



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 9, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:15 p.m. in the 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 the conclusion of the Work Session in the City Hall Conference Room 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. Consider action to approve the minutes of the Planning and Zoning Commission meeting on July 26, 2016.
- 2. Conduct a public hearing and take action on a Final Replat for Amesbury Addition, located at 7801 Lakeview Parkway further described as being a part of Lot 2, Block A, Amesbury Addition, City of Rowlett, Dallas County, Texas.

C. 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 black ink, 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 6:20 P.M., JULY 26, 2016**

WORK SESSION

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

ABSENT: Alternate Jason Berry

STAFF PRESENT: Principal Planner Garrett Langford, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

i. Call to Order

Chairman Michael Lucas called the Work Session to order at 6:20 p.m.

ii. Discuss items on the regular agenda.

Principal Planner Garrett Langford stated that he did not have a City Council action update. He mentioned that the Boards and Commissions reapplication deadline is August 26, 2016 and said that there were no longer term limits.

iii. Adjourn

Chairman Lucas adjourned the Work Session at 6:22 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Lucas called the meeting to order at 6:22 p.m.

1. Update Report from Staff.

The update was provided during the Work Session.

B. CONSENT AGENDA

1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on July 12, 2016.

**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 6:20 P.M., JULY 26, 2016**

- 2. Consider and take action on a Final Plat for the First United Methodist Church Addition, located at 4405 Main Street, further described as a 13.06 +/- acres of land located in the Thomas Payne Survey, Abstract No. 1165, City of Rowlett, Dallas County, Texas.**

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-1 vote. Vice Chairman Jonas Tune abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Manors on Miller. The subject property is located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas.**

Mr. Langford presented a location map, provided background on the subject property, and summarized the request as removing 20 protected trees and saving 17 protected trees. He explained that this case did not require tree mitigation and presented a Tree Preservation Plan. Mr. Langford defined the open space and stated that they would not be required to provide detention. He said that staff recommends approval.

There was discussion amongst the Commission regarding the size of the protected trees.

The applicant, John Arnold, came forward and stated that he has tried to preserve as many trees as possible for the future development.

Commissioner Chris Kilgore made a recommendation to approve the item. Commissioner Thomas Finney seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 6:32 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 08/09/2016

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a Final Replat for Amesbury Addition, located at 7801 Lakeview Parkway further described as being a part of Lot 2, Block A, Amesbury Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The Final Replat is one of the last steps in the development process where the proposed subdivision is approved upon meeting all applicable development requirements. This Final Replat involves creating two lots (Attachment 1 – Final Replat).

BACKGROUND INFORMATION

The subject property is located at northeast corner of Lakeview Parkway (Attachment 2 – Location Map). The subject property is zoned General Commercial C-2. The applicant has submitted an application to replat the subject property into two lots (Attachment 2 – Proposed Replat). There is no proposed development related to this Replat. The subject property is undeveloped. The applicant wishes to divide the subject property in order to sell a portion of the subject property.

DISCUSSION

Chapter 77-806 of the Rowlett *Development Code (RDC)* states that the Planning and Zoning Commission may only approve a final plat when the following criteria are met.

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the Final Replat and has determined that it is in compliance with the Rowlett Development Code. Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

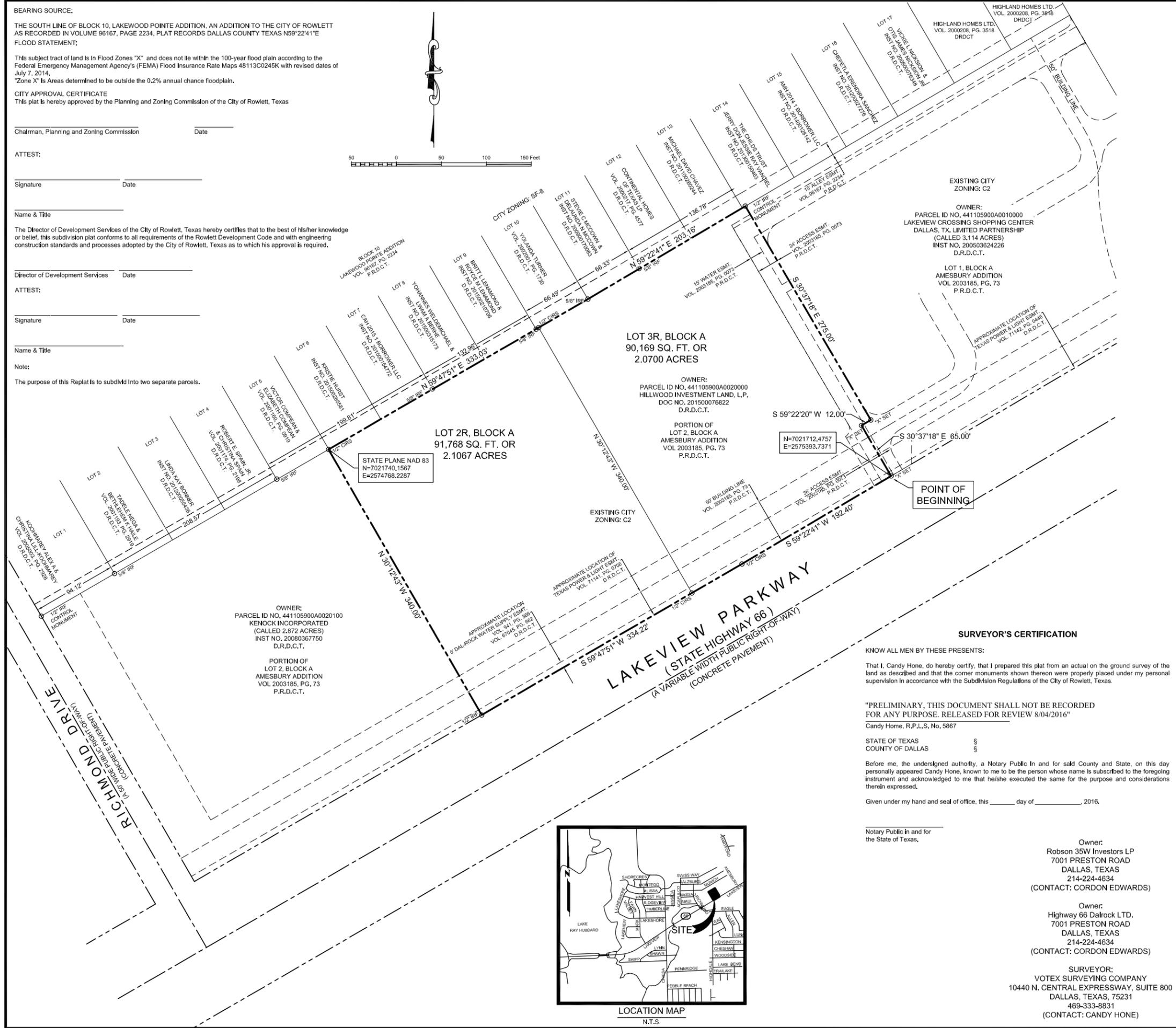
Staff recommends the Planning and Zoning Commission approve the proposed Final Replat.

ATTACHMENTS

Attachment 1 – Proposed Final Replat

Attachment 2 – Location Map

VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (972) 964-0858



BEARING SOURCE:
 THE SOUTH LINE OF BLOCK 10, LAKEWOOD POINTE ADDITION, AN ADDITION TO THE CITY OF ROWLETT AS RECORDED IN VOLUME 96167, PAGE 2234, PLAT RECORDS DALLAS COUNTY TEXAS N59°22'41"E
 FLOOD STATEMENT:
 This subject tract of land is in Flood Zones "X" and does not lie within the 100-year flood plain according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps 48113C0245K with revised dates of July 7, 2014.
 "Zone X" Is Areas determined to be outside the 0.2% annual chance floodplain.

CITY APPROVAL CERTIFICATE
 This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:
 Signature _____ Date _____

Name & Title _____

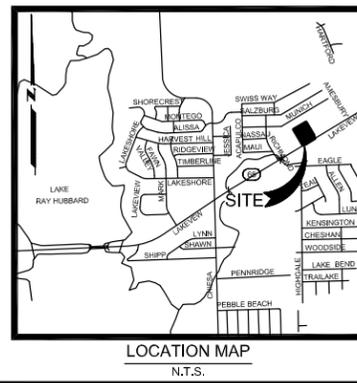
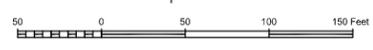
The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Rowlett Development Code and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his approval is required.

Director of Development Services _____ Date _____

ATTEST:
 Signature _____ Date _____

Name & Title _____

Note:
 The purpose of this Replat is to subdivide into two separate parcels.



OWNER'S CERTIFICATE

WHEREAS, Robson 35W Investors LP and Highway 66 Dalrock LTD., are the Owner's of a tract of land situated in the J. Saunders Survey Abstract No. 1424, Dallas County, Texas and being a portion of Lot 2, Block A of Amesbury Addition an addition to the City of Rowlett, Texas according to the plat recorded in Volume 2003185, Page 0073 of the Deed Records of Dallas County, Texas, being all of that certain tract of land described in a deed to Hillwood Investment Land, L.P., recorded in Document Number 201500076822, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the common corner of said Lot 2, Block A, and Lot 1, Block A, of said Amesbury Addition, said point being in the northerly right-of-way line of Lakeview Parkway (State Highway 66) (Variable width right-of-way);

THENCE S 59°22'41" W, along the south line of said Lot 2, Block A, and the northerly right-of-way line of said Lot 2, Block A, a distance of 192.40 feet to a 1/2 inch iron rod set for corner;

THENCE S 59°47'51" W, along the south line of said Lot 2, Block A, and the northerly right-of-way line of said Lot 2, Block A, a distance of 334.22 feet to a 1/2 inch iron rod found for the southeast corner of a called 2.872 acre tract of land described in a deed to Kenock Incorporated, recorded in Instrument Number 20080367750, Deed Records, Dallas County, Texas;

THENCE N 30°12'43" W, crossing said Lot 2, Block A, and along the east line of said called 2.872 acre tract, a distance of 340.00 feet to a 1/2 inch iron rod set for corner, said point being in the common line of said Lot 2, Block A, and Block 10, of Lakewood Pointe Addition, an addition to the City of Rowlett, Texas according to the plat recorded in Volume 96167, Page 2234 of the Plat Records of Dallas County, Texas;

THENCE N 59°47'51" E, along the common line of said Lot 2, Block A, and Block 10, of said Lakewood Pointe Addition, a distance of 333.03 feet to a 5/8 inch iron rod found for the common corner of said Lot 10, Block 10, and Lot 11, Block 10, of said Lakewood Pointe Addition;

THENCE N 59°22'41" E, along the common line of said Lot 2, Block A, and Block 10, of said Lakewood Pointe Addition, a distance of 203.16 feet to a 1/2 inch iron rod found for the common corner of said Lot 2, Block A, and Lot 1, Block A;

THENCE along the common line of said Lot 2, Block A, and said Lot 1, Block A as follows:

S 30°37'18" E, a distance of 275.00 feet to an "X" cut in concrete set for corner;
 S 59°22'20" E, a distance of 12.00 feet to an "X" cut in concrete set for corner;
 S 30°37'18" E, a distance of 65.00 feet to the POINT OF BEGINNING and containing 181,937 square feet or 4.1767 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Robson 35W Investors LP and Highway 66 Dalrock LTD., through the undersigned authority, do hereby adopt this plat designating the hereinabove described property as AMESBURY ADDITION, PHASE II, an addition to the City of Rowlett and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, repairing, inspecting, patrolling, without the necessity of any line of procuring the permission of anyone, this plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness our hands at Rowlett, Texas, this _____ day of _____, 2016.

Authorized agent for Robson 35W Investors LP _____

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gordon Edwards, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas _____

Authorized agent for Highway 66 Dalrock LTD. _____

STATE OF TEXAS §
 COUNTY OF DALLAS §

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Candy Hone, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Rowlett, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 8/04/2016"
 Candy Hone, R.P.L.S. No. 5867

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas _____

Owner:
 Robson 35W Investors LP
 7001 PRESTON ROAD
 DALLAS, TEXAS
 214-224-4634
 (CONTACT: CORDON EDWARDS)

Owner:
 Highway 66 Dalrock LTD.
 7001 PRESTON ROAD
 DALLAS, TEXAS
 214-224-4634
 (CONTACT: CORDON EDWARDS)

SURVEYOR:
 VOTEX SURVEYING COMPANY
 10440 N. CENTRAL EXPRESSWAY, SUITE 800
 DALLAS, TEXAS, 75231
 469-333-8831
 (CONTACT: CANDY HONE)

**AMESBURY ADDITION, PHASE II
 FINAL PLAT
 LOT 2R, AND LOT 3R, BLOCK A**
 SITUATED IN THE
 J SAUNDERS SURVEY, ABSTRACT NO. 1424
 PORTION OF
 LOT 2, BLOCK A
 AMESBURY ADDITION
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS
 SCALE: 1"=50' DATE: JULY 12, 2016
 PROJECT NO. 2016-017-A

