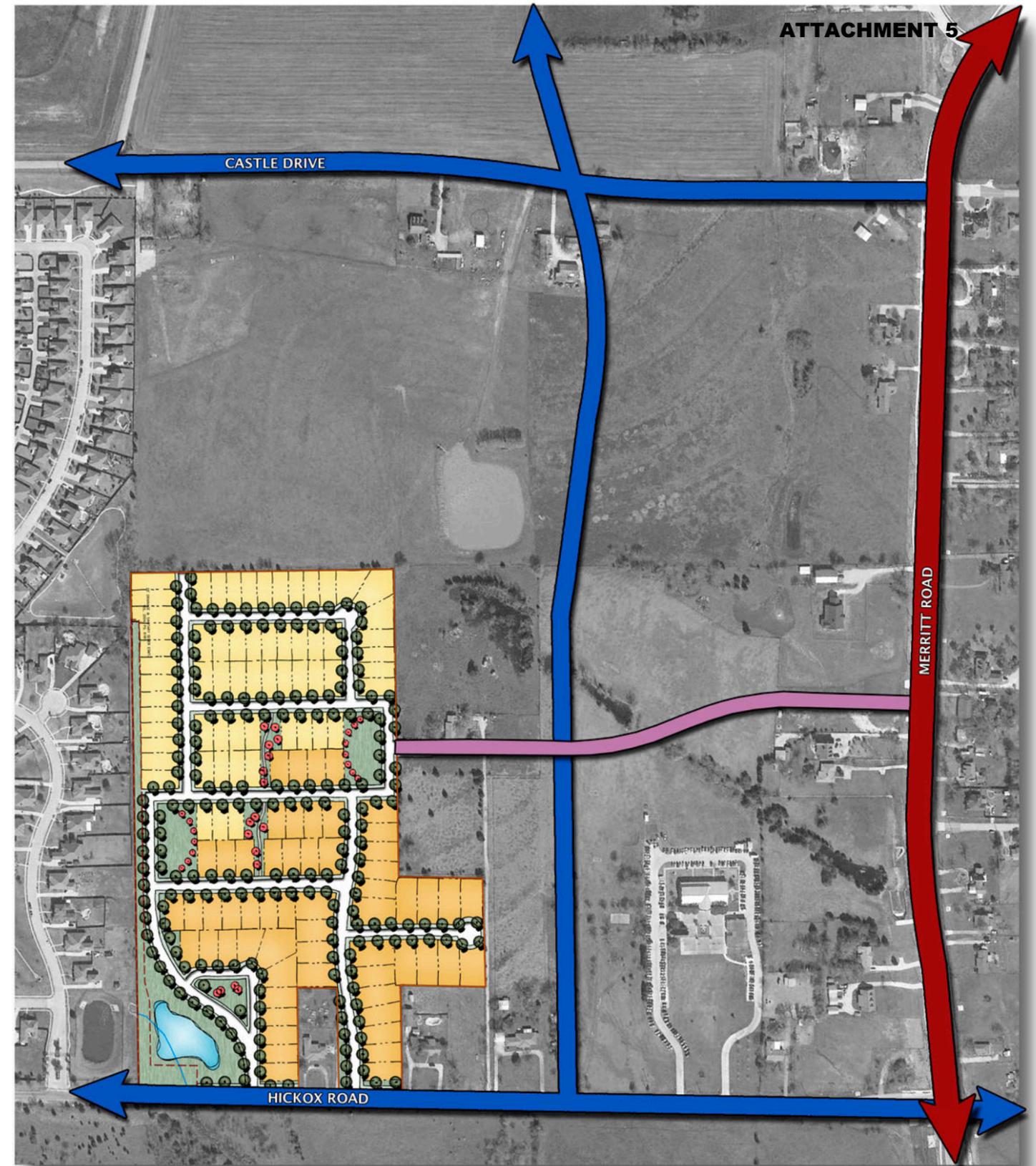
MAGNOLIA PARK

EXHIBIT E3 BLOCK LENGTHS

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT



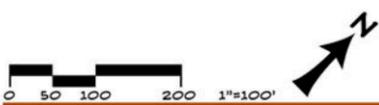
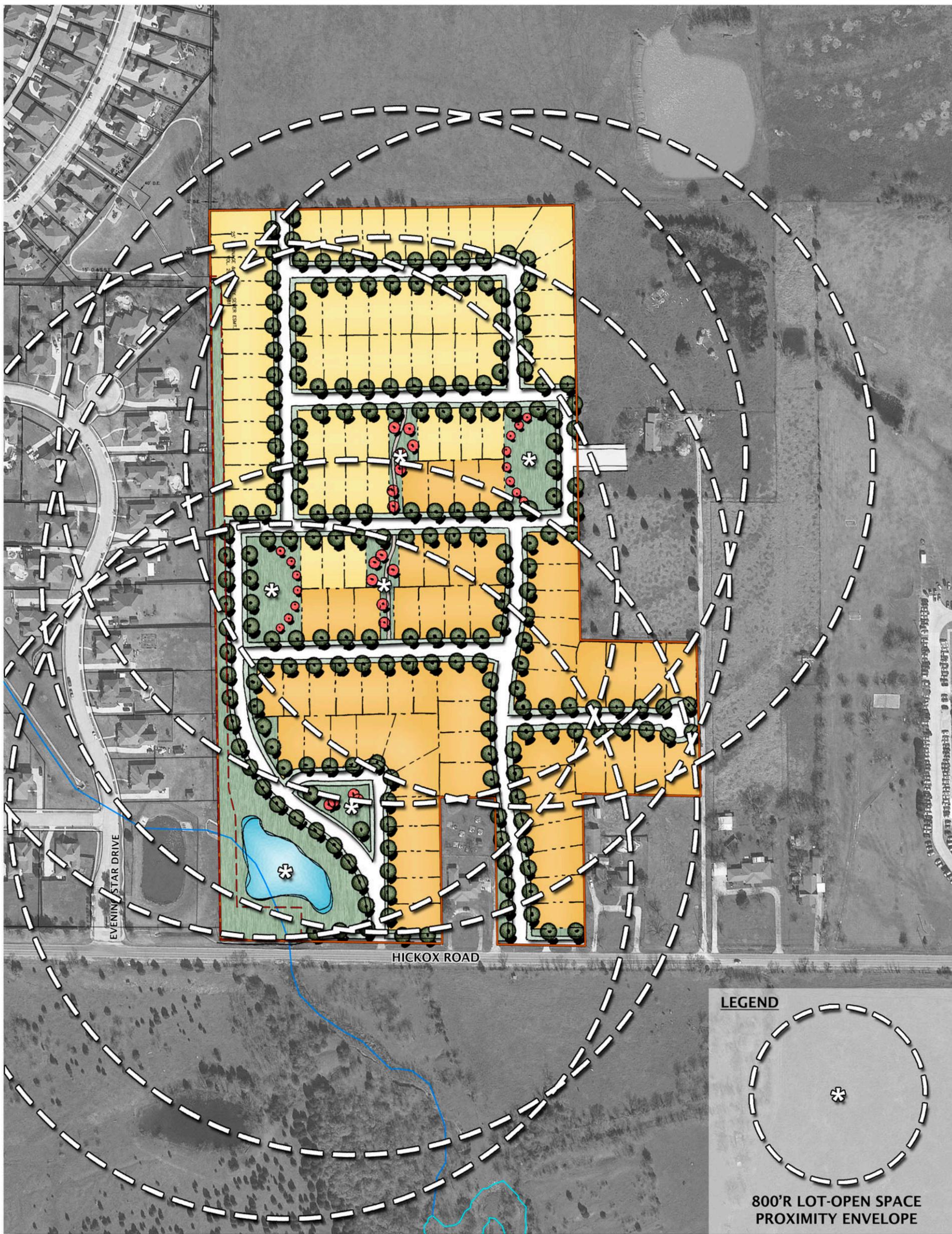
EXISTING STREET CONNECTIVITY



PROPOSED STREET CONNECTIVITY

MAGNOLIA PARK

EXHIBIT E2 CONNECTIVITY COMPARISON



MAGNOLIA PARK

EXHIBIT E1 LOT- OPEN SPACE RELATIONSHIP

FEB 9, 2016
CTR017

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT



**Development Services
Department/Planning Division**

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change and Major Warrant

LOCATION: The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas. A location map depicting a 500-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 and 7(SF-5) and (SF-7) base zoning for the purposes of building a single family subdivision.

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

COMMENTS:

PROPERTY OWNER

NAME (PRINT):

Anthony Papa

SIGNATURE:

[Handwritten Signature]

ADDRESS:

8206 Evening Star

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the **22nd day of March, 2016** and that the City Council will hold a public hearing at **7:30 p.m. on the 5th day of April, 2016**, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 16, 2016, to be included in the Planning and Zoning packet, and/or by Wednesday, March 30, 2016, to be included in the City Council packet. Responses received after March 30th 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 rezoning, 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:

Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail

City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change and Major Warrant
LOCATION: The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas. A location map depicting a 500-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 and 7(SF-5) and (SF-7) base zoning for the purposes of building a single family subdivision.

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

COMMENTS: Excellent Project

PROPERTY OWNER NAME (PRINT): Millfam
SIGNATURE: Robert J Miller Genl Mgr. for Millfam
ADDRESS: 555 PINE SHADE DR, HOUSTON TX 77056

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016 and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 16, 2016, to be included in the Planning and Zoning packet, and/or by Wednesday, March 30, 2016, to be included in the City Council packet. Responses received after March 30th 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 rezoning, 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:
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088

3200 Hickox Rd. #1



05-17-16A09:22 RCVD

Development Services Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change and Major Warrant
LOCATION: The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 and 7(SF-5) and (SF-7) base zoning for the purposes of building a single family subdivision.

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

COMMENTS: Excellent project

PROPERTY OWNER NAME (PRINT): Mill Fam
SIGNATURE: [Signature]
ADDRESS: 515 PINE SHADOWS DRIVE, Houston, TX 77056

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016 and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 16, 2016, to be included in the Planning and Zoning packet, and/or by Wednesday, March 30, 2015, to be included in the City Council packet. Responses received after March 30th 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 rezoning, 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.

Table with 2 columns: Contact information (phone, fax, email) and Return by Mail address (City of Rowlett Planning Division, 3901 Main Street, Rowlett, TX 75088)

NOTICE OF PUBLIC HEARING

03-16-16P02:22 RCVD

TO: Property Owner
RE: Application for a Zoning Change and Major Warrant
LOCATION: The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 and 7(SF-5) and (SF-7) base zoning for the purposes of building a single family subdivision.

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

COMMENTS:

Great Project

PROPERTY OWNER NAME (PRINT):

Millfam

SIGNATURE:

Bob (Tom) Miller GP of Millfam

ADDRESS:

515 Pine Shadows, Houston, Tex 77056

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016 and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 16, 2016, to be included in the Planning and Zoning packet, and/or by Wednesday, March 30, 2015, to be included in the City Council packet. Responses received after March 30th 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 rezoning, 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:

Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

03-17-2016 RECEIVED ROWLET

TO: Property Owner

RE: Application for a Zoning Change and Major Warrant

LOCATION: The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant request a rezoning from the existing Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 and 7(SF-5) and (SF-7) base zoning for the purposes of building a single family subdivision.

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

COMMENTS: *Excellent Project*

PROPERTY OWNER NAME (PRINT): *Millfam*

SIGNATURE: *Burford J Miller General Pwr. for Millfam*

ADDRESS: *515 DINE SHADOWS DR, HOUSTON, TX 77056*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the **22nd day of March, 2016** and that the City Council will hold a public hearing at **7:30 p.m. on the 5th day of April, 2016**, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 16, 2016, to be included in the Planning and Zoning packet, and/or by Wednesday, March 30, 2015, to be included in the City Council packet. Responses received after March 30th 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 rezoning, 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.

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