



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MAY 24, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:15 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 upcoming joint meeting with City Council on June 14, 2016.
- iii. Discuss items on the regular agenda.
- iv. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at the conclusion of the Work Session 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 May 10, 2016.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3402 Toler Road further described as being Lot 8, Block 2 of the Chandler Park Addition, City of Rowlett, Dallas County, Texas. (SUP117-2016)
2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through located at 3505 Lakeview Parkway further described as being Lot 5, Block 1 of ASPI No. 1 Addition, City of Rowlett, Dallas County, Texas. (SUP111-2016)
3. Consider and make a recommendation on a request to allow an alternative building material for McDonald's located at 3505 Lakeview Parkway further described as being Lot 5, Block 1 of ASPI No. 1 Addition, City of Rowlett, Dallas County, Texas. (ABM112-2016).

D. ADJOURNMENT

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

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



Garrett Langford, Principal Planner

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 10, 2016**

PRESENT: Chairman Michael Lucas, Commissioners Chris Kilgore, Lisa Estevez, Thomas Finney, Alternates Stephen Ritchey, Kim Clark, Jason Berry

ABSENT: Vice Chairman Jonas Tune, Commissioner James Moseley

STAFF PRESENT: Principal Planner Garrett Langford, Planner I Katy Goodrich

WORK SESSION

i. Call to Order

Chairman Michael Lucas called the Work Session to order at 5:45 p.m.

ii. Discuss upcoming joint meeting with City Council on June 14, 2016.

Principal Planner Garrett Langford begins the work session by discussing the joint meeting with City Council on June 14, 2016. He showed the Commissioners the presentation he will provide at that meeting and then asked if there is anything specific the Commissioners would like to discuss at that meeting.

Commissioner Kilgore stated that he would like to discuss updating Realize Rowlett 2020 because it needs fine tuning. He believes that Guiding Principle Number 1 is the place they are having the most issue following, which is centered around valuing existing neighborhoods. He also stated that the requirement for open space should be returned to 20% instead of the current 14% for any new developments. It was consensus of the Commission that it would be helpful for both the Commission and Council to receive an in-depth review of the Comprehensive Plan, zoning codes, new urbanism, and the City's overarching goals for development. Additionally, there was consensus that an in-depth training was needed for new members beyond the annual orientation.

iii. Discuss items on the regular agenda.

No discussion was held on items on the regular agenda.

iv. Adjourn

Mr. Lucas adjourned the Work Session at 6:17 p.m. and stated that the Commission would reconvene for the Regular Session at 6:30 p.m.

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A. CALL TO ORDER

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

1. Update Report from Staff.

Garrett Langford, Principal Planner, stated that a joint meeting between City Council and the Planning and Zoning Commission would be held on June 14, 2016.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of April 12, 2016.

Alternate Kim Clark made a motion to approve the minutes. Commissioner Lisa Estevez 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 7 (SF-7) 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.

Mr. Langford came forward to present the case. He stated that these properties are a total of 83.25 acres and currently zoned SF-40. This is the second time this proposal will be heard by Planning and Zoning after the proposal was tabled by City Council on April 5, 2016 to allow the developer to revise his application. The original proposal heard in March 2016 included 73 lots with an underlying zoning of SF-5. Mr. Langford stated that the new proposal reduces the number of lots to 59 and follows an underlying zoning of SF-7. The lot sizes are larger and the required home size is a minimum 2000 square feet. Due to these changes, the case was re-noticed and brought back to Planning and Zoning

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Commission. There are additional restrictions to this development such as some of the lots with the rear to Dexham cannot exceed one story in height and the landscape buffer has been altered. The developer will have to receive approval from FEMA to reclaim the land located in floodplain. This development will have 2.6 units/acre. Mr. Langford noted that due to the number of public hearing noticed received in opposition, City Council will require a super majority vote to pass. Staff recommends approval.

Chairman Michael Lucas opened the public hearing at 6:44 p.m.

The following speakers came forward:

Tony Krauska
5225 Village Creek
Plano, TX 75093
Represents the Applicant/Developer

Mr. Krauska stated that having the height stipulations for certain homes in the Planned Development will help keep that stipulation enforced after the homes are built. He stated that the developer is trying to make a project that the neighbors will like and has tried to work with them as much as possible. He also stated that there will be 6 acres of open space in this development while the nearby neighborhoods do not have any. The open space and landscape will be maintained by the HOA. He further stated that the open space will be accessible to the public.

Gregory Craig
1914 Stallion Circle
Nearby Neighbor

Mr. Craig stated that the Planning and Zoning Commissioners are here for the citizens. He stated that the nearby neighborhoods are closer to SF-15 and SF-20 in size so this development does not match the area. He would like something to match the development across Dexham in size. He stated that the surrounding neighborhoods outside of Dexham estates should not be considered because they will not be directly near it. Dexham estates is 1.6 units/acre and he believes this development should be

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closer to that size. He also discussed the open space and that it is actually floodplain. He is opposed to the development.

**Larry Perkins
4414 Dexham
Nearby Neighbor**

Mr. Perkins stated that he has issues with the density and number of units/acre. He also is concerned about traffic after the development is built. He is opposed to the development.

**Betty Littlejohn
4418 Dexham
Nearby Neighbor**

Mrs. Littlejohn stated that this development does not follow Guiding Principle Number 1. She also stated that larger lots are in demand and these lots could be larger. She further stated that baby boomers are searching for homes and are 31% of the current purchasing market and they prefer larger lots. She is opposed to the development.

**Mark Hempkins
1613 Palomino
Nearby Neighbor**

Mr. Hempkins stated that he believes SF-7 is too dense and it should be a higher zoning classification. He also stated that he is concerned that 40 homes are being built in the flood plain. He does not believe that this development meets Guiding Principle Number 1. He is opposed to the development.

**Jon Simlkic
1902 Palomino
Nearby Neighbor**

Mr. Simlkic stated that he does not like that the houses rearing to Dexham do not face Dexham.

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**Diane Perkins
4414 Dexham
Nearby Neighbor**

Mrs. Perkins stated that this development would have an adverse impact on the wetlands found in the floodplain areas. She also stated that building in this area could cause issues for homeowners during and after the floods. She stated that building in this area will cause the homeowners to acquire insurance with high premiums. She is also concerned that the selling points will not draw potential buyers in and the homes will turn into rental homes. Guiding Principles Numbers 1 and 6 are not covered. She also stated that no parking is shown on the concept plan for the open space and it should. She is opposed.

**Jerry Kerby
1706 Palomino
Nearby Neighbor**

Mr. Kerby stated that he is concerned with traffic becoming worse after the development is built.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing at 7:08 p.m.

Commissioner Chris Kilgore made a motion to recommend approval. Commissioner Thomas Finney seconded the motion. The motion passed 5-2. Alternates Jason Berry and Kim Clark voted in opposition.

- 2. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed addition located at 5602 Miller Heights Drive, further described as a 0.43 acre tract situated in the Thomas Lumley Abstract No. 789, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He stated that the case is for an Alternate Building Materials Request for an addition on an existing house at 5602 Miller heights.

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Metal will be used on the new addition, which is not an approved building material. He stated that the applicants would like to use metal shipping containers in their addition. Containers have not been used previously in City of Rowlett but have been used in Dallas area and nationally. Mr. Langford stated that there is no uniform style of architecture in the area of the subject property and that is why staff recommends approval.

The Commissioners discuss at this time. Chairman Lucas stated that he does not think that he can personally approve it. Commissioner Estevez stated that there may be some concerns structurally but if they have to go through the same permit process it would be fine. Mr. Langford stated that the applicants are going to paint the metal shipping container to match the home and will be required to obtain a building permit and have it structurally engineered. Commissioner Kilgore stated that he has no issue with this proposal because it will be the same color as the house and it will not be front and center. Commissioner Finney stated that all the homes in the area are different styles, there will be no negative impacts to surrounding homes, and that he has no objection.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Commissioner Thomas Finney seconded the motion. The motion passed with a 6-1 vote. Chairman Michael Lucas voted in opposition.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 7:21 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 05/24/16

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3402 Toler Road further described as being Lot 8, Block 2 of the Chandler Park Addition, City of Rowlett, Dallas County, Texas. (SUP117-2016)

STAFF REPRESENTATIVE

Katy Goodrich, MPA, Planner I

SUMMARY

The property owners are requesting a Special Use Permit (SUP) to allow them to build a 1,560 square-foot metal accessory building on their property at 3402 Toler Road (Attachment 1 – Location Map). An SUP is needed as the accessory building does not meet the material and size requirements in Section 77-303 of the Rowlett Development Code (RDC).

BACKGROUND INFORMATION

The subject property at 3402 Toler Road is a 0.75 acre lot zoned Single Family 40 with a 3,173 square-foot single-family home located in the Chandler Park Addition located southeast of Hickox Road. The applicant is proposing to construct an accessory building that he will use to store their vehicles.

The accessory building totals 1,560 square feet in size when including the canopy that is attached along the front of the building. The enclosed section is 900 square feet and the unenclosed canopy is 660 square feet. (Attachment 2 – Building Plan Set). The accessory building is located five feet from the side property line to the east and 86 feet from the rear property line to the south. The exterior of the accessory building consists of tan metal r-panel (Attachment 2 – Building Plan Set). The structure is 12 feet in height at the middle point and 10 feet in height for the walls and does not exceed the height of the house.

DISCUSSION

The RDC permits an accessory building that does not meet the size and material requirements with the approval of a Special Use Permit. The approval criteria for an SUP are outlined in Section 77-206 of the RDC. The Planning and Zoning Commission should consider the request based on

these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

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

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

The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Some of the properties within the Chandler Park Addition, according to Dallas Central Appraisal District, have existing oversized accessory buildings ranging from 540 square feet to 2,400 square feet in size. Site visit confirms that almost all of the oversized accessory buildings have metal exteriors. A request for an oversized metal accessory building in this subdivision is not out of context with the surrounding properties.

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

Accessory buildings are allowed in residential zoning districts provided they meet the requirements previously mentioned. The table below shows what is required versus what is being proposed. The accessory building meets the setback and lot coverage requirements, but it will exceed the maximum size of 500 square feet. The lot coverage was calculated by including all existing structures and impervious surfaces with the proposed structure.

<i>Use standard</i>	<i>Regulation</i>	<i>Proposed Structure</i>
<i>Max. size</i>	<i>500 square feet</i>	<i>1,560 square feet</i>
<i>Max height</i>	<i>35 feet</i>	<i>12 feet</i>
<i>Min. side yard setback</i>	<i>3 feet</i>	<i>5 feet</i>
<i>Max Lot Coverage</i>	<i>45%</i>	<i>25%</i>
<i>Max Rear Yard Coverage</i>	<i>35%</i>	<i>8%</i>

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

The applicant is requesting a Special Use Permit to construct an accessory structure that does not meet the before mentioned requirements.

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

This is only an accessory building that has minimal visibility and low impact to the surrounding areas. The proposal should not negatively affect the health, safety, morals or general welfare of the public.

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

Adequate utilities, access roads and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities.

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

Oversized metal accessory buildings are common in this larger lot development. The aesthetics of the building will be appealing due to a darker trim around the edges of the building. The accessory building will be able to be partially seen from the street if standing in front of the driveway due to it connecting into the current driveway.

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

The 1,560 square-foot accessory building is slightly less than half the size of the 3,173 square-foot house and is located on a three quarter acre lot. It is Staff's opinion that the size of the accessory building, in relation to size of the home, the property, and the surrounding area is within suitable proportions and therefore is suitable for the subject property.

It is staff's opinion that the request for a 1,560 square-foot accessory building that is partially enclosed is appropriate and recommends approval. Staff believes this request meets the criteria listed above.

Public Notice

On May 6, 2016, a total of 24 notices were mailed to property owners within 200 feet and a total of 65 courtesy notices were mailed to property owners within 500 feet. As of May 20, 2016, three public notices were received in favor of the request. As of May 20, 2016, three courtesy public notices were received in favor of the request and two were received in opposition. The responses are available in Attachment 3 – Returned Public Notices.

Staff published the Legal Notice in the Dallas Morning News on May 11, 2016, and placed a zoning sign on the subject property on May 12, 2016, in accordance with the Rowlett Development Code.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval of the request.

ATTACHMENTS

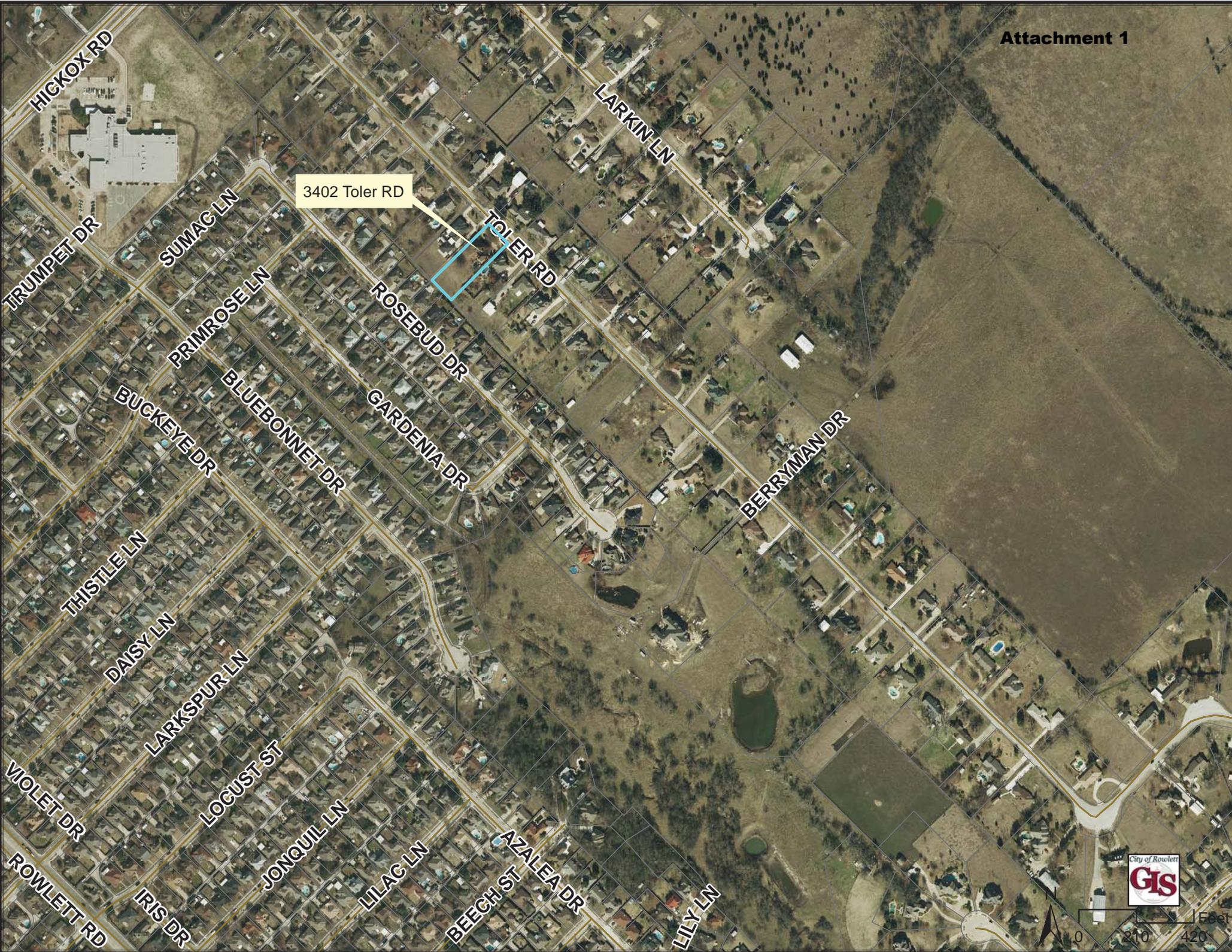
Attachment 1 – Location Map

Attachment 2 – Building Plan Set

Attachment 3 – Returned Public Notices

Attachment 4 – Pictures of the Site

Attachment 5 – Properties with Oversized Accessory Buildings in the Area



3402 Toler Rd

HICKOX RD

TRUMPET DR

SUMAC LN

PRIMROSE LN

BLUEBONNET DR

BUCKEYE DR

THISTLE LN

DAISY LN

LARKSPUR LN

VIOLET DR

ROWLETT RD

IRIS DR

LOCUST ST

JONQUIL LN

LILAG LN

BEECH ST

AZALEA DR

LILY LN

LARKIN LN

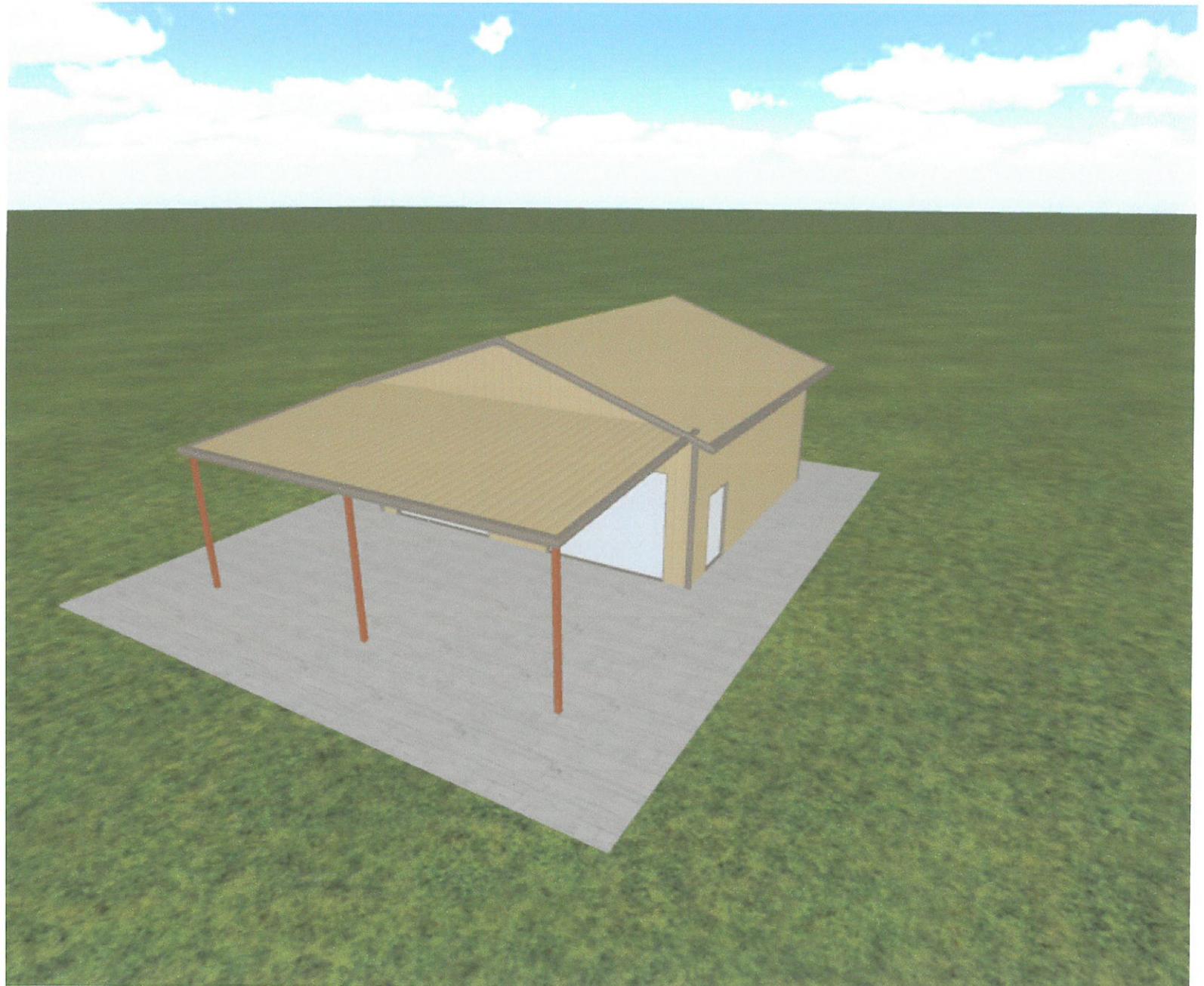
TOLER RD

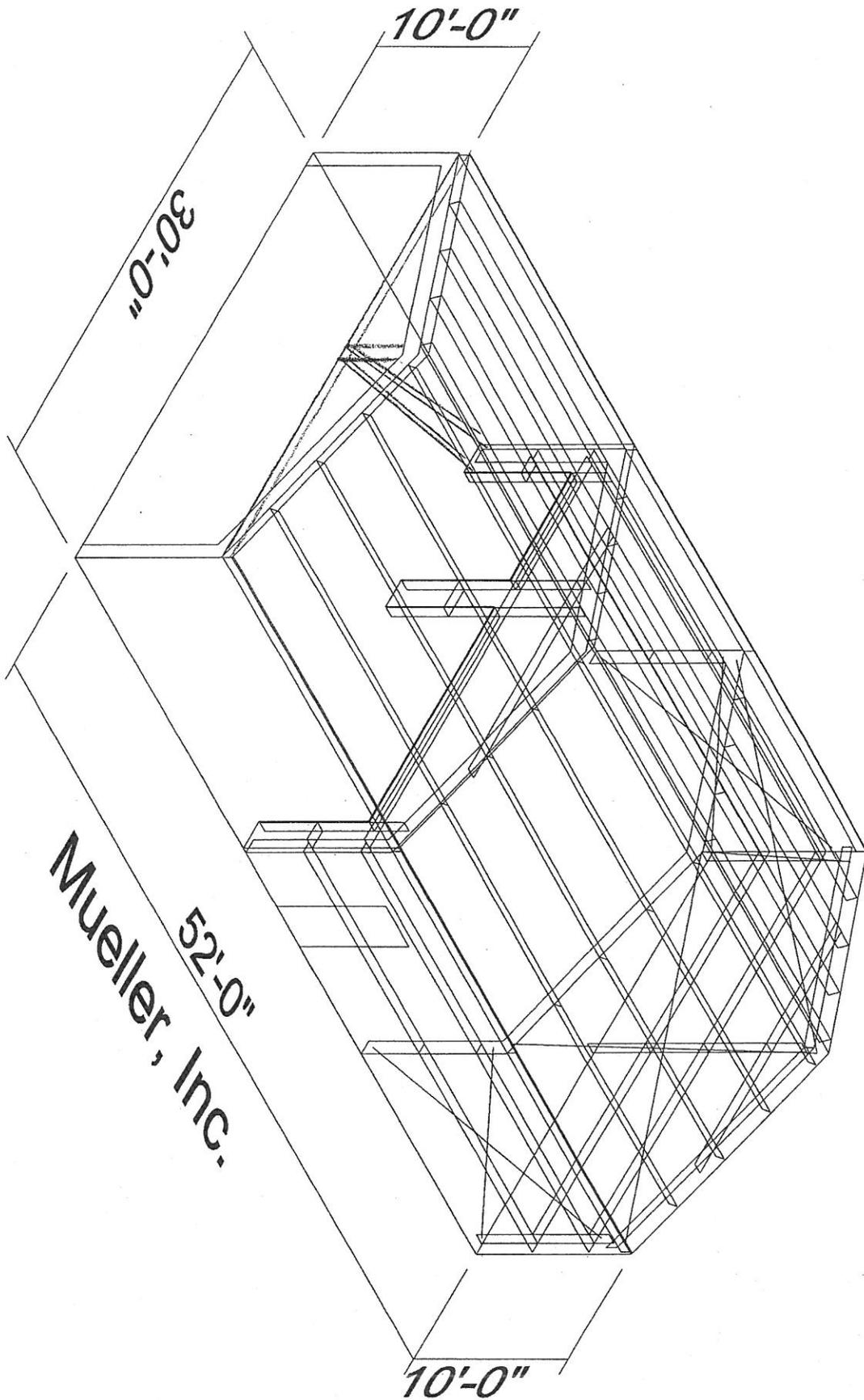
ROSEBUD DR

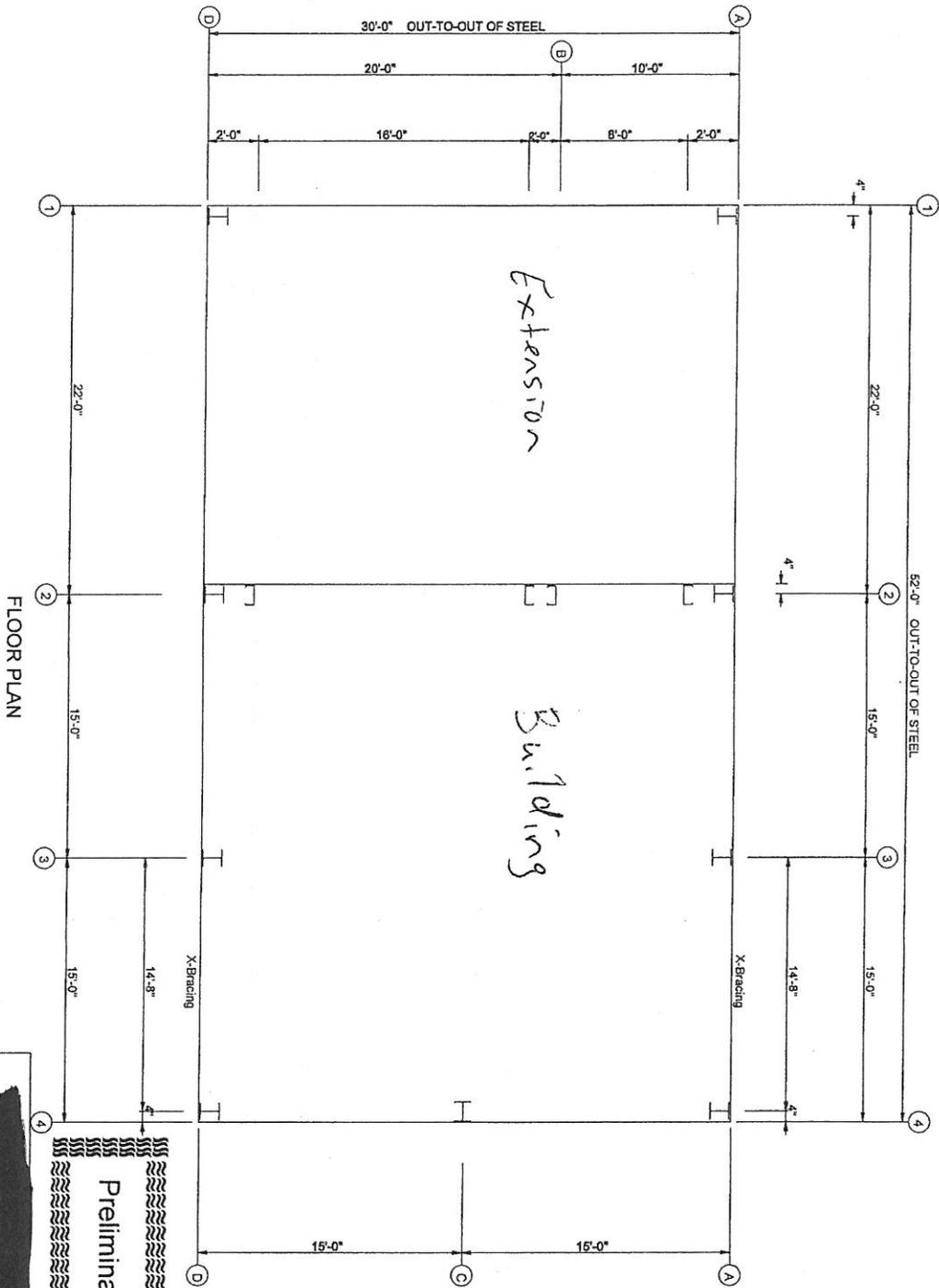
GARDENIA DR

BERRYMAN DR









FLOOR PLAN

Preliminary - Not for Construction

DESCRIPTION		FLOOR PLAN	
DATE	30'-0" x 52'-0" x 10'-0"	ROOM NAME	4212
CUSTOMER	Ill Jordan	SCALE	
LOCATION	Rowland TX 75089	SUBMITTER	Comp' Wilson
DRN BY	J. L. M	DATE	11/20/16
DESIGNER	Ill Jordan	NOV	11/20/16
JOB NO.	142020	SHEET NO.	0000000
REV.		DR	



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 3402 Toler Road further described as being Lot 8, Block 2 of the Chandler Park Addition, City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant is proposing a 1,560 square-foot metal accessory building located at 3402 Toler Road.

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

COMMENTS: everyone should be able to build on Toler Rd!

PROPERTY OWNER NAME (print): Lisa Davis
SIGNATURE: Lisa Davis
ADDRESS: 3410 Toler 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 24th of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th of June, 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, May 18, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, June 1, 2016, to be included in the City Council packet.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

Table with 2 columns: Contact information for questions and Return by Fax or Mail address.



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

COMMENTS:

his choice dont bother me

PROPERTY OWNER NAME

(print):

Leroy Haden Leroy Haden
3314 Toler

SIGNATURE:

ADDRESS:

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If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-463-3906
FAX 972-412-6228
kgoodrich@rowlett.com

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



Department of Development Services

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

COMMENTS: NO ISSUE WITH NEIGHBOR BLD TO BUILD

PROPERTY OWNER NAME

(print): GUSTAVO PENIA

SIGNATURE: [Signature]

ADDRESS: 6512 Rosebud Dr.

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RETURN BY FAX OR MAIL
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200 ff.



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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EXPLANATION OF REQUEST: The applicant is proposing a 1,560 square-foot metal accessory building located at 3402 Toler Road. A Special Use Permit is needed as the applicant's proposal does not meet size and material requirements in Section 77-303 of Rowlett Development Code. (SUP117-2016)

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

COMMENTS: its the homeowner's property, ok with

PROPERTY OWNER NAME (print): Mollie McCollom-Miles
SIGNATURE: Mollie Miles
ADDRESS: 3501 TOLER 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 24th of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th of June, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Table with 2 columns: Contact information for questions and return address for comments.

500 ft.

05-17-16 P02:03 RCVD



Department of Development Services

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I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

[Handwritten signature and address: 3502 LARKIN CV]

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 24th of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th of June, 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, May 18, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, June 1, 2016, to be included in the City Council packet. All responses received by Wednesday, June 1, 2016, 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 972-463-3906
FAX 972-412-6228
kgoodrich@rowlett.com

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



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 3402 Toler Road further described as being Lot 8, Block 2 of the Chandler Park Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST: The applicant is proposing a 1,560 square-foot metal accessory building located at 3402 Toler Road. A Special Use Permit is needed as the applicant's proposal does not meet size and material requirements in Section 77-303 of Rowlett Development Code. (SUP117-2016)

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

COMMENTS: IF A OUT BUILDING IS NICE + UP TO CODES I HAVE NO PROBLEM WITH IT.

PROPERTY OWNER NAME (print): KEITH KYBOR
SIGNATURE: KEITH KYBOR
ADDRESS: 3302 LARKIN LN

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 24th of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th of June, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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

500 ft



Department of Development Services

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

COMMENTS: All new buildings should meet current requirements

PROPERTY OWNER NAME (print): Joyce A. Bradley 3306 Toler
SIGNATURE: Joyce A. Bradley
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 24th of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th of June, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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

05-19-16P03:24 RCVD



Department of Development Services

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[] I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

[X] I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Structures similar to this belong in industrial parks not residential neighborhoods.

PROPERTY OWNER NAME

(print):

Kenneth Hawkins

SIGNATURE:

[Handwritten Signature]

ADDRESS:

3505 Toler Rd Rowlett 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 24th of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 7th of June, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Phone 972-463-3906

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kgoodrich@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

3402 Toler Road SUP



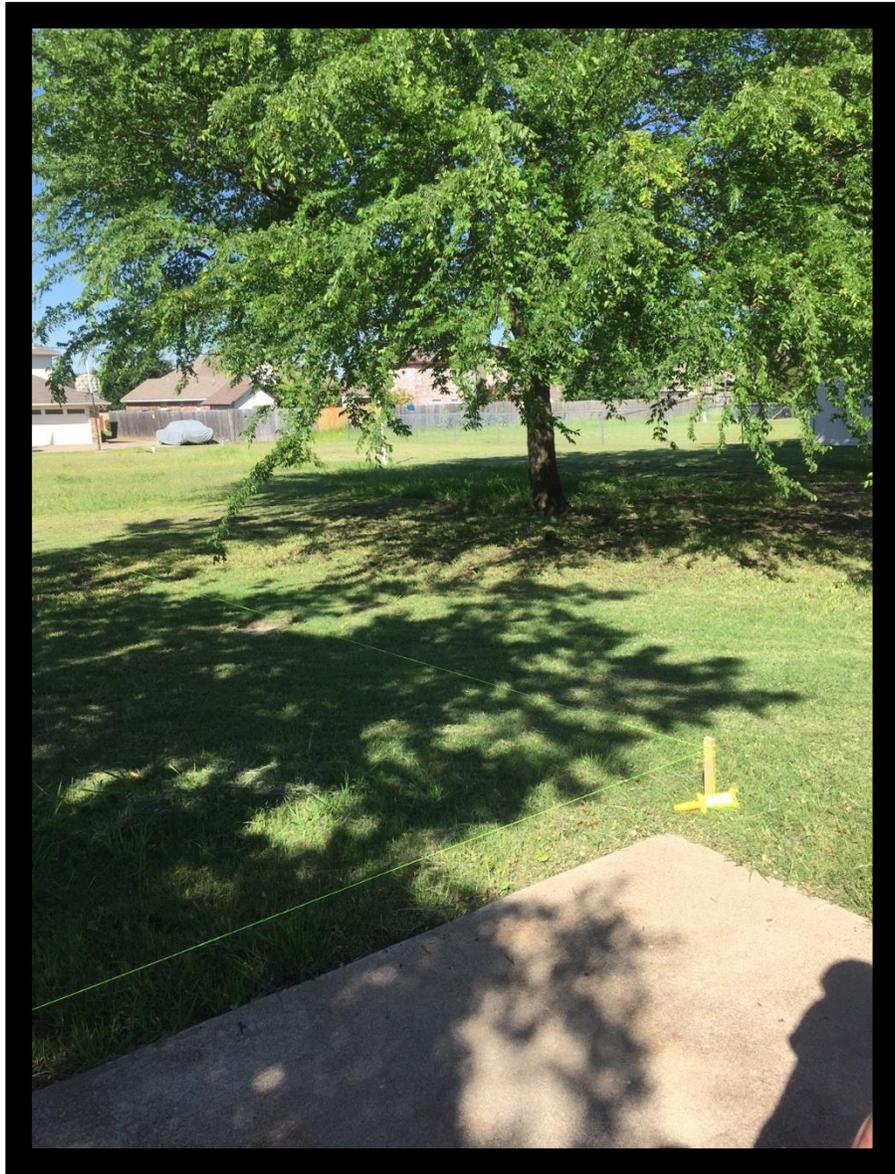
3402 Toler Road SUP



3402 Toler Road SUP



3402 Toler Road SUP



3402 Toler Road SUP



3402 Toler Road SUP



Rear of the property looking East

3402 Toler Road SUP



Rear of the property looking West

3402 Toler Road SUP



Oversized Accessory Buildings

- 3110 Toler – 540 square feet
- 3210 Toler – 768 square feet
- 3410 Toler – 999 square feet
- 4302 Toler – 2400 square feet
- 3313 Toler – 1080 square feet





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 05/24/2016

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through located at 3505 Lakeview Parkway further described as being Lot 5, Block 1 of ASPI No. 1 Addition, City of Rowlett, Dallas County, Texas. (SUP111-2016)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicants are requesting a Special Use Permit (SUP) to allow an existing restaurant (McDonald's) to expand its drive-through facility by adding a second drive-through lane (Attachment 1 – Concept Plan). Per the Rowlett Development Code (RDC), a restaurant with a drive-through requires an SUP in the General Commercial/Retail (C-2) Zoning District. This item is related to C3, the Alternative Building Material request. Both items will be presented together; however, each item will be acted on separately.

BACKGROUND INFORMATION

The subject property is located at 3505 Lakeview Parkway (Attachment 2 – Location Map) and is currently zoned C-2. The applicants are proposing interior and exterior remodel of the existing McDonald's including the addition of a second drive-through lane. The SUP will involve the consideration of proposed land use (expanded drive-through facility) and its proposed concept plan. If the SUP is approved, then the development will be required to conform to the concept plan and any adopted stipulations. The applicants are also requesting an Alternative Building Material (ABM) as part of the exterior remodel. The ABM which requires a recommendation from the Planning and Zoning Commission and approval from City Council is being considered concurrently with the SUP but will be acted on under a separate agenda item.

The property was developed in 1995 under different development requirements and when drive-through restaurants were permitted by right in the C-2 zoning district. Due to amendments to the zoning ordinance, the site no longer conforms to the current development standards such as landscaping and exterior lighting. Additionally, drive-through restaurants now require a SUP to operate in the C-2 zoning district. Nonconformities created as a result of amendments to the zoning ordinance are allow to continue as long as the use is not abandon for more than six continuous months and the nonconformity is not increased. Adding a second drive-through lane

is considered an expansion of a legal nonconforming use and therefore cannot be expanded without an approved SUP.

As stated previously, the property was developed in 1995 and does not meet the current development standards for landscaping and exterior lighting. The RDC requires that if the proposed improvements totals more than 25% of the appraised value of the structure, then the nonconformities related to landscaping, parking, lighting, driveway surface materials, and screening will need to be brought into compliance unless such nonconformities have no adverse impact on adjacent properties. The proposed remodel will exceed the 25% threshold and as a result the applicant will be required to bring landscaping and exterior lighting into conformance. These site improvements will be subject to site plan approval by Staff after approval of the SUP and ABM.

DISCUSSION

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

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

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

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

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

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

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

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

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

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

The applicants are requesting an SUP to add a second drive-through facility.

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

The proposal should not negatively affect the health, safety, morals or general welfare of the public. The use is located in a commercial center and not located next to any residential subdivisions.

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

Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities. The proposed remodel will not increase the size of the building and it is not expected to increase traffic demand.

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

The SUP should not have any adverse impacts on other properties within the vicinity. The existing use is located in a 10-acre commercial development that contains personal service, retail and restaurant establishments. The existing use is compatible with the other uses in the overall development that are allowed by right in the C-2 Zoning District.

The proposal to add a second drive-through lane has been evaluated to ensure that it will not adversely affect the adjacent developments. The concept plan shows that the

drive-through lane provides sufficient stacking for vehicles from the service window and the ordering stations. The drive-through lane also has an escape lane after the ordering stations. In Staff's opinion, the drive-through meets the minimum stacking requirements in the RDC for a drive-through restaurant and should not negatively affect the future uses within the development.

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

The SUP meets the intent of the C-2 Zoning District and will be compatible with the surrounding uses.

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

Public Notice

On May 9, 2016, a total of eight notices were mailed to property owners within 200 feet and a total of 18 courtesy notices were mailed to property owners within 500 feet. As of May 20, 2016, staff has not received any responses to the public hearing notices. Staff published the Legal Notice in the Dallas Morning News on May 11, 2016, and placed a zoning sign on the subject property on May 13, 2016, in accordance with the Rowlett Development Code.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

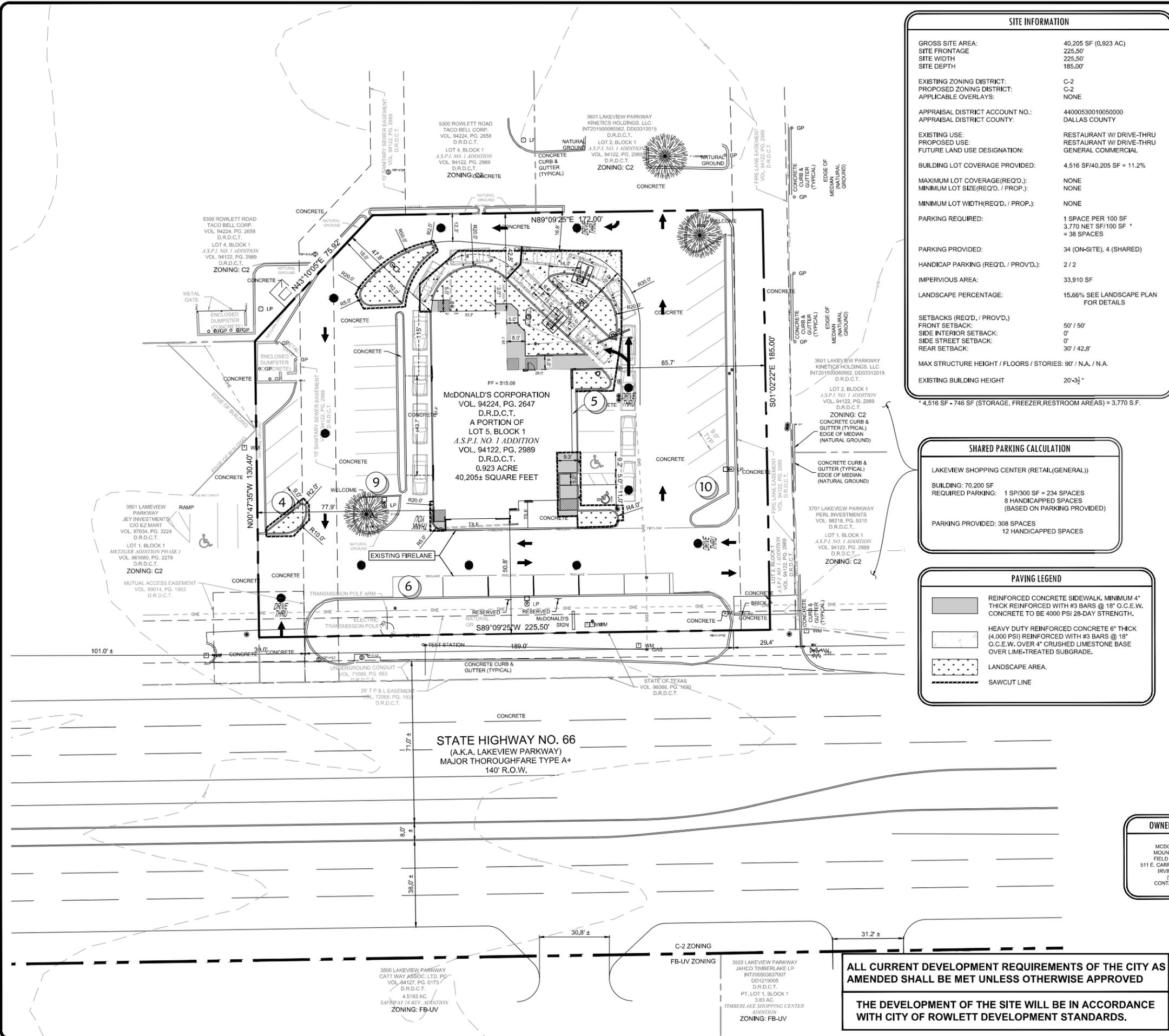
RECOMMENDED ACTION

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

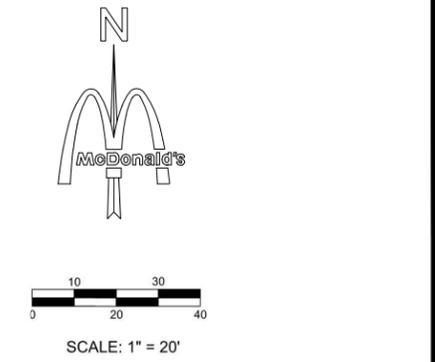
ATTACHMENTS

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Site Pictures

FULL PATH: I:\projects\01102116_281_McDonalds - Rowlett, TX (2016) Lakeview\Drawings\Development\Plan\Development Site Plan
 PLOTTED BY: Heather Macomber
 PLOT DATE: Thursday, May 19, 2016
 PLOT TIME: 10:44:28 AM
 FILENAME: Development Site Plan.dwg



SITE INFORMATION	
GROSS SITE AREA:	40,205 SF (0.923 AC)
SITE FRONTAGE:	225.50'
SITE WIDTH:	225.50'
SITE DEPTH:	185.00'
EXISTING ZONING DISTRICT:	C-2
PROPOSED ZONING DISTRICT:	C-2
APPLICABLE OVERLAYS:	NONE
APPRAISAL DISTRICT ACCOUNT NO.:	44000530010050000
APPRAISAL DISTRICT COUNTY:	DALLAS COUNTY
EXISTING USE:	RESTAURANT W/ DRIVE-THRU
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU
FUTURE LAND USE DESIGNATION:	GENERAL COMMERCIAL
BUILDING LOT COVERAGE PROVIDED:	4,516 SF/40,205 SF = 11.2%
MAXIMUM LOT COVERAGE (REQ'D.):	NONE
MINIMUM LOT SIZE (REQ'D. / PROP.):	NONE
MINIMUM LOT WIDTH (REQ'D. / PROP.):	NONE
PARKING REQUIRED:	1 SPACE PER 100 SF 3,770 NET SF/100 SF * = 38 SPACES
PARKING PROVIDED:	34 (ON-SITE), 4 (SHARED)
HANDICAP PARKING (REQ'D. / PROV'D.):	2 / 2
IMPERVIOUS AREA:	33,910 SF
LANDSCAPE PERCENTAGE:	15.66% SEE LANDSCAPE PLAN FOR DETAILS
SETBACKS (REQ'D. / PROV'D.)	
FRONT SETBACK:	50' / 50'
SIDE INTERIOR SETBACK:	0'
SIDE STREET SETBACK:	0'
REAR SETBACK:	30' / 42.8'
MAX STRUCTURE HEIGHT / FLOORS / STORIES:	90' / N.A. / N.A.
EXISTING BUILDING HEIGHT:	20'-3 1/2"



VICINITY MAP
SCALE: 1" = 1000'

SHARED PARKING CALCULATION	
LAKEVIEW SHOPPING CENTER (RETAIL(GENERAL))	
BUILDING: 70,200 SF	1 SP/300 SF = 234 SPACES
REQUIRED PARKING:	8 HANDICAPPED SPACES (BASED ON PARKING PROVIDED)
PARKING PROVIDED:	308 SPACES 12 HANDICAPPED SPACES

PAVING LEGEND	
	REINFORCED CONCRETE SIDEWALK, MINIMUM 4" THICK REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH.
	HEAVY DUTY REINFORCED CONCRETE 6" THICK (4,000 PSI) REINFORCED WITH #3 BARS @ 18" O.C.E.W. OVER 4" CRUSHED LIMESTONE BASE OVER LIME-TREATED SUBGRADE.
	LANDSCAPE AREA.
	SAWCUT LINE

LEGEND	
	FLAG POLE (EXISTING)
	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)
	ROAD SIGN (EXISTING MONUMENT)
	POWER POLE
	DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S)
	*CIRCLE / ARROW - COLOR : YELLOW
	ARROW PATH DIRECTION - COLOR : WHITE

SURVEYOR:
 ROBERT A. HANSEN, R.P.L.S.
 JPH LAND SURVEYING, INC.
 13563 WEST S.H. 29, SUITE 4
 LIBERTY HILL, TEXAS 78642
 (512) 778-5688

OWNER INFORMATION
 McDONALD'S USA, LLC
 MOUNTAIN SOUTHWEST
 511 E. CARPENTER FRWY., STE. 375
 IRVING, TEXAS 75062
 (972) 868-5348
 CONTACT: LEE MORRIS

PROPERTY OWNER:
 McDONALD'S CORPORATION
 VOL. 94224, PG. 2647
 D.R.D.C.T.

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED
THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

McDONALD'S RESTAURANT DEVELOPMENT PLAN
 CASE NO: 3505 LAKEVIEW PARKWAY (S.H. 66)
 LOCATED IN PORTION OF LOT 5, BLOCK 1 A.S.P.I. NO. 1 ADDITION ROWLETT, DALLAS COUNTY, TEXAS

SUBMITTED: 04/12/2016
 REVISED: _____

REV	DATE	DESCRIPTION

ADAMS JOB NO.: 2015-185
 TYPE REGISTRATION #: F-1002

 8951 Cypress Waters Blvd, Suite 150 • Dallas, Texas 75019 • (817) 328-3300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF ELAINE S. PICKERING, P.E., REGISTRATION No. 106999, ON 05/19/16. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PLAN APPROVALS	DATE	BY
SIGNATURE (2 REQUIRED)		

CO-SIGN SIGNATURES

REGIONAL MGR.	CONST. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CONTRACTOR OWNER

OFFICE	ADDRESS	MC DONALD'S U.C. (SAC)
MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM	KROC DRIVE - OAK BROOK, ILLINOIS 60521	

DESIGNED	DATE	BY

DEVELOPMENT PLAN

1



McDonald's 3505 Lakeview Parkway



McDonald's 3505 Lakeview Parkway



McDonald's 3505 Lakeview Parkway





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 05/24/2016

AGENDA ITEM: C3

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation on a request to allow an alternative building material for McDonald's located at 3505 Lakeview Parkway further described as being Lot 5, Block 1 of ASPI No. 1 Addition, City of Rowlett, Dallas County, Texas. (ABM112-2016).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is an Alternative Building Material (ABM) request to allow McDonalds to utilize engineered aluminum materials (Attachment 1 – Statement of Intent) as an exterior material on their existing restaurant located at 3505 Lakeview Parkway (Attachment 2 - Location Map). Per the Rowlett Development Code (RDC), commercial construction requires 100 percent masonry on the exterior. Alternative materials such as aluminum may be allowed after a recommendation by the Planning and Zoning Commission and approval by City Council. This item is related C2, the Special Use Permit for McDonald's. Both items will be presented together; however, each item will be acted on separately.

BACKGROUND INFORMATION

The applicants are proposing to remodel the existing McDonald's at 3505 Lakeview Parkway that will include adding a second drive-through lane and changing the exterior appearance of the restaurant. The applicants are proposing to replace the existing mansard roof profiles (Attachment 3 – Building Pictures) with a parapet that will consist of a corrugated metal banding along with aluminum louvers placed over the storefront glazing (Attachment 4 – Building Elevations). The rest of the elevation will consist of stone, stucco and split-face CMU. According to the applicant, the intent of the metal materials is to provide architectural detail to the façade that consistent with McDonald's branding. The metal materials are being proposed as an accent material to the other masonry materials on the building elevations.

DISCUSSION

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

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

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

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

The RDC's architectural requirements are intended to use high quality, long lasting masonry materials such as brick, stone, split-faced CMU, and three-quarter inch stucco. The metal materials do not meet the intent of the masonry requirements; however, the proposed materials are being used as accent materials to accomplish a specific design on all four sides of the building that is consistent with McDonald's branding for its restaurants. Staff is supportive of the request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the approval of the request.

ATTACHMENTS

Attachment 1 – Statement of Intent

Attachment 2 – Location Map

Attachment 3 – Concept Plan

Attachment 4 – Building Elevations

13 May, 2016

Garrett Langford, AICP
Department of Development Services
Rowlett, TX

Re:
McDonald's Restaurant
3505 Lakeview Parkway
Alternative Building Materials

First constructed nearly 22 years ago, the existing restaurant envelope and overall massing is unrepresentative of our current new-store and major remodel image. To the extent the existing restaurant is non-conforming under current ordinance, we are requesting your consideration to allow the use of the engineered aluminum materials presented in our proposed façade plan.

We integrate engineered aluminum components in each of our designs to ensure brand identity. The canopies and louvers respond effectively to environmental conditions and meet our rigid standards for life-cycle performance. These coated products are unique to McDonald's system and have successfully performed in all climactic conditions throughout our US market.

Specifically, we proposed to demolish the mansard roof profiles and introduce the projecting aluminum trellis elements with tie-backs along with articulated aluminum parapet banding. We believe the strategic use of these materials not only conveys a contemporary vibe contextual to this urban environment, but helps to create interesting facades.

The undulating pattern and rhythm of the aluminum parapet banding will reduce the large facades of two dimensional masonry.

The integration of aluminum solar louvers along a portion of the expansive storefronts will enhance the otherwise lifeless façades and serve to reduce summer cooling demand.

Larsen Development Services

(David E. Larsen + Associates Architects, Incorporated)

Ste 201; 3311 Elm Street; Dallas, Texas 75226 P: (214) 939-3908 F: (214) 939-3907 dlarsen@dlarsenarchitects.com

Architectural Registrations : Arizona California Colorado Florida Georgia Illinois Indiana Kansas Louisiana
New Mexico Nevada North Carolina Ohio Oklahoma Oregon Texas Washington



McDonald's 3505 Lakeview Parkway

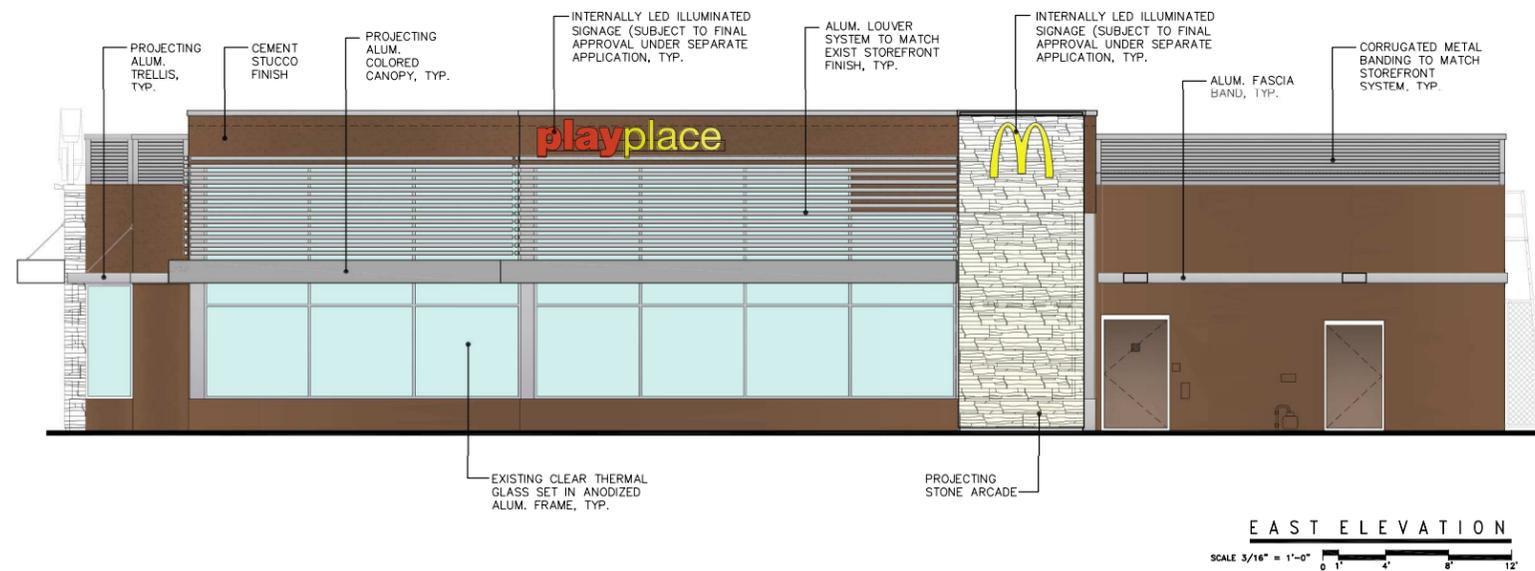


McDonald's 3505 Lakeview Parkway

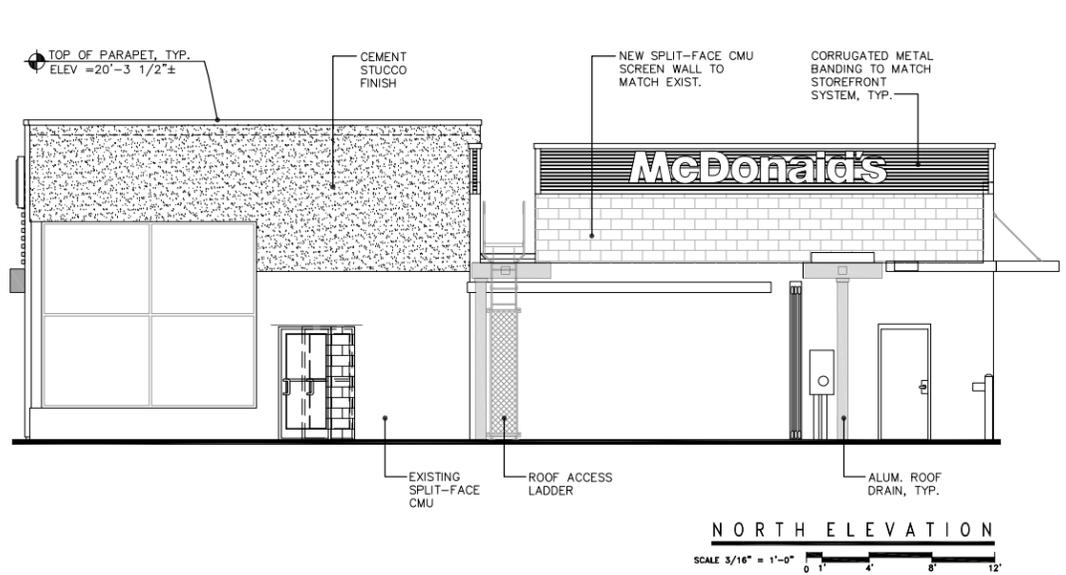


McDonald's 3505 Lakeview Parkway





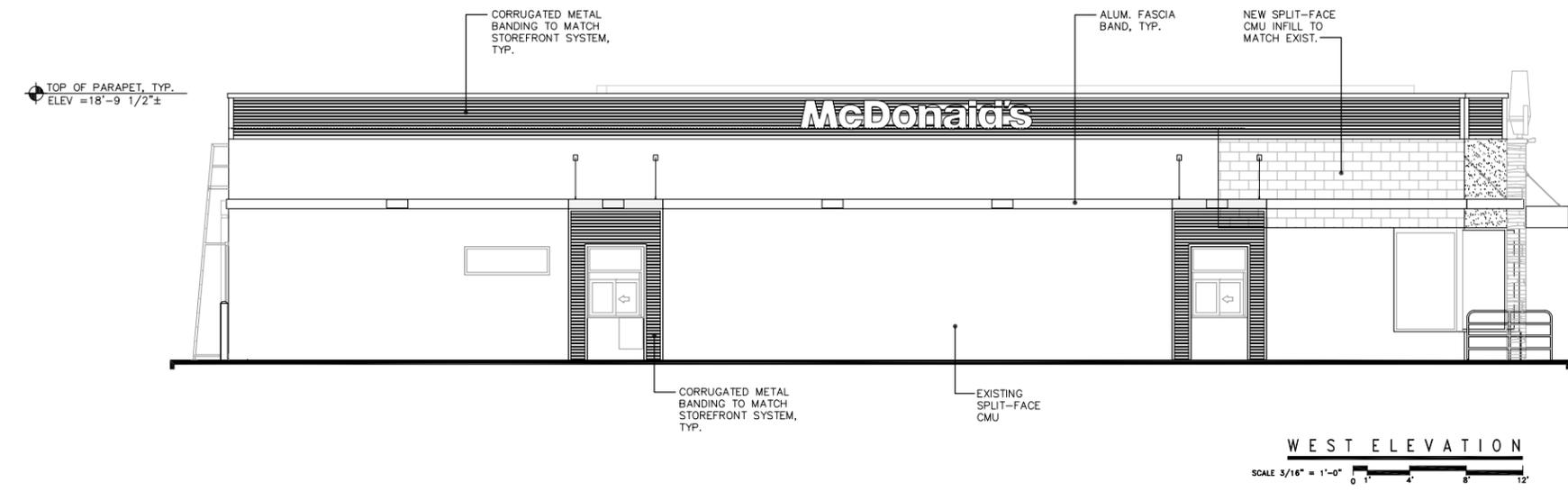
EAST ELEVATION
SCALE 3/16" = 1'-0" 0 1' 2' 4' 8' 12'



NORTH ELEVATION
SCALE 3/16" = 1'-0" 0 1' 2' 4' 8' 12'



SOUTH ELEVATION
SCALE 3/16" = 1'-0" 0 1' 2' 4' 8' 12'



WEST ELEVATION
SCALE 3/16" = 1'-0" 0 1' 2' 4' 8' 12'

MATERIALS/ELEMENTS

- STONE
MFG (ADHERED) STONE BY BORAL STONE PRODUCTS "SOUTHWEST PRO-FIT LEDGESTONE"
- PROJECTING TRELLIS
CLEAR ANODIZED ALUMINUM
- PROJECTING CANOPY
ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- PAINT
HM DOORS—BENJAMIN MOORE (COLOR TO MATCH SURROUNDING MASONRY)
- STOREFRONT SYSTEM
CLEAR ANODIZED ALUMINUM
- CORRUGATED METAL
CITYSCAPE (GALVALUME) BY METAL-ERA
- CMU
SPLIT-FACE UNITS

FACADE COMPUTATIONS
(NET AREA EXCLUDES FENESTRATION)

- EAST ELEVATION (91 L.F.)
GROSS AREA: 1805 SF
NET AREA: 1078 SF
MASONRY (CMU) = 595 (55%)
MASONRY (STONE) = 158 (15%)
METAL (PARAPET BANDING/METAL COPING) = 104 (10%)
STUCCO = 221 (20%)
- NORTH ELEVATION (61 L.F.)
GROSS AREA: 1169 SF
NET AREA: 956 SF
MASONRY (CMU) = 656 (69%)
MASONRY (STONE) = 656 (69%)
OTHER (METAL PARAPET BANDING/METAL COPING) = 85 (9%)
STUCCO = 215 (22%)
- SOUTH ELEVATION (61 L.F.)
GROSS AREA: 1196 SF
NET AREA: 664 SF
MASONRY (CMU) = 195 (29%)
MASONRY (STONE) = 0 (0%)
OTHER (METAL PARAPET BANDING/METAL COPING) = 120 (18%)
STUCCO = 125 (19%)
- WEST ELEVATION (91 L.F.)
GROSS AREA: 1718 SF
NET AREA: 1620 SF
MASONRY (CMU) = 1321 (82%)
MASONRY (STONE) = 20 (1%)
OTHER (METAL PARAPET BANDING/METAL COPING) = 260 (16%)
STUCCO = 19 (1%)

SCALE 3/16" = 1'-0" 0 1' 2' 4' 8' 12'

ZONING EXHIBIT

APRIL 08, 2016
REVISED 5.9.16 PER 1ST SUBMITTAL COMMENTS

BUILDING FACADE/ ELEVATION PLAN

OWNER:
MCDONALD'S USA, LLC
511 E. JOHN CARPENTER FRWY, SUITE 375
IRVING, TX 75062
ATTENTION: LEE MORRIS
PH: 972-869-1888
lee.morris@us.mcd.com

ARCHITECT:
LARSEN + ASSOCIATES ARCHITECTS, INC
3311 ELM STREET, SUITE 201
DALLAS, TX 75226
ATTN: DAVID E. LARSEN
214-939-3908
dlarsen@dlarsenarchitects.com

SUBDIVISION: ASPI #1
ADDRESS: 3505 LAKEVIEW PARKWAY



McDonald's
3505 LAKEVIEW PARKWAY
ROWLETT, TX

LTR
MAJOR REMODEL PROGRAM
SITE ID: 042-1058
3505 LAKEVIEW PARKWAY
ANGX1HM
ELEVATIONS

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Larsen + Associates Architects, Inc.
3311 Elm Street, Suite 201, Dallas, Texas 75226
Tel: (214) 939-3908 Fax: (214) 939-3907 Email: dlarsen@dlarsenarchitects.com
REGISTRATION: NEW MEXICO: NEWADA, NORTH CAROLINA: NC000004, OKLAHOMA: OK000004, TEXAS: 000004