



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, OCTOBER 11, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:00 p.m. in the Annex Conference Room, 4004 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order
- ii. Administer the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed and reappointed members.
- iii. Planning and Zoning Commission Orientation
- iv. Discuss items on the regular agenda
- v. Adjourn

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 p.m. in the Annex Conference Room, 4004 Main Street, Rowlett, at which time the following items will be considered:

**A. CALL TO ORDER**

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1. Update Report from Staff.
2. Elect a Chairman and Vice-Chairman.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of September 27, 2016.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation on a rezoning request from the New Neighborhood Form Based Zoning District (NN-FB) to the Urban Neighborhood Form Based Zoning District (UN-FB). The subject property is located at 2192 Fuqua Road, further described as being 19.962 +/- acres in the Charles D Merrell, Abstract #957, City of Rowlett, Dallas County, Texas.

**D. ADJOURNMENT**

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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 6:00 P.M., SEPTEMBER 27, 2016**

**WORK SESSION**

**PRESENT:** Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternate Stephen Ritchey

**ABSENT:** Commissioner Thomas Finney, Alternates Kim Clark, 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 6:00 p.m.

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

Garrett Langford, Principal Planner, announced that National Night Out would be held on October 4, 2016 and that the next Planning and Zoning Commission meeting would be held on October 11, 2016. He said that the follow up joint meeting with City Council is tentatively scheduled for November 1, 2016.

Mr. Langford provided a brief overview of the City of Rowlett's interactive map web navigation.

Chairman Michael Lucas proposed that Items C.3., C.4., and C.5. be presented and discussed together since they are all for the same subject property. The Commissioners agreed unanimously with this suggestion.

There was discussion amongst the Commission regarding the Concept Plan change within the meeting packet and the sewer issue being part of the engineering design phase.

Mr. Langford provided a brief overview of the Willow Wood property cases. He stated that C.3. was a requested amendment to the Planned Development for tree planting, C.4. was the replat, and C.5. was the Tree Survey/Mitigation Plan.

There was additional discussion amongst the Commission regarding detention.

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**iii. Adjourn**

Chairman Michael Lucas adjourned the Work Session at 6:17 p.m.

**REGULAR MEETING**

**PRESENT:** Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternate Stephen Ritchey

**ABSENT:** Commissioner Thomas Finney, Alternates Kim Clark Jason Berry

**STAFF PRESENT:** Assistant City Engineer Ty Thompson, Principal Planner Garrett Langford, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

**A. CALL TO ORDER**

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

**1. Update Report from Staff.**

Garrett Langford, Principal Planner, announced that National Night Out would be held on October 4, 2016 and the next Planning and Zoning Commission meeting would be held on October 11, 2016.

**B. CONSENT AGENDA**

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**1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on September 13, 2016.**

**2. Consider and take action on a Preliminary Plat for the Greenway at Liberty Grove Addition located at 5100 Lakeview Parkway, further described as being 2.58+/- acres of land located in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.**

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

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**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Conduct a public hearing and take action on a Replat of 6602 Windward View Drive further described as being Lots 2 and 3R, Block 1 of the Vue De Lac Addition, City of Rowlett, Dallas County, Texas.**

Katy Goodrich, Planner, came forward to present the case. She presented a location map, summarized the request, and displayed an image of the plat.

She stated that public hearing notifications were sent; one was received in favor and none were received in opposition. She said that staff recommends approval.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

- 2. Conduct a public hearing and make a recommendation on a request for a rezoning to a Planned Development with an underlying Limited Commercial/Retail (C-1) based zoning district to allow a self-storage facility. The subject property is located at 1800 & 1900 Castle Drive further described as being all of Lots 4 and 5, Block A of Bubbus Addition No. 1, City of Rowlett, Dallas County, Texas.**

Mr. Langford presented a location map, summarized the rezoning request, displayed the Concept Plan, and provided detail on building access and parking. He presented conceptual elevations and pictures of the internal access concept.

He stated that public hearing notifications were sent; two were received in favor from the 200' notification area and one was received in opposition from the 500' courtesy notification area. He summarized the staff analysis and said that staff recommends approval.

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There was discussion amongst the Commission in regards to drainage implications, parking requirements, access, and the internal drive width.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

**C. Easterwood**  
**Owner of Fairfield Assets, Corp.**  
**Rowlett Resident**

Mr. Easterwood stated that he was in favor with the condition that the sewer line not be compromised.

Chairman Michael Lucas closed the public hearing.

**Greg Peebles**  
**3301 Fair Oak Drive**  
**Rowlett, Texas 75089**

Mr. Peebles expressed that he was opposed to a self-storage facility at this particular location.

**Christina Smith**  
**7414 Dartmouth**  
**Rowlett, Texas 75089**

Ms. Smith stated her opposition for the development and emphasized how difficult it would be to repurpose this particular building.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

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There was discussion amongst the Commission in regards to the height of the development, the presence of water storage tanks, drainage design, and the size of the development.

Commissioner Chris Kilgore made a motion to recommend approval the request. Commissioner James Moseley seconded the motion. The motion passed with a 5-1 vote. Vice Chairman Jonas Tune voted in opposition.

- 3. Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #027-16 in order to modify the landscape entryway requirements. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.**

Patricia Gottilly-Roberts, Senior Planner, came forward to present the case. She provided a location map, gave detail on the entryway landscaping requirements, and presented the proposed Landscape Plan.

She stated that public hearing notifications were sent; five were received in opposition from both notification areas. She said that staff recommends approval of the request.

Following this presentation for Item C.3., Ms. Gottilly-Roberts conducted the presentation for Item C.4. Once the presentation concluded, the public hearing for this item was opened as specified below:

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

**Cindy Rushing  
2613 Club Meadow Drive  
Garland, Texas  
Owner of 7313 and 7317 Chiesa Road**

Ms. Rushing stated that she opposed the development due to the size of the homes and lots. She also expressed her opposition of the tree relocation request.

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No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

Vice Chairman Jonas Tune made a motion to recommend approval the request. Commissioner Chris Kilgore seconded the motion. The motion passed with a 6-0 vote.

- 4. Conduct a public hearing and take action on a Preliminary Plat for Willow Wood Estates, located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424, and being a portion of Lot 1, Block 1, Crossroads Church, City of Rowlett, Dallas County, Texas.**

Ms. Gottilly-Roberts displayed a location map and summarized the replat request.

She said that public hearing notifications were sent; one was received in opposition and none in favor from the 200' notification area. She presented the Preliminary Replat and stated that staff recommends approval.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

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

- 5. 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 Willow Wood Estates. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.**

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Ms. Gottilly-Roberts provided a summary of the Tree Mitigation Plan and displayed a copy of the plan. She stated that staff recommends approval.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

- 6. Consider and take action on a Temporary Use Permit Request for a “Similar temporary use”, specifically a mobile pet vaccination and nonsurgical neutering clinic, to be located at 2411 Hickox Road during the 3rd weekend of each month for 12 months.**

Ms. Goodrich presented a location map and summarized the request. She presented site photographs, a diagram of the sign locations, and an image of the sign photographs. She said that staff recommends approval.

There was discussion amongst the Commission regarding other temporary uses similar to this request and some concerns were expressed.

Commissioner Lisa Estevez made a motion to approve the request. Commissioner Chris Kilgore seconded the motion. The motion passed with a 5-1 vote. Commissioner James Moseley voted in opposition.

**C. ADJOURNMENT**

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Chairman Michael Lucas adjourned the meeting at 7:31 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:** 10/11/2016

**AGENDA ITEM:** C1

**AGENDA LOCATION:**

**Individual Consideration**

**TITLE**

Conduct a public hearing and make a recommendation on a rezoning request from the New Neighborhood Form Based Zoning District (NN-FB) to the Urban Neighborhood Form Based Zoning District (UN-FB). The subject property is located at 2192 Fuqua Road, further described as being 19.962 +/- acres in the Charles D Merrell, Abstract #957, City of Rowlett, Dallas County, Texas.

**STAFF REPRESENTATIVE**

Daniel Acevedo, Urban Design Manager

**SUMMARY**

The applicants are requesting to rezone the subject property (Attachment 1 – Location Map) to the Urban Neighborhood Form Based (UN-FB) District for the purposes of building a residential development. The proposed development would provide a higher density transition between the boundaries of New Neighborhood (low to moderate density) and the Urban Village (high density) districts.

**BACKGROUND INFORMATION**

The subject property is located within Bayside, and was part of the Elgin B. Robertson Park previously owned by the City of Dallas. On April 7, 2015, this property was incorporated into City of Rowlett municipal boundaries and zoned NN-FB Sub-District within the Bayside District (Attachment 2 – Bayside Framework Plan). The interlocal agreement between the City of Rowlett and the City of Dallas included a map that informed and allocated the intended base zoning for Bayside. Based on this agreement, the intended base zoning for the subject property is “New Neighborhood/Urban Neighborhood” which gives the flexibility to use either sub-district.

At the time of establishing zoning, the master developer’s intent was to use townhomes as a transition between the NN-FB and Urban Village (UV-FB) districts. Since that time, the applicant and the master developer have come up with a denser, single family product type, which is not allowed under current NN-FB district. This single family detached product functions like a multi-unit complex where the homes are grouped together on a single lot. This requires a larger block layout compared to a typical single family lot layout and is patterned similar to a multifamily development. As a result, the applicant is proposing to rezone the subject property to the UN-FB district.

The UN-FB district categorically fits between the New Neighborhood and Urban Village districts. The UN-FB district was created within Form-Based Code (FBC) to provide a mid-range density that facilitates for optimal flexibility of building types. Effectively coined “the missing middle”, by the Congress for the New Urbanism (CNU), these building and lot types typically blend a diverse array of multiplex, townhome and apartment products that capitalizes on the flexibility of urban environments. It is staff’s opinion that the proposed UN-FB district would be better suited to provide the best transition between the boundaries of New Neighborhood and Urban Village districts, and is in keeping with the original intent of the Bayside Framework Plan.

## **DISCUSSION**

Section 77-805 of the *RDC* states that the Planning and Zoning Commission shall consider the following when making a recommendation on rezoning requests. Staff’s commentary is in bold italics beneath each criterion.

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

***The proposed rezoning does not correct an error, but meets the challenge of providing a higher density transitional district between New Neighborhood and Urban Village districts. The UN-FB district will allow for a mid-range product type to provide for a natural transition from single family units allowed in the NN-FB district to the multifamily units allowed in UV-FB. The mid-range products allowed the in the UN-FB are also referred to as “the missing middle”. These building and lot types typically blend a diverse array of multi-plex, townhome and apartment product that capitalizes on the flexibility of urban environments. It is staff’s opinion that the proposed UN-FB zoning district would be better suited to provide the best transition between the boundaries of NN-FB and UV-FB districts, and is in keeping with the original intent of the Bayside Framework Plan.***

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

***As the Bayside District area was not a part of the City of Rowlett at the time of adoption of the Realize Rowlett 2020 Comprehensive Plan, the comprehensive plan did not establish a vision for this area. However, the Framework Plan for the Bayside District was established and supports the following guiding principles of the Comprehensive Plan:***

- ***Grow the City’s economy through diversification of job and business opportunities***
- ***Make Rowlett a community that is attractive to people at all stages of their lives.***
- ***Invest in places of lasting value and distinctive character.***

- **Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity and the quality of life desired by the community.**
- **Create centers with a mix of activities at key locations in Rowlett.**
- **Balance growth through efficient development patterns.**
- **Position Rowlett for an appropriate scale of investment and reinvestment supported by market trends.**
- **Fund public investment that leverages desired private investment.**

**Staff believes that this rezoning is consistent with the intent of the Bayside District as outlined in Attachment 2 and described as follows:**

**It is intended that the Bayside District be a mixed-use entertainment district that establishes a regional destination for the City. Development of this high profile site will take advantage of its location on Lake Ray Hubbard, access to IH-30, President George Bush Turnpike (PGBT), and views to the lake and surrounding communities. This will be achieved by permitting an integrated mix of uses and building types in order to facilitate and support for a place that is attractive for multiple generations, to live, work and play. High quality standards, design parameters and preservation of natural features will provide an amenity package and adjacency predictability for the multiple uses that will develop in the Bayside District.**

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

**Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards in the FBC as well those standards in the Rowlett Development Code (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;

**Staff has reviewed the proposed rezoning from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Prior to the approval of the Regulating Plan, 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 proposed UN-FB district, will ensure that the natural features are used as an asset not only for the proposed development, but for the larger community. The intent of the FBC is to enhance the site's natural conditions by way of neighborhood design, which happens at the Regulating Plan phase of the FBC development review process. The applicant will be required to provide centralized open space and tie into the park and trail system as shown on the Framework Plan.***

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

***Staff does not anticipate that the proposed rezoning will have significant adverse impacts on other properties in the vicinity. The FBC is designed to maximize the connectivity and transitional elements between adjacent tracts of land and intentionally ensures that a seamless transition is established.***

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

***It is Staff's opinion that the proposed zoning is more suitable for the subject property than the current zoning as it was envisioned in the Bayside Framework Plan. As previously mentioned, rezoning to the UN-FB district would allow a zoning classification which accommodates for the "missing middle". This will provide a seamless transition from the New Neighborhood single family district to the Urban Village Mixed Use district, and provide necessary cross connections to alleviate congestion and promote walkability throughout Bayside.***

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

***The UN-FB standards allow for a broad range of building types and uses to be constructed within a development. It is Staff's opinion that the proposed rezoning will not result in an excessive proliferation of a particular type. During the Realize Rowlett 2020 it was determined that there is an unmet demand for a higher density residential product type, such as the one being proposed. It is Staff's opinion that the UN-FB district will enable diversity of the product offered in this district, and allow for unique types to be introduced.***

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;

***It is staff's view that the proposed rezoning will ensure that future uses on the tract will be compatible in scale with uses adjacent to this property.***

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.

***It is staff's opinion that there is adequate demand in the area to support the increased supply of land zoned under the UN-FB District, due to the analysis as detailed above.***

### **Framework Plan**

The Framework Plan incorporates the development regulations and the spatial exhibit showing high-level features including thoroughfare assemblies. Below are the key elements of the Framework Plan:

Open Space: The UN-FB requires 14 percent of the developable area to be comprised of public open space. Up to half of that requirement can be met using open space adjacent to Lake Ray Hubbard. The remaining seven percent will be provided internally within the development through centralized open space for active and passive recreation.

Street Typologies: The Framework Plan includes street typologies that were previously adopted in the Bayside District and other Form Based Code districts city wide.

Pedestrian and Bike Connections: Establishing trail and sidewalk connectivity was essential to the Framework Plan in the greater context of facilitating for multi-modal transportation throughout the Bayside District.

In summary, the proposed UN-FB District consists of a 19-acre pedestrian-oriented, urban neighborhood to be governed under the City's FBC. Furthermore, the proposed UN-FB District is consistent with the vision set forth in the Bayside District Framework Plan. It is staff's opinion that the proposed rezoning meets the above criteria for a rezoning and recommends approval. Using the FBC will ensure that the proposed development achieves many of the Guiding Principles outlined in Realize Rowlett 2020. This will be done by ensuring a neighborhood design that emphasizes the following:

- Open Spaces
- Adjacency to Lake Ray Hubbard
- Trail network
- Variety of building types
- Pedestrian facilities
- Consistency with the Bayside Framework Plan

It is important to note, at this time, the applicant has not requested any Major Warrants with this submittal and this request meets all FBC requirements for a Framework Plan. In order to generate this Framework Plan, staff has worked closely with the applicant through the Charrette

process to ensure that the connectivity and open space would be treated and preserved in a manner that is consistent and compatible with the Bayside Framework Plan.

It is also important to note, that the Framework Plan is by design basic in nature and used to apply zoning to a property. Specific development regulations are not outlined in detail with this request because they were previously vetted and approved by the City Council with the adoption of the FBC and UN-FB District in 2014. Based on the analysis above, Staff believes that the rezoning of this property is in harmony with the City's overall vision set for the Bayside District.

**Public Hearing Notices:**

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. As of Friday, October 7, 2016, Staff has received no responses from the 200-ft public hearing notices and the 500-ft courtesy notices.

**FISCAL IMPACT**

N/A

**RECOMMENDED ACTION**

Staff recommends Planning and Zoning Commission offer a favorable recommendation for the rezoning request from the New Neighborhood Form Based Zoning District (NN-FB) to the Urban Neighborhood Form Based Zoning District (UN-FB).

**ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Bayside District Framework Plan

Attachment 3 – City of Dallas Interlocal Agreement Zoning Map

Attachment 4 – Avila Bayside Framework Plan



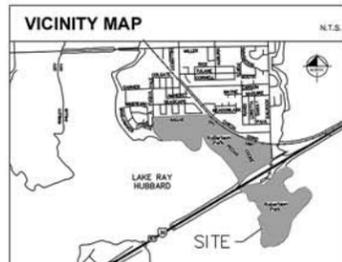
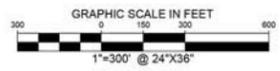
200' Notification Area

Lake Ray Hubbard



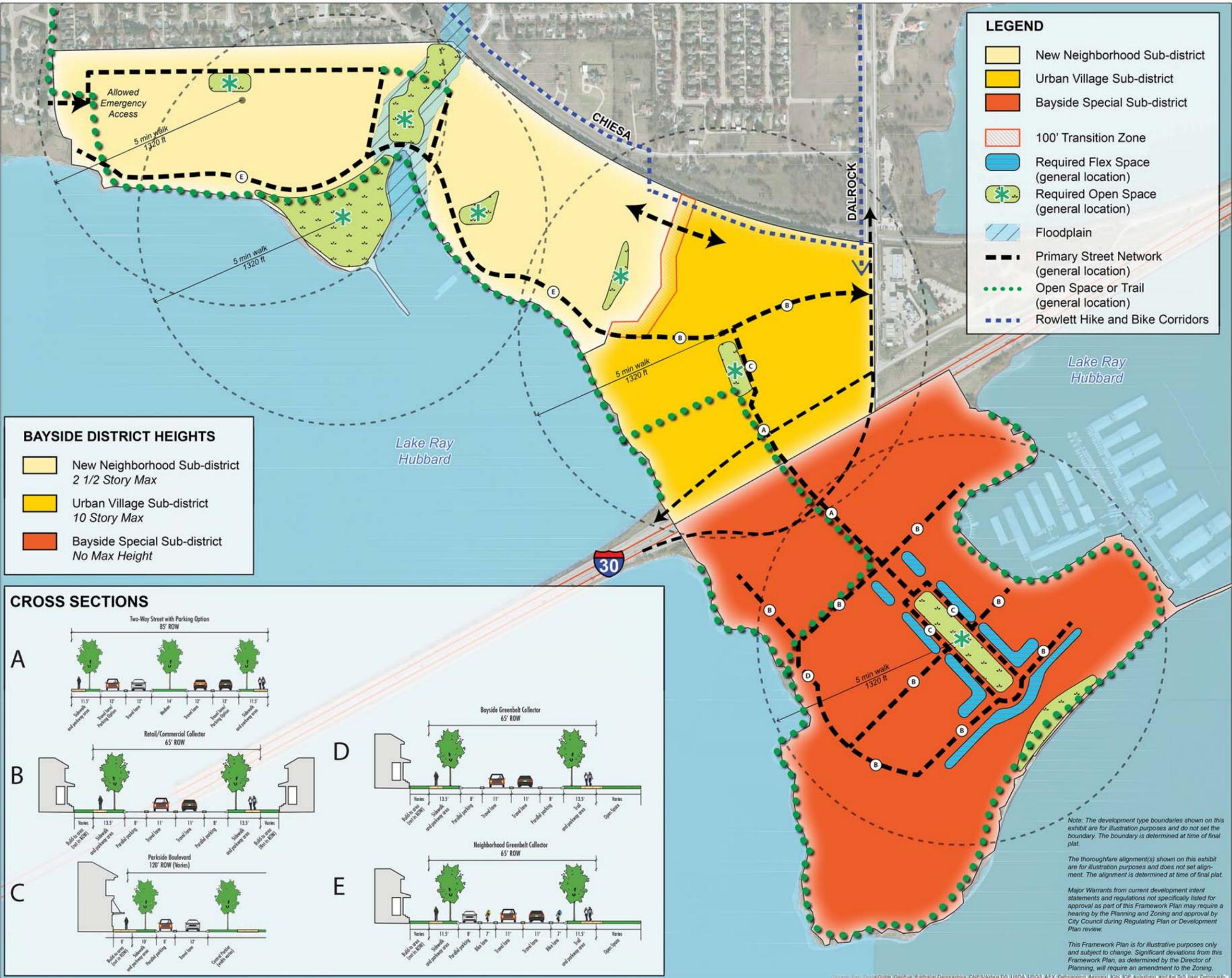
2192 FUQUA ROAD  
 Map Created: September 23, 2016

**REZONING  
 200 FT NOTICE  
 LOCATION MAP**



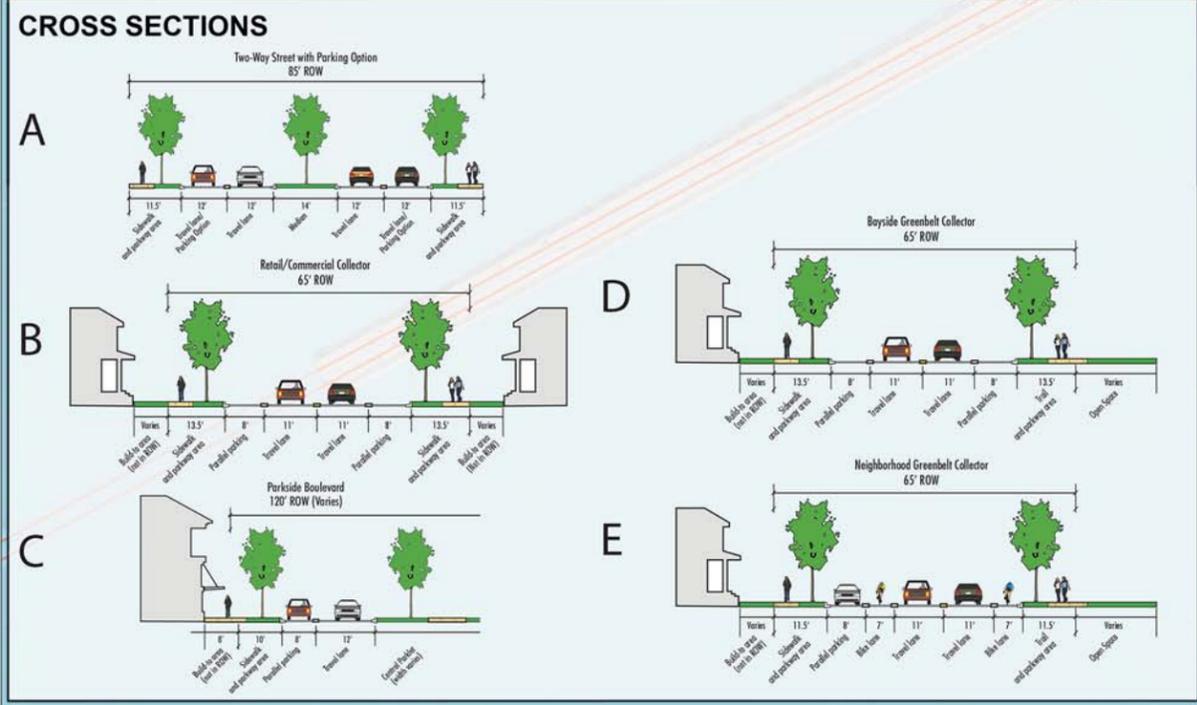
**LEGEND**

- New Neighborhood Sub-district
- Urban Village Sub-district
- Bayside Special Sub-district
- 100' Transition Zone
- Required Flex Space (general location)
- Required Open Space (general location)
- Floodplain
- Primary Street Network (general location)
- Open Space or Trail (general location)
- Rowlett Hike and Bike Corridors



**BAYSIDE DISTRICT HEIGHTS**

- New Neighborhood Sub-district  
2 1/2 Story Max
- Urban Village Sub-district  
10 Story Max
- Bayside Special Sub-district  
No Max Height



*Note: The development type boundaries shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.*

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

*Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Framework Plan may require a hearing by the Planning and Zoning and approval by City Council during Regulating Plan or Development Plan review.*

*This Framework Plan is for illustrative purposes only and subject to change. Significant deviations from this Framework Plan, as determined by the Director of Planning, will require an amendment to the Zoning.*

**FRAMEWORK PLAN  
BAYSIDE**

ALTA/ACSM LAND TITLE SURVEY  
NORTHWEST TRACT - 98.7 ACRE TRACT  
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346  
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND  
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957  
DALLAS COUNTY, TEXAS

NORTHEAST TRACT - 57.9 ACRE TRACT  
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346  
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957  
DALLAS COUNTY, TEXAS

SOUTH TRACT - 57.9 ACRE TRACT  
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346  
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438  
H. McMILLAN SURVEY, ABSTRACT NO. 853 AND  
DALLAS COUNTY, TEXAS  
H. McMILLAN SURVEY, ABSTRACT NO. 143 AND  
WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213  
ROCKWALL COUNTY, TEXAS

**OWNER:**  
CITY OF DALLAS  
1500 MARILLA STREET  
DALLAS, TEXAS 75201  
(214) 670 - 3111

**APPLICANT:**  
CITY OF ROWLETT  
4000 MAIN STREET  
ROWLETT, TEXAS 75088  
(972) 463 - 3927

**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1" = 300'	Drawn by KHA	Checked by MLB	Date 03/27/2015	Project No. 064478300	Sheet No. 1



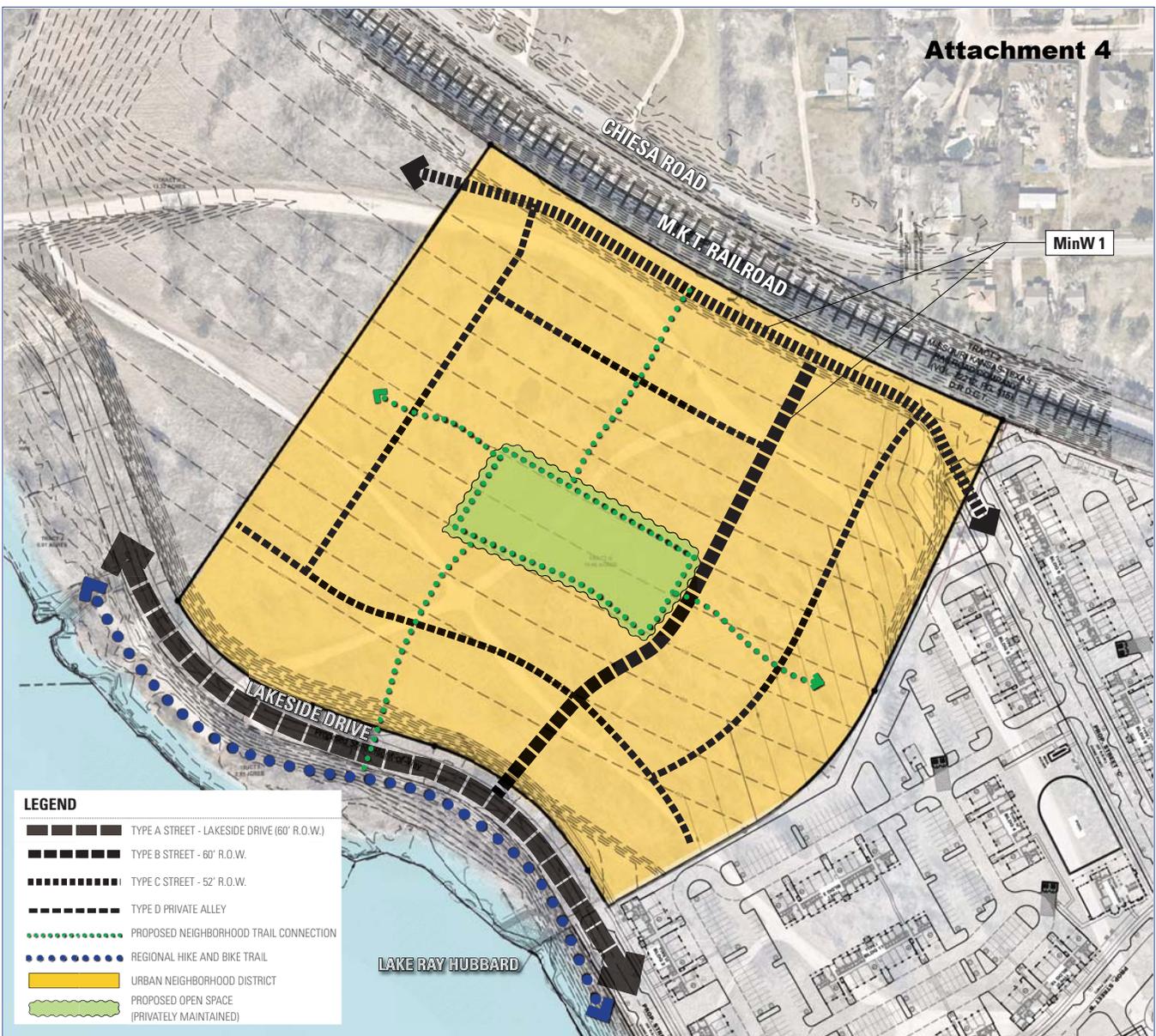


**LEGEND**

- URBAN NEIGHBORHOOD FORM BASED DISTRICT
- PROPOSED OPEN SPACE (PRIVATELY MAINTAINED)
- PROPOSED NEIGHBORHOOD TRAIL CONNECTION
- REGIONAL HIKE AND BIKE TRAIL

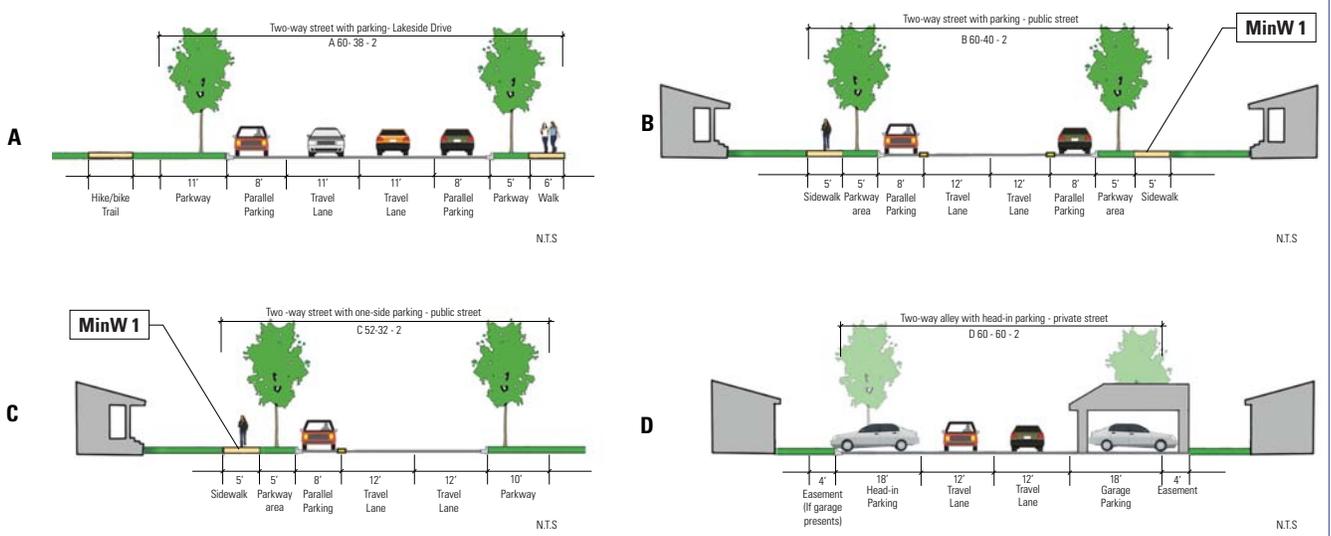
**SPECIAL NOTE:**  
PEDESTRIAN SHED CIRCLE IS NOT SHOWN DUE TO THE DISTANCE FROM CENTER OF OPEN SPACE TO A RADIUS OF 1320 FT EXCEED THE EXHIBIT PAPER SPACE, WHICH INDICATES THE SITE IS ALL WITHIN ONE PEDESTRIAN SHED.

Notes	Location Map	Development Team	Project
<ul style="list-style-type: none"> <li>• The development of the site will be in accordance with City of Rowlett development standards.</li> <li>• The 75' District boundary(ies) and thoroughfare alignment(s) shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.</li> <li>• Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Framework Plan may require a hearing by the Planning and Zoning Commission and approval by City Council during Development Plan review.</li> <li>• This Framework Plan is for illustrative purpose only and subject to change. Significant deviations from this Framework Plan, as determined by the Director of Planning, will require an amendment to the Zoning.</li> <li>• All current development requirements of the City as amended shall be met unless otherwise approved.</li> <li>• Further detail will be provided with preliminary plat.</li> </ul>		<p><b>Owner:</b> Bayside Land Partners, LLC 1200 South Main, Suite 1400 Grapevine, TX 76051 Contact: Bill Kruse Phone: 817-865-1000</p> <p><b>Applicant:</b> Nexmetro Development, LLC 6688 N. Central Expressway, Suite 275 Dallas, TX 75206 Contact: Jon Van De Voorde, P.E. Phone: 469-546-9432</p>	<p><b>Planner / Landscape Architect:</b> TBG Partners Inc. 2001 Bryan Street, Suite 1450 Dallas, TX 75201 Contact: Mark Meyer Phone: 214-744-0757</p> <p><b>Engineer:</b> HP Civil Engineering 5339 Alpha Road, Suite 300 Dallas, TX 75240 Contact: Brian Bridgewater, P.E. Phone: 972-701-9636</p> <p><b>Surveyor:</b> Jeremy Luke Deal, RPLS, PE Realsearch of Texas, LLC P.O. Box 1006 Godley, Texas 76044 Phone: 817-937-2655</p>
<p><b>Scale 1"=80'</b></p>			<p><b>AVILLA BAYSIDE</b></p> <p><b>EXHIBIT E: FRAMEWORK PLAN E-1: FORM BASED DISTRICT PLAN</b></p> <p style="font-size: 8px;">City of Rowlett, Dallas County, Texas Submitted: September 23rd, 2016 Previously Submitted: September 16th, 2016</p>



**LEGEND**

- TYPE A STREET - LAKESIDE DRIVE (60' R.O.W.)
- TYPE B STREET - 60' R.O.W.
- TYPE C STREET - 52' R.O.W.
- TYPE D PRIVATE ALLEY
- PROPOSED NEIGHBORHOOD TRAIL CONNECTION
- REGIONAL HIKE AND BIKE TRAIL
- URBAN NEIGHBORHOOD DISTRICT
- PROPOSED OPEN SPACE (PRIVATELY MAINTAINED)



Notes	Location Map	Development Team	Project
<ul style="list-style-type: none"> <li>The development of the site will be in accordance with City of Rowlett development standards.</li> <li>The TD District boundary(ies) and thoroughfare alignment(s) shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.</li> <li>Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Framework Plan may require a hearing by the Planning and Zoning Commission and approval by City Council during Development Plan review.</li> <li>This Framework Plan is for illustrative purpose only and subject to change. Significant deviations from this Framework Plan, as determined by the Director of Planning, will require an amendment to the Zoning.</li> <li>All current development requirements of the City as amended shall be met unless otherwise approved.</li> <li>Further detail will be provided with preliminary plat.</li> </ul>	<p>Scale 1" = 80' 0' 80' 160'</p>	<p><b>Owner:</b> Bayside Land Partners, LLC 1200 South Main, Suite 1400 Grapevine, TX 76051 Contact: Bill Kruse Phone: 817-865-1000</p> <p><b>Applicant:</b> Nexmetro Development, LLC 6688 N. Central Expressway, Suite 275 Dallas, TX 75206 Contact: Jon Van De Voorde, P.E. Phone: 469-546-9432</p> <p><b>Planner / Landscape Architect:</b> TBG Partners Inc. 2001 Bryan Street, Suite 1450 Dallas, TX 75201 Contact: Mark Meyer Phone: 214-744-0757</p> <p><b>Engineer:</b> HP Civil Engineering 5339 Alpha Road, Suite 300 Dallas, TX 75240 Contact: Brian Bridgewater, P.E. Phone: 972-701-9636</p> <p><b>Surveyor:</b> Jeremy Luke Deal, RPLS, PE Realsearch of Texas, LLC P.O. Box 1006 Godley, Texas 76044 Phone: 817-937-2655</p>	<p><b>Project</b></p> <p></p> <p><b>AVILLA BAYSIDE</b></p> <p><b>EXHIBIT E: FRAMEWORK PLAN</b> <b>E-2 : STREET SYSTEM</b></p> <p>City of Rowlett, Dallas County, Texas Submitted: September 23th, 2016 Previously Submitted: September 16th, 2016</p> <p></p>

September 26, 2016

Mr. Marc Kurbansade, AICP  
Director of Planning  
City of Rowlett  
3901 Main Street  
Rowlett, Texas 75088

**RE: Statement of Intent and Purpose  
Avilla Bayside-Part of the Bayside Masterplan Development**

Dear Mr. Kurbansade:

It is the intent of Nexmetro Development to develop a 20-acre residential community, Avilla Bayside, within the Bayside District. In order to support the unique nature of Avilla Bayside, it is necessary to request a zoning change to the Urban Neighborhood sub-district within the Bayside District.

The proposed rezoning to Urban Neighborhood enhances current zoning within the Bayside District by providing a smooth transition from the high-density multifamily, multi-story community to the east, and the single family residential to the west. Further, the proposed community will facilitate public mobility by providing vehicular and pedestrian access throughout the community, and between various housing intensities. Proposed public rights-of-way will ensure the municipality and other service providers will be able to provide sufficient services to the proposed project.

The rezoning of this property will have no adverse impacts on surrounding properties. A rezoning to Urban Neighborhood would actually ease the transition from higher density multi-family to the east and the single-family development to the west, providing for a gradual decrease in density moving westward from the I30 & Dalrock interchange.

Due to the single-story, moderate to high density nature of Avilla Bayside, the proposed rezoning to Urban Neighborhood is a more suitable zoning classification than New Neighborhood. Avilla Bayside will be a unique housing product that provides the best of both single-family and multi-family residential neighborhoods. Avilla Bayside will be well-suited to changing housing trends in America. Due to the unique nature of Avilla Bayside, there is nothing similar in the entirety of the Bayside District. As a result, Avilla Bayside will add a unique residential housing option and complement the mixed-use nature of the Bayside District.

Due to the interconnectivity between adjacent uses, both vehicular and pedestrian, the designation of public right-of-ways within the community, the walkable nature of the community, and the transitional use nature of Avilla Bayside, any future use on the subject tract will be compatible in scale with uses on other properties adjacent to and in the vicinity of the subject tract.

Avilla's "hybrid" housing product is well-suited to changing housing trends in America and has proven to be successful in many locations throughout the country. The product appeals to several demographic groups such as young professionals, empty-nesters, seniors and pre-seniors who desire alternative housing options outside the traditional norm. Avilla Bayside, as part of the Bayside Masterplan Development, is sure to provide an unmet housing demand for the City of Rowlett and its citizens.

We look forward to working with you and your staff on Avilla Bayside.

Respectfully,



Jon Van De Voorde  
Vice President  
NEXmetro Development LLC