



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 25, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:00 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 proposed changes to subdivision regulations in the Unified Development Code pertaining to platting regulations and subdivision control regulations.
- iii. Discuss items on the regular agenda.
- iv. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 p.m. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 11, 2016.
2. Consider and take action on a Preliminary Plat request for Bayside, located in the southeast quadrant of the City bounded to the north by Chiesa Road and to the southwest by IH 30, further described as a 91.483 +/- acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, and the William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas.

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 (residential greenhouse). The subject property is located at 5605 Edgewater Circle further described as being Lot 10, Block A of the Wimbledon on the Lakes Subdivision, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit (SUP) for a Commercial Office Center use in the Planned Development District 007-07, which retains an underlying zoning of Limited Commercial/Retail (C-1) in the location of the requested Commercial Office Center. The subject property is located at 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas.

3. Conduct a public hearing and make a recommendation to City Council on a request for a Major Warrant pertaining to landscaping requirements for tree caliper inches for the Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, further described as being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.
4. Consider and take action on a Development Plan for Alta Vista Nursery located at 1100 and 1200 Lakeview Parkway, further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas.
5. Consider and make a recommendation on a request to allow an alternative building material for Beverage Depot 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.
6. Consider and take action on a revised Development Plan Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.
7. Consider and make a recommendation on a request to allow an alternative building material for Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.

D. ADJOURNMENT

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

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



Garrett Langford, Principal Planner



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

AGENDA ITEM: WS ii.

AGENDA LOCATION

Work Session

TITLE

Discuss proposed changes to subdivision regulations in the Unified Development Code pertaining to platting regulations and subdivision control regulations.

STAFF REPRESENTATIVE

Marc Kurbansade, Director of Development Services

SUMMARY

The purpose of this item is twofold: 1) discuss proposed modifications to the platting process; and 2) discuss proposed changes to subdivision controls. The proposed changes to the platting process are being proposed in order to be in better alignment with construction processes, and to be more customer-friendly. The proposed changes to the subdivision controls include minor changes regarding subdivision of land. Staff is seeking input from Planning and Zoning Commission on these proposed changes.

BACKGROUND INFORMATION

The subdivision regulations contained in the Rowlett Development Code (RDC) were reviewed and no substantive changes have been made to these regulations since their inclusion in the Unified Development Code in 2006.

This Work Session will be a discussion about means to establish a platting procedure that allows for a more efficient development approval cycle.

DISCUSSION

As stated in the summary section, the main changes being proposed are as follows:

- 1) Proposed modifications to the platting process
- 2) Proposed changes to subdivision controls

The proposed modifications to the platting process include changing the platting requirement to occur after installation of public improvements. Currently, platting is required to occur prior to pre-construction meeting and start of construction. What we have found is that utility installation often shifts during construction thus moving easements accordingly. This results in a replatting process that needs to occur prior to acceptance of public improvements. By moving the platting process, we can avoid a potential extra platting step in the future. The one caveat is that if there is an extension of franchise utilities, these utilities will often require the recordation of an easement

prior to extension of infrastructure. In this case, the developer will need to record a separate instrument for the easement, then later reflect this instrument on the Final Plat.

Below is the proposed new process:

- Preliminary Plat
- Engineering Permit
- Installation of Public Improvements
- Final Plat/Replat
- Acceptance of Public Improvements
- Building Permit
- Certificate of Occupancy

Other changes to the platting process and subdivision controls are summarized below:

Platting

- **Submittal Dates Formalized** – Submittal dates are kept in the Zoning & Development Handbook. This will formalize the intent that applications are not accepted as complete except on these submittal dates, thus allowing for easier adherence to state required review periods of thirty days.
- **Two year approval for preliminary plat** – This will expire preliminary plats after a two-year period. Preliminary Plats largely address water, sewer, and drainage infrastructure; therefore, by setting a two-year expiration, staff can re-assess whether or not this infrastructure plan needs to be revisited.
- **Add certification languages to plat** – This new section will codify the certification language that is placed on the face of plats.
- **Substantial completion required before plat filing** – In adherence to the new proposed schedule, this section will state that substantial completion of public improvements is required prior to filing a plat application.
- **Add section for conveyance plat** – Currently a conveyance plat is not a recognized instrument in our Code. This section will allow for such an instrument to be recorded. Since Code requires installation of public improvements prior to filing of a plat, there needs to be an instrument solely for the conveyance of property.
- **Allow issuance of a building permit with approval of preliminary plat, development plan and engineering plan** – This section once again codifies the process mentioned above regarding order of development and associated plan approvals.

Subdivision

- **Thoroughfare design manual** – Staff is proposing a thoroughfare design manual to include all design criteria for roadways. This is another effort to make development materials more readily accessible.
- **Allow nonresidential lots to be platted on a public way instead of a public street** – This modification is largely for retail subdivisions that include interior out-parcels. Since the subdivision regulations currently require frontage only on a public street, this makes

development of interior parcels difficult. This change would allow for dedication of an access easement to serve the same purpose as a street and also meet the requirements.

- **Remove building lines from plats** – The proposed change is to remove building lines (a.k.a. setbacks) from plats. These are zoning controls and will be regulated in the appropriate zoning plans (e.g., planned development concept plans, development plans).
- **Add water and waste water utility standards** – This language would state adherence to certain local and state requirements.
- **Subdivision variance process** – include a subdivision variance process for approval by planning and zoning commission.
- **Easement language** – This new section will codify the easement language that is placed on the face of plats.
- **Private street entrance standard** – This will create a gated entry design standard.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Provide direction to staff on the proposed changes to the subdivision regulations.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 6:00 P.M., OCTOBER 11, 2016**

WORK SESSION

PRESENT: Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Stephen Ritchey, Alternate Kevin Moore

ABSENT: Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternate Kim Clark

STAFF PRESENT: Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, 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.

Lola Isom, Development Services Coordinator, administered the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed and reappointed members.

Garrett Langford, Principal Planner, went through a short orientation for the Planning and Zoning Commission. He also stated that a joint meeting with City Council is tentatively scheduled for November or December, 2016.

iii. Adjourn

Chairman Michael Lucas adjourned the Work Session at 6:20 p.m.

REGULAR MEETING

PRESENT: Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Stephen Ritchey, Alternate Kevin Moore

ABSENT: Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternate Kim Clark

STAFF PRESENT: Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 6:00 P.M., OCTOBER 11, 2016**

A. CALL TO ORDER

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

1. Update Report from Staff.

Garrett Langford, Principal Planner, updated the Commissioners that there were no planning cases that were reviewed at City Council the previous week and stated that a joint meeting with City Council is tentatively scheduled for November or December, 2016.

2. Elect a Chairman and Vice-Chairman

Chairman Lucas opened the floor for motions for a Chairman. Commissioner Moseley made a motion to appoint Chairman Lucas as Chairman and Commissioner Kilgore seconded the motion. The motion passed 5-0. Chairman Lucas opened the floor for motions for a Vice-Chairman. Commissioner Kilgore made a motion to appoint Commissioner Moseley as Vice-Chairman and Commissioner Estevez seconded the motion. The motion passed 5-0.

B. CONSENT AGENDA

1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on September 27, 2016.

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner James Moseley seconded the motion. The motion passed with a 5-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

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.

Urban Design Manager, Daniel Acevedo, came forward to present the case. He showed a site location map and described the site to the Commissioners and attendees. He stated the current zoning of New Neighborhood in Form Based Code. He stated the proposal is

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to rezone from New Neighborhood to Urban Neighborhood Form Based Zoning District. He stated that this is the first part of the development process and many more submittals are expected before any development occurs. He stated the reasons for why this zoning change is appropriate for the area and discussed the potential development. He stated that no public hearing notices had been returned but he spoke to several people via phone and discussed their concerns. He stated that staff supports the request and recommends that the Planning and Zoning Commission recommend approval to City Council.

Commissioner Moseley stated that he would like to see what type of development is interested in developing in this location and their type of home and why the zoning is necessary.

The developer, John Edward with NexMetro, shows a presentation of the housing types and discusses properties that are currently under construction in the area as well as properties that have been operating since the mid-2000s. He discusses why this property is good for the area and how it fills a gap in the housing market.

Commissioners ask the developer questions such as how successful is the development in Tucson, Arizona and the developer stated that since 2004, when it opened, it has been leased over 95%. They also asked specifics about the property such as whether it is leased or rented.

Mr. Acevedo discussed roadway connections throughout the Bayside development. He stated that the Avilla Bayside development is lower density than what was planned for so there will be adequate utilities and infrastructure to support a development like this. He then goes into detail about the changes that will go in place for IH – 30 in the upcoming years. One of the traffic engineers for the Bayside development came to the front and explained in more detail about future plans for IH – 30 and potential, if any, impacts for Chiesa Road.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

Joseph Jones

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2110 Chiesa Road
Rowlett, TX 75088

Mr. Jones stated his concerns about whether this development would increase or decrease his property value, whether the sewer and water to his property would be affected, and if traffic concerns on IH – 30 and Dalrock were being addressed.

Martha Wallace
1926 Chiesa
Rowlett, TX 75088

Ms. Wallace stated that she is not being informed of the changes happening throughout the City and near her property and think that current residents should be informed. She also discussed her concerns about traffic on Chiesa and Dalrock.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission in regards to the traffic throughout the City and on Dalrock and informing citizens of development. They also discussed that there is a slight concern about the reduction of neighborhood types in this development. The overall consensus was that this is an appropriate change.

Andrea Wallace
1926 Chiesa
Rowlett, TX 75088

Ms. Wallace stated concerns about not receiving the notifications from the City and requested that someone determine who is supposed to send them. She also had concerns about property values in the area.

Commissioner Chris Kilgore made a motion to recommend approval the request. Commissioner James Moseley seconded the motion. The motion passed with a 5-0 vote.

C. ADJOURNMENT

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
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OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 6:00 P.M., OCTOBER 11, 2016**

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: 10/25/2016

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Preliminary Plat request for Bayside, located in the southeast quadrant of the City bounded to the north by Chiesa Road and to the southwest by IH 30, further described as a 91.483 +/- acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, and the William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Design Manager

SUMMARY

The preliminary plat (Attachment 1) is one of the first steps in the development process and provides an overview of the utility and street layout for the site in its entirety. The final plat(s) associated with this site will be required to be in conformance with the approved preliminary plat. In the case of Bayside, the project is being platted as nine lots to accommodate the road construction and property boundaries.

BACKGROUND INFORMATION

The subject property (Attachment 2- Location Map) was originally 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 UV-FB Sub-District and NN-FB Sub-District within the Bayside District.

The applicant seeks to develop the primary road network as the first phase of major infrastructure in the Bayside District. The desire is to provide access to development within the Bayside District as well as to promote a comprehensive road network throughout. The developer has started the preliminary plat process in order to finalize road, utility and infrastructure placement on site once all plans have been approved. Civil Plans were submitted to the city along with this plat submittal and are concurrently being processed.

DISCUSSION

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall

constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

Section 77-806.C.6 of the RDC further states,

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (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 preliminary plat for compliance with the Rowlett Development Code. Based on the fact that this request meets the requirements set forth in 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 preliminary plat.

ATTACHMENTS

Attachment 1- Proposed Preliminary Plat

Attachment 2- Location Map

Preliminary Plat - For Inspection Purposes Only

Approved for Preparation of Final Plat

Chairman, City of Rowlett, Planning and Zoning Commission	Date
Director of Development Services	Date



LEGAL DESCRIPTION

BEING situated in the Charles D. Merrill Survey, Abstract Number 957 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas and being a portion of that certain Tract 2 and all of that certain Tract 3, described by deed to Bayside Land Partners, LLC recorded in County Clerk's File Number 201500126207, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the northernmost corner of said Tract 2, said point also being the easternmost corner of Tract 1 described in said Bayside deed and being the southeast corner of Lot 24, Block C, Lakecrest Estates, an addition to the City of Rowlett according to the plat thereof recorded in Volume 84138, Page 1906, Deed Records, Dallas County, Texas and being in the southwest right-of-way line of the M.K.T. Railroad (100' Right-of-Way) and being the beginning of a curve to the left;

THENCE 3020.25 feet, along the north line of said Tracts 2 and 3 and along said southwest right-of-way line of the M.K.T. Railroad and with said curve to the left, having a radius of 4633.66 feet, through a central angle of 37 degrees 20 minutes 45 seconds, whose long chord bears South 64 degrees 07 minutes 59 seconds East, 2967.06 feet to the northeast corner of said Tract 3, said point also being in the west right-of-way line of Dalrock Road (Variable Width Right-of-Way);

THENCE South 00 degrees 47 minutes 52 seconds East, 794.28 feet along the east line of said Tract 3 and said west right-of-way line of Dalrock Road to the southeast corner of said Tract 3, said point also being in the north right-of-way line of Interstate Highway 30 (Variable Width Right-of-Way);

THENCE along the south line of said Tract 3 and said north right-of-way line of Interstate Highway 30 the following bearings and distances:

South 59 degrees 50 minutes 44 seconds West, 694.19 feet;

North 68 degrees 31 minutes 46 seconds West, 14.95 feet;

South 60 degrees 45 minutes 14 seconds West, 210.00 feet;

South 10 degrees 02 minutes 14 seconds West, 14.95 feet;

South 61 degrees 39 minutes 44 seconds West, 435.34 feet;

South 42 degrees 57 minutes 13 seconds West, 239.03 feet to the southwest corner of said Tract 3;

THENCE along the west line of said Tracts 2 & 3 the following bearings and distances:

North 15 degrees 11 minutes 07 seconds East, 33.95 feet;

North 38 degrees 32 minutes 25 seconds West, 41.98 feet;

North 01 degrees 20 minutes 09 seconds West, 33.21 feet;

North 21 degrees 50 minutes 43 seconds West, 133.00 feet;

North 00 degrees 47 minutes 38 seconds East, 13.66 feet;

North 45 degrees 35 minutes 38 seconds West, 76.21 feet;

South 70 degrees 42 minutes 21 seconds West, 26.72 feet;

(Continued)

North 36 degrees 29 minutes 31 seconds West, 156.89 feet;

North 20 degrees 24 minutes 02 seconds West, 59.62 feet;

North 10 degrees 49 minutes 43 seconds West, 70.35 feet;

North 63 degrees 11 minutes 51 seconds West, 27.62 feet;

North 26 degrees 44 minutes 09 seconds West, 52.54 feet;

North 51 degrees 02 minutes 08 seconds West, 56.72 feet;

North 12 degrees 36 minutes 06 seconds West, 32.17 feet;

North 54 degrees 59 minutes 42 seconds West, 13.53 feet;

North 26 degrees 47 minutes 59 seconds West, 78.12 feet;

North 18 degrees 55 minutes 22 seconds West, 118.54 feet;

North 29 degrees 41 minutes 22 seconds West, 21.23 feet;

North 29 degrees 41 minutes 22 seconds West, 264.30 feet;

North 61 degrees 37 minutes 55 seconds West, 57.22 feet;

North 48 degrees 48 minutes 30 seconds West, 170.35 feet;

North 68 degrees 04 minutes 18 seconds West, 64.90 feet;

South 73 degrees 26 minutes 00 seconds West, 50.10 feet;

North 67 degrees 01 minutes 05 seconds West, 219.00 feet;

North 56 degrees 10 minutes 58 seconds West, 88.62 feet;

North 42 degrees 54 minutes 06 seconds West, 88.55 feet;

North 77 degrees 26 minutes 37 seconds West, 14.91 feet;

North 41 degrees 03 minutes 10 seconds West, 118.70 feet;

North 68 degrees 20 minutes 31 seconds West, 33.72 feet;

North 43 degrees 16 minutes 20 seconds West, 33.69 feet;

North 12 degrees 55 minutes 12 seconds West, 28.76 feet;

North 56 degrees 26 minutes 01 seconds East, 19.57 feet;

North 08 degrees 29 minutes 37 seconds East, 16.03 feet;

North 49 degrees 37 minutes 34 seconds West, 12.59 feet;

South 66 degrees 57 minutes 09 seconds West, 32.84 feet;

North 21 degrees 54 minutes 42 seconds West, 15.83 feet;

North 14 degrees 46 minutes 54 seconds East, 12.29 feet;

North 14 degrees 46 minutes 54 seconds East, 12.29 feet;

North 21 degrees 54 minutes 42 seconds West, 15.83 feet;

South 66 degrees 57 minutes 09 seconds West, 32.84 feet;

North 12 degrees 55 minutes 12 seconds West, 28.76 feet;

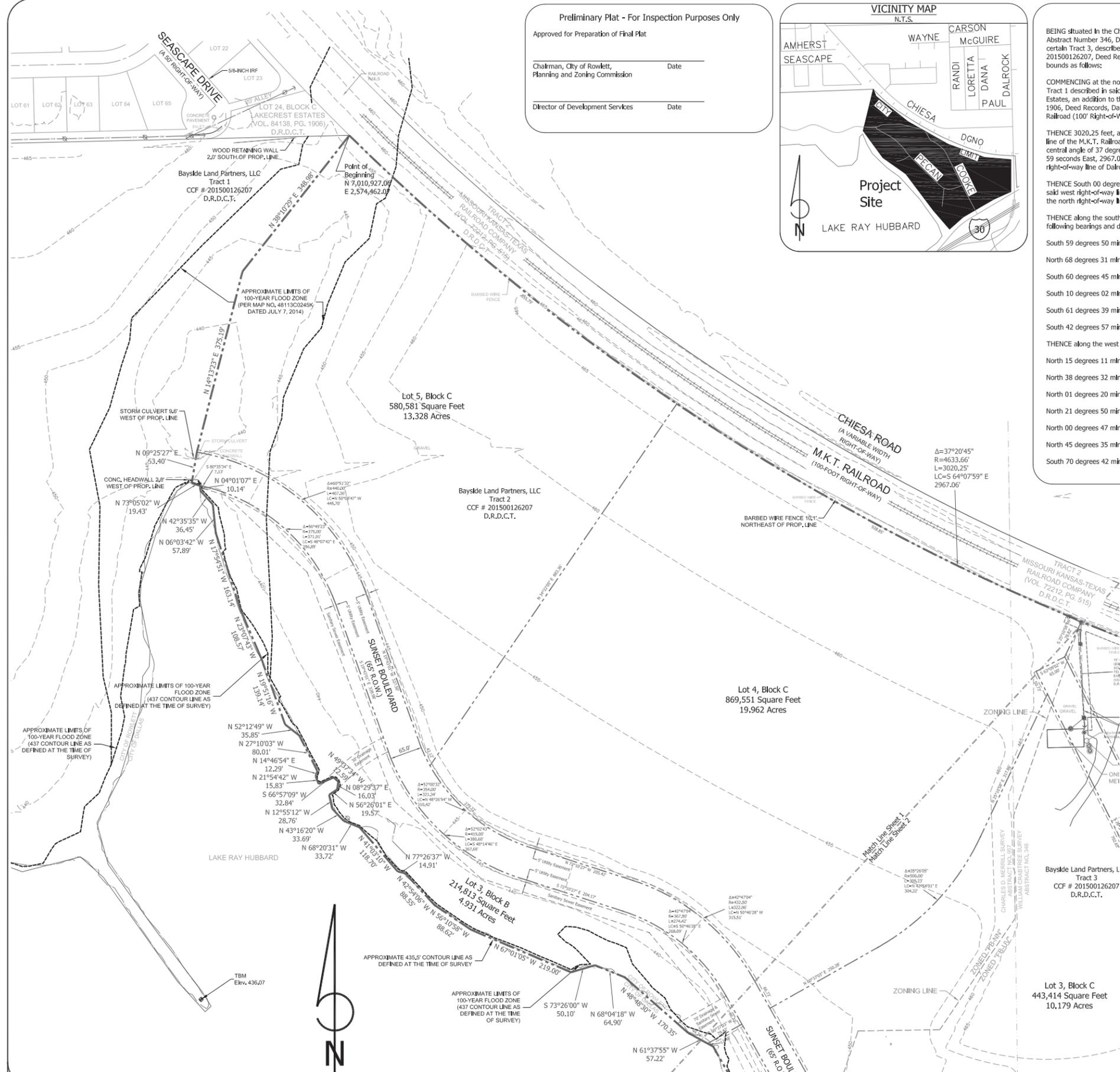
North 43 degrees 16 minutes 20 seconds West, 33.69 feet;

North 68 degrees 20 minutes 31 seconds West, 33.72 feet;

THENCE North 09 degrees 25 minutes 27 seconds East, 63.40 feet, departing said west line of Tract 2 to a point in the northwest line of said Tract 2, said point also being in the southeast line of the aforementioned Tract 1;

THENCE North 14 degrees 13 minutes 23 seconds East, 375.19 feet along said northwest line of Tract 2 said southeast line of Tract 1;

THENCE North 38 degrees 10 minutes 29 seconds East, 348.98 feet, continuing along said northwest line of Tract 2 and said southeast line of Tract 1 to the POINT OF BEGINNING and containing 3,984,980 square feet or 91.483 acres of land, more or less.

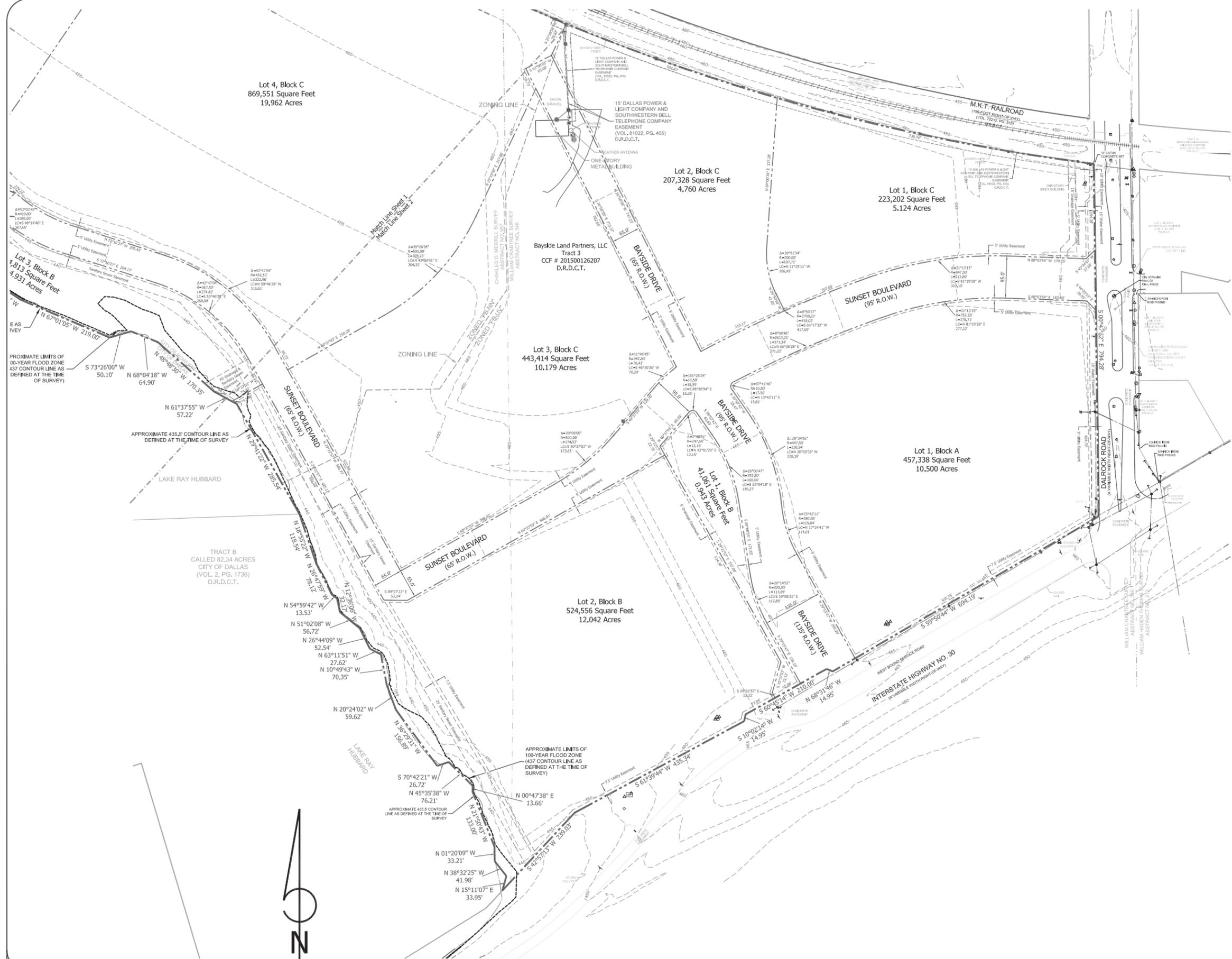


PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Project Number: 160068 Date: September 13, 2016
 Revised Date:
 Revision Notes:
 Sheet 1 of 2

BAYSIDE EAST
 PRELIMINARY PLAT
LOT 1, BLOCK A
LOTS 1-3, BLOCK B
LOTS 1-5, BLOCK C
 situated in the Charles D. Merrill Survey,
 Abstract Number 957 and the
 William Crabtree Survey, Abstract Number 346,
 Dallas County, Texas
 91.483 Acres
 Prepared: September 13, 2016



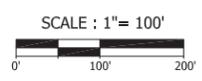
PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Flood Statement
 According to Community Panel Number 48113C0245K, dated July 7, 2016, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "AE" which is a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

- Notes**
1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
 2. IRS = 5/8 Inch Iron rod with cap stamped "REALSEARCH" set.
 3. D.R.D.C.T. = Deed Records, Dallas County, Texas.
 4. CCF # = County Clerk's File Number.

BAYSIDE EAST
PRELIMINARY PLAT
LOT 1, BLOCK A
LOTS 1-3, BLOCK B
LOTS 1-5, BLOCK C
 situated in the Charles D. Merrill Survey,
 Abstract Number 957 and the
 William Crabtree Survey, Abstract Number 346,
 Dallas County, Texas
 91.483 Acres
 Prepared: September 13, 2016

REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2555, jdale@realsearch.org, www.realsearch.org
 Thou shalt not remove thy neighbor's landmark Deut. 19:14
 © copyright 2016, Realsearch of Texas, LLC Firm Registration # 10158200



Owner:
 Bayside Land Partners, LLC
 1200 S. Main Street
 Suite 1400
 Grapevine, Texas 76051
 Ph. 972-715-6438

Engineer:
 HPCMI Engineering
 5339 Alpha Road
 Suite 300
 Dallas, Texas 75240
 Ph. 972-701-9636

Project Number: 160068 Date: September 13, 2016
 Revised Date:
 Revision Notes:
 Sheet 2 of 2

Bayside North





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

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 (residential greenhouse). The subject property is located at 5605 Edgewater Circle further described as being Lot 10, Block A of the Wimbledon on the Lakes Subdivision, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Patricia Gottilly- Roberts, CFM, Senior Planner

SUMMARY

The property owners are requesting a Special Use Permit (SUP) to allow a 250 square-foot residential greenhouse at 5605 Edgewater Circle (Attachment 1 – Location Map). Per the Rowlett Development Code (RDC), a residential greenhouse requires an SUP in single family residential zoning districts.

BACKGROUND INFORMATION

The subject property at 5605 Edgewater Circle is a 0.44 acre lot located in the Wimbledon on the Lakes Subdivision. The subject property is zoned Planned Development Single Family Residential. The applicants are proposing to build a 250 square-foot greenhouse in backyard for personal use (Attachment 2 – Greenhouse). The proposed greenhouse will be located eight feet at its closest point from the south side of the house (Attachment 3 – Survey Plat). The greenhouse will be setback five feet from the south side property line and 80 feet from the east (rear) property line. The structure's height will be no taller than eight feet and five inches in height. The greenhouse will be 12 feet and five inches wide and 20 feet in length.

DISCUSSION

As previously mentioned, a residential greenhouse requires an SUP in a residential zoning district. 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.” A 250 square-foot greenhouse for personal use is not any different from an accessory building that is similar in size. It is staff’s opinion that the request is not out of context with the surrounding area.

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

Accessory buildings of the same size as the proposed greenhouse are allowed by right in single family residential district. A 250 square-foot greenhouse in the backyard for personal use should not have any more impact than an accessory building of a similar size would have. The proposed use is appropriate at this location.

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

The greenhouse will have 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.

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;

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

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

The proposed greenhouse is 250 square feet in size and is located on the south side of property in the rear yard. The greenhouse will be at least five feet from the side property line. Given the size and the location of the greenhouse, staff does not expect that the request will have adverse impact on the adjacent properties.

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

It is Staff's opinion that a greenhouse for personal use that meets the size and setback requirements for accessory structures is a suitable for the subject property.

It is staff's opinion that the request for a 250 square-foot greenhouse is an appropriate accessory use in this situation and will not have an adverse impact on the adjacent properties. Staff recommends approval.

Public Notice

On October 7, 2016, a total of 10 notices were mailed to property owners within 200 feet and a total of 34 courtesy notices were mailed to property owners within 500 feet. As of October 20, 2016, one public notice was received in favor of the request and zero were received in opposition. The responses are available in Attachment 4 – Returned Public Notices.

Staff published the Legal Notice in the Dallas Morning News on October 13, 2016, and placed a zoning sign on the subject property on October 14, 2016, in accordance with the Rowlett Development Code and state requirements.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Greenhouse

Attachment 3 – Survey Plat

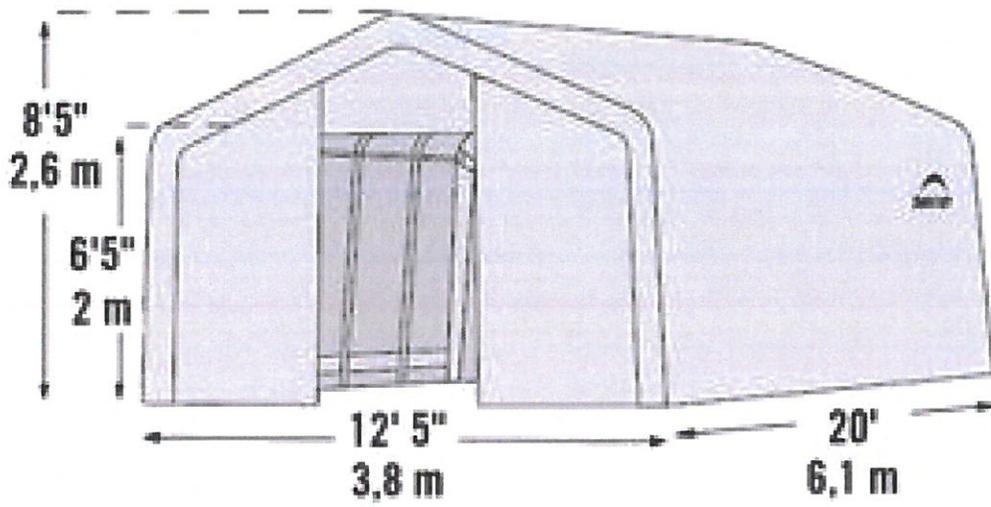
Attachment 4 – Return Public Notices

Attachment 5 – Site Photo



5605 EDGEWATER CIR
Map Created: September 29, 2016

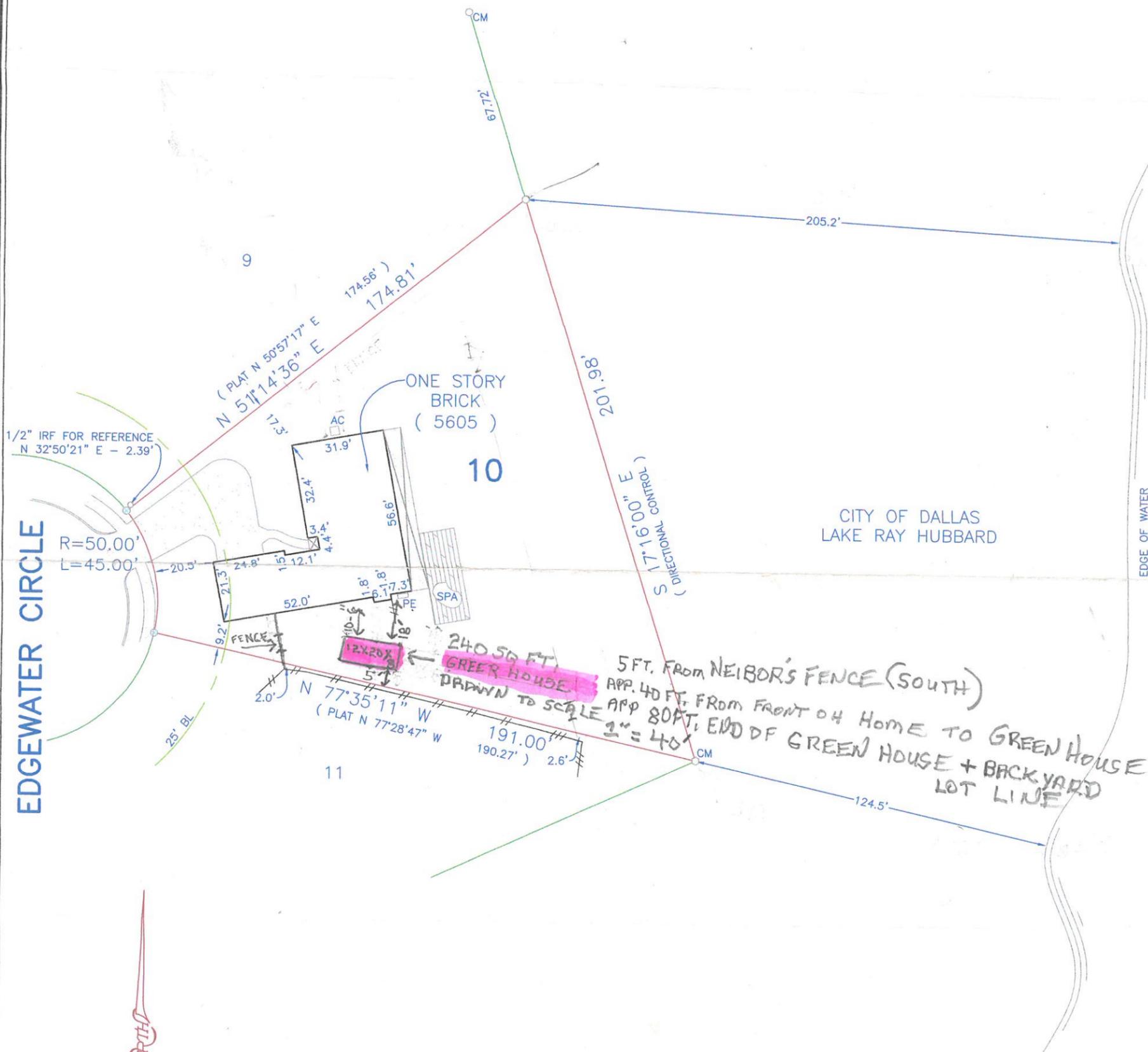
SUP MINOR
200 FT NOTICE
LOCATION MAP



SURVEY PLAT



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 5605 EDGEWATER CIRCLE, in the town of ROWLETT Texas.
 Lot No. 10, Block No. A
 of WIMBLEDON ON THE LAKES, REVISED, an addition in the town of ROWLETT, DALLAS COUNTY Texas according to the MAP THEREOF RECORDED in VOLUME 76129 at PAGE 1915 of the MAP records of DALLAS COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY AVIA REALTY

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
 Date: 11/3/2015
 G. F. No.:
 Job no.: 94208
 Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR AVIA REALTY

LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINK	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- EASEMENT/SETBACK
RESIDENCE	
○ 1/2" IRON ROD FOUND	
○ 1/2" YELLOW-CAPPED IRON ROD SET	
□ SET 'X'	
□ FOUND 'X'	
○ BRASS MONUMENT FOUND	
○ PK NAIL FOUND	
CM - CONTROL MONUMENT	
CD - CLEAN OUT	PE - POOL EQUIP
GM - GAS METER	PP - POWER POLE
FH - FIRE HYDRANT	WM - WATER METER
LP - LIGHT POLE	WV - WATER VALVE
MH - MANHOLE	
(UNLESS OTHERWISE NOTED)	





Department of
Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Special Use Permit Minor

LOCATION: The subject property is located at 5605 Edgewater Circle, further described as Lot 10, block A of Wimbledon on the Lakes, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 77-806 of the Rowlett Development Code and under Chapter 212.015 of the Texas Local Government Code. A location map depicting the 200 foot notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant is proposing to build a residential greenhouse located at 5605 Edgewater Circle. Per the Rowlett Development Code, a residential greenhouse requires a Special Use Permit in single family residential zoning districts.

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Love of Plants is a good thing!!!*

SIGNATURE:

Lynnda M. Rice / Dale E Rice

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 **October 25, 2016**, and City Council will hold a public hearing at 7:30 pm on **November 15, 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 Planning Department by 5 pm on **Thursday, October 20, 2016**, for your comments to be included in the Planning and Zoning Commission packet and/or by **Wednesday, November 9, 2016**, to be included in the City Council packet. All responses received by November 9th will be forwarded to the Council as well; it is not necessary to respond twice.

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

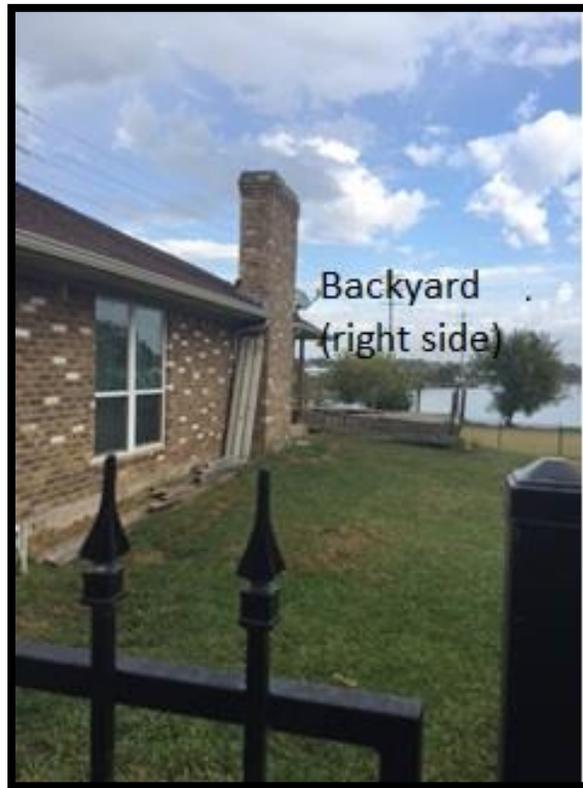
If you have any questions concerning this request, please contact Development Services.
Phone 972-412-6114
FAX 972-412-6228
proberts@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Department of Development Services
3901 Main Street
Rowlett, TX 75088

5605 Edgewater Circle



Facing east along the south property line.



Facing east at south side of house.



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a request for a Special Use Permit (SUP) for a Commercial Office Center use in the Planned Development District 007-07, which retains an underlying zoning of Limited Commercial/Retail (C-1) in the location of the requested Commercial Office Center. The subject property is located at 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas. (SUP163-2016)

STAFF REPRESENTATIVE

Katy Goodrich, MPA, Planner I

SUMMARY

The applicant is requesting a Special Use Permit (SUP) to allow the construction of an office complex (Attachment 1 – Concept Plan). Per the Rowlett Development Code (RDC), an office complex requires an SUP in the Limited Commercial/Retail (C-1) Zoning District.

BACKGROUND INFORMATION

The applicant, Dayton Macatee with Macatee Engineering, is requesting an SUP to allow a Commercial Office Center at 8409 Chiesa Road. This property is currently undeveloped and the applicant will only be developing the southwest corner of the property (Attachment 1 – Location Map). Mr. Macatee is proposing a Commercial Office Center with four, 4,500 square-foot, twenty six feet in height, one-story buildings. A Commercial Office Center requires an SUP in the C-1 zoning district, which is the underlying zoning for the Planned Development 007-07.

This Commercial Office Center would be used by professional businesses in Rowlett. Per Section 77-1103.C.6.b of the Rowlett Development Code (RDC) it would be considered a “Single-phase office building or office complex with less than 100,000 square feet”. The RDC defines office complexes as follows:

Office uses are characterized by activities generally focusing on business, professional, insurance, or financial services. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specifically, office complexes are a complex of 2 or more buildings used primarily for conducting the affairs of a business,

profession, service or industry, or like activity, that may include ancillary uses such as restaurants, coffee shop, and limited retail sales.

Per Table 3.1-1 of the RDC an SUP is required for a “Single-phase office building or office complex with less than 100,000 square feet” in the portion of Planned Development 007-07 with an underlying zoning of C-1. This SUP will only allow the development of an office complex. The individual uses will continue to be subject to the use table found in the RDC for C-1 zoning. Approving this SUP will not allow another use that requires a SUP.

POLICY EXPLANATION

The approval criteria for a Special Use Permit are outlined in Section 77-206 of the Rowlett Development Code. Staff recommends that the Planning and Zoning Commission 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 located within Woodside Living, one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, during Phase II of Realize Rowlett 2020 Comprehensive Plan amendment, this area was recognized as an area where the subject property would develop under the existing commercial zoning. As a result, the subject property was not intended to be included in a future form-based code district. The Guiding Principles and existing zoning should guide development.

The most relevant principles to this zoning request are the principles of “Value existing neighborhoods” and “Grow the City’s economy through diversification of jobs and business opportunities.” This request will value the existing neighborhood because it is not expected to adversely impact the surrounding neighborhoods due to the fact that it will be mandatory to meet all applicable code requirements including but not limited to landscaping, to lighting, to building heights and architectural requirements. This proposal is expect to grow the City’s economy by allowing an office development that will provide additional professional employment opportunities within the City.

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

This property is zoned Planned Development 007-07, with an underlying zoning of C-1. The property that is under review for a Special Use Permit was intended to be a

commercial use. An office complex is allowed with a Special Use Permit and meets the criteria for the C-1 Zoning District.

The C-1 Zoning District is intended for the conduct of retail trade and personal service uses to meet the needs for the convenience of the community. These shops and stores may be an integral part of the neighborhood closely associated with residential uses. Due to this office complex being one story and the location of the property, it is expected that this complex will have a one to three mile trade radius, effectively keeping the complex lower impact in nature.

This property also fronts onto a secondary thoroughfare and will allow traffic to flow in and out of the site with low impact to the surrounding areas.

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

The applicants are requesting a Special Use Permit to construct an office complex that meets the requirements proposed in the Rowlett Development Code. The office complex is only allowed with an SUP.

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. There will be adequate parking and an incompatibility buffer at the rear of the property between the commercial and residential uses. The property is located near other commercial entities, such as a veterinarian's office.

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 and services will be maintained at the current levels for existing development. Although the office complex will generate more traffic, it will not generate an amount that will require a Traffic Impact Analysis (TIA), which is 100 trips per hour at peak times of the day or negatively impact the surrounding areas. According to the ITE Manual, a general office building is expected to have twenty seven trips per hour at peak hour on average. In addition, the Merritt Road Connection is included in the Master Thoroughfare Plan. The design of this connector was included in the 2015 Bond Election and the design of the project is expected to be completed in 2018 approximately. Construction would not be able to begin until funds for this project are identified and secured, but once completed it will relieve pressure from Liberty Grove.

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

The proposed SUP is not expected to have an adverse impact on the surrounding properties in the area. The proposed structures are one story and an incompatibility buffer with landscaping will be provided between the commercial and residential uses to minimize any disturbances.

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

This property is suitable for an office complex due to the underlying zoning of the Planned Developing is C-1 and the proposed use fits the criteria required by an SUP.

It is Staff's opinion that the request meets the criteria outlined in the RDC for an SUP. The one-story office complex 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 surrounding Zoning Districts. Additionally, the proposed use's location on Liberty Grove Road, a higher traffic volume corridor, is an appropriate location for an office complex and meets the intent of the C-1 Zoning District.

Public Notice

As required by the Rowlett Development Code, notices of this public hearing were mailed to property owners within 200 and 500 feet on October 7, 2016. A total of 17 notices were mailed to property owners within 200 feet and a total of 23 notices were mailed to property owners within 500 feet. As of October 19, 2016, no notices have been returned in favor and six have been returned in opposition. Some of the main concerns stated in the returned public notices are reduced privacy and increased traffic. In response to the privacy concern, this development will have a masonry wall incompatibility buffer, as well as landscaping. This will reduce the amount of visibility that can be seen from the residences behind the office complex. In response to traffic, as stated earlier in the report, although traffic will increase, it will not increase by a significant amount and is not expected to cause an adverse impact to the surrounding areas.

FISCAL IMPACT

N/A

STAFF RECOMMENDATION

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

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Site Photos

Attachment 3 – Concept Plan

Attachment 4 – Statement of Intent and Purpose

Attachment 5 – Public Hearing Notice Responses





Property from the East

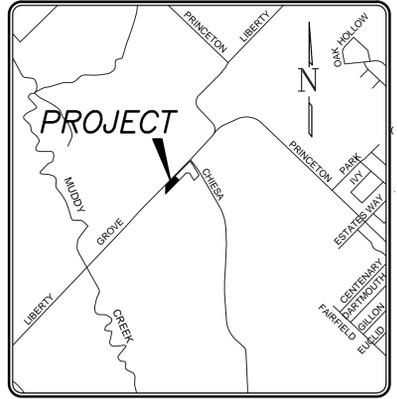
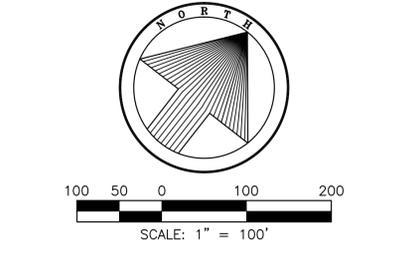
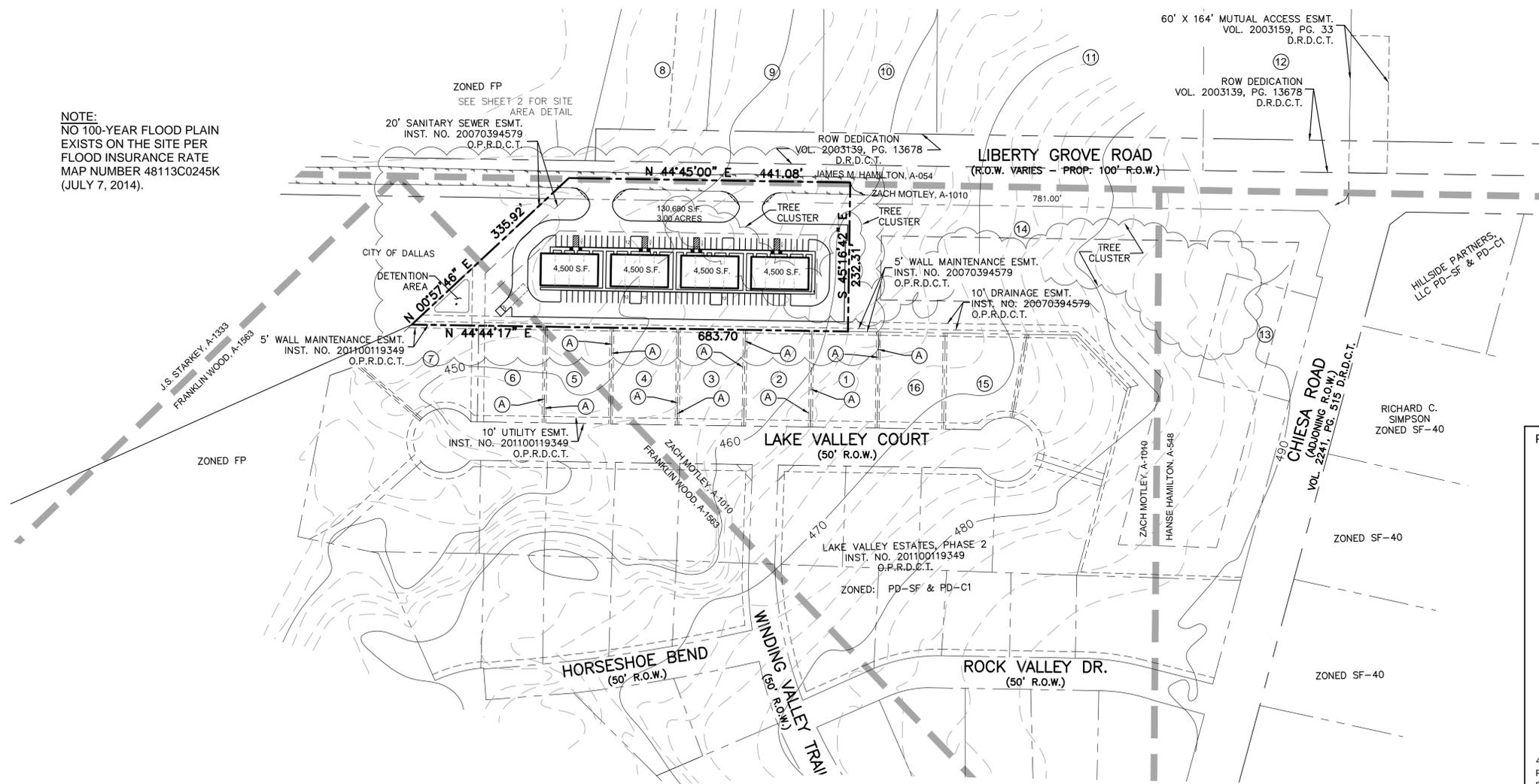


Property from the North

RECORDING INFORMATION CHART	
①	DARRYL & KIM BARBER INST. NO. 2013000549153 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
②	JODI AMAYA INST. NO. 201400052287 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
③	ROBERT FUENTES INST. NO. 201300016177 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
④	KAREN & WILLIAM FAVA INST. NO. 201300023884 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
⑤	SUSAN VARGHESE INST. NO. 2013000325686 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
⑥	NATHAN & LINDSEY REDDEN INST. NO. 201300007835 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
⑦	TOMAS RANGEL INST. NO. 201300026070 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
⑧	ARCADIA LG HOLDINGS, LLC INST. NO. 201400033763 O.P.R.D.C.T. ZONED FB-NN ORD-007-07
⑨	MAJDI BABAA INST. NO. 201300163144 O.P.R.D.C.T. ZONED FB-NN ORD-007-07
⑩	YASIR IBRAHIM INST. NO. 201000097970 O.P.R.D.C.T. ZONED FB-UV ORD-007-07
⑪	SUHA SALAMEH BABAA INST. NO. 201000180266 O.P.R.D.C.T. ZONED FB-UV ORD-007-07
⑫	DM ARAGON, LLC (FRIMROSE SCHOOL) INST. NO. 201300259742 O.P.R.D.C.T. ZONED FB-UV ORD-007-07
⑬	OPAL WELK VOL. 72065, PG. 2075 D.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
⑭	OPAL MAE WELK HARGROVE VOL. 2000110, PG. 1019 D.R.D.C.T. ZONED PD-SF & PD-C1
⑮	JACKIE ROGER HOLT INST. NO. 201300094767 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07
⑯	RICHARD BLYTHE INST. NO. 201300282022 O.P.R.D.C.T. ZONED PD-SF & PD-C1 ORD-007-07

RECORDING INFORMATION CHART	
Ⓐ	3' PRIVATE DRAINAGE ESMT. INST. NO. 201100119349 O.P.R.D.C.T.

NOTE:
NO 100-YEAR FLOOD PLAIN
EXISTS ON THE SITE PER
FLOOD INSURANCE RATE
MAP NUMBER 48113C0245K
(JULY 7, 2014).



LOCATION MAP
MAPSCO: 20A-L
N.T.S.

PROJECT SITE DATA:		
GENERAL:		
Case Number:	XXXXXXXX	
Name of Project:	Liberty Grove Office Center	
Proposed Use:	Commercial Business	
Future Land Use Designation:	Area B-2	
Proposed Future Land Use Designation:		
Existing Zoning District:	PD-SF & PD-C1	
Proposed Zoning District:	PD-SF & PD-C1	
Appraisal District Acct. No.:	65101043510010100	
County:	Dallas	
OVERALL SITE:		
Floor to Area Ratio (FAR):	15.6%	
Gross Site Area:	2.66 Acres	
Site Frontage:	475.00 feet	
Site Width:	475.00 feet / 683.701 feet	
Site Depth:	199.81 feet	
Impervious Surface Area:	74,239 sq.ft. 65.0%	
Pervious Surface Area:	40,501 sq.ft. 35.0%	
PARKING		
4 Buildings @ 4500 S.F.	TOTAL 18,000 S.F.	
Parking ratio:	1:250	
Parking req'd:	60 Spaces	
Parking provided:	72 Spaces	
(INCLUDING 4 HC SPACES)		
PROPERTY DEVELOPMENT REGULATIONS: (PER C-1 Zoning)		
Maximum Bldg Coverage	Permitted 90%	Proposed 50%
Minimum Lot Area	Permitted None	Proposed None
Minimum Lot Width	Permitted None	Proposed None
Minimum Lot Depth	Permitted None	Proposed None
Setbacks (Front)	Permitted 50 feet	Proposed 50 feet
Setbacks (Side)	Permitted 0 feet	Proposed 0 feet
Setbacks (Rear)	Permitted 30 feet	Proposed 30 feet
Max. Structure Height	Permitted 2 Stories	Proposed 1 Story

- GENERAL NOTES:**
- Deviations from current development standards/regulations not specifically addressed/listed for approval as part of Planned Development Regulations may require a hearing/approval by the Board of Adjustment (BOA).
 - All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
 - This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan, along with the development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Planning, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.
 - The development of the site will be in accordance with City of Rowlett development standards.
 - The thoroughfare alignment shown on this exhibit is for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.

LEGEND	
HCV	Handicap Van Accessible
HC	Handicap
BFR	Barrier Free Ramp
□	Parking Spaces

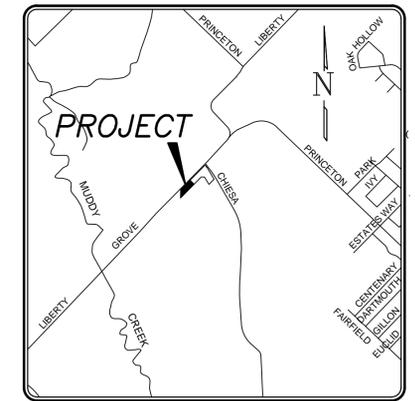
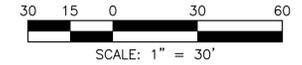
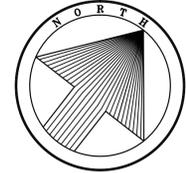
OWNER/APPLICANT:
JRSC, LLC
4000 E. HILL DRIVE
IRVING, TEXAS 75038
(972) 668-7710

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

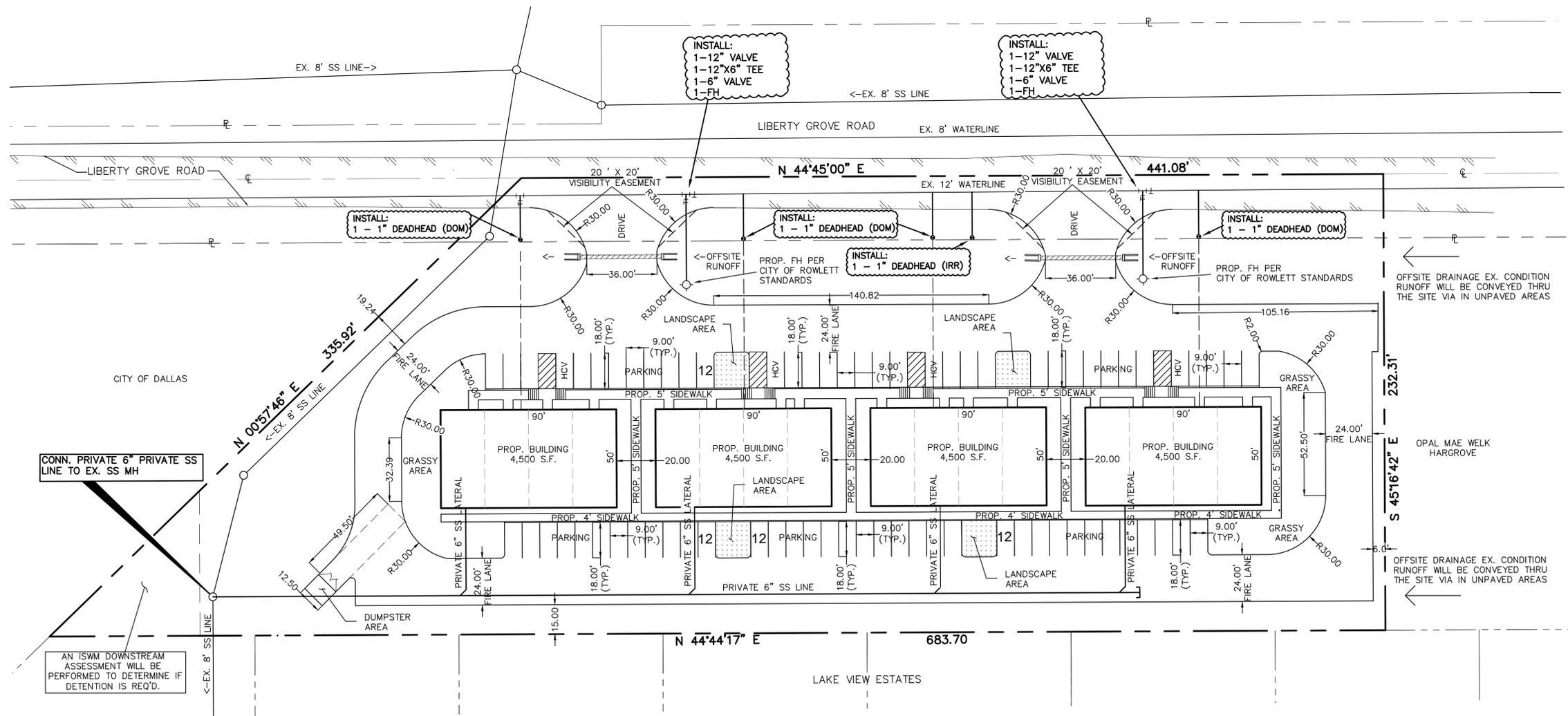
SURVEYOR:
VOTEX SURVEYING COMPANY
FIRM NO. 10013600
10440 N. CENTRAL EXPWAY
DALLAS, TEXAS 75231
PH. (469) 333-8831

EXHIBIT D - ZONING CONCEPT PLAN LIBERTY GROVE OFFICE CENTER

ZACH MOTLEY SURVEY, A-1010
& FRANKLIN WOOD SURVEY, A-1563
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
OCTOBER 2016



LOCATION MAP
MAPSCO: 20A-L
N.T.S.



AN ISWM DOWNSTREAM ASSESSMENT WILL BE PERFORMED TO DETERMINE IF DETENTION IS REQ'D.

SITE AREA DETAIL
SCALE: 1" = 30'

LEGEND	
HCV	Handicap Van Accessible
HC	Handicap
BFR	Barrier Free Ramp
1	Parking Spaces

OWNER/APPLICANT:
JRSC, LLC
4000 E. HILL DRIVE
IRVING, TEXAS 75038
(972) 668-7710

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

SURVEYOR:
VOTEX SURVEYING COMPANY
FIRM NO. 10013600
10440 N. CENTRAL EXPWAY
DALLAS, TEXAS 75231
PH. (469) 333-8831

EXHIBIT D - ZONING CONCEPT PLAN
LIBERTY GROVE OFFICE CENTER

ZACH MOTLEY SURVEY, A-1010
& FRANKLIN WOOD SURVEY, A-1563
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
OCTOBER 2016

Exhibit 'C'**Statement of Intent and Purpose**

Description of Project Uses: The proposed 2.66-acre development will consist of four (4) single-story office buildings accessed directly from Liberty Grove Road. The buildings will a residential style of construction consisting of wood frame, brick veneer and composition roofs.

Existing & Proposed Zoning and Land Use: The property is currently zoned PD-C1, ORD-007-07. The anticipated use is allowed in this zoning district subject to an approved SUP.

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

1. The proposed rezoning meets the desire of the community to add neighborhood-servicing commercial centers.
2. The project site lies within the area called Woodside Living (Area B2) in the City's Comprehensive Plan. On page 94 of the final report, various development products are tabulated and identified as being "Market-Supported", "Community-Desired" and/or "Recommended". In this area, Neighborhood-servicing Commercial Centers are listed as being "Market-Supported", "Recommended" and "Community-Desired".
3. The neighborhood in the vicinity of the proposed development is predominantly single-family. This project is being developed as PD-C1 (Limited Commercial/Retail). The C-1 district is intended for the conduct of retail trade and personal service uses to meet the needs and for the convenience of the community. These stores and offices may be an integral part of the neighborhood closely associated with residential uses.
4. The property is located near the intersection of two primary roadways and is part of a larger commercially zoned tract. The proposed development will provide the opportunity to create new office condos while maintaining a natural buffer from the noise and congestion at this corner.
5. During the predevelopment meeting with the City, staff stated that transportation and utility facilities are sufficient to serve this development while maintaining appropriate levels of service to existing development.
6. The proposed SUP is consistent with other property in the vicinity of the subject tract. The target purchasers of these office spaces will be business owner-operators.



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit

10-13-16P12:37 RCVD

LOCATION: The subject property is located at 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant is proposing a commercial office center. The property retains an underlying zoning designation of Limited Commercial/Retail (C-1). The existing zoning district on the property is Planned Development/C-1, which requires a Special Use Permit. (SUP163-2016)

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

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

COMMENTS: Will increase noise. Will cause light pollution. Will cause loss of privacy.

PROPERTY OWNER NAME (print): Richard Blythe
SIGNATURE: Richard Blythe
ADDRESS: 8207 Lake Valley Ct Rowlett, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 25th of October, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 15th day of November, 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, October 19, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 2, 2016, to be included in the City Council packet. All responses received by October 19 will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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

Table with 2 columns: Contact information for Department of Development Services and Return by Fax or Mail information for City of Rowlett.



Department of Development Services

NOTICE OF PUBLIC HEARING

10-14-16P02:54 RCW

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant is proposing a commercial office center. The property retains an underlying zoning designation of Limited Commercial/Retail (C-1). The existing zoning district on the property is Planned Development/C-1, which requires a Special Use Permit. (SUP163-2016)

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

COMMENTS: *When we built this house we were told nothing could ever be built there. Too much traffic, too close to wall of homes & invasion of privacy for homeowners*

PROPERTY OWNER NAME (print): Karen Fava
SIGNATURE: Karen Fava
ADDRESS: 8103 Lake Valley Court Rowlett Tx 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 25th of October, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 15th day of November, 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, October 19, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 2, 2016, to be included in the City Council packet. All responses received by October 19 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.

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<p>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</p>	<p>RETURN BY FAX OR MAIL City of Rowlett Development Services 3901 Main Street Rowlett, TX 75088</p>
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Department of Development Services

NOTICE OF PUBLIC HEARING

10-10-10AM:20 RCVD

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 8409 Chiese Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant is proposing a commercial office center. The property retains an underlying zoning designation of Limited Commercial/Retail (C-1). The existing zoning district on the property is Planned Development/C-1, which requires a Special Use Permit. (SUP163-2016)

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

COMMENTS: TRAFFIC, ROAD ACCIDENTS AT INTERSECTION W/O TRAFFIC LIGHTS

ALSO IT WOULD APPEAR BLDG WOULD BE CLOSE TO BACKWALK,

PROPERTY OWNER NAME LOS OF PRIVACY FOR RESIDENCE BACKYARD

(print): DARYL BARBER

SIGNATURE: *Daryl Barber*

ADDRESS: 8203 LAKE VALLEY CT Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 25th of October, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 15th day of November, 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, October 19, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 2, 2016, to be included in the City Council packet. All responses received by October 19 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.

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<p>If you have any questions concerning this request, please contact the Department of Development Services Phone 972-463-3906 FAX 972-412-6228 lgoodrich@rowlett.com</p>	<p>RETURN BY FAX OR MAIL City of Rowlett Development Services 3901 Main Street Rowlett, TX 75088</p>
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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 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant is proposing a commercial office center. The property retains an underlying zoning designation of Limited Commercial/Retail (C-1).

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

COMMENTS: This will decrease the values of our homes, we picked this lot because we were told there would not be anything behind us. This will decrease privacy and safety.
PROPERTY OWNER NAME (print): Robert and Suzanne Fuentes
SIGNATURE: Robert Fuentes, Suzanne Fuentes
ADDRESS: 8107 Lake Valley Ct. Rowlett, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 25th of October, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 15th day of November, 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, October 19, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 2, 2016, to be included in the City Council packet.

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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, 3901 Main Street, Rowlett, TX 75088



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 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST: The applicant is proposing a commercial office center. The property retains an underlying zoning designation of Limited Commercial/Retail (C-1). The existing zoning district on the property is Planned Development/C-1, which requires a Special Use Permit. (SUP163-2016)

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

COMMENTS: I am opposed to the request due to the traffic and noise disturbances it will create. Pedestrian and commuter safety near the already dangerous intersection of Chiesa and Liberty Grove is an equally important reason for my opposition.

PROPERTY OWNER NAME (print): Jason Chilcoat
SIGNATURE: Jason Chilcoat
ADDRESS: 8006 Lake Valley Ct., Rowlett, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 25th of October, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 15th day of November, 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, October 19, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 2, 2016, to be included in the City Council packet. All responses received by October 19 will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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

10-18-16P03:39 RCVD

10-18-16P03:39 RCVD



Department of Development Services

10-12-16A21-379CEDL

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant is proposing a commercial office center. The property retains an underlying zoning designation of Limited Commercial/Retail (C-1). The existing zoning district on the property is Planned Development/C-1, which requires a Special Use Permit. (SUP163-2016)

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

COMMENTS: We have tons of office space in Rowlett. We need no more. It would increase traffic and we have a new

PROPERTY OWNER NAME (print): Community coming in. Roby Surber
SIGNATURE: [Signature]
ADDRESS: 6501 Lake Valley Ct Rowlett TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 25th of October, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 15th day of November, 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, October 19, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, November 2, 2016, to be included in the City Council packet. All responses received by October 19 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.

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



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

AGENDA ITEM: C3

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a Major Warrant pertaining to landscaping requirements for tree caliper inches for the Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, further described as being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Design Manager

SUMMARY

The subject property (Attachment 1 – Location Map) is zoned New Neighborhood FB District (NN-FB) and is regulated by the City's Form Based Code (FBC). The applicant is requesting a Major Warrant to allow 54 street trees that do not meet the minimum size of three caliper inches. The 54 street trees planted are 2.68 average caliper inches in size. The applicant is proposing to offset the reduction of tree size by planting six additional trees in the open space and requesting the use of surplus inches from the remaining trees installed that exceed the required three inches. (Attachment 2). Staff felt it was appropriate to bring this item forward for consideration as a Major Warrant due to the quantity of undersized trees. The purpose of this item is to present the request to the Planning and Zoning Commission for their recommendation to the City Council.

BACKGROUND INFORMATION

The subject property is zoned New Neighborhood FB District (NN-FB) and is regulated by the Form Based Code, which was approved on November 6, 2012 by Rowlett City Council. The NN-FB District is designed to generate a pedestrian-oriented, single-family neighborhood. The Planning and Zoning Commission approved the Preliminary Plat on January 14, 2014, and the Final Plat on August 11, 2015. Twenty seven homes have been permitted and are under construction since the first building permit was issued in June 2016.

DISCUSSION

Code requirements for landscaping, which call for 3" caliper trees to be planted at an average of 30'-0" on center, have been in place since the Form-Based Code was adopted in 2012. This minimum ensures that adequate shade is located along pedestrian paths, generating an environment that is conducive to walkable neighborhoods. Currently, the developer has installed the final stages of landscaping for Phase I in the public areas, including street trees along the

primary entry and in the medians. The developer is requesting a Major Warrant to allow the 54 undersized trees that were installed.

During the final site inspection of landscaping installed for Phase I, Staff noticed that a high percentage of street trees planted were undersized based on code requirements and the approved landscape plan. Immediately, Staff reached out to the developer to determine why the undersized trees were installed, and he indicated that it was not possible to obtain the required number of 3" caliper tree from their supplier at that time. According to the supplier, there is a consistent cycle of growth throughout tree farming suppliers so 3" caliper trees were not available yet for purchase.

At that point, Staff took the liberty to call a landscaping expert to confirm this condition, and were given the same information. Staff was also told that depending on water and fertilizer a tree may grow between 0.5 to 1 caliper inches in a year. This means that the undersized trees that were planted should average out to three caliper inches within the year. Due to the quantity of trees installed, and in looking for a solution, Staff thought it would be necessary to bring this forward as a Major Warrant. At this time the developer is proposing to use any trees planted in excess of 3" caliper minimum as a surplus towards the tree caliper requirement. (Attachment 2)

FBC 1.5.3 Major Warrants:

City Council may approve a Major Warrant if the application:

- a. Meets the general intent of this Chapter (Article 1.2) and the FB District in which the property is located;

Staff believes that the general intent of the Form-Based Code will not be compromised if granted the warrant.

- b. Will result in an improved project which will be an attractive contribution to the FB District; and

In terms of an improved project, the applicant is proposing to plant six additional trees in the open space. This will provide an attractive contribution to the district and increase the amount of shade in the open space. The existing conditions along the sidewalks will fill in with time, but are not improved in the short term.

- c. Will not prevent the realization of the overall intent of the FB District or Districts.

Staff believes that the requested Major Warrant will not prevent the realization of the overall intent of the Form-Based District.

In Staff's opinion while the size of the trees is unfortunate, the growing time to achieve the required condition will not compromise the integrity of the streetscape. Therefore Staff is in support of this request.

Public Hearing Notices:

On October 7, 2016, a total of six notices were mailed to property owners within 200 feet and a total of eight courtesy notices were mailed to property owners within 500 feet. As of October 21, 2016, zero responses were received.

FISCAL IMPACT

N/A

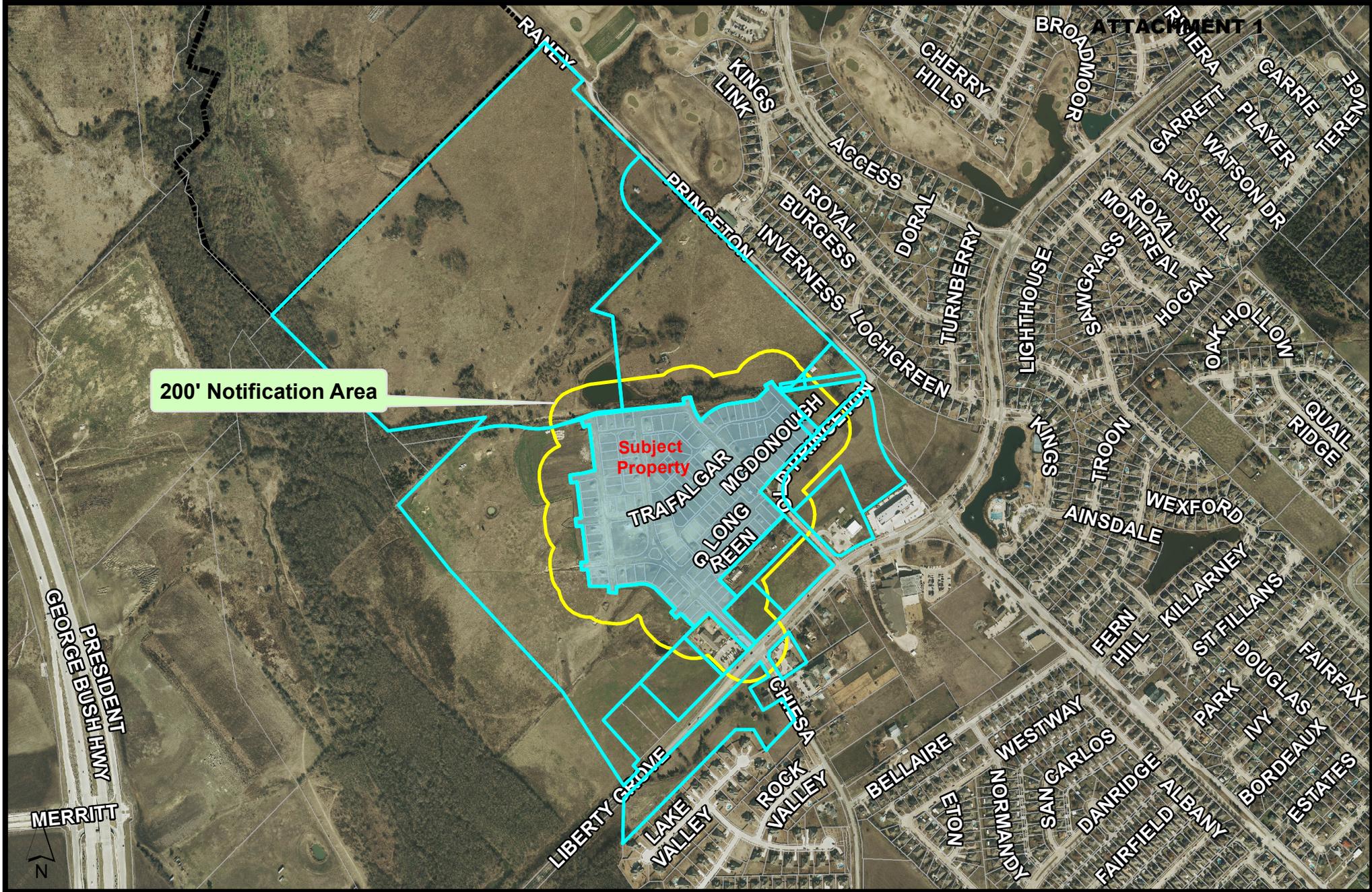
RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Planting Quantities



200' Notification Area

Subject Property



Homestead at Liberty Grove PH 1
 Single Family Residential Subdivision
 Map Created: October 09, 2016

VARIANCE
200 FT NOTICE
LOCATION MAP



**Development Services
Department/Planning Division**

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 35.32 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a Major Warrant from the minimum required 3" caliper street tree for 54 undersized trees that are currently installed at the Homestead at Liberty Grove. The applicant is requesting to use other required trees installed in excess of the minimum 3" caliper size as an offset to this deficit.

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

COMMENTS: _____

SIGNATURE: _____

ADDRESS: _____

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 25th of October 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 15th day of November 2016. The Planning and Zoning Commission and City Council hearing 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. The protest must be received by the Planning Division by 5 pm on Wednesday, October 19th to be included in the Planning and Zoning Commission packet and Friday, November 4th to be included in the City Council packet. The protest shall object to the Major Warrant, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com	RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088
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Homestead at Liberty Grove, Rowlett TX
 Street Tree and Open Space Tree Caliper Summary

8/18/2016

Street Trees				Open Space Trees			
Type:	Caliper- in	Number	Caliper Total	Type:	Caliper-in	Numeber	Caliper Total
Princeton Elm	3.25	1	3.25	October Glory Maple	4.00	1	4
Princeton Elm	3.00	12	36	October Glory Maple	3.75	4	15
Princeton Elm	2.75	41	112.75	October Glory Maple	3.50	15	52.5
Princeton Elm	2.50	13	32.5	October Glory Maple	3.25	7	22.75
Ginko	4.00	2	8	October Glory Maple	3.00	3	9
Ginko	3.50	2	7	Bald Cypress	3.50	5	17.5
Ginko	3.00	1	3	Bald Cypress	3.25	4	13
Bald Cypress	3.75	1	3.75	Bald Cypress	3.00	3	9
Bald Cypress	3.50	4	14	Total		42	142.75
Bald Cypress	3.25	5	16.25				
Bald Cypress	3.00	3	9				
Chinese Pistach	4.00	1	4				
Chinese Pistach	3.50	1	3.5				
Chinese Pistach	3.25	1	3.25				
Total		88	256.25				

Street Tree Total

Required	264
Actual	256.25
Deficit	-7.75

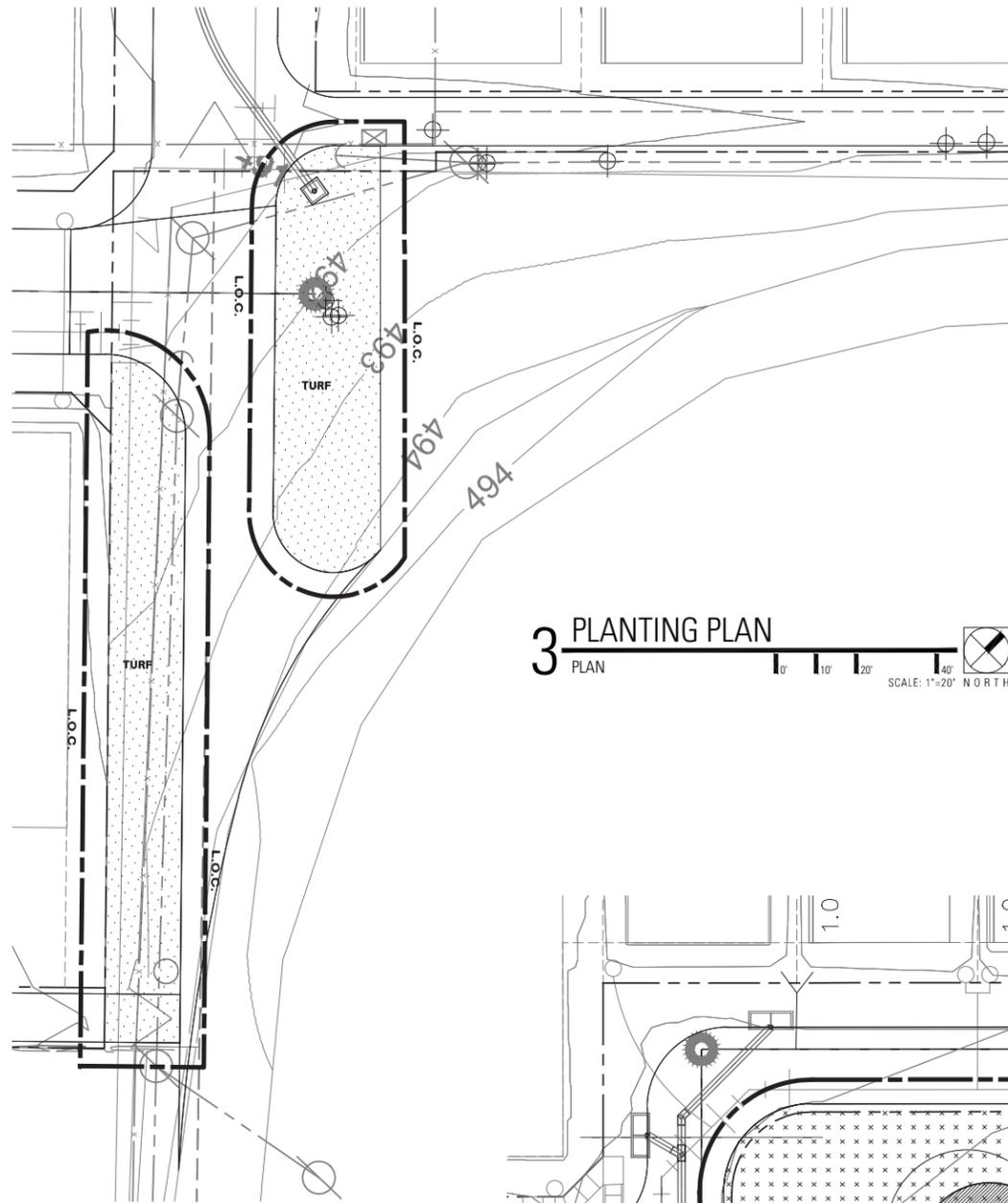
Open Space Total

Required	126
Actual	142.75
Surplus	16.75

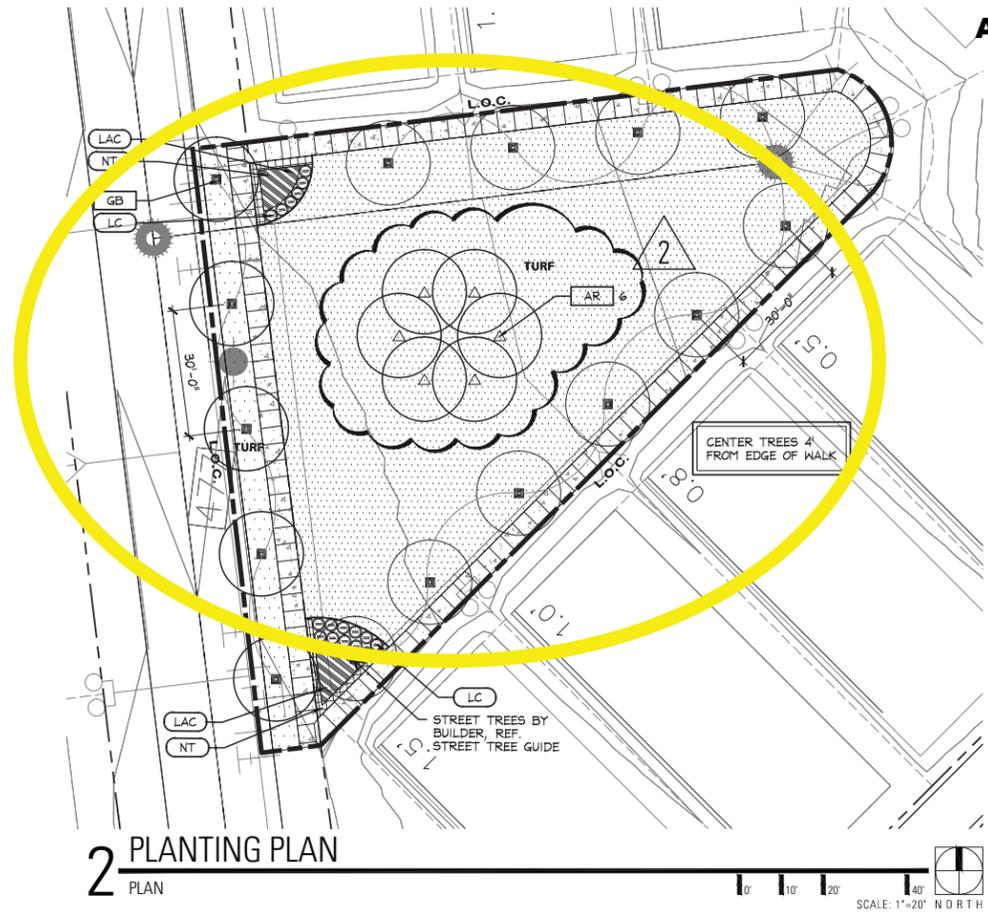
Total Surplus Combined

Required Total	390 in
Actual Total	399 in
Added Total *	18 in
Total Surplus	27 in

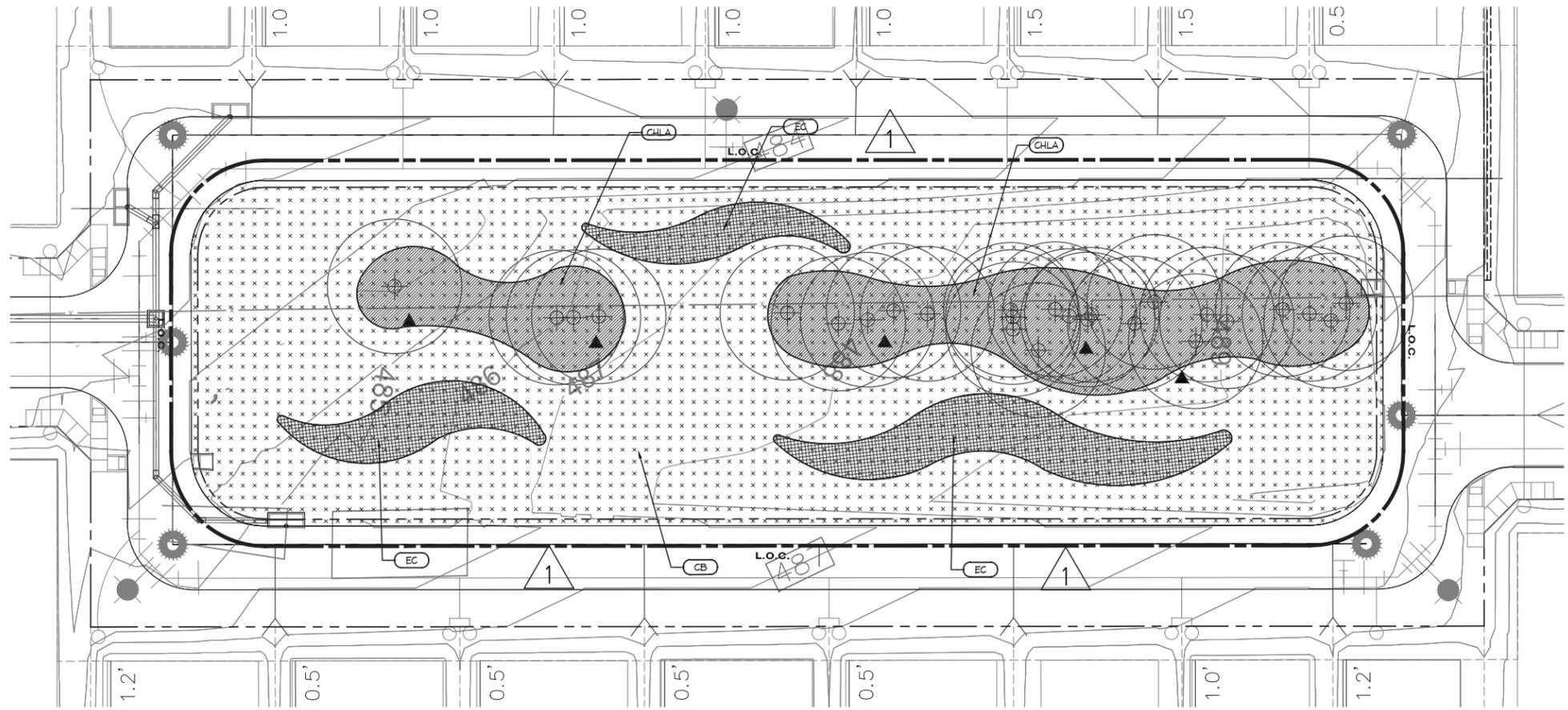
* Will add six additional 3in caliper October Glory Maples to bring surplus to 27"



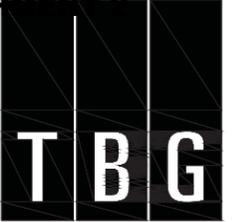
3 PLANTING PLAN
PLAN
SCALE: 1"=20' NORTH



2 PLANTING PLAN
PLAN
SCALE: 1"=20' NORTH



1 PLANTING PLAN
PLAN
SCALE: 1"=20' NORTH



Landscape Architects • Planners
5307 East Mockingbird Lane, Suite 120
Dallas, Texas 75206
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio • Tulsa

Project:
**HOMESTEAD
AT
LIBERTY GROVE
PHASE 1**

ROWLETT, TEXAS

Project Number:
D14459



Designed: JD
Drawn: AR
Reviewed: JD, MM

Date Issued:
August 4, 2015

Revisions:
▲ 2016.01.28 OWNER'S REVISIONS
▲ 08-18-2016

Sheet Title:
**PLANTING
PLAN**

Sheet Number:
LP 1.04



08/01/2016

Landscape Architects • Planners
 5307 East Mockingbird Lane, Suite 120
 Dallas, Texas 75206
 (214) 744-0757 Fax: (214) 744-6785
 Austin • Dallas • Fort Lauderdale
 Fort Worth • Houston • San Antonio • Tulsa

Project:

**HOMESTEAD
 AT
 LIBERTY GROVE
 PHASE 1**

ROWLETT, TEXAS

Project Number:
 D14459

Designed: JD

Drawn: AR

Reviewed: JD, MM

Date Issued:
 August 4, 2015

Revisions:

△ 2016.02.04 OWNER'S REVISIONS

△ 08-18-2016

Sheet Title:
**PLANTING
 SCHEDULE**

Sheet Number:

LP 3.02

1

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	AR	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL. 6" B&B 12' HT.	6' CLEAR TRUNK, FULL CANOPY, STRAIGHT TRUNK
	GB	GINKGO	GINKGO BILOBA	3" CAL.	FULL CANOPY, STRAIGHT TRUNK
	PC	CHINESE PISTACHE	PISTACIA CHINENSIS	13" MIN. HT.; 6' MIN. SPREAD; 100 GAL	SINGLE TRUNK, CONTAINER GROWN; FULL CANOPY
	TD	BALD CYPRESS	TAXODIUM DISTICHUM	3" CAL. 65 GAL. CONTAINER GROWN	FULL CANOPY, STRAIGHT TRUNK
	UA	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CAL. 65 GAL. CONTAINER GROWN	FULL CANOPY, STRAIGHT TRUNK
	UP	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL. 65 GAL. CONTAINER GROWN	FULL CANOPY, STRAIGHT TRUNK
ORNAMENTAL TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8' HT.	FULL TO GROUND
	PM	MEXICAN PLUM	PRUNUS MEXICANA	2" CAL., 30 GAL. 8' HT.	FULL CANOPY
SHRUBS, ORNAMENTAL GRASSES, AND VINES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LC	CHINESE FRINGE FLOWER	LOROPETALUM CHINENSE	5 GAL. @ 36" O.C.	FULL
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LAC	LANTANA	LANTANA CAMERA 'NEW GOLD'	1 GAL. @ 18" O.C.	FULL
	NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL.	FULL
	SC	SEASONAL COLOR	NONE	4" POTS	None
TURF GRASS AND SEED MIXES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	AT	BUTTERFLYWEED	ASCLEPIAS TUBEROSA	----	SEED
	CB	COSTAL BERMUDA	NONE	NONE	HYDROMULCH
	GHLA	INLAND SEA OAKS	CHASMANTHIUM LATIFOLIUM	NONE	HYDROMULCH
	EC	WEeping LOVE GRASS	ERAGROSTIS CURVULA	NONE	HYDROMULCH
	MULCH	NONE	NONE	NONE	3" LAYER SHREDDED HARDWOOD MULCH OVER FILTER FABRIC
	NATY2	NATIVE TEXAS MIX	NONE	NONE	HYDROMULCH SOURCE: NATIVE AMERICAN SEED 1-300-728-4043 SEED RATE: 2LB. PER 2000 SQFT. PLUS THUNDER TURF @ SEED RATE 3LB. PER 1000 SQFT. AS BASE GRASS.
	TURF	BERMUDA GRASS	CYNODON DACTYLON	NONE	HYDROMULCH



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

AGENDA ITEM: C4

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on a Development Plan for Alta Vista Nursery located at 1100 and 1200 Lakeview Parkway, further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is a request to approve a development plan (site, landscape, façade, and lighting plans) for a wholesale nursery located at 1100 and 1200 Lakeview Parkway (Attachment 1 – Development Plan). The proposed development will consist of six greenhouses and an office building totaling 35,597 square feet. Per the Rowlett Development Code (RDC), developments consisting of structures totaling more than 25,000 square feet in size require approval from the Planning and Zoning Commission.

BACKGROUND INFORMATION

The proposed development involves the two properties located at 1100 and 1200 Lakeview Parkway, which both front on the south side of Lakeview Parkway east of Rowlett Creek (Attachment 2 – Location Map). The property was rezoned from General Commercial (C-2) and General Manufacturing (M-2) to a Planned Development (PD) on August 4, 2016, to allow a wholesale garden nursery (Attachment 3 – PD Ordinance 031-15). The applicant has since submitted development plans (site, landscape, façade, and lighting plans) for review and approval. Per the RDC, developments consisting of structures totaling more than 25,000 square feet in size requires approval from the Planning and Zoning Commission. Following the development plan approval, the applicant will be required to submit civil engineering plans, a tree removal/mitigation plan, a final plat, and building plans prior to receiving a building permit.

DISCUSSION

As previously mentioned, the proposed development will consist multiple structures totaling 35,597 square feet. The applicant also plans to utilize a portion of the subject properties located in the floodway by establishing four areas for additional storage of plantings as shown on the site plan. These four storage areas will include a trellis system to provide support for the plantings and will include a micro-irrigation system. The greenhouses and the office building are located

outside of the floodway and floodplain. Per the PD Ordinance 031-15, the greenhouses are not subject the architectural and masonry requirements in the RDC.

The proposed improvements in the floodway do not involve reclaiming areas from the floodway. However, construction, grading or tree removal in the floodway/floodplain will not be permitted until the applicant can show that the improvements will not cause a rise in the base flood elevation (BFE). **The applicant understands that they will need to complete the necessary permitting with the City of Rowlett, City of Dallas, and FEMA prior to issuing any construction permit or tree removal permit.** The Tree Survey/Mitigation Plan will come before the Planning and Zoning Commission once the applicant has obtained the necessary approval from FEMA and City of Dallas.

It is important to note that Section 77-808.A of the RDC states,

“The purpose of the development plan review process is to ensure compliance with the development and design standards and provisions of this Code, and to encourage quality development reflective of the goals, policies, and objectives of the comprehensive plan. For land uses requiring a development plan review, such uses may be established in the city, and building permits may be issued, only after a development plan showing the proposed development has been approved in accordance with the procedures and requirements of this section.”

Section 77-808.D of the RDC further states,

A development plan shall be approved upon a finding that the development plan meets all of the following criteria:

1. The development plan is consistent with the Comprehensive Plan;
2. The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
3. The development plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 77-200 Zoning districts, Chapter 77-300, Use regulations, Chapter 77-400, Dimensional requirements, and Chapter 77-500, Development and design standards;
4. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable

The proposed Development Plan meets these requirements. It is staff's professional opinion that all of the above criteria have been met. City Staff from the Planning, Engineering, and Building Divisions as well as the Fire Marshal's Office have reviewed the Development Plan for compliance with the PD Zoning requirements and all other applicable development regulations. As previously mentioned, the applicant will be required to obtain all the necessary approvals with the City of Rowlett, City of Dallas, and FEMA prior to issuing any construction permit or tree removal permit.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

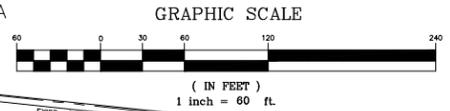
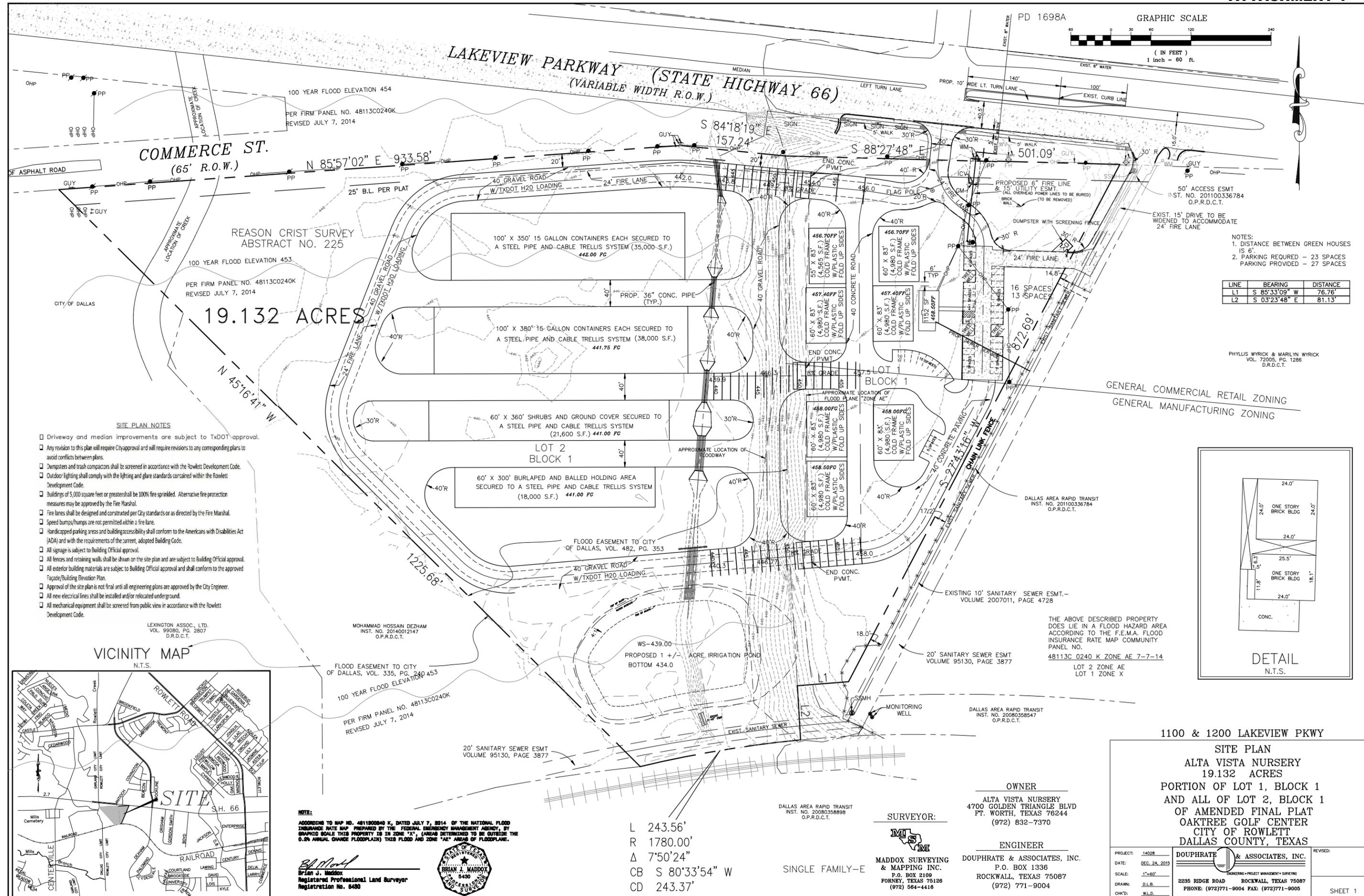
Staff recommends approval.

ATTACHMENTS

Attachment 1 – Development Plan (site, landscape, façade, and lighting plans)

Attachment 2 – Location Map

Attachment 3 – PD Ordinance 031-15



COMMERCE ST.
(65' R.O.W.)

LAKEVIEW PARKWAY (STATE HIGHWAY 66)
(VARIABLE WIDTH R.O.W.)

19.132 ACRES

REASON CRIST SURVEY
ABSTRACT NO. 225

PER FIRM PANEL NO. 48113C0240K
REVISED JULY 7, 2014

SITE PLAN NOTES

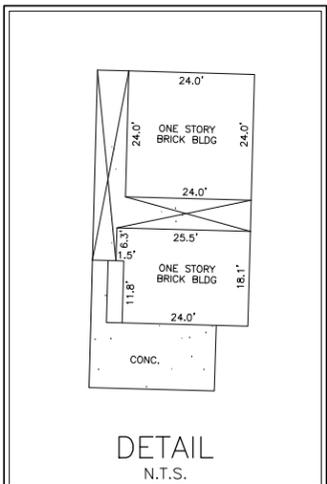
- Driveway and median improvements are subject to TxDOT approval.
- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Marshal.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Speed bumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.
- Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.

- NOTES:
1. DISTANCE BETWEEN GREEN HOUSES IS 6'.
 2. PARKING REQUIRED - 23 SPACES
PARKING PROVIDED - 27 SPACES

LINE	BEARING	DISTANCE
L1	S 85°33'09" W	76.76'
L2	S 03°23'48" E	81.13'

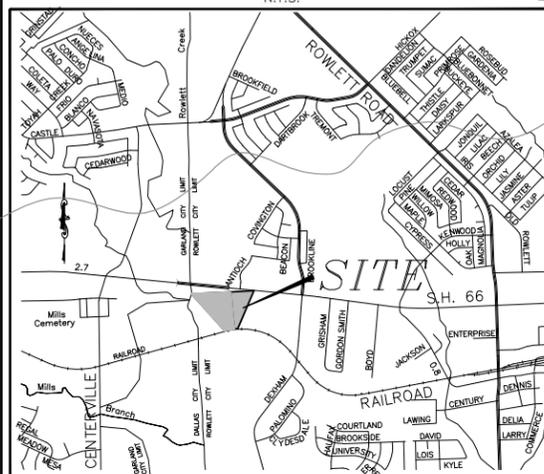
PHYLLIS WYRICK & MARILYN WYRICK
VOL. 72005, PG. 1286
D.R.D.C.T.

GENERAL COMMERCIAL RETAIL ZONING
GENERAL MANUFACTURING ZONING



THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C 0240 K ZONE AE 7-7-14
LOT 2 ZONE AE
LOT 1 ZONE X

VICINITY MAP
N.T.S.



NOTE:
ACCORDING TO MAP NO. 4811900040 K, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BY GRAPHIC SCALE THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.5% ANNUAL CHANCE FLOODPLAIN) THIS FLOOD AND ZONE "X" AREAS OF FLOODPLAIN.

Brian J. Maddox
Brian J. Maddox
Registered Professional Land Surveyor
Registration No. 6490



L 243.56'
R 1780.00'
Δ 7°50'24"
CB S 80°33'54" W
CD 243.37'

DALLAS AREA RAPID TRANSIT
INST. NO. 20080358898
O.P.R.D.C.T.

SURVEYOR:

MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416



OWNER
ALTA VISTA NURSERY
4700 GOLDEN TRIANGLE BLVD
FT. WORTH, TEXAS 76244
(972) 832-7370

ENGINEER
DOUPHRADE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

PROJECT: 14028
DATE: DEC. 24, 2015
SCALE: 1"=60'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

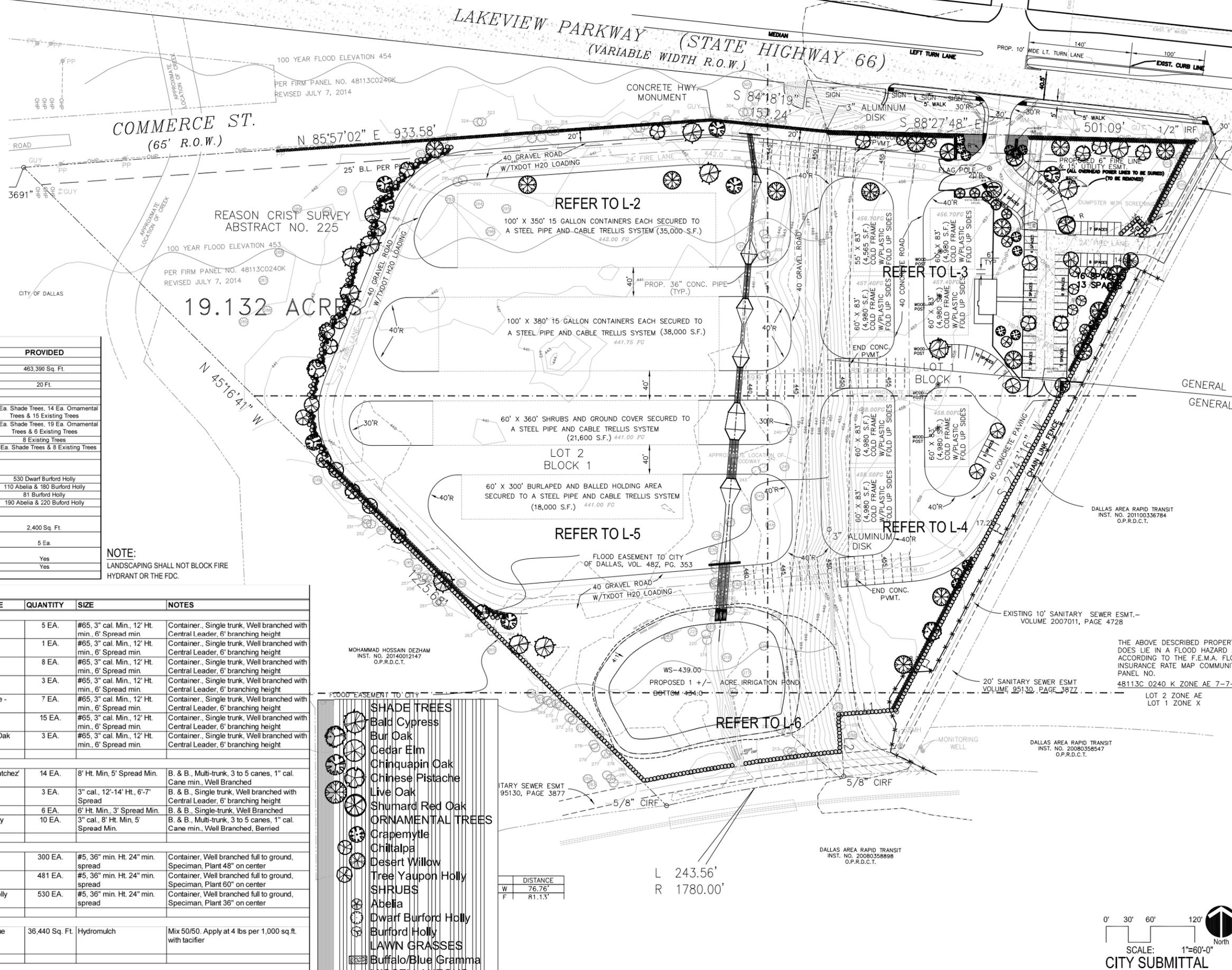
REVISIONS:
SHEET 1



DeJEAN & ASSOCIATES
Landscape Architecture
Site Planning · Urban Design
2444 Longhorn Trc-111
Royce City, Texas 75189
Office: (972) 551-3112
Cell: (214) 212-9772
Email: rdjean@bcglobe.net

JOB NO.: AVN
DRAWN BY: RFD
CHECKED BY: RDD

SHEET CONTENT
CITY SUBMITTAL
LANDSCAPE PLAN
CITY COMMENTS 9/20/2016
CITY COMMENTS 7/28/2016
CITY COMMENTS 6/16/2016
CITY COMMENTS 4/6/2016
DATE: 12-31-14
SHEET: L-1



Landscape Requirements

ITEM	REQUIRED	PROVIDED
Site Landscape		
15% of Site (833,390 Sq. Ft.)	125,010 Sq. Ft.	463,390 Sq. Ft.
Landscape Buffer		
20 Ft. Width	20 Ft.	20 Ft.
Street Buffer Trees		
One 3" cal. Tree per 35 Ln. Ft. of Frontage		
North Property Line - 1591.91 Ln. Ft.	46 Ea.	22 Ea. Shade Trees, 14 Ea. Ornamental Trees & 15 Existing Trees
East Property Line - 872.69 Ln. Ft.	18 Ea.	12 Ea. Shade Trees, 19 Ea. Ornamental Trees & 6 Existing Trees
South Property Line - 243.56 Ln. Ft.	5 Ea.	8 Existing Trees
West Property Line - 1225.68 Ln. Ft.	25 Ea.	25 Ea. Shade Trees & 8 Existing Trees
Landscape Buffer Shrubs		
10 5 gal. Shrubs per 30 Ln. Ft. of Frontage (1,592 Ln. Ft.)		
North Property Line - 1591.91 Ln. Ft.	530 Ea.	530 Dwarf Burford Holly
East Property Line - 872.69 Ln. Ft.	290 Ea.	110 Abelia & 180 Burford Holly
South Property Line - 243.56 Ln. Ft.	81 Ea.	81 Burford Holly
West Property Line - 1225.68 Ln. Ft.	410 Ea.	190 Abelia & 220 Burford Holly
Parking Lot Area		
Interior Landscape Area 5% of Parking Lot Area (13,975 Sq. Ft.)	700 Sq. Ft.	2,400 Sq. Ft.
One 3" cal. Tree per 400 Sq. Ft. of Required Interior Landscape Area	2 Ea.	5 Ea.
Tree in terminus island at end of each row of parking	Yes	Yes
Tree within 12 parking spaces	Yes	Yes

NOTE:
LANDSCAPING SHALL NOT BLOCK FIRE HYDRANT OR THE FDC.

PLANT SCHEDULE

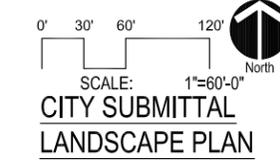
ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BC	Taxodium distichum	Bald Cypress	5 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
BO	Quercus macrocarpa	Bur Oak	1 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	8 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CO	Quercus muhlenbergii	Chinquapin Oak	3 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CP	Pistacio Chinensis	Chinese Pistache - 'Male'	7 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	15 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Oak	3 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees					
CM	Lagerstroemia indica 'Natchez'	Crape myrtle - 'Natchez'	14 EA.	8' Ht. Min, 5' Spread Min.	B. & B., Multi-trunk, 3 to 5 canes, 1" cal. Cane min., Well Branched
CT	Chilopsis x Catalpa	Chitalpa	3 EA.	3" cal., 12'-14' Ht., 6'-7' Spread	B. & B., Single trunk, Well branched with Central Leader, 6' branching height
DW	Chilopsis linearis	Desert Willow	6 EA.	6' Ht. Min., 3' Spread Min.	B. & B., Single-trunk, Well Branched
TY	Ilex vomitoria	Tree Yaupon Holly	10 EA.	3" cal., 8' Ht. Min, 5' Spread Min.	B. & B., Multi-trunk, 3 to 5 canes, 1" cal. Cane min., Well Branched, Berried
Shrubs					
AB	Abelia grandiflora	Glossy Abelia	300 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 48" on center
BH	Ilex ccmuta 'Burfordii'	Burford Holly	481 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 60" on center
DBH	Ilex ccmuta 'Burfordii Nana'	Dwarf Burford Holly	530 EA.	#5, 36" min. Ht. 24" min. spread	Container, Well branched full to ground, Speciman, Plant 36" on center
Lawn Grasses					
BG	Buchloe dactyloides/Bouteloua gracilis	Buffalo Grass/Blue Gramma	36,440 Sq. Ft.	Hydromulch	Mix 50/50. Apply at 4 lbs per 1,000 sq.ft. with tacifier
Misc					
SC	Seasonal Color		2,400 EA.	4" pots	Per season, Plant 6" on center
SE	Steel Edging		2,155 Ln. Ft.	1/4" x 4"	Install per detail, 1" above adjacent grade. Install with metal stakes

- SHADE TREES
- Bald Cypress
- Bur Oak
- Cedar Elm
- Chinquapin Oak
- Chinese Pistache
- Live Oak
- Shumard Red Oak
- ORNAMENTAL TREES
- Crape myrtle
- Chitalpa
- Desert Willow
- Tree Yaupon Holly
- SHRUBS
- Abelia
- Dwarf Burford Holly
- Burford Holly
- LAWN GRASSES
- Buffalo/Blue Gramma
- MISCELLANEOUS
- Seasonal Color

DISTANCE

W	76.76'
F	81.13'

L 243.56'
R 1780.00'



N 85°57'02" E 933.58'

SURVEY
D. 225

CRES

25' B.L. PER PLAN

40 GRAVEL ROAD
W/TXDOT H2O LOADING

24' FIRE LANE

40 GRAVEL ROAD
W/TXDOT H2O LOADING

100' X 350' 15 GALLON CONTAINERS EACH SECURED TO
A STEEL PIPE AND CABLE TRELLIS SYSTEM (35,000 S.F.)

PLANTING NOTES:

1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
3. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
4. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
5. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
6. Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
7. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
9. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
10. Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
12. Stake tree(s) immediately upon installation and within same day as planted.
13. Mulch planting beds and tree pits with shredded hardwood mulch.
14. Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
15. All landscaped areas to be watered by an automatic landscape irrigation system.

Maintenance Note:

1. The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing (of grass of six (6) inches or higher), edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.
2. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.
3. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within ninety (90) days. Trees with a trunk diameter in excess of six (6) inches measured forty-eight (48) inches above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three (3) inches measured forty-eight (48) inches above the ground. However, if said landscape areas are above the minimum required landscape provision, death of a plant or plant material which may still result in the requirements of the minimum standards being met does not necessitate replacement, except as required to maintain the integrity of the landscaping design. A time extension may be granted by the Town Administrator if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or owner's agent.
4. Failure to maintain any landscaped area in compliance with this section shall result in the disapproval and revocation of any issued certificate of occupancy associated with the occupancy of said area.

	SHADE TREES
	Bald Cypress
	Bur Oak
	Cedar Elm
	Chinquapin Oak
	Chinese Pistache
	Live Oak
	Shumard Red Oak
	ORNAMENTAL TREES
	Crape myrtle
	Chittapa
	Desert Willow
	Tree Yaupon Holly
	SHRUBS
	Abelia
	Dwarf Burford Holly
	Burford Holly
	LAWN GRASSES
	Buffalo/Blue Gramma
	MISCELLANEOUS
	Seasonal Color

100' X 350' 15 GALLON CONTAINERS EACH SECURED TO
A STEEL PIPE AND CABLE TRELLIS SYSTEM (38,000 S.F.)

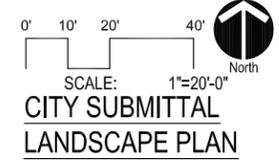
441.75 FG

MATCHLINE
REF. L-5

MATCHLINE
REF. L-5

MATCHLINE
REF. L-3

MATCHLINE
REF. L-3



Landscape Development For:
Alta Vista Nursery
Lakeview Parkway
Rowlett, Texas



DeJEAN & ASSOCIATES
Landscape Architecture
Site Planning · Urban Design
2444 Longhorn Trail
Royce City, Texas 75189
Office: (972) 551-3112
Cell: (214) 212-9772
Email: rddejean@bcglobal.net

JOB NO: AVN
DRAWN BY: RPD
CHECKED BY: RDD

SHEET CONTENT
CITY SUBMITTAL
LANDSCAPE PLAN
CITY COMMENTS 9/20/2016
CITY COMMENTS 7/28/2016
CITY COMMENTS 6/16/2016
CITY COMMENTS 4/6/2016
DATE: 12-31-14
SHEET: L-2

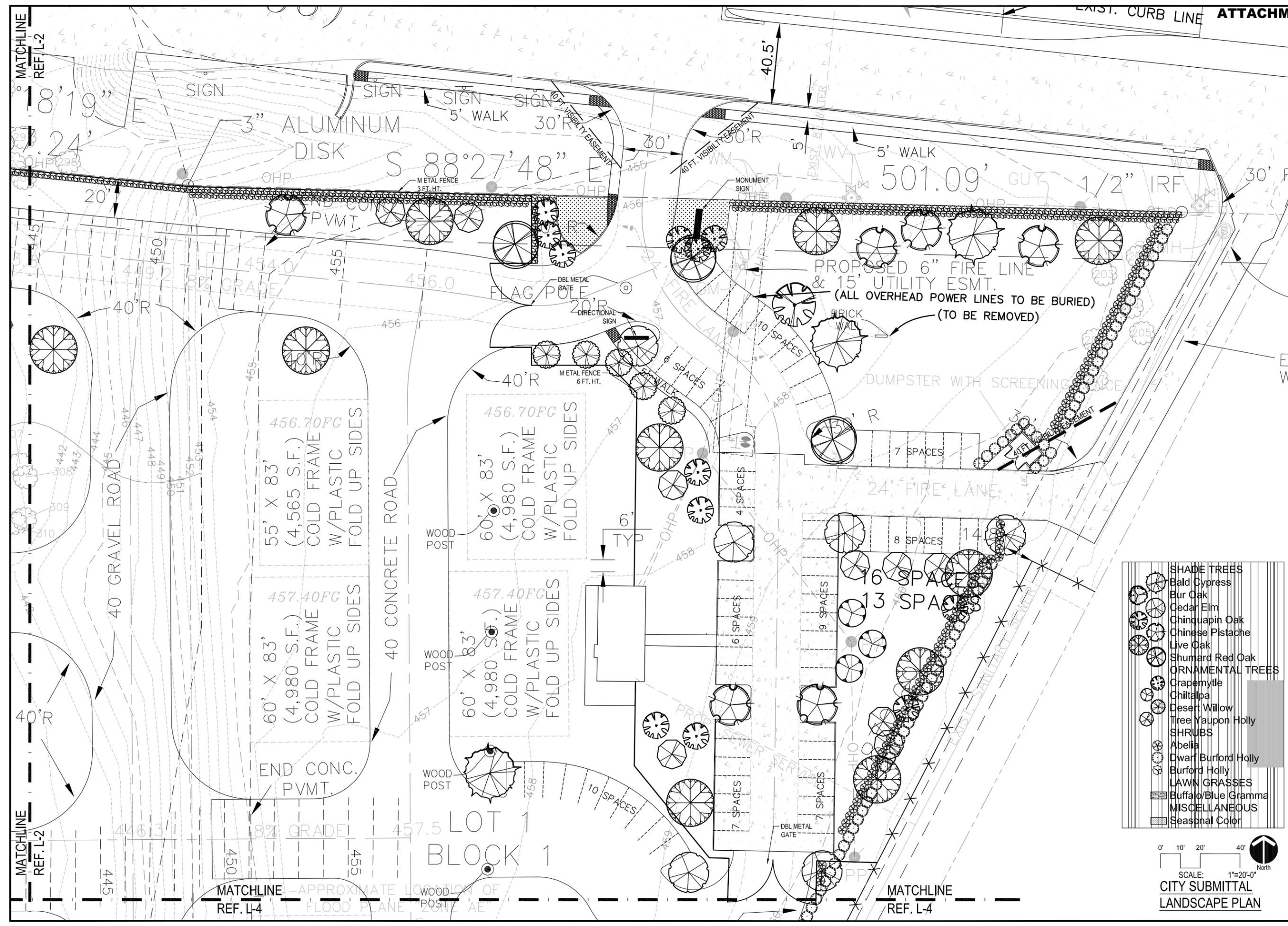
Landscape Development For:
Alta Vista Nursery
 Lakeview Parkway
 Rowlett, Texas



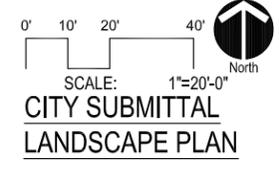
DeJEAN & ASSOCIATES
 Landscape Architecture
 Site Planning · Urban Design
 2444 Longhorn Trc #11
 Royce City, Texas 75189
 Office: (972) 551-3112
 Cell: (214) 212-9772
 Email: rdejean@bcglobal.net

JOB NO: AVN
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SHEET CONTENT
 CITY SUBMITTAL
 LANDSCAPE PLAN
 CITY COMMENTS 9/20/2016
 CITY COMMENTS 7/28/2016
 CITY COMMENTS 6/18/2016
 CITY COMMENTS 4/6/2016
 DATE: 12-31-14
 SHEET: L-3

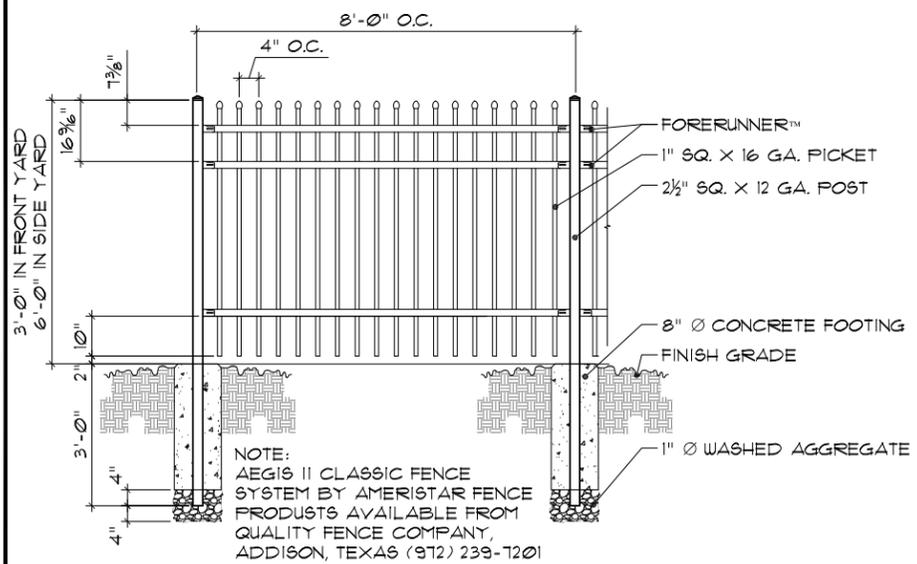


	SHADE TREES
	Bald Cypress
	Bur Oak
	Cedar Elm
	Chinquapin Oak
	Chinese Pistache
	Live Oak
	Shumard Red Oak
	ORNAMENTAL TREES
	Crapemyrtle
	Chittalpa
	Desert Willow
	Tree Yaupon Holly
	SHRUBS
	Abelia
	Dwarf Burford Holly
	Burford Holly
	LAWN GRASSES
	Buffalo/Blue Gramma
	MISCELLANEOUS
	Seasonal Color

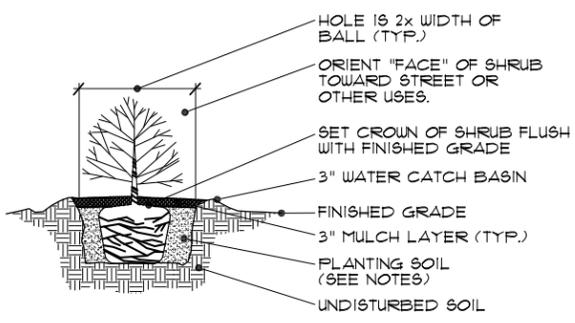


MATCHLINE REF. L-4 APPROXIMATE LOCATION OF FLOOD PLANE ZONING

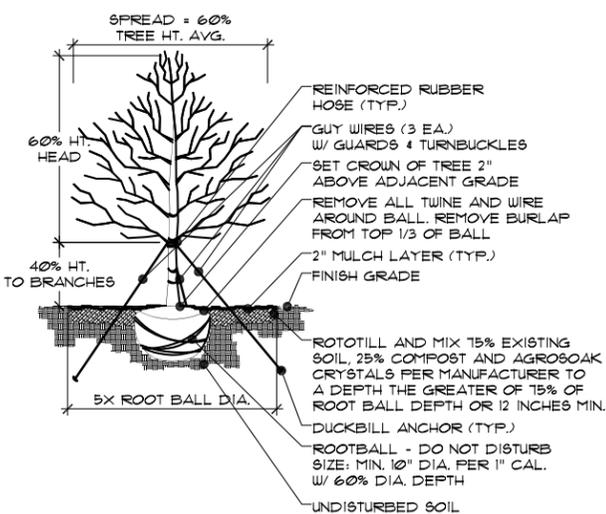
MATCHLINE REF. L-4



1 METAL PICKET FENCE
SCALE: 1/2" = 1'-0"



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL

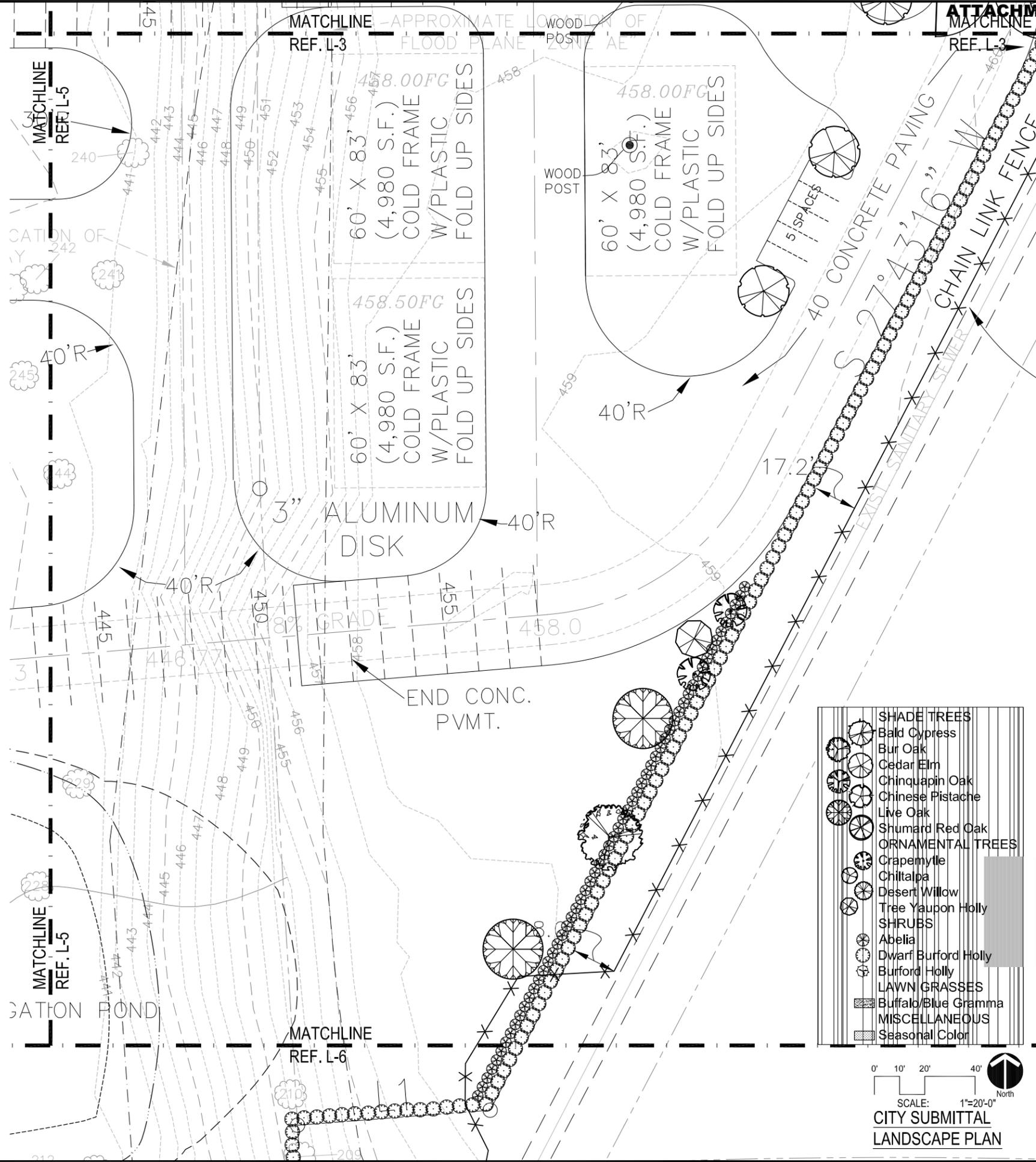
(2 1/2" CAL. OR LARGER)
USE TWO (2) 8' LONG MIN. STEEL POST WITH GUY WIRES FOR TREES SMALLER THAN 2-1/2" CAL.
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE
WRAP RED OAK, LIVE OAK AND CADDO MAPLE TREE TRUNKS WITH BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING

TYPICAL 'TREE PLANTING PIT' BED PREPARATION
MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER
B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM
CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

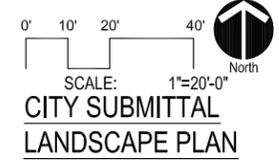
S	B=Sx10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD= BDx75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia.	Ball Depth	Diameter	Min. Depth	Tilling Depth

* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES

S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"



- SHADE TREES
 - Bald Cypress
 - Bur Oak
 - Cedar Elm
 - Chinquapin Oak
 - Chinese Pistache
 - Live Oak
 - Shumard Red Oak
- ORNAMENTAL TREES
 - Crape Myrtle
 - Chillita
 - Desert Willow
 - Tree Yaupon Holly
- SHRUBS
 - Abelia
 - Dwarf Burford Holly
 - Burford Holly
- LAWN GRASSES
 - Buffalo/Blue Gramma
- MISCELLANEOUS
 - Seasonal Color



Landscape Development For:
Alta Vista Nursery
Lakeview Parkway
Rowlett, Texas



DeJEAN & ASSOCIATES
Landscape Architecture
Site Planning · Urban Design
2444 Longhorn Trc-111
Royce City, Texas 75189
Office: (972) 551-3112
Cell: (214) 212-9772
Email: rddejean@bcglobal.net

JOB NO.: AVN
DRAWN BY: RPD
CHECKED BY: RDD
SHEET CONTENT
CITY SUBMITTAL
LANDSCAPE PLAN
CITY COMMENTS 9/20/2016
CITY COMMENTS 7/28/2016
CITY COMMENTS 6/16/2016
CITY COMMENTS 4/6/2016
DATE: 12-31-14
SHEET: L-4

MATCHLINE
REF. L-2

MATCHLINE
REF. L-2

MATCHLINE
REF. L-4

**DeJEAN &
ASSOCIATES**
LANDSCAPE ARCHITECTURE
SITE PLANNING · URBAN DESIGN

60' X 360' SHRUBS AND GROUND COVER SECURED TO
A STEEL PIPE AND CABLE TRELLIS SYSTEM
(21,600 S.F.) 441.00 FG

LOT 2
BLOCK 1

60' X 300' BURLAPED AND BALLED HOLDING AREA
SECURED TO A STEEL PIPE AND CABLE TRELLIS SYSTEM
(18,000 S.F.) 441.00 FG

APPROXIMATE LOCATION
WOODWAY

30'R

40'R

40'

40'

40 GRAVEL ROAD
W/TXDOT H2O LOADING

TOP OF BANK
WATER SURFACE

MOHAMMAD HOSSAIN DEZHAM
INST. NO. 20140012147
O.P.R.D.C.T.

MATCHLINE
REF. L-6

MATCHLINE
REF. L-6

MATCHLINE
REF. L-4

- SHADE TREES
- Bald Cypress
- Bur Oak
- Cedar Elm
- Chinquapin Oak
- Chinese Pistache
- Live Oak
- Shumard Red Oak
- ORNAMENTAL TREES
- Crape Myrtle
- Chittapa
- Desert Willow
- Tree Yaupon Holly
- SHRUBS
- Abelia
- Dwarf Burford Holly
- Burford Holly
- LAWN GRASSES
- Buffalo/Blue Gramma
- MISCELLANEOUS
- Seasonal Color

0' 10' 20' 40'
SCALE: 1"=20'-0"
CITY SUBMITTAL
LANDSCAPE PLAN

Landscape Development For:
Alta Vista Nursery
Lakeview Parkway
Rowlett, Texas



**DeJEAN &
ASSOCIATES**
Landscape Architecture
Site Planning Urban Design
244 Longhorn Trc
Royce City, Texas 75189
Office: (972) 551-3112
Cell: (214) 212-9772
Email: rddejean@bcglobal.net

JOB NO: AVN
DRAWN BY: RPD
CHECKED BY: RDD

SHEET CONTENT
CITY SUBMITTAL
LANDSCAPE PLAN
CITY COMMENTS 9/20/2016
CITY COMMENTS 7/28/2016
CITY COMMENTS 6/16/2016
CITY COMMENTS 4/6/2016
DATE: 12-31-14
SHEET: L-5



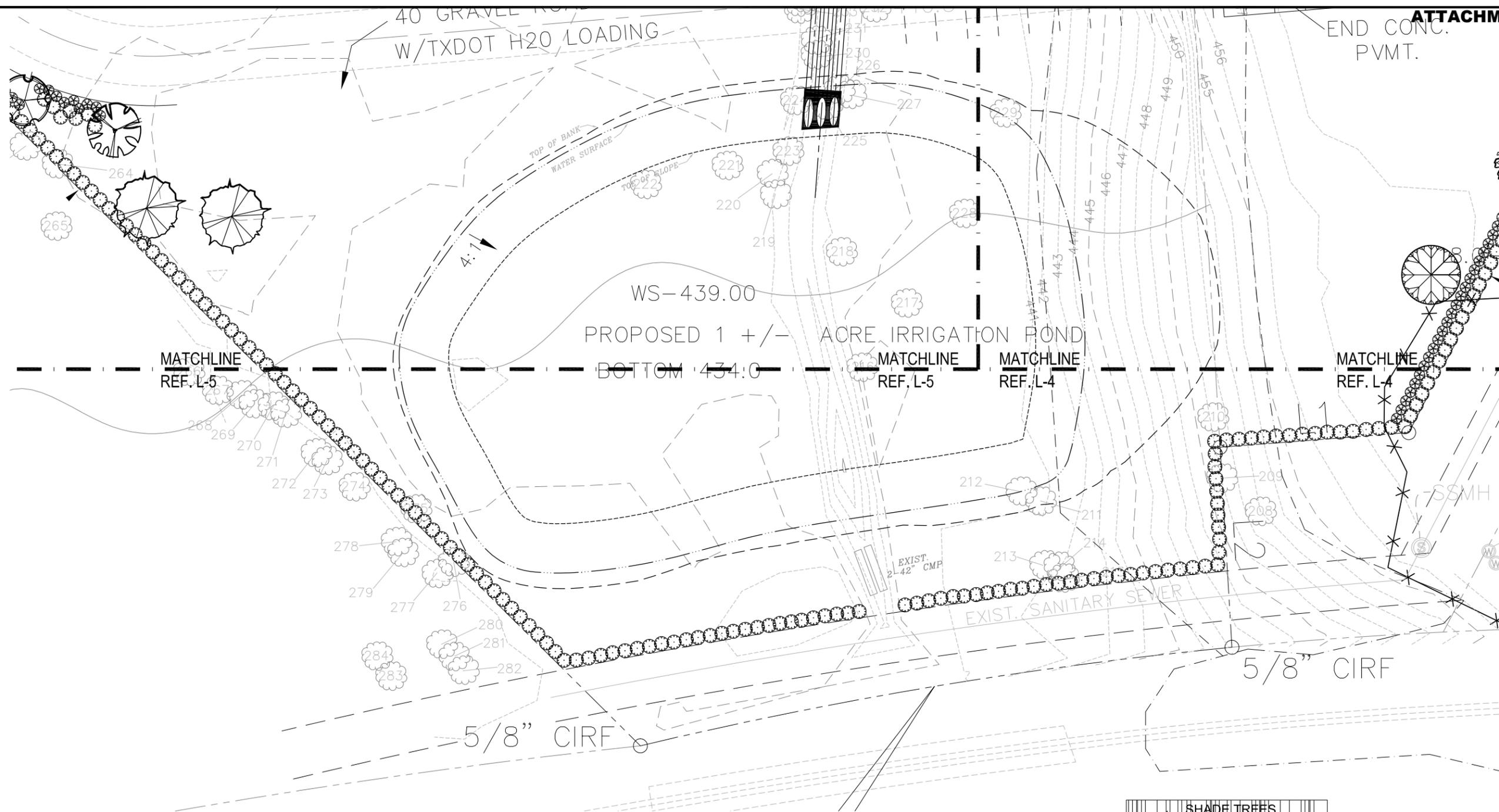
DeJEAN & ASSOCIATES
 Landscape Architecture
 Site Planning · Urban Design
 244 Longhorn Trail
 Royce City, Texas 75189
 Office: (972) 551-3112
 Cell: (214) 212-9772
 Email: rddejean@bcglobal.net

JOB NO: AVN
 DRAWN BY: RPD
 CHECKED BY: RDD

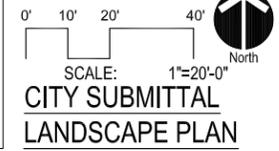
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 CITY SUBMITTAL
 LANDSCAPE PLAN
 CITY COMMENTS 9/20/2016
 CITY COMMENTS 7/28/2016
 CITY COMMENTS 6/16/2016
 CITY COMMENTS 4/6/2016
 DATE: **12-31-14**
 SHEET: **L-6**

END CONC. PVMT.

40 GRAVEL ROAD
 W/TXDOT H2O LOADING



- SHADE TREES
- Bald Cypress
- Bur Oak
- Cedar Elm
- Chinquapin Oak
- Chinese Pistache
- Live Oak
- Shumard Red Oak
- ORNAMENTAL TREES
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- Abelia
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- Burford Holly
- LAWN GRASSES
- Buffalo/Blue Gramma
- MISCELLANEOUS
- Seasonal Color





RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087

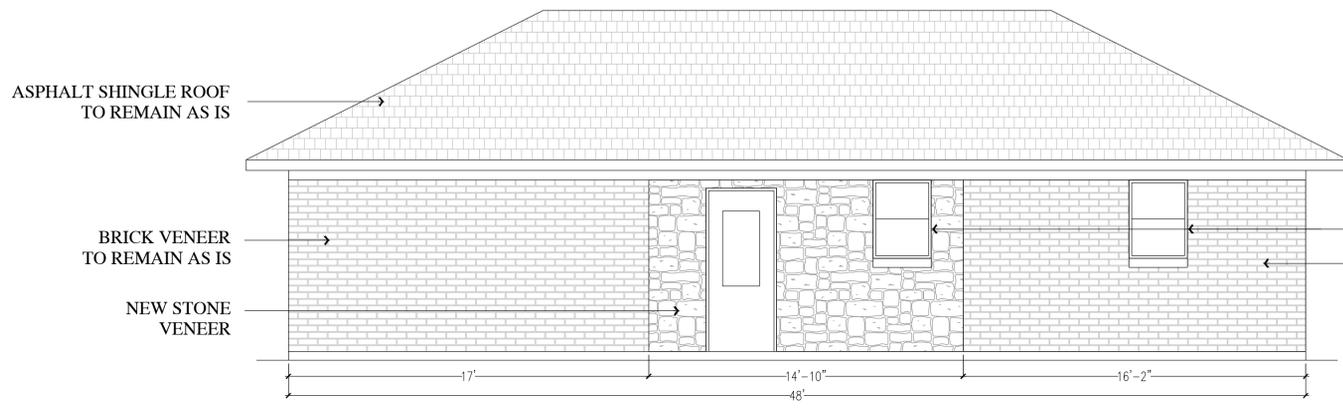


ALTA VISTA NURSERY
 1200 LAKEVIEW PKWY
 ROWLETT, TEXAS 75088

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 *ALL ELEMENTS OF THIS DRAWING ARE THE INTELLECTUAL
 PROPERTY OF RAMSAY & REYES

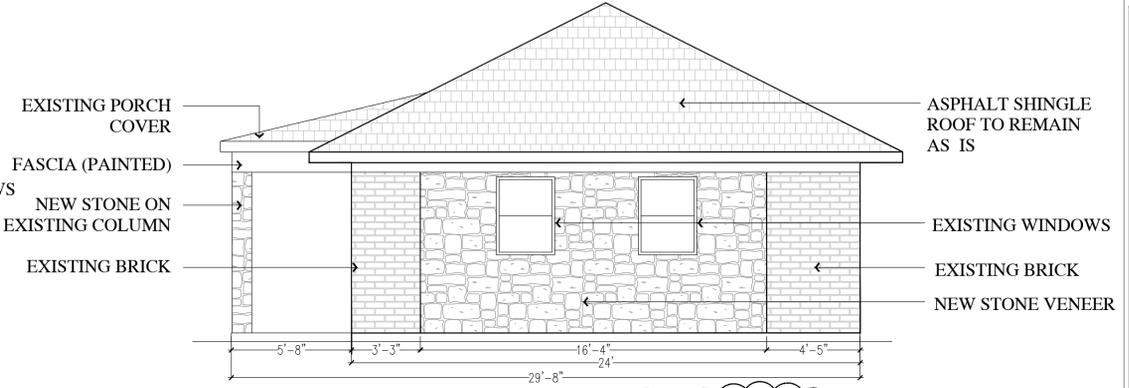
DATE
 12/29/15
 PROJECT #
 091015

A-1



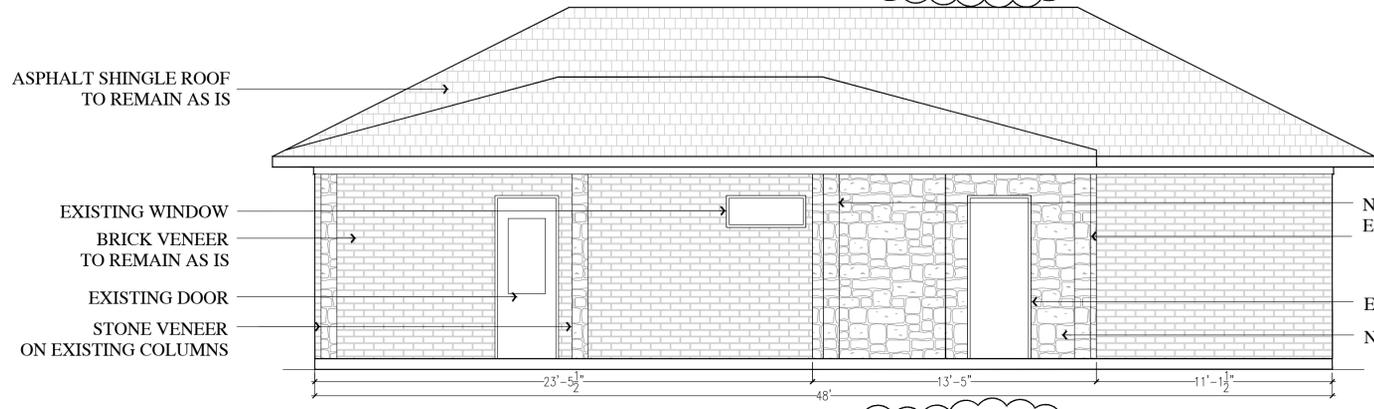
EAST ELEVATION (FRONT)
 scale: 1/4"=1'

EAST FACADE MATERIAL (%)
 STONE: 23%
 BRICK: 77%



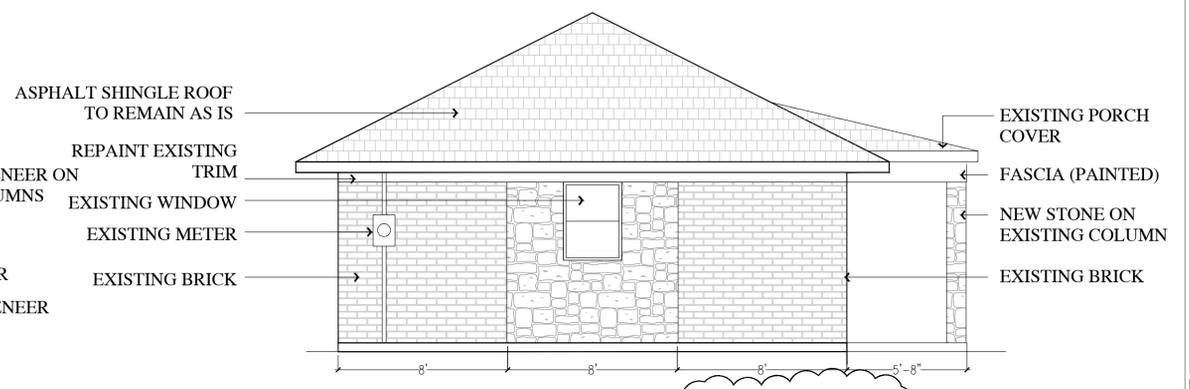
SOUTH ELEVATION
 scale: 1/4"=1'

SOUTH FACADE MATERIAL (%)
 STONE: 35%
 BRICK: 65%



WEST ELEVATION
 scale: 1/4"=1'

WEST FACADE MATERIAL (%)
 STONE: 23%
 BRICK: 77%



NORTH ELEVATION
 scale: 1/4"=1'

NORTH FACADE MATERIAL (%)
 STONE: 28%
 BRICK: 72%



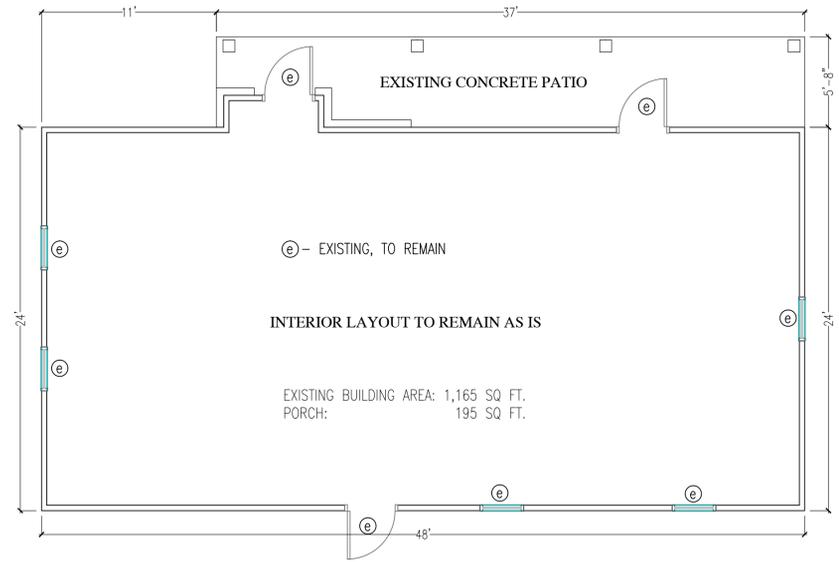
EXISTING BRICK (ACTUAL)



PROPOSED STONE TEXAS LIMESTONE

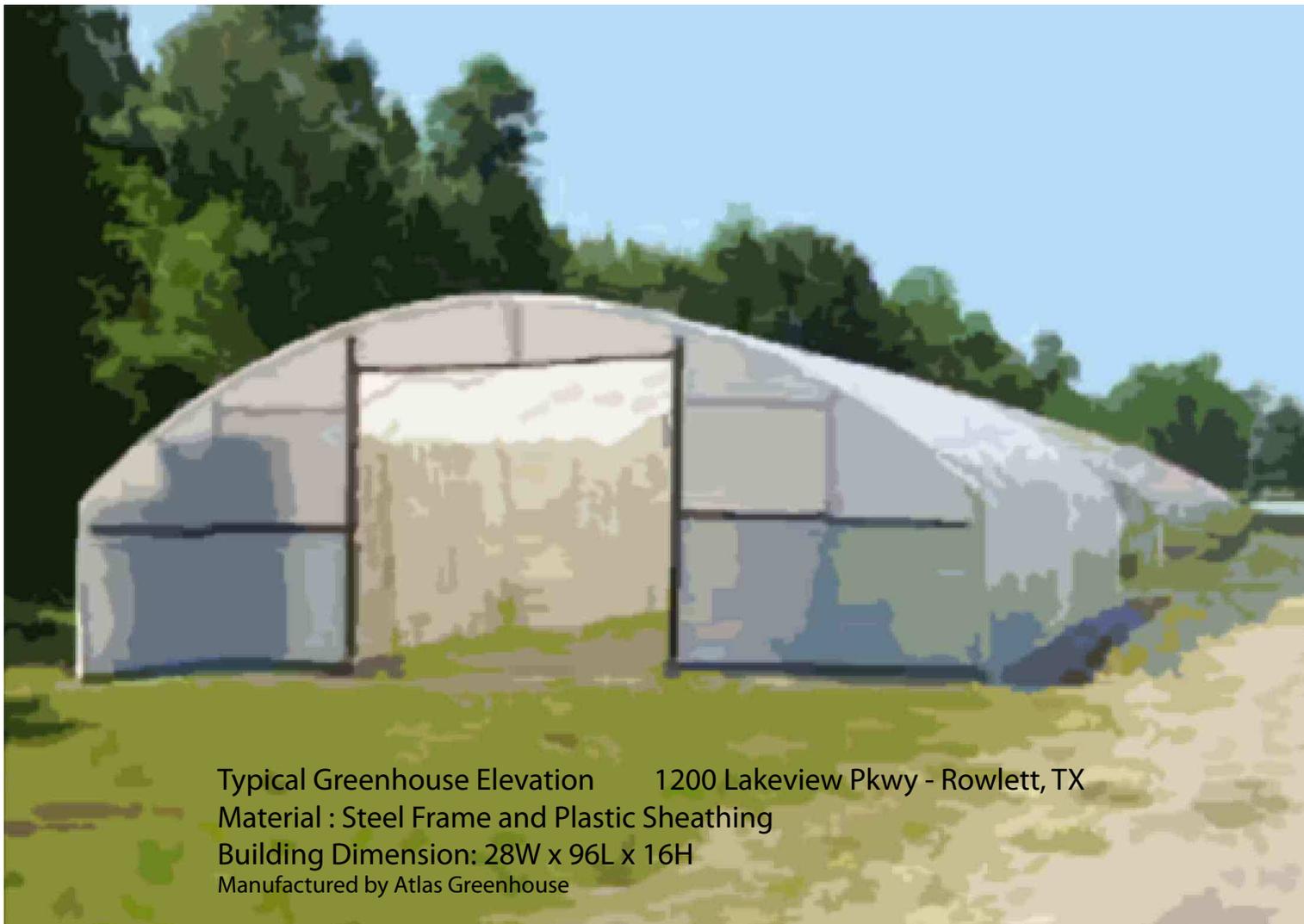


EXISTING ROOF (ACTUAL)

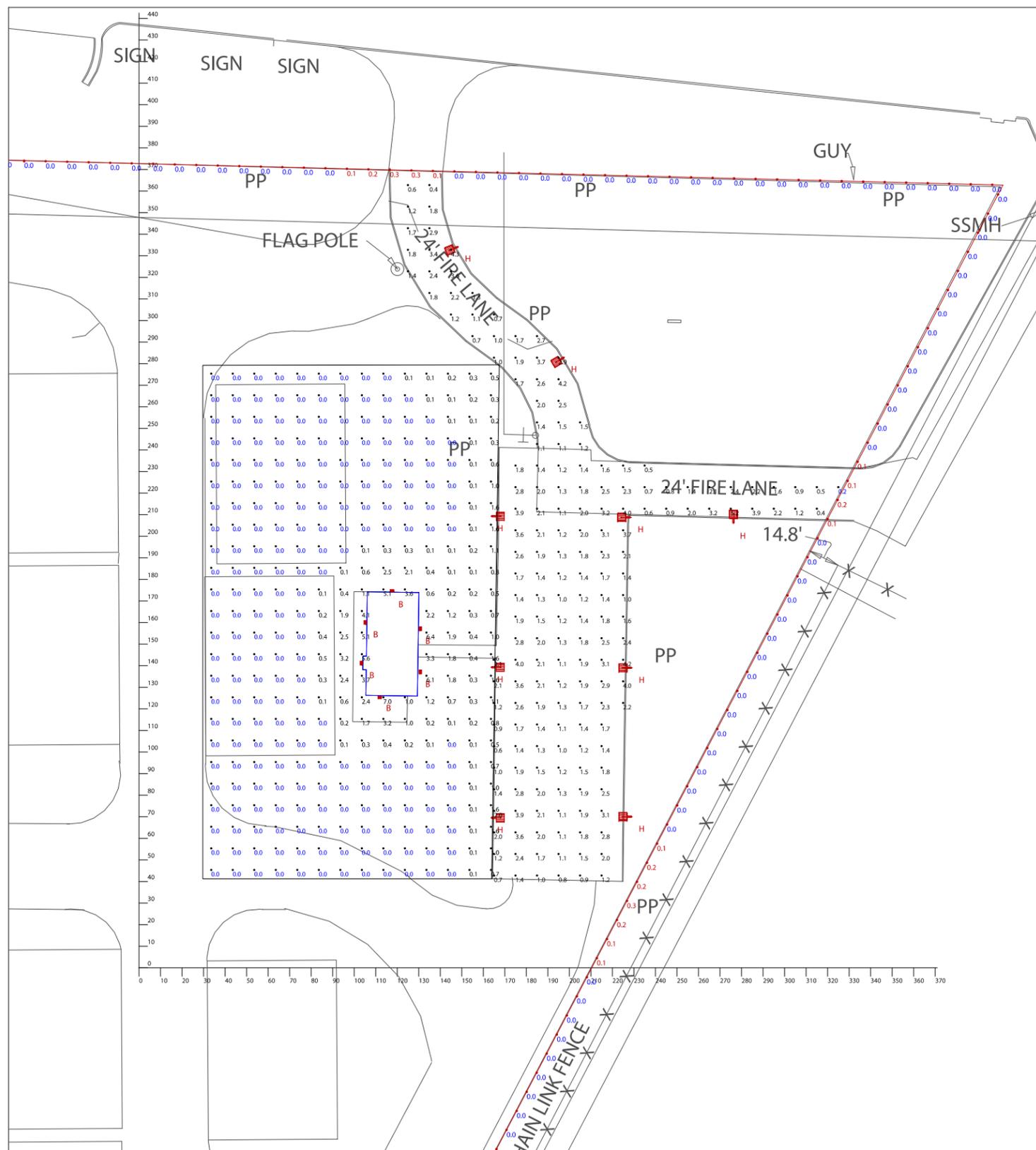


FLOOR PLAN
 scale: 3/16"=1'

#	DATE	TYPE	BY
1	8/1/2016	PERMIT SET	SR
		COMMENTS #1	



Typical Greenhouse Elevation 1200 Lakeview Pkwy - Rowlett, TX
Material : Steel Frame and Plastic Sheathing
Building Dimension: 28W x 96L x 16H
Manufactured by Atlas Greenhouse



Scale: 1 inch= 30 Ft.

The Lighting Analysis report, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by KREA Lighting Design, Inc. ("KREA") is based on the design parameters and information supplied by others. These design parameters and information have not been field verified by KREA and therefore actual measured results may vary from the actual field conditions. KREA neither warrants, either implied or stated, with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. KREA neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design in compliance with any applicable regulatory requirements. This Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted	Case # 0002749
Date: 3/24/2016	Filename: Alta Vista Nursery 0002749B.AGI
Drawn By: J Lednický	

Job Name:
Alta Vista Nursery
Rowlett, TX
Lighting Layout
Version B

Prepared For:
Doughrate & Associates, Inc.
2235 Ridge Road
Rockwall, TX 75087





City of Rowlett

Official Copy

Ordinance: ORD-031-15

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE PLAN, COMPREHENSIVE ZONING ORDINANCE, AND ZONING MAP, GRANTING PLANNED DEVELOPMENT ZONING FOR PROPERTY LOCATED AT 1100 AND 1200 LAKEVIEW PARKWAY FURTHER DESCRIBED AS BEING A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK 1 OF OAKTREE GOLF CENTER, CITY OF ROWLETT, DALLAS COUNTY, TEXAS, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT A, TO GRANT A PLANNED DEVELOPMENT ZONING OVERLAY WITH BASE ZONING OF C-2 GENERAL COMMERCIAL/RETAIL; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein has made application for a change in zoning, requesting a Planned Development applicable to the property; and

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the Comprehensive Plan, Comprehensive Zoning Ordinance, and Zoning Map of the City of Rowlett, Texas be and are hereby amended to grant a change in zoning from the existing M-2 General Manufacturing and C-2 General Commercial/Retail C-2 to PD Planned Development zoning overlay with C-2 General Commercial/Retail, for property located at 1100 and 1200 Lakeview Parkway further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas, as more specifically described in Exhibit "A", attached hereto and incorporated herein (hereinafter referred to as the "Property").

Section 2: That the Property shall be developed and may be used for commercial grower operations as defined by the Rowlett Development Code, and any other use allowable under the C-2 General Commercial/Retail. The use and development of the Property shall

be in accordance with and controlled by the standards, requirements and regulations set forth in following exhibits, each of which are attached to this ordinance and, by this reference, incorporated herein:

- Exhibit B – Zoning Exhibit;
- Exhibit C – Development Standards;
- Exhibit D – Concept Plan

Section 3: That all development and use regulations and requirements imposed on property in the C-2 General Commercial/Retail zoning district shall apply to the development and use of the Property unless in conflict with any provision of this ordinance, in which case the provisions of this ordinance shall prevail.

Section 4: That all provisions of the ordinances at the City of Rowlett, and the Comprehensive Plan and Zoning Ordinances of the City of Rowlett, in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5: That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 6: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof, other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Code of Ordinances as a whole.

Section 7: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 8: That this ordinance shall take effect immediately from and after its passage and the publication of its caption as the law and charter in such cases provide.

At a meeting of the City Council on August 4, 2015 this Ordinance be adopted. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Mayor Pro Tem Gallops, Deputy Mayor Pro Tem Dana-Bashian, Councilmember van Bloemendaal, Councilmember Pankratz and Councilmember Sheffield

Absent: 1 Councilmember Bobbitt

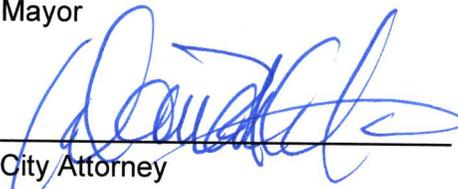
The remainder of this page was intentionally left blank.



Approved by 

Mayor

Date August 4, 2015

Approved to form by 

City Attorney

Date August 4, 2015

Certified by 

City Secretary

Date August 4, 2015

EXHIBIT A

FIELD NOTES:

BEING, a tract of land situated in the Reason Crist Survey, Abstract Number 225, Dallas County, Texas, and being a portion of Lot 1 and all of Lot 2, Block 1, of the Amended Plat, Oaktree Golf Center, as recorded in Volume 93061, Page 3800 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron in the south right-of-way Lakeview Parkway (State Highway 66) (a variable width right-of-way), same being the northwest corner of a tract of land to Dallas Area Rapid Transit, as recorded in Instrument Number 201100336784 of the Official Public Records of Dallas County, Texas;

THENCE South 27 degrees 43 minutes 16 seconds West, along the west line of said Dallas Area Rapid Transit tract, a distance of 872.69 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 85 degrees 33 minutes 09 seconds West a distance of 76.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner, same being the southwest corner of said Lot 1, Block 1, Oaktree Golf Center;

THENCE South 03 degrees 23 minutes 48 seconds East a distance of 81.13 feet to a 5/8 inch iron rod with cap stamped "RHODES" found for corner, same being the southeast corner of said Lot 2, Block 1, Oaktree Golf Center, also for the beginning of a curve to the left;

THENCE with said curve to the left, along the south line of said Lot 2 and the north line of a tract of land to Dallas Area Rapid Transit as recorded in Instrument Number 20080358898 of the Official Public Records of Dallas County, Texas, having a radius of 1780.00 feet, a central angle of 07 degrees 50 minutes 24 seconds, an arc length of 243.56 feet, a chord bearing of South 80 degrees 33 minutes 54 seconds West a distance of 243.37 feet to a 5/8 inch iron rod with cap stamped "RHODES" found for corner;

THENCE North 45 degrees 16 minutes 41 seconds West departing the south line of said Lot 1 and Lot 2, Block 1, Oaktree Golf Center, continuing along the east line of a tract of land to Mohammad Hossain Dezham, as recorded in Instrument Number 20140012147 of the Official Public Records of Dallas County, Texas a distance of 1225.68 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3691" found for corner in the south right-of-way of Commerce Street (a called 65 foot right-of-way);

THENCE North 85 degrees 57 minutes 02 seconds East continuing along the south right-of-way of said Commerce Street a distance of 933.58 feet to a Concrete Highway Monument found for corner in the south right-of way of said Lakeview Parkway (State Highway 66)(a variable width right-of-way) ;

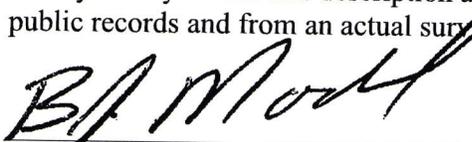
THENCE South 84 degrees 18 minutes 19 seconds East, continuing along the south right-of-way of Lakeview Parkway (State Highway 66) a distance of 157.24 feet to a 3 inch aluminum disk found for corner, same being the northeast corner of Lot 2, Block 1 and the northwest corner of

Lot 1, Block 1;

THENCE South 88 degrees 27 minutes 48 seconds East, continuing along the south right-of-way said Lakeview Parkway (State Highway 66) and the north line of said Lot 1, Block 1, Oaktree Golf Center, a distance of 501.09 feet to the POINT OF BEGINNING containing 833,378 square Feet, or 19.132 acres of land.

Surveyors Certification

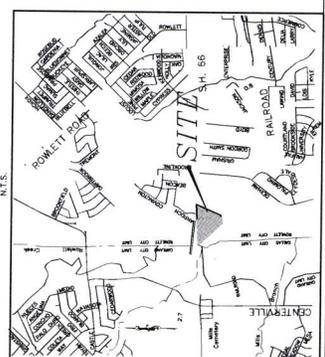
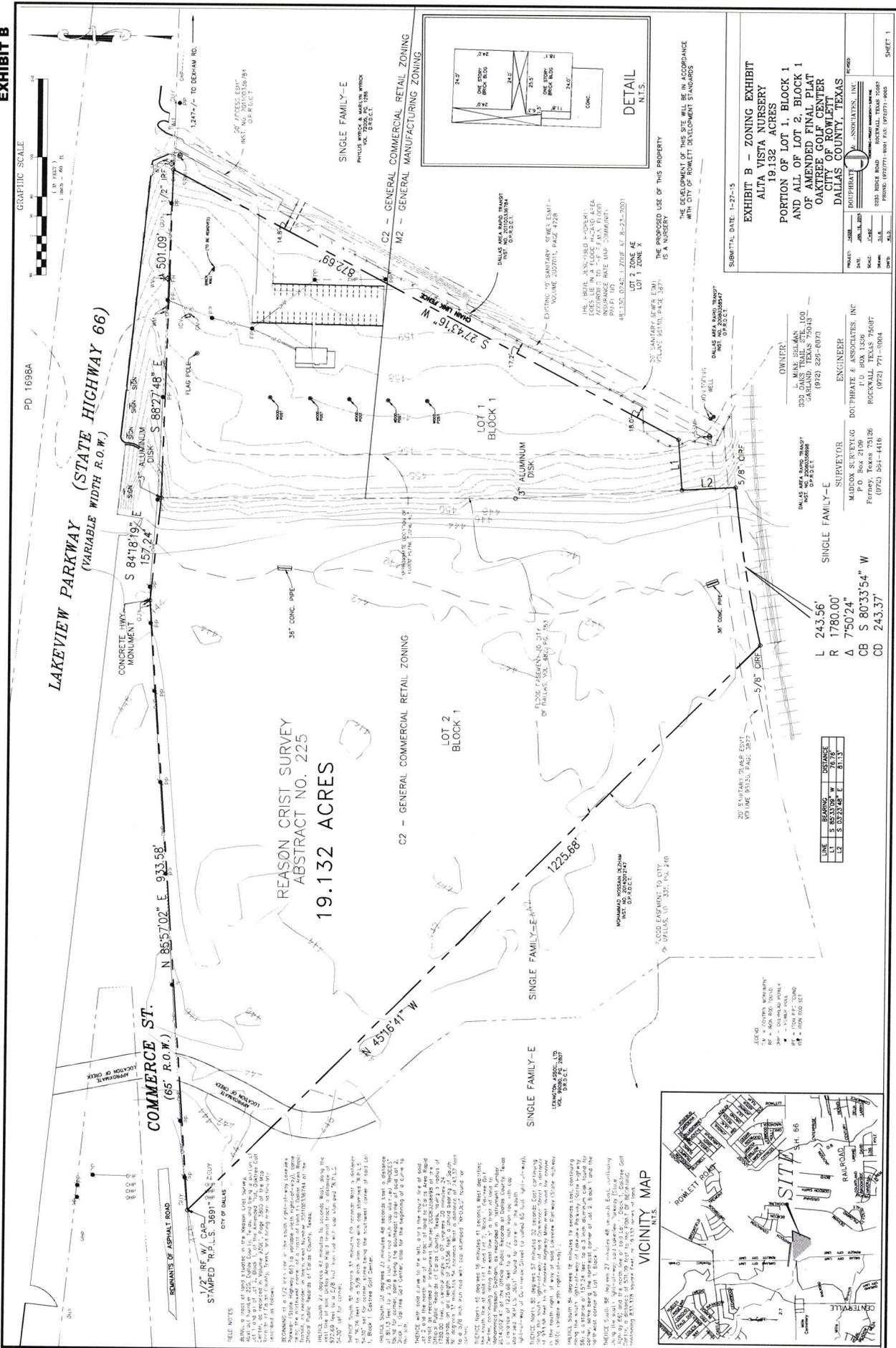
I, Brian J. Maddox, Registered Professional Land Surveyor Number 5430, State of Texas, do hereby certify to that this description and the sketch attached hereto were prepared from the public records and from an actual survey made on the ground.



Brian J. Maddox, R.P.L.S.
January 20, 2015.



EXHIBIT B



THE PROPOSED USE OF THIS PROPERTY IS A NURSERY

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

DATE: JAN. 11, 2001
 SCALE: AS SHOWN
 SHEET: 3 OF 3

PROJECT: ALTA VISTA NURSERY 19132 ACRES
 PORTION OF LOT 1, BLOCK 1 AND ALL OF LOT 2, BLOCK 1 OF MEMPHIS COLONY PLAT OF MEMPHIS COLONY TRACT, OAKTREE GOLF COURSE, CITY OF ROWLETT, DALLAS COUNTY, TEXAS

OWNER: L. MIKE SULLMAN
 330 OAKS TRAILS, STE. 100
 DALLAS, TEXAS 75245
 (972) 229-8073

ENGINEER: DOUTPHRE & ASSOCIATES, INC.
 P.O. Box 4109
 ROCKWALL, TEXAS 75087
 (972) 551-4416

SUPERVISOR: MUDROK SURVEYING
 P.O. Box 4109
 ROCKWALL, TEXAS 75087
 (972) 551-4416

SINGLE FAMILY-E

AREA CALCULATIONS

LINE	BEARING	DISTANCE	AREA
1	S 84°18'19" E	157.24	0.113
2	S 88°27'48" E	501.09	0.113
3	S 80°33'54" W	243.37	0.113
4	S 80°33'54" W	243.37	0.113
5	S 80°33'54" W	243.37	0.113
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99	S 80°33'54" W	243.37	0.113
100</			

EXHIBIT "C" – Development Regulations

**PLANNED DEVELOPMENT STANDARDS
1100 and 1200 Lakeview Parkway**

All development shall adhere to the Rowlett subdivision and development regulations set forth in the C-2 Commercial District and the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), as amended, except as outlined herein. Minor modifications can be approved administratively by staff as long as it does not increase the intensity of the use.

Use

1. A wholesale nursery (commercial grower) with outdoor display and storage will be allowed by right.

Building materials

1. The greenhouses and trellis structures are exempt from the façade and masonry requirements in the Rowlett Development Code.

Parking

1. Parking shall be calculated 1 parking space per 300 square feet for the office building and 1 parking to 2,000 square feet for the greenhouses.



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

AGENDA ITEM: C5

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation on a request to allow an alternative building material for Beverage Depot 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.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is an Alternate Building Material (ABM) request to allow Beverage Depot (an alcohol retail business) to utilize Tuff Wall®, an insulated metal wall panel, as an exterior material on their proposed liquor store located at 5100 Lakeview Parkway (Attachment 1 - Location Map). Per the Rowlett Development Code (RDC), commercial construction requires 100 percent masonry on the exterior. Alternate building materials may be allowed after a recommendation by the Planning and Zoning Commission and approval by City Council.

BACKGROUND INFORMATION

The applicants are proposing to construct a 34,385 square-foot retail building (Attachment 2 – Site Plan) on 2.58 acres located on the south side of Lakeview Parkway approximately 370 feet east of the intersection of Lakeview Parkway and President George Bush Turnpike. The subject property is zoned General Commercial/Retail (C-2) which allows retail uses such as the proposed liquor store. The Preliminary Plat was approved by the Planning and Zoning Commission on September 27, 2016.

The applicants are requesting an ABM to allow the use of Tuff Wall® on the exterior of their building (Attachment 3 – Building Elevations) without an additional masonry veneer. The RDC requires building exteriors such as stone, brick, tile, cast or cultured stone, split-face concrete masonry units, or stucco meeting American Society for Testing and Materials (ASTM) standards with a minimum thickness of three-quarter inches.

DISCUSSION

The Tuff Wall® product is an insulated metal panel that has been on the market for less than 10 years. The product has a stucco like exterior finish while providing effective insulation for the refrigerate space within the building (Attachment 4 – Tuff Wall Specs and Warranty). Along with

the Tuff Wall® panels, the proposed elevations consist of brick, and limestone veneer. The RDC does not prohibit the use of metal wall panels so long as the exterior veneer meets the masonry requirements of the RDC. The request is whether to allow the metal wall panel with a factory applied thin exterior coating that resembles stucco versus using three-quarter inch stucco or another acceptable masonry veneer.

The Tuff Wall® product is being proposed as the primary material on all four sides of the building. Aside from the use of Tuff Wall®, the proposed elevations meet all of the RDC architectural requirements for commercial buildings including orientation, accent materials, building mass, wall articulation and mechanical screening.

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.

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, or three-quarter inch stucco. However, the RDC provides an option to specifically request other exterior materials. Staff recognizes that the Tuff Wall® panels provide a stucco like appearance while providing significant insulation value for the building. However, this product has been on the market for less than 10 years and, therefore, the longevity of the material cannot be verified. Additionally, the material only comes with a 10-year

warranty for the exterior finish. It is Staff's opinion that the request does not meet the intent of the RDC and is not appropriate in this situation.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends denial of the request.

ATTACHMENTS

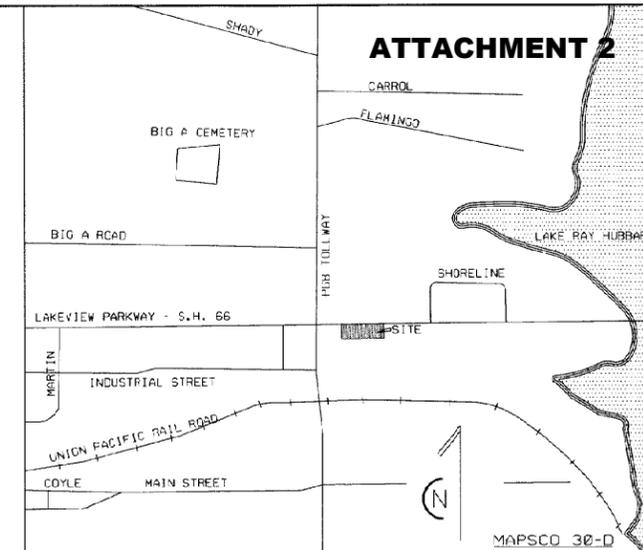
Attachment 1 – Location Map

Attachment 2 – Site Plan (Non-Approved)

Attachment 3 – Building Elevations

Attachment 4 – Product Specifications and Warranty





VICINITY MAP
NOT TO SCALE

LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE

- LOT 3, BLOCK A - GREENWAY LIBERTY GROVE ADDITION
- ZONING: C-2 - GENERAL COMMERCIAL/RETAIL
 - PROPOSED USE: RETAIL
 - PROPERTY AREA: 112,507 SF - 2.583 ACRES
 - BUILDING AREA: 34,385.25 SF
FIRST FLOOR: 34,296 SF
SECOND FLOOR: 3,870 SF
TOTAL AREA: 37,956 SF
RETAIL: 24,405 SF
STORAGE/OFFICES: 13,561 SF
 - BUILDING HEIGHT: 1 - STORY - 25'
 - LOT COVERAGE: 30.5%
 - F.A.R. = 0.338:1
 - PARKING REQUIRED: 24,405/300 SF = 82 SPACES
HANDICAP REQUIRED 1 ACCESSIBLE/25 SPACES PROVIDED = 3 ACCESSIBLE
 - PARKING PROVIDED: 107 SPACES + 4 ACCESSIBLE = 111 SPACES
 - LANDSCAPE REQUIRED: 15% GROSS AREA = 16,876 SF
LANDSCAPE PROVIDED: 17,221 SF
 - INTERIOR LANDSCAPE REQUIRED: 8% PARKING AREA = 4,665 SF
INTERIOR LANDSCAPE PROVIDED: GREATER THAN 4,665 SF
 - TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 52,353 SF

BENCHMARK - CITY OF ROWLETT GEODETIC CONTROL DATA SHEET

STATION NAME: C-1. MONUMENT TYPE: BERNSTEN TOP SECURITY MONUMENT W/ ACCESS COVER. DESCRIPTION OF POINTS: THE BERNSTEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE CL OF MEDIAN OF LAKEVIEW PARKWAY 300' +/- WEST OF THE CL OF DEXHAM ROAD. IT IS 50' WEST OF THE END OF THE CONCRETE MEDIAN, 5.3' SOUTH OF THE NORTH MEDIAN CURB AND 4.6' NORTH OF THE SOUTH MEDIAN CURB. IT IS ALSO 71' EAST OF A 3"X3" STONE COLUMN. ELEVATION IS 485.39

STATION NAME: C-3. MONUMENT TYPE: BERNSTEN TOP SECURITY MONUMENT W/ ACCESS COVER. DESCRIPTION OF POINTS: THE BERNSTEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE CL OF MEDIAN OF LAKEVIEW PARKWAY 275' +/- WEST OF SHORELINE DR. IT IS 48' EAST OF AN IRRIGATION CONTROL PEDESTAL, 53' WEST OF EDGE OF CONCRETE MEDIAN, 6' SOUTH OF NORTH CURB AND 6' NORTH OF SOUTH CURB. ELEVATION IS 485.73

- GENERAL SITE PLAN NOTES:
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ROWLETT DEVELOPMENT CODE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN ROWLETT DEVELOPMENT CODE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
 - SPEED DUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE CITY ENGINEER.
 - ALL ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ROWLETT DEVELOPMENT CODE.

OWNER:
MR. SHAWN GANGJI
BEVERAGE DEPOT
2810 SAMUAL BOULEVARD, SUITE A
DALLAS, TEXAS
BEVERAGE DEPOT@YAHOO.COM

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. RANDALL T. HELMBERGER, P.E.
(972) 442-1459

WATER METER SCHEDULE

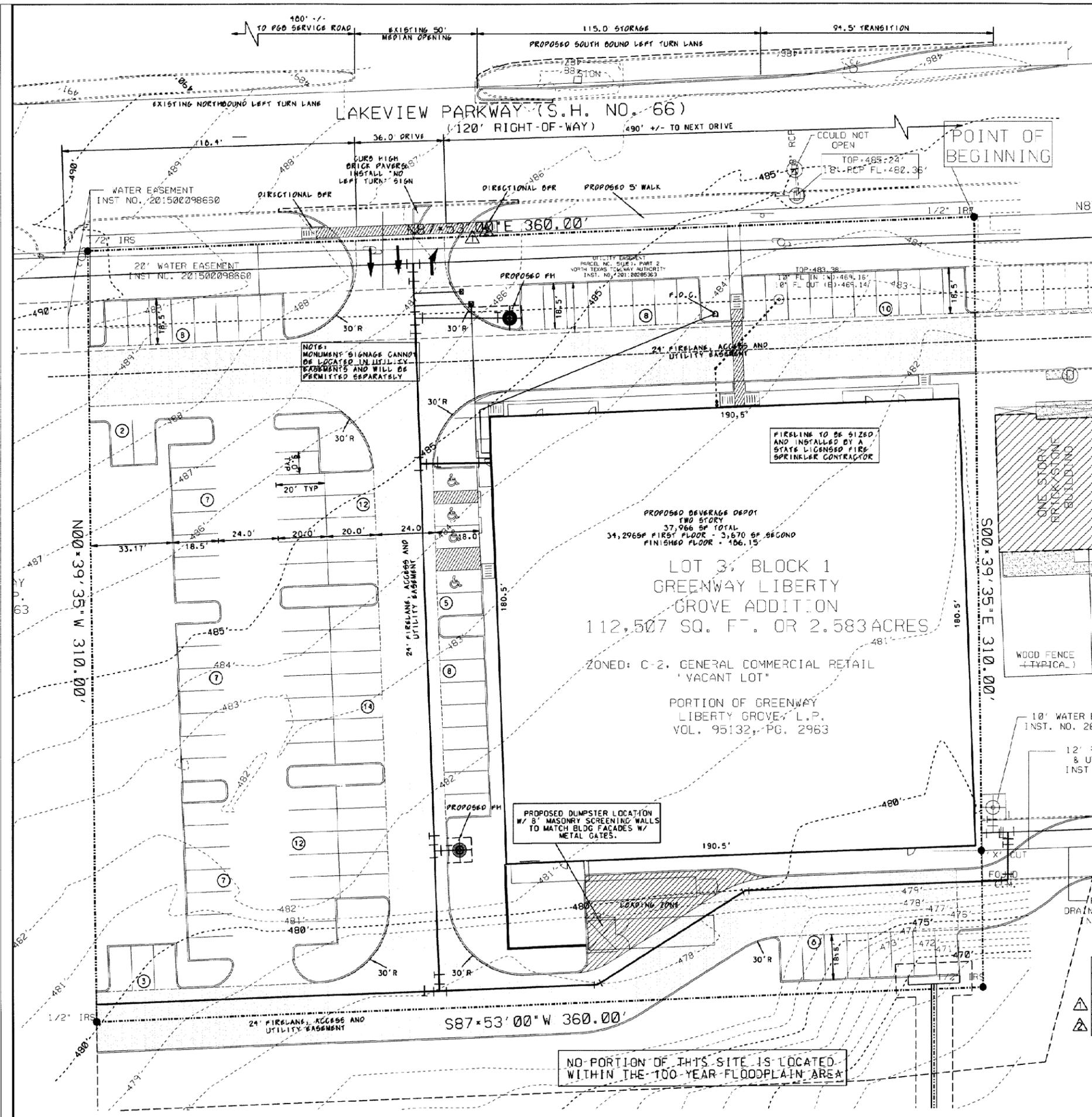
TYPE	SIZE	NUMBER	SANITARY SEWER	REMARKS
DOMESTIC	2"	2 - PROPOSED	6"	
IRRIGATION	1"	1 - PROPOSED	NA	

REV.	DATE	REVISION
	5/20/16	INITIAL SUBMITTAL
	9/20/16	RESUBMITTAL AND FIRST CIVIL RESUBMITTAL
		FINAL SET FOR STAMPING

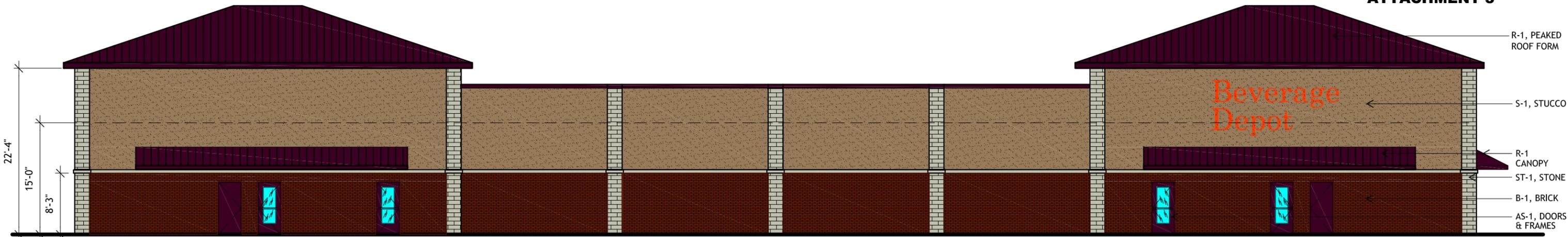
SITE PLAN
LOT 3, BLOCK 1 - GREENWAY LIBERTY GROVE ADDITION
BEVERAGE DEPOT #4
ROWLETT, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
605 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-1459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	APRIL 2016	1"=20'	SPLN	1608	C1



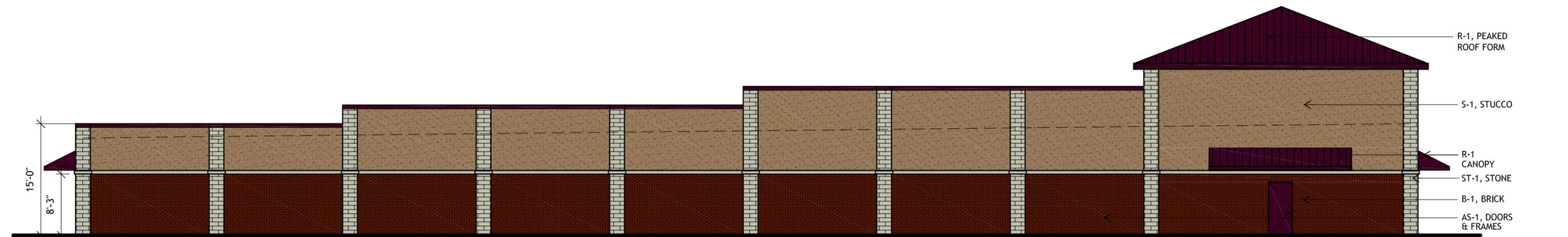
NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AREA



1 NORTH ELEVATION

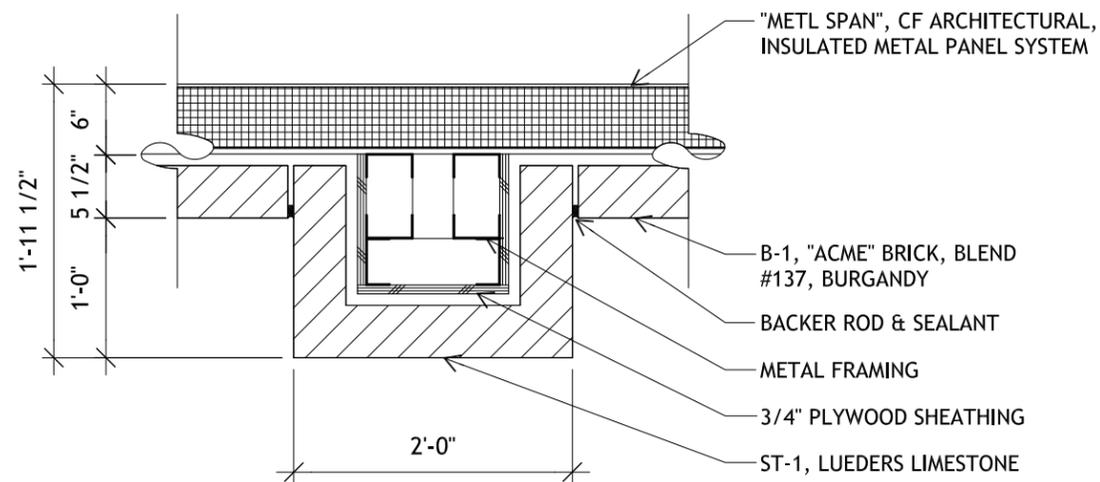
ST-1	LUEDERS LIMESTONE	11%
B-1	"ACME", BRICK BLEND, #137 BURGANDY	34%
S-1	STUCCO OVER 6" THICK "TUFF WALL", TAN	55%

NOTE:
ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL
UNDER SEPARATE APPLICATION/PERMIT BY THE
CHIEF BUILDING OFFICIAL OR DESIGNEE.



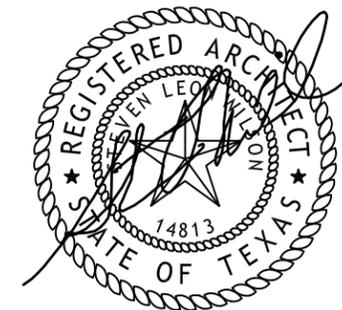
2 EAST ELEVATION

ST-1	LUEDERS LIMESTONE	13%
B-1	"ACME", BRICK BLEND, #137 BURGANDY	39%
S-1	STUCCO OVER 6" THICK "TUFF WALL", TAN	48%



3 TYPICAL STONE COLUMN DETAIL

SCALE: 3/4" = 1'-0"



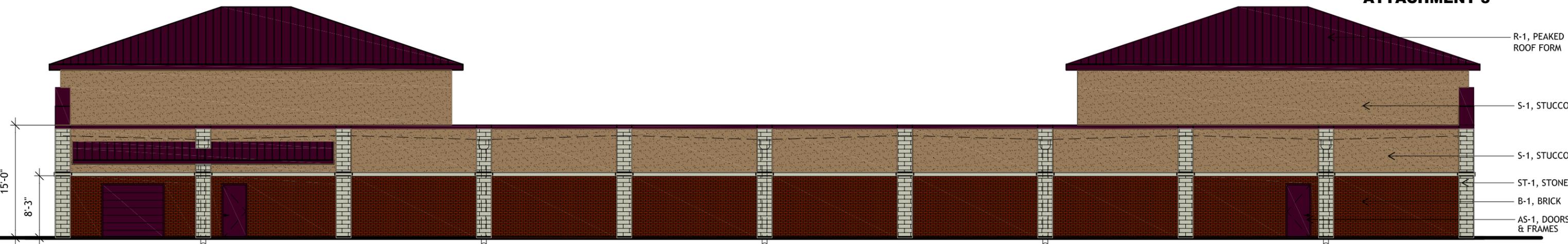
EXP. 2-28-17

1. 3-28-16
2. 5-31-16
3. 6-27-16
4. 7-14-16
5. 9-19-16
6. 10-4-16

Beverage Depot, Shaun Ganji
2810 Samuel Blvd.
Dallas, Texas 75223
214 . 597 . 5450

Steven L. Wilson, Architect, LLC
9320 Ferndale Road
Dallas, Texas 75238
214 . 315 . 4113

BUILDING FACADE/ ELEVATION PLAN
5100 lakeview (Hwy 66)
Rowlett, Texas
Greenway Liberty Grove, LP.
Lot 3, Block 1 2.583 Acres



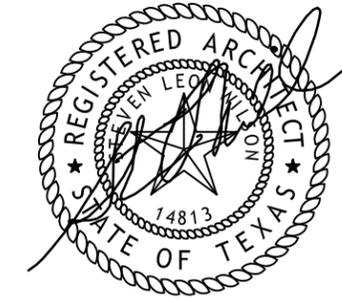
1 SOUTH ELEVATION

ST-1	LUEDERS LIMESTONE	13%
B-1	"ACME", BRICK BLEND, #137 BURGANDY	38%
S-1	STUCCO OVER 6" THICK "TUFF WALL", TAN	49%



2 WEST ELEVATION

ST-1	LUEDERS LIMESTONE	13%
B-1	"ACME", BRICK BLEND, #137 BURGANDY	39%
S-1	STUCCO OVER 6" THICK "TUFF WALL", TAN	48%



1. 3-28-16
2. 5-31-16
3. 6-27-16
4. 7-14-16
5. 9-19-16
6. 10-4-16

EXP. 2-28-17

Beverage Depot, Shaun Ganji 2810 Samuel Blvd. Dallas, Texas 75223 214 . 597 . 5450	Steven L. Wilson, Architect, LLC 9320 Ferndale Road Dallas, Texas 75238 214 . 315 . 4113
BUILDING FACADE/ ELEVATION PLAN 5100 lakeview (Hwy 66) Rowlett, Texas	
Greenway Liberty Grove, LP. Lot 3, Block 1 2.583 Acres	

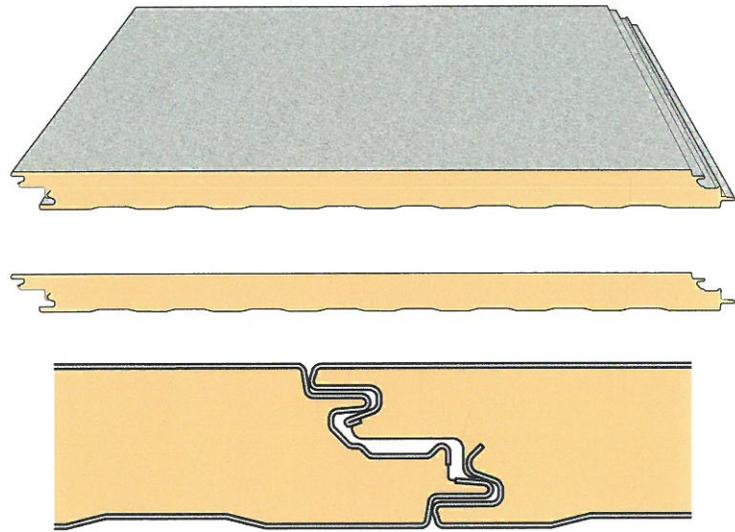
TUFF WALL® INSULATED METAL WALL PANEL

METL-SPAN INSULATED METAL PANELS



Metl-Span's **Tuff Wall®** is an exceptionally attractive stucco-like insulated metal wall panel that exhibits the natural beauty that many designers and owners prefer. The exterior stucco-like surface of the panel is a hard aggregated fiber reinforced polymer coating created with the factory applied Tuff Cote® finish system. Tuff Cote finish offers an extremely durable impact and abrasion resistant coating that withstands severe weather conditions.

Unlike field-applied finishes that are vulnerable to damp or cold weather during installation, Tuff Wall panels can be erected in virtually any weather condition. The interior face of the Tuff Wall panel is finished with an attractive Mesa profile and painted with a white polyester coating.



TUFF WALL INSULATED METAL WALL PANEL FEATURES

- The masonry look of stucco with the efficiency of an insulated metal panel
- The field-tested and proven Tuff Cote technology
- A durable finish that is highly resistant to impact and abrasion
- A 10-year limited warranty

Exterior Profile: No profile with Tuff Cote finish system

Interior Profile: Mesa nominal $\frac{1}{8}$ " deep;
Light Mesa nominal $\frac{1}{16}$ " deep, *Light Mesa not available for 5- or 6-inch thick panels*

Panel Core: Foamed-in-place, Non-CFC & zero ODP polyurethane, FM Class 1 approval

Thermal Values: K-factor, Btu in/ft² hr. °F @ 75°F (24°C) mean core temperature = 0.140. K-factor, Btu in/ft² hr. °F @ 40°F (4°C) mean core temperature = 0.126

Module Width: 36", 42"

Panel Thickness: 2", 2 1/2", 3", 4", 5", 6"

Panel Lengths: 8'-0" to 40'-0"

Exterior Facings: Stucco embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga. with factory applied Tuff Cote finish system

Exterior Texture: Tuff Cote finish system - a hard aggregated fiber reinforced polymer coating

Interior Facings: Stucco embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

Panel Joint: Offset double tongue and groove with extended metal shelf for positive face fastening

Fastening: Fastener and Clip concealed in the side joint

FM Approved Class 1 with no height restrictions.

COLORS

Available Colors: Medium Beige, Antique Bronze, Surrey Beige, Warm Limestone, Light Stone, Light Gray and Stucco White

METL-SPAN: Pioneering Insulated Metal Panel Technology

1720 Lakepointe Drive, Suite #101, Lewisville, Texas 75057 • 877.585.9969 • FAX: 972.420.9382

metlspan.com • Visit our website or call us today for a free C&I Product Showcase and CAD Flash drive.

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Textured Finish LIMITED WARRANTY

Metl Span, a division of NCI Group, Inc. (hereinafter referred to as "Manufacturer") warrants the Wall panels, effective from the date of shipment, will perform in accordance to the following Textured Finish Warranty:

PERFORMANCE SUMMARY

FILM INTEGRITY: The textured finish WILL NOT peel, flake or crack for a period of ten (10) years. Cracking is defined as breaks in the flat coating as opposed to breaks in the film caused by metal forming, which is not warranted hereunder.

TERMS AND CONDITIONS

1. This warranty covers the material exposed to normal atmospheric conditions (which term excludes exposure to saltwater/marine atmospheres or corrosive or aggressive atmospheres such as, but not limited to, those contaminated with chemical fumes) in the continental United States, Alaska or Canada, unless Manufacturer agrees otherwise in writing. This warranty shall not apply where material failure is the result of fire, other accident or casualty, vandalism, salt spray, atomic radiation, harmful fumes or foreign substances in the atmosphere, acts of God, or other such occurrences beyond Manufacturer's control.
2. This warranty will not extend to or cover damages to the material due to improper, shipping, processing or improper handling (whether pre-erection or during erection), improper storage, improper erection, or improper installation (which includes failure to permit drainage of standing water.)
3. Microscopic crazing of the film on formed radii is considered normal and is not to be construed as finish cracking.
4. This warranty does not apply in the event of deterioration to the panels caused directly or indirectly by panel contact with inferior fasteners. Selection of suitable long-lasting fasteners to be used with Manufacturer's extended life panels rests solely with the Purchaser.
6. This warranty will not extend to or cover:
 - a) Damage to the finish occasioned by moisture or other contamination detrimental to the finish because of improper storage of the coated Metal prior to installation.
 - b) Water damage to any materials after they leave the possession of the Manufacturer.
 - c) Damage to the textured finish metal caused by shipping, handling, and/or installation, storing, erecting and/or handling of the panels on the job site and/or any act or acts of negligence of the customer or any third party after the panels leave the possession of the Manufacturer.
 - d) Damage to the textured finish Metal as a result of standing water.
 - e) Damage to the textured finish metal caused by cascading water.
 - f) Damage to the textured finish Metal caused by contact with, or water run-off from, lead, copper, graphite or other dissimilar material. This includes, but is not limited to, A/C condensation and treated wood.
 - g) Damage to the textured finish Metal caused by contact with corrosive substances, or allowing panel cut edges to be in continual contact with water, damp insulation, soil or vegetation i.e. setting wall panels directly on the concrete sheeting notch or base trim.
 - h) This warranty does not apply to products, materials, accessories, parts, or attachments which are not produced by the Manufacturer. In addition, all items not specifically listed as included are hereby excluded from this warranty.
7. Customer shall exercise diligence in inspection of materials as received from Manufacturer prior to use so as to mitigate expense involved to Manufacturer under this warranty.
8. This warranty does not apply to the interior or reverse side finish nor does it extend to textured finish materials used in interior (not atmospherically exposed) applications.
9. This warranty applies only to the textured finish on the material and does not cover in any way any other aspect of the material.
10. If the textured finish fails to perform as indicated under the terms of Performance outlined above, Manufacturer shall have no liability with respect thereto except, at its sole option to repaint or restore the failed material, which shall be the purchaser's sole and exclusive remedy. In no event, however, shall Manufacturer's responsibility extend to any consequential damages, or for any special, indirect, or consequential loss of profits or any other incidental, general, special, or compensatory damages to anyone because such textured finish may have been nonconforming. In all cases Manufacturer reserves the right to approve and negotiate the contract for such repainting or restoring. The warranty on any repainted or restored textured finish material supplied hereunder shall be for the unexpired portion of the warranty period applicable to the original coated material.
11. Claims must be reported in writing to Manufacturer within thirty (30) days after discovery of nonconformance. Adequate identification of the material involved in the claim, including date of installation, Manufacturer order number, Manufacturer invoice number, and date of shipment must be established by Buyer. A copy of this document must be presented to Manufacturer at time of claim. All notices given under or pursuant to this Agreement shall be in writing and sent by registered mail, postage prepaid, return receipt requested to:

Metl-Span

1720 Lakepointe Dr., Ste. 101



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

AGENDA ITEM: C6

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on a revised Development Plan for Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Patricia Gottilly-Roberts, CFM, Senior Planner

SUMMARY

The applicant is requesting to revise their approved landscape plan. The request is to use a living screen instead of a masonry screening wall (See Attachment 1 – Revised Landscape Plan).

BACKGROUND INFORMATION

The subject property is an 8.051-acre tract of land located along the north side of Main Street, adjacent to Lone Star Storage (Attachment 2 – Location Map). The applicant, Lone Star Storage, is expanding their mini-warehouse facility located at 2817 Main Street by adding an RV/Boat Storage facility. The addition will consist of 90 stalls for RV/Boat storage. In 2008, the Planning and Zoning Commission approved a Conditional Use Permit to allow the RV/Boat storage facility. The Planning and Zoning Commission also approved a variance to allow a wrought-iron fence with the existing tree cover along the east side of the property to provide for a living screening instead of a masonry screening wall.

After receiving approval in 2008, the developer worked on obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA, which issued the CLOMR in August of 2013. The CLOMR was needed in order to modify the floodplain on the property. As a result of the lengthy process of obtaining a CLOMR by the applicant, the Conditional Use Permit has not expired. The Planning and Zoning Commission approved the Development Plan on June 24, 2014. The Tree Mitigation Plan was approved by City Council on June 17, 2014. The civil plans were released for construction on November 6, 2014. Over the last several months the developer been working on site by completing the fire lanes, utilities and grading. The next step is to install the screening wall, landscaping, parking stalls and the carports that will cover parking stalls. However, at this time, the applicant is requesting to revise the Landscape Plan to allow for a living screen instead of a masonry screening wall and is requesting an Alternative Building Material (ABM) to utilize metal columns without a masonry wrap. The ABM will be considered under a separate item. Attachment 3 shows the previously approved landscape plan.

DISCUSSION

The applicant is proposing a revised landscape plan that will utilize a living screen instead of a masonry wall along the frontage of the property to provide screening. A living screen must consist of a 6-ft tall wrought iron fence with a berm and large evergreen shrubs planted at a minimum height of eight feet. The proposed living screen consist of seven three-inch caliper new canopy trees along with existing 22 canopy trees, 136 five gallon evergreen shrubs, and 32 evergreen shrubs with a minimum height of five feet at installation. Evergreen groundcover will cover the four-foot earthen berm with a maximum four to one slope. There will be an eight-foot ornamental iron fence placed behind the living screen.

It is important to note that Section 77-808 of the RDC states,

“The purpose of the development plan review process is to ensure compliance with the development and design standards and provisions of this Code, and to encourage quality development reflective of the goals, policies, and objectives of the comprehensive plan. For land uses requiring a development plan review, such uses may be established in the city, and building permits may be issued, only after a development plan showing the proposed development has been approved in accordance with the procedures and requirements of this section.”

Section 77-808.D of the RDC further states,

A development plan shall be approved upon a finding that the development plan meets all of the following criteria:

1. The development plan is consistent with the Comprehensive Plan;
2. The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
3. The development plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 77-200 Zoning districts, Chapter 77-300, Use regulations, Chapter 77-400, Dimensional requirements, and Chapter 77-500, Development and design standards;
4. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the revised landscape plan for compliance with the living screen requirements in the RDC. It is staff's opinion that the proposed revisions meets the applicable requirements and the criteria listed above.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission approve the revised Development Plan.

ATTACHMENTS

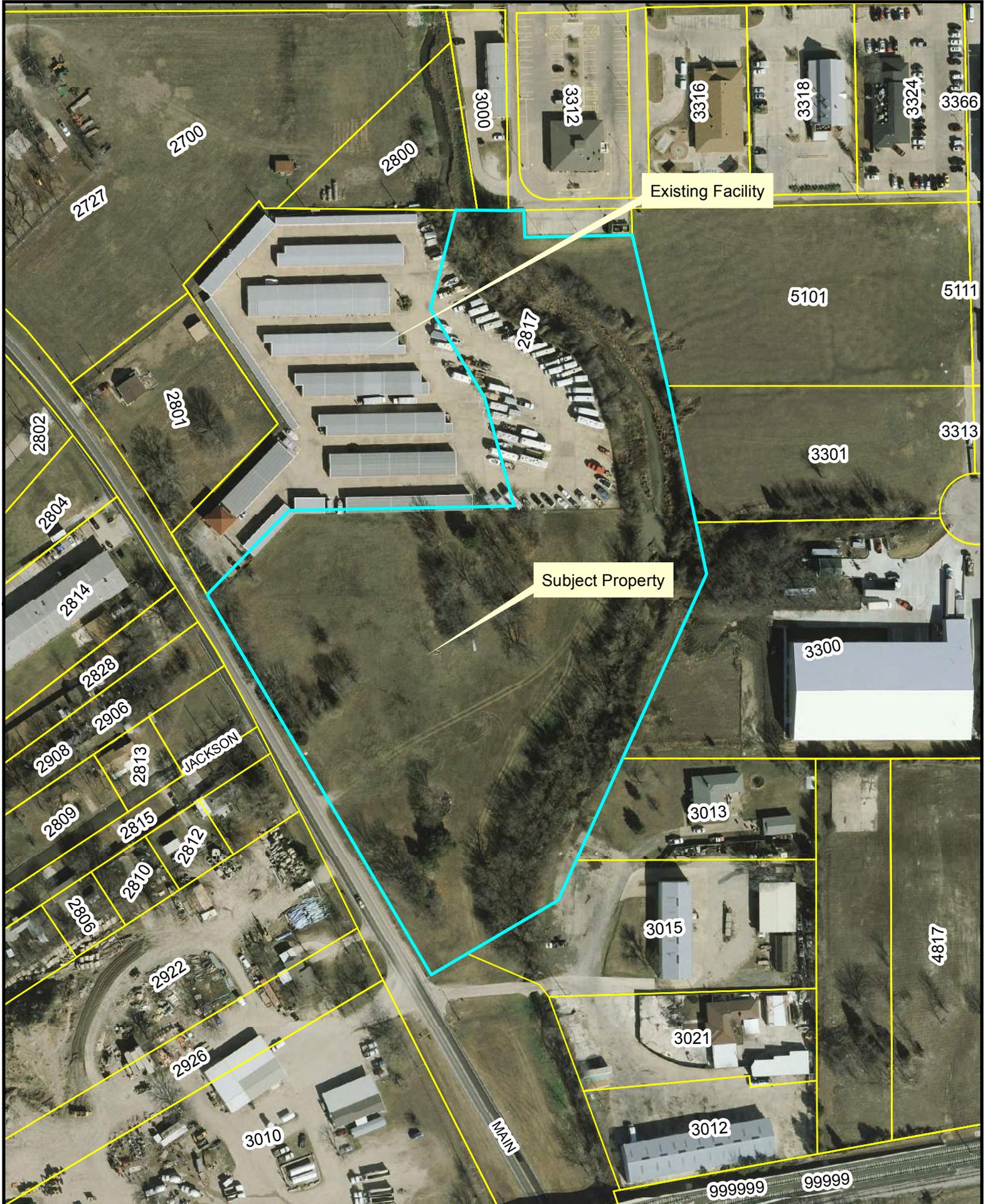
Attachment 1 – Revised Landscape plan

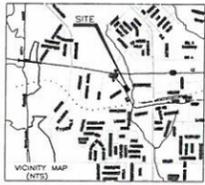
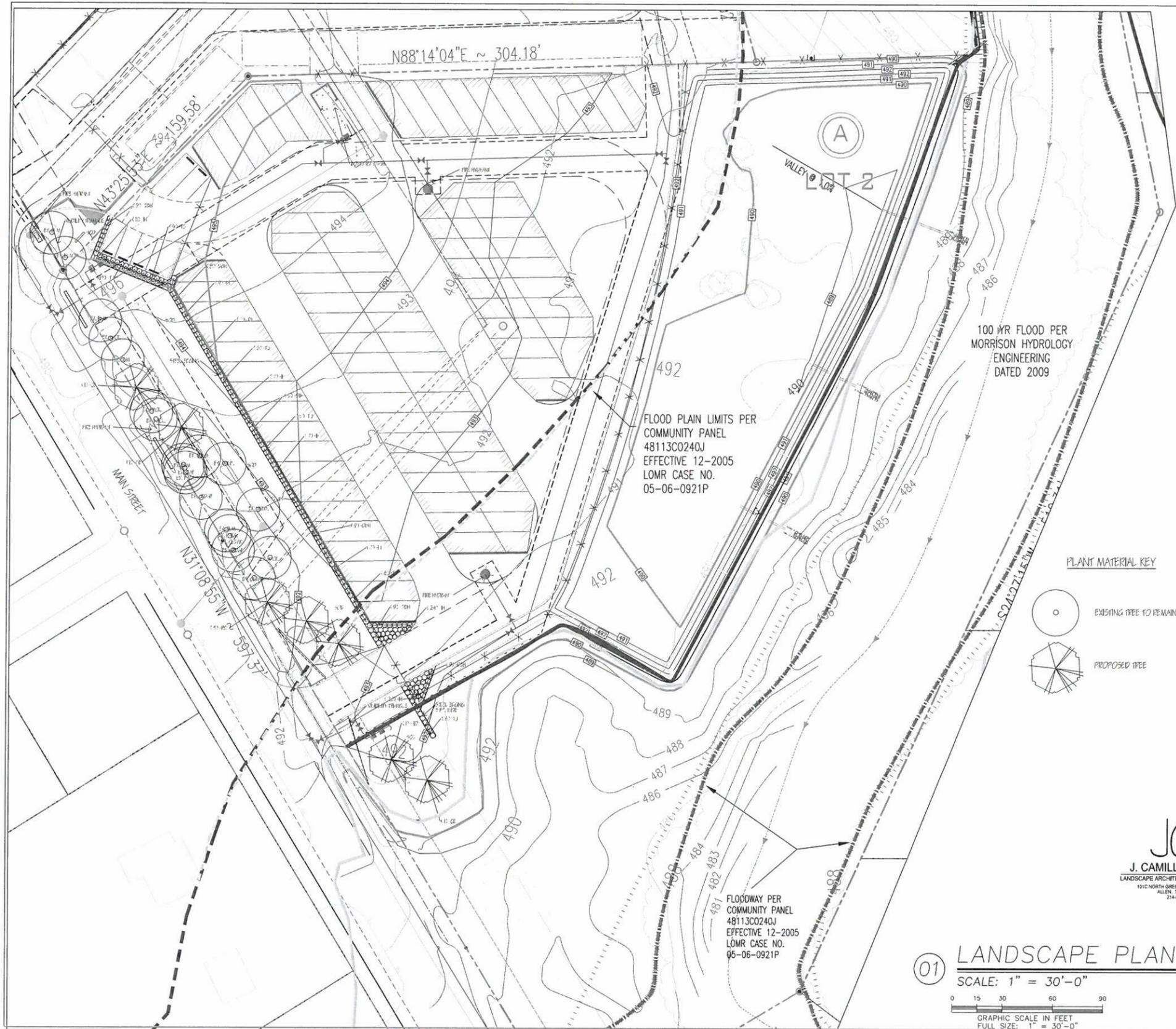
Attachment 2 – Location Map

Attachment 3 – June 24, 2014 Approved Landscape Plan

Location Map

ATTACHMENT 2





ROWLETT
LANDSCAPE ORDINANCE

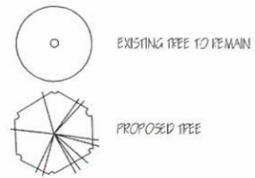
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPED AREA - MINIMUM 15% REQUIRED TOTAL SITE = 101,228 SF.	15% = 15,184 SF.	17.6% = 17,816 SF.
LANDSCAPED ROW EDGE - MAIN STREET @ 393 LF. 1 SHADE TREE & 12 SHRUBS PER 50 LF. REQUIRED OR 2 ORNAMENTAL TREES PER 1 SHADE TREE	20 FT. 15 SHADE TREES 156 SHRUBS	20 FT. 17 SHADE TREES 157 SHRUBS
SCREENING OF PARKING LOTS	DR. ROW OF SHRUBS PERMS 2 FT. HIGH MIN.	DR. ROW OF SHRUBS BERMS 2 FT. HIGH MIN.
PARKING LOT INTERIOR LANDSCAPING - 6 SPACES 1 TREE FOR EACH 8 SPACES REQUIRED 8 SHRUBS FOR EACH 12 SPACES REQUIRED	0 SHADE TREES 0 SHRUBS	0 SHADE TREES 0 SHRUBS
INTERIOR LANDSCAPE REQUIREMENTS	1,240 SF. x 10% = 124 SF.	1,661 SF. (15%)

ALL TREES MUST BE PLANTED A MINIMUM OF 9 FT. FROM AN IMPERMEABLE SURFACE
▲ 10 EXISTING SHADE TREES - (4) - AMER. PLM. (4) - EASTERN RED CEDAR, (1) - RED OAK

PLANT MATERIAL LIST

KEY	QUANTITY	DESCRIPTION	SIZE
TREES			
CE	3	ULMUS CRASSIFOLIA	4" CAL., 12 FT. HT., & MIN. 4" SPREAD
PO	4	CEDAR ELM QUERCUS SHUMARDII RED OAK	4" CAL., 12 FT. HT., & MIN. 4" SPREAD
SHRUBS			
PH	37	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN 'PINK LADY'	7 GAL., MIN. 24" HT. & MIN. 20" SPREAD
TJ	35	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAM JUNIPER	7 GAL., MIN. 24" HT. & MIN. 20" SPREAD
TS	16	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL., MIN. 18" HT. & MIN. 10" SPREAD
DBH	49	LEX BURFORDII 'NANA' DF. BURFORD HOLLY	7 GAL., MIN. 24" HT. & MIN. 20" SPREAD

PLANT MATERIAL KEY



Approved
by Rowlett Planning
& Zoning Commission
6/26/14

"LANDSCAPE PLAN"

Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76010
(817) 275-2500
ESTABLISHED 1954 • FIRM NO. 2-073 AND 2-10249-02

SITE PLAN - SOUTH
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

OWNER: LONG STAR STORAGE, LTD.
BY ITS GENERAL PARTNER: LONG STAR GOLF STORAGE, INC.
2608 GAVILAN AVE. SUITE 1000, DALLAS, TEXAS 75244 • PHONE: (214) 352-8800

NO.	DATE	DESCRIPTION	BY
4	▲	FOURTH SUBMITTAL	6/15/14
3	▲	THIRD SUBMITTAL	4/23/14
2	▲	SECOND SUBMITTAL	3/21/14
1	▲	FIRST SUBMITTAL	2/25/14

REVISIONS

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-800-4000

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/25/2016

AGENDA ITEM: C7

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation on a request to allow an alternate building material for Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Patricia Gottilly-Roberts, CFM, Senior Planner

SUMMARY

This is an Alternate Building Material (ABM) request to allow Lone Star Storage to utilize metal steel posts (Attachment 1 – Statement of Intent) on their proposed carports that will cover the outdoor storage stalls located at 2817 Main Street (Attachment 2 - Location Map). Per the Rowlett Development Code (RDC), commercial construction requires 100 percent masonry on the exterior. Alternate materials may be allowed after a recommendation by the Planning and Zoning Commission and approval by City Council.

BACKGROUND INFORMATION

The subject property is an 8.051-acre tract of land located along the north side of Main Street, adjacent to Lone Star Storage. The applicant, Lone Star Storage, is expanding their mini-warehouse facility located at 2817 Main Street by adding an outdoor RV/Boat Storage facility. The addition will consist of 90 stalls for RV/Boat storage that will be covered by five carport like structures. In 2008, the Planning and Zoning Commission approved a Conditional Use Permit to allow the RV/Boat storage facility. The Planning and Zoning Commission also approved a variance to allow a wrought-iron fence with the existing tree cover along the east side of the property to provide for a living screening instead of a masonry screening wall.

After receiving approval in 2008, the developer worked on obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA, which issued the CLOMR in August of 2013. The CLOMR was needed in order to modify the floodplain on the property. As a result of the lengthy process of obtaining CLOMR by the applicant, the Conditional Use Permit has not expired. The Planning and Zoning Commission approved the Development Plan on June 24, 2014. The Tree Mitigation Plan was approved by City Council on June 17, 2014. The civil plans were released for construction on November 6, 2014. Over the last several months the developer been working on site by completing the fire lanes, utilities and grading. The next step is to install the screening wall, landscaping, parking stalls and the carports that will cover the parking stalls. However, at this

time, the applicant is requesting to revise the Landscape Plan to allow for a living screen instead of a masonry screening wall and is requesting an ABM to utilize metal columns without a masonry wrap. The revised landscape plan will be considered under a separate item.

DISCUSSION

The Development Plan approved on June 24, 2014, included a façade plan for the carport structures where the columns shall be brick masonry (Attachment 3 – Previously Approved Façade Plan). The applicant is proposing to utilize the steel columns without the required masonry wrap as shown in Attachment 4 – Revised Façade Plan.

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.
 - h) In areas zoned as light manufacturing (M-1) or general manufacturing (M-2), and for uses classified as industrial or manufacturing in table 3-1 (table of allowed uses), the following standards apply:
 - i. Building exteriors shall be of non-combustible materials including, tilt-up wall construction, stone, brick, tile, cast or cultured stone, painted, coated or stained brick, stone, concrete masonry units, or stucco meeting American Society for Testing and Materials (ASTM) standards with a minimum thickness of three-quarter inches. Concrete panel construction shall have brick or stone inset into the face with contrasting mortar joints. Where concrete masonry units (CMU) are proposed, only those with random indentations, such as split-faced, of at least one-half inch throughout the brick face shall be allowed. Metal building systems are not allowed.
 - ii. Any facade adjacent to a public right of way, residential development, or public open space must be at minimum 60 percent masonry brick or stone construction, exclusive of roofs, doors, and windows.

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

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

The RDC's architectural requirements are intended to use high quality, long lasting masonry materials such as brick, stone, split-faced CMU, and three-quarter inch stucco. However, the RDC provides an option to specifically request other exterior materials. The metal steel post columns provide a metal like appearance to the open storage building. While the proposed the landscape screening along the frontage of the subject property will provide screening of the structures, they will continue to be visible from the street given their height of 12 feet at their lowest point. The applicant has provided an illustration in Attachment 5 that shows the how the proposed landscape along the frontage may screen the steel columns. It is staff's opinion that the request to utilize the steel columns does not meet the intent of the ordinance. Therefore, staff does not support this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff does not support this request.

ATTACHMENTS

- Attachment 1 – Statement of Intent
- Attachment 2 – Location Map
- Attachment 3 – Previously Approved Façade Plan
- Attachment 4 – Revised Façade Plan
- Attachment 5 – Landscape Screening Illustration

TO: Patricia Roberts, City of Rowlett
FR: Karl B. Stauss
DA: 20 October 2016
RE: Statement of Intent for Requested Revision to Development Plan

D'Lo
Consulting Services

PROJECT MEMO

The following is a summary of the conditions pertinent to the request:

USE: The project is a facility for RV storage units in covered carport sheds.

ZONING: The existing zoning is MU-2 General Manufacturing allowing Boat and RV Storage. The site is currently vacant land being developed into RV Storage.

POTENTIAL RESIDENTIAL: No residential uses are proposed.

REASON FOR REQUEST:

The masonry requirement for the columns poses serious safety and liability issues from damage to customer RVs and personnel while maneuvering vehicles into and out of the spaces. The masonry requirement for the columns and the screening fences has proven to be economically unfeasible.

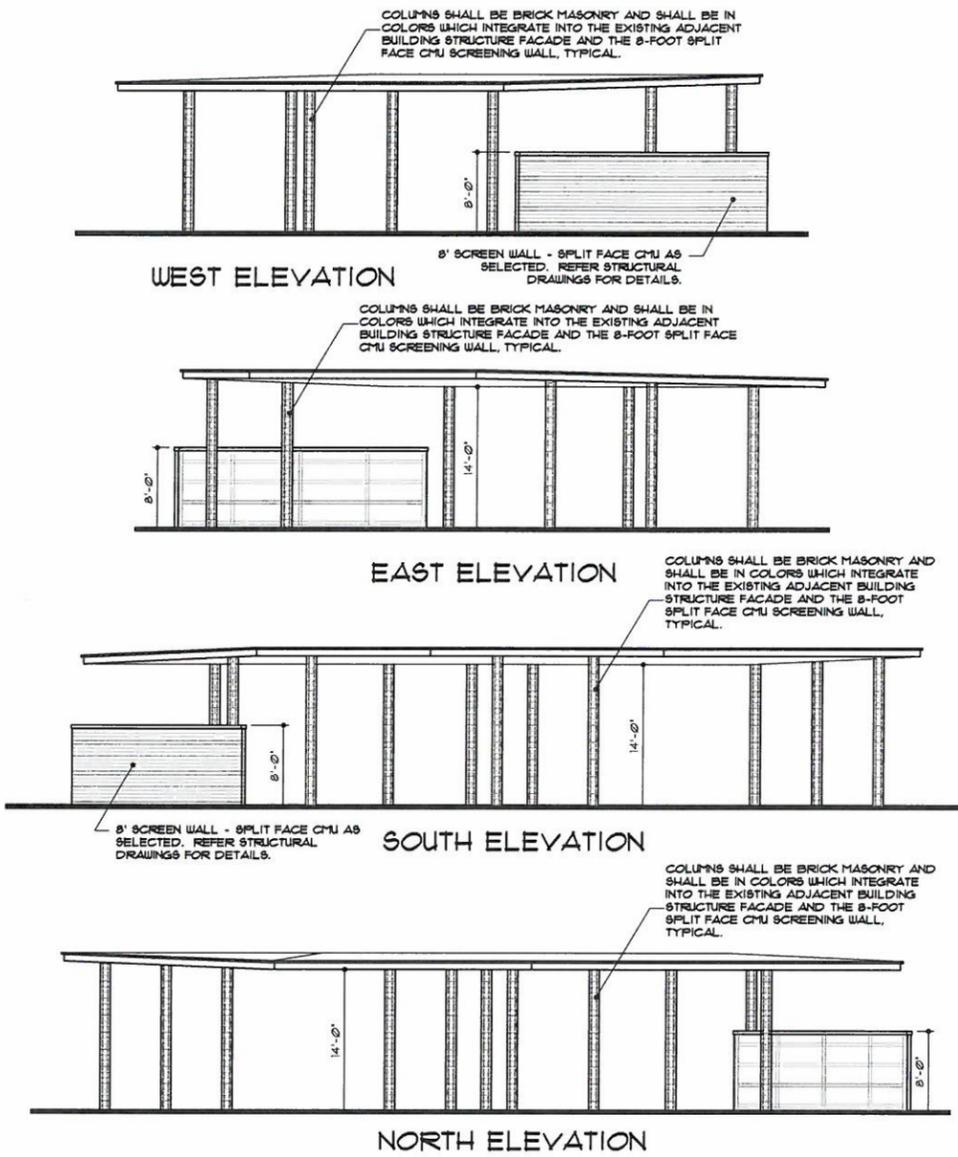
Economically viable alternative of landscape development for screening is proposed along the frontage to provide the same screening effect.

No other components of the previously approved site plan are being changed.

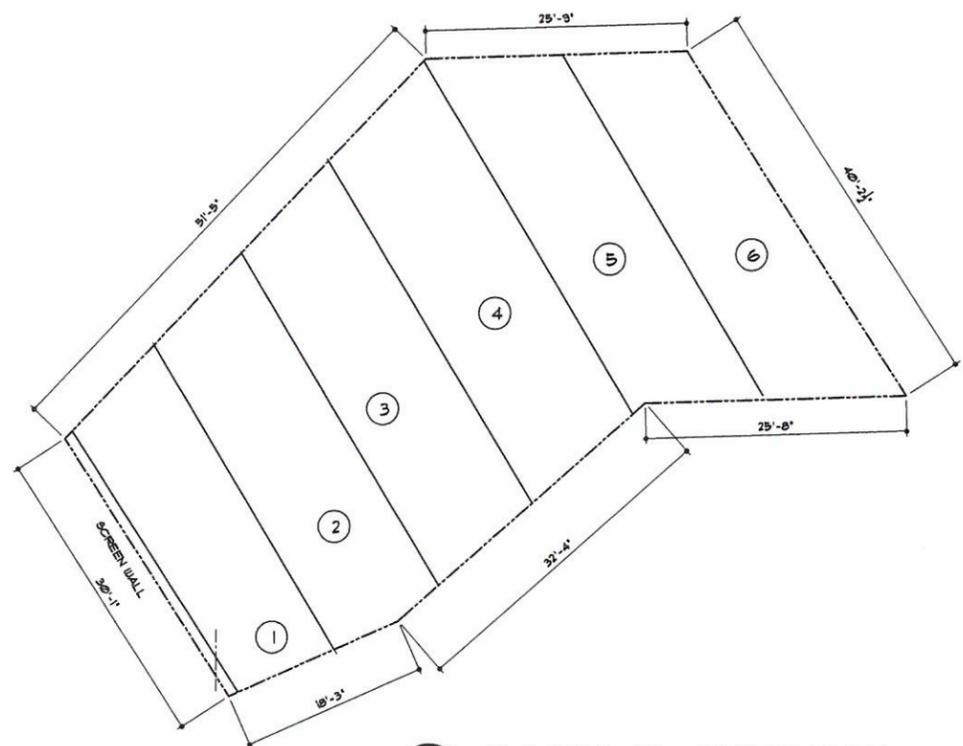
Location Map

ATTACHMENT 2

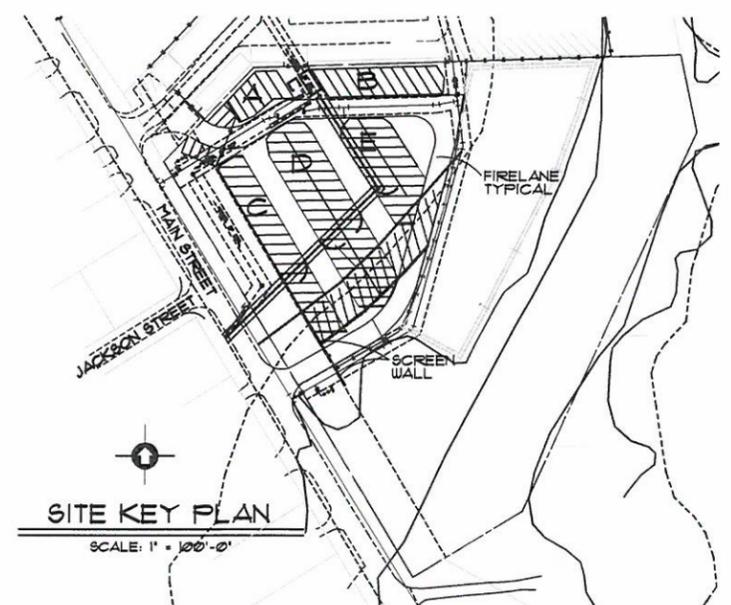




2 ELEVATIONS - BUILDING 'A'
SCALE: 1/8" = 1'-0" 3/25 SF



1 FLOORPLAN - BUILDING 'A'
SCALE: 1/8" = 1'-0" 2,131 SF



BUILDING FACADE / ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4

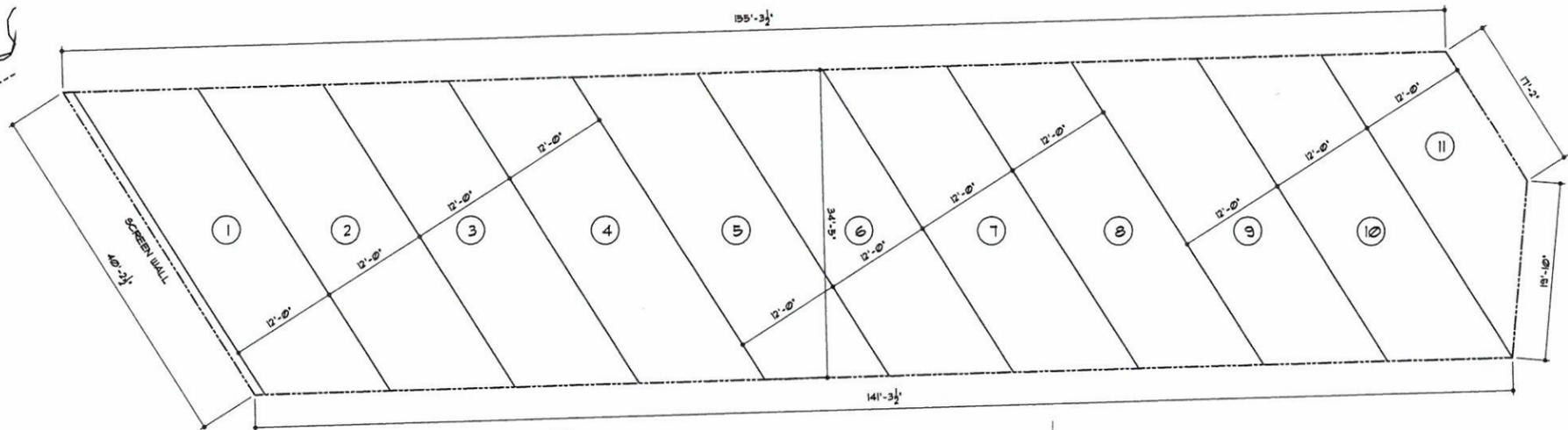
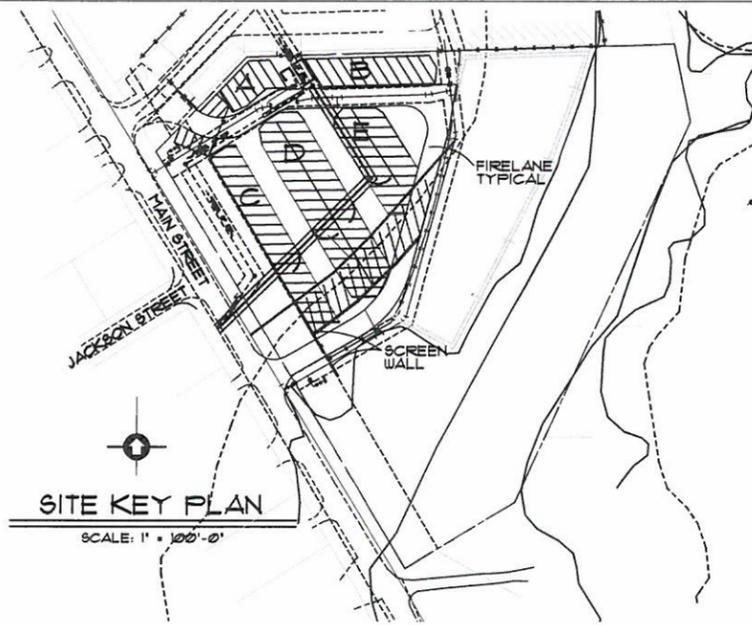


RSS ARCHITECTS L.L.C.
2201 DOTTIE LYNN PKWY, SUITE 145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

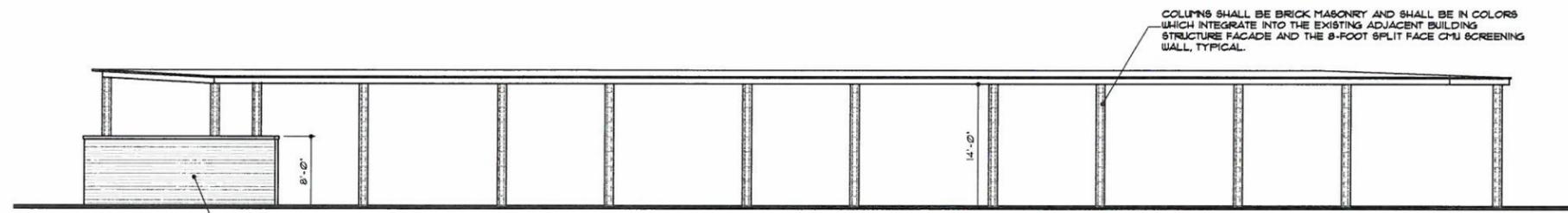
Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. ENGINEERING AND SURVEYING 908 WEST MAIN STREET • ARLINGTON, TEXAS 76013 (817) 275-3361 ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00		
SITE PLAN - SOUTH LOT 2, BLOCK A, 4 SQUARE ADDITION ROWLETT, DALLAS COUNTY, TEXAS		
OWNER: LONE STAR STORAGE, LTD. BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC. 3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050		
DESIGNED:	DATE: 3-18-14	SHEET: A-1
DRAWN:	PROJECT No.: E-1062	
CHECKED:		
3		
2		
1	CHANGED COLUMN NOTATIONS	6-10-14
No.	Description	Date
REVISIONS		

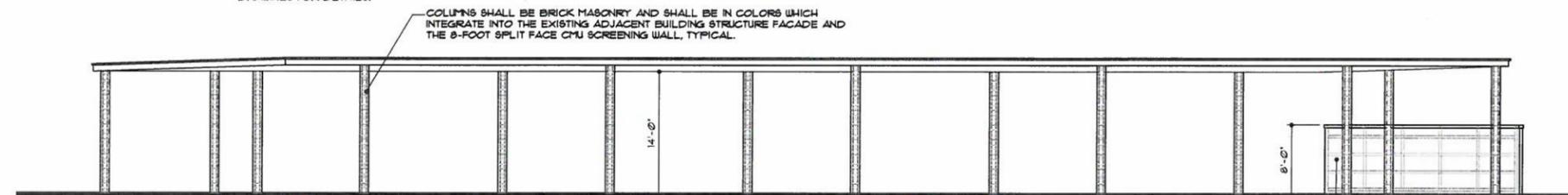
Approved
by Rowlett Planning
& Zoning Commission
6/26/2014
MJ



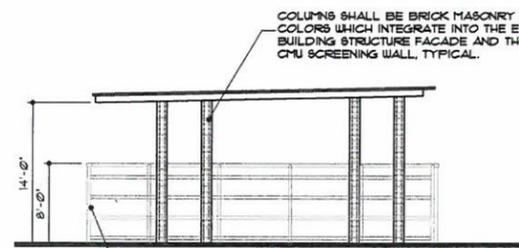
1 FLOORPLAN - BUILDING 'B'
SCALE: 1/8" = 1'-0" 5/201 SF



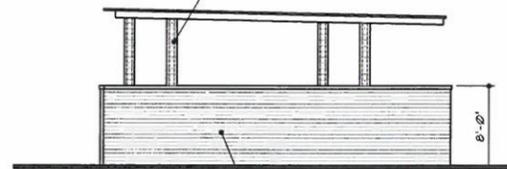
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

2 ELEVATIONS - BUILDING 'B'
SCALE: 1/8" = 1'-0" 5/600 SF

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.

8' SCREEN WALL - AT OPPOSITE END OF BUILDING

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.

BUILDING FACADE / ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4

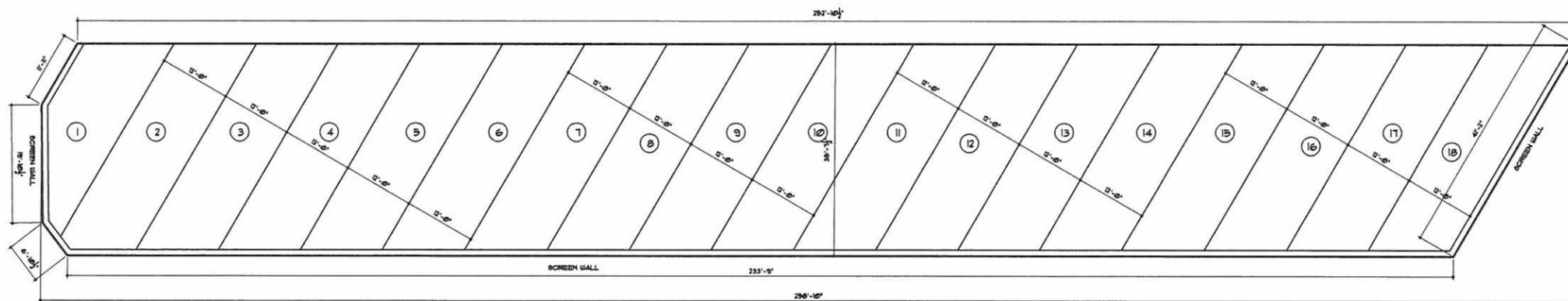
Approved
by Rowlett Planning
& Zoning Commission
6/24/2014



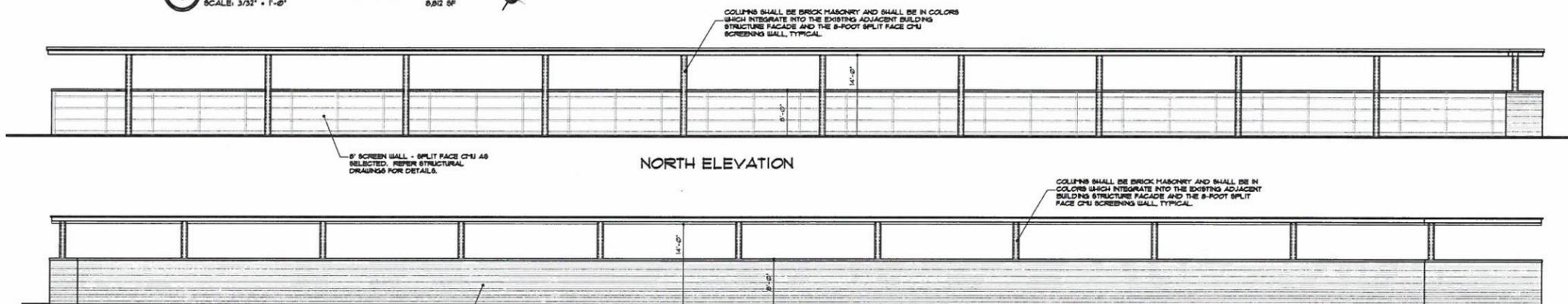
RSS ARCHITECTS L.L.C.
2201 DOTTIE LYNN PKWY, SUITE 145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. ENGINEERING AND SURVEYING 908 WEST MAIN STREET • ARLINGTON, TEXAS 76013 (817) 275-3381 ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00	
SITE PLAN - SOUTH	
LOT 2, BLOCK A, 4 SQUARE ADDITION ROWLETT, DALLAS COUNTY, TEXAS	
OWNER: LONE STAR STORAGE, LTD. 3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050	
DESIGNED:	DATE: 3-18-14
DRAWN:	PROJECT No.: E-1062
CHECKED:	SHEET: A-2
3	
2	
1	CHANGED COLUMN NOTATIONS 6-10-14
No.	Description Date
REVISIONS	



1 FLOORPLAN - BUILDING 'C'
SCALE: 3/32" = 1'-0" 8/32 SF



NORTH ELEVATION

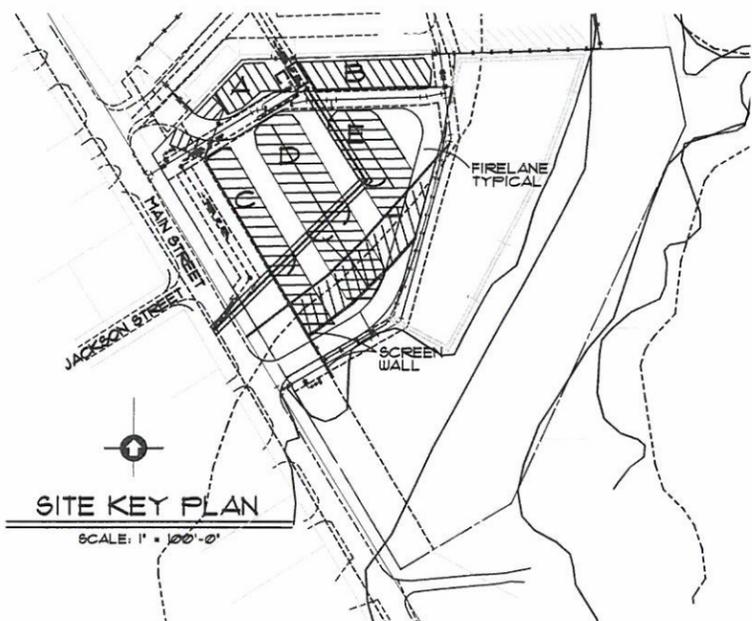
SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

2 ELEVATIONS - BUILDING 'C'
SCALE: 3/32" = 1'-0" 4800 SF



SITE KEY PLAN

SCALE: 1" = 100'-0"

BUILDING FACADE / ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4



R S S ARCHITECTS, LLC.

2201 DOTTIE LYNN PKWY, SUITE 145
FORT WORTH, TEXAS 76120

PH: 817/640-9003

FAX: 817/649-8410

Approved
by Rowlett Planning
& Zoning Commission
6/25/2014
[Signature]

Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

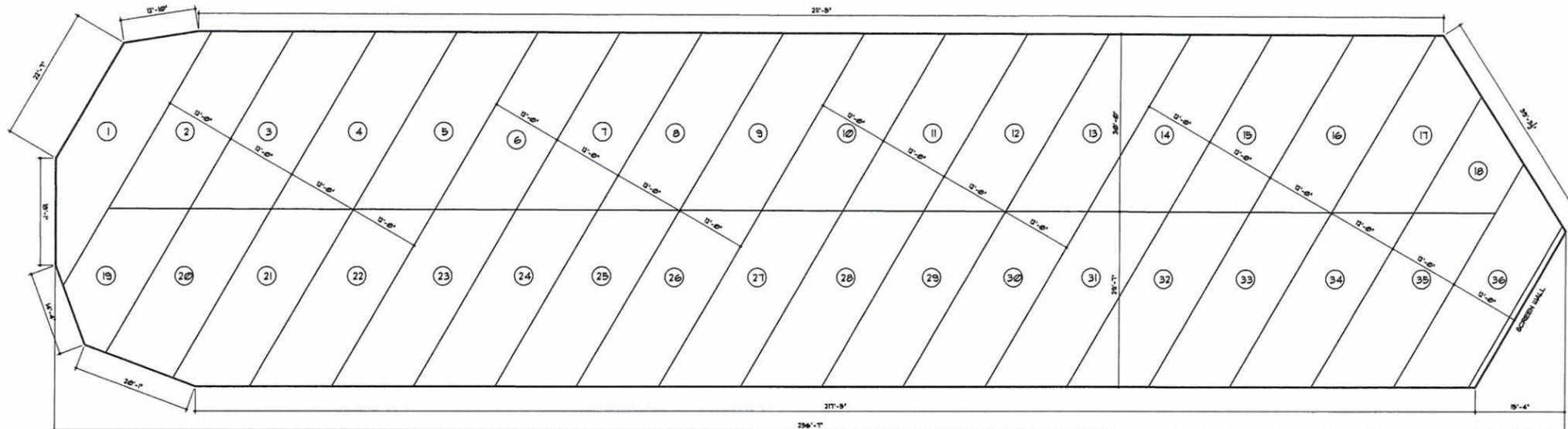
SITE PLAN - SOUTH

LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

OWNER: LONE STAR STORAGE, LTD.
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

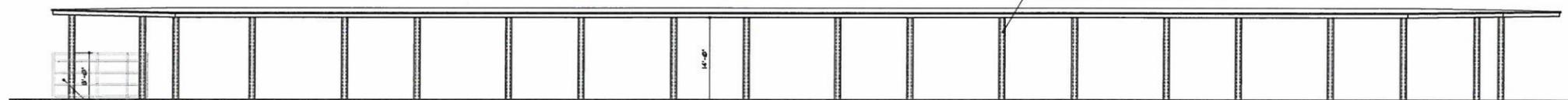
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DRAWN:	PROJECT No.: E-1062	
CHECKED:		
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2		
1	CHANGED COLUMN NOTATIONS	6-10-14
No.	Description	Date

REVISIONS



1 FLOORPLAN - BUILDING 'D'
SCALE: 1/8" = 1'-0" 14,492 SF

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

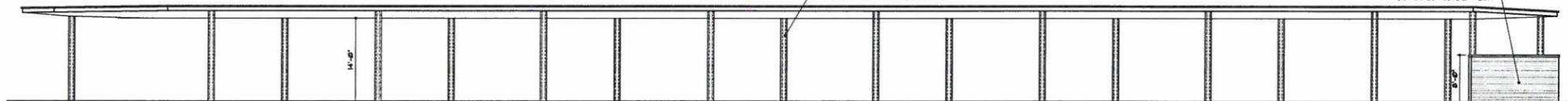


NORTH ELEVATION

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

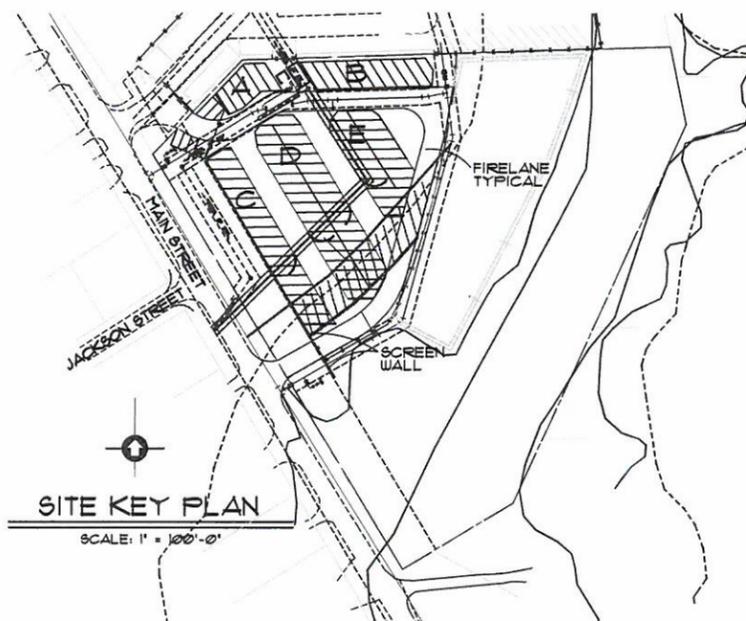
8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.



SOUTH ELEVATION

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.



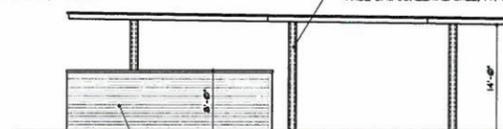
SITE KEY PLAN

SCALE: 1" = 100'-0"



WEST ELEVATION

8' SCREEN WALL - AT OTHER END OF BUILDING



EAST ELEVATION

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.

2 ELEVATIONS - BUILDING 'D'
SCALE: 1/8" = 1'-0" 19,500 SF

BUILDING FACADE / ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4



RSS ARCHITECTS, LLC.
2201 DOTTIE LYNN PKWY, SUITE 145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

Approved
by Rowlett Planning
& Zoning Commission

6/26/2014
DJ

Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS

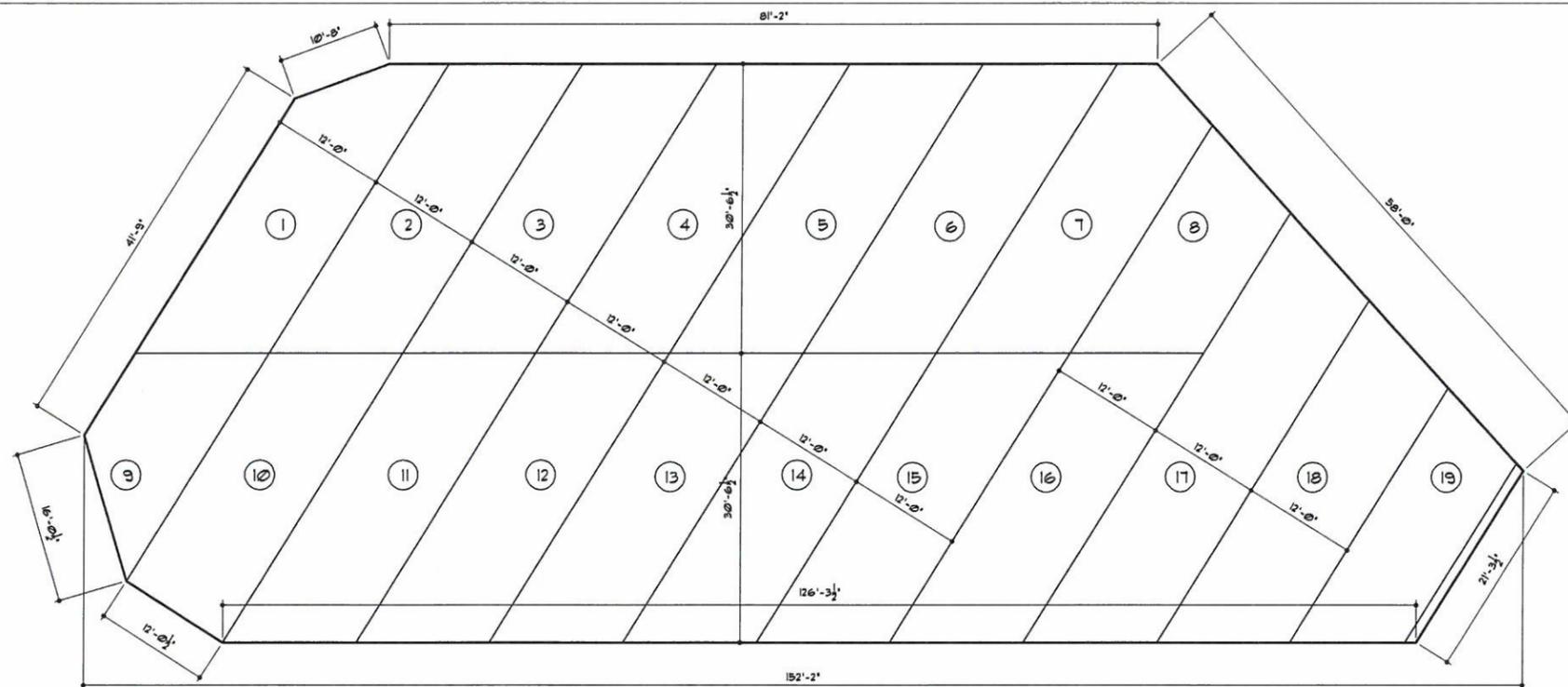
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-815 and S-100049-00

SITE PLAN - SOUTH
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

OWNER: LONE STAR STORAGE, LTD
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

DESIGNED:	DATE:	3-18-14	SHEET:	A-4
DRAWN:	PROJECT No.:	E-1062		
CHECKED:				
3				
2				
1	CHANGED COLUMN NOTATIONS		6-10-14	
No.	Description		Date	

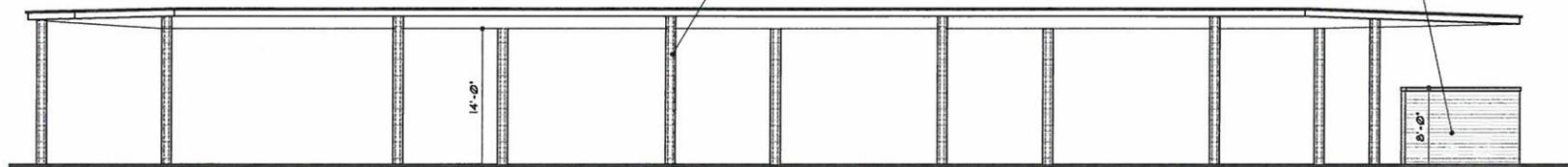
REVISIONS



1 FLOORPLAN - BUILDING 'E'
SCALE: 1/8" = 1'-0"
1,764 SF

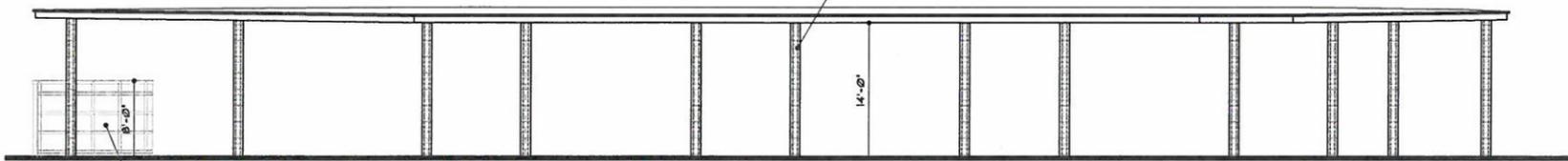
COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.



SOUTH ELEVATION

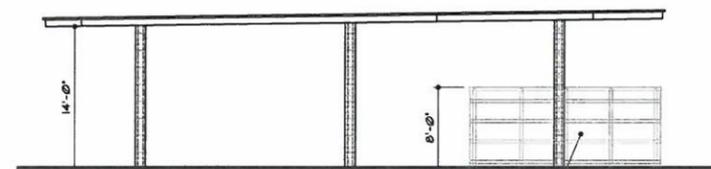
COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.



NORTH ELEVATION

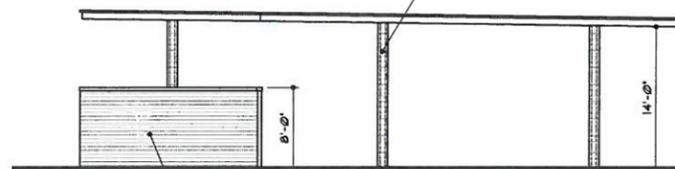
8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.



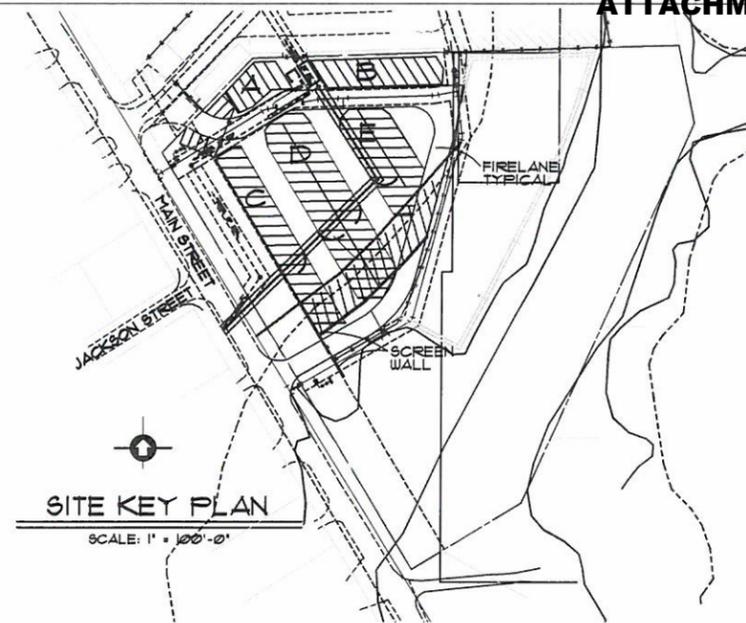
WEST ELEVATION

8' SCREEN WALL - AT OTHER END OF BUILDING



EAST ELEVATION

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.



SITE KEY PLAN
SCALE: 1" = 100'-0"

2 ELEVATIONS - BUILDING 'E'
SCALE: 1/8" = 1'-0"
8,500 SF

Approved
by Rowlett Planning
& Zoning Commission



R S S ARCHITECTS L.L.C.
2201 DOTTIE LYNN PKWY, SUITE 145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

6/26/14
122

BUILDING FACADE /
ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4

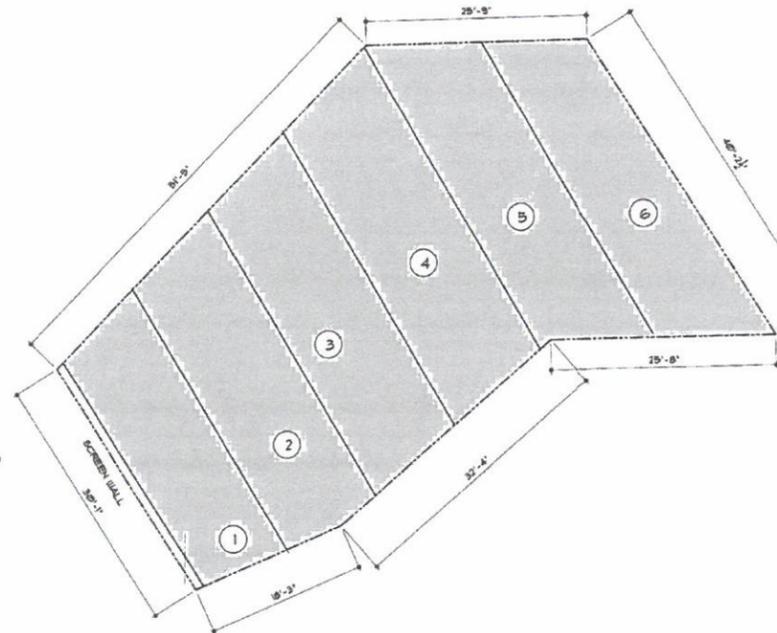
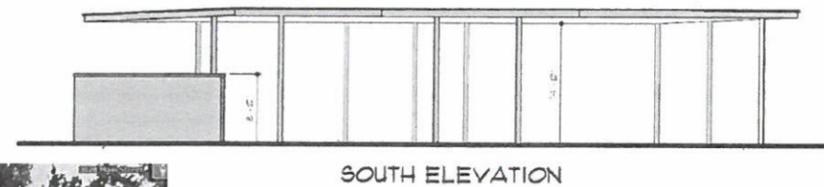
Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. ENGINEERING AND SURVEYING 908 WEST MAIN STREET • ARLINGTON, TEXAS 76013 (817) 275-3381 ESTABLISHED 1953 • FIRM NO. E-815 and S-100049-00	
SITE PLAN - SOUTH LOT 2, BLOCK A, 4 SQUARE ADDITION ROWLETT, DALLAS COUNTY, TEXAS OWNER: LONE STAR STORAGE, LTD. BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC. 3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050	
DESIGNED:	DATE: 3-18-14
DRAWN:	PROJECT NO.: E-1062
CHECKED:	SHEET: A-5
3	
2	
1	CHANGED COLUMN NOTATIONS 6-10-14
No.	Description Date
REVISIONS	

The proposed canopy and post shall be painted to match the existing structures on the adjacent property.

The 8-foot split-face CMU Screening Wall shall be in colors which integrate into the existing, adjacent building structure facades.

All columns shall be brick masonry and shall be in colors which integrate into the existing adjacent building structure facade and the 8-foot split face CMU Screening Wall



Typical Color Elevation
Lot 2, Block A, 4 Square Addition

Approved
by Rowlett Planning
& Zoning Commission
6/26/2014
JZ

Rowlett CITY OF ROWLETT, TEXAS
TEXAS DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

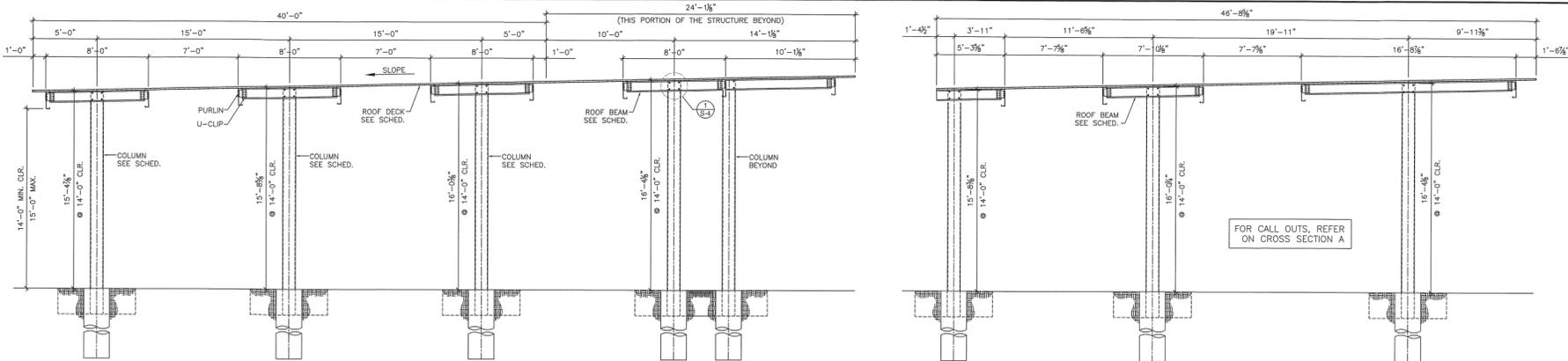
SITE PLAN - COLOR ELEVATION
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

OWNER: LONE STAR STORAGE, LTD
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

DESIGNED: JPS	SCALE: NTS	DATE: OCTOBER, 2013	SHEET:
DRAWN: JCS, CM		PROJECT No.: E-1062	
CHECKED: JPS			

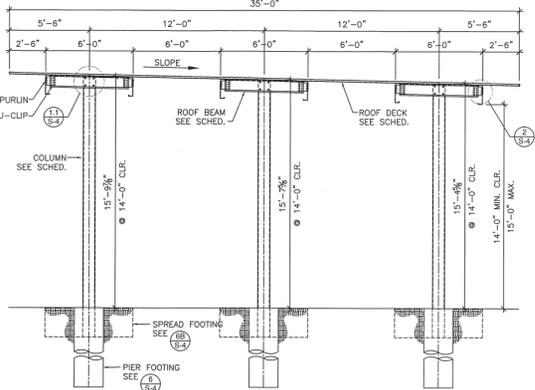
No.	Description	Date
3	THIRD SUBMITTAL	4-25-14
2	SECOND SUBMITTAL	3-21-14
1	FIRST SUBMITTAL	2-25-14
No.	Description	Date

REVISIONS

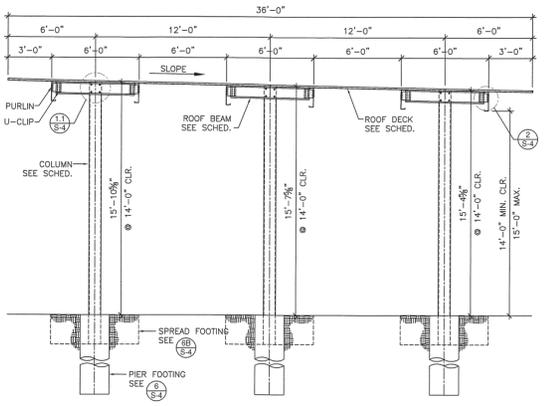


A CROSS SECTION
(BLDG 1 - SHED A) 1/4"=1'-0"

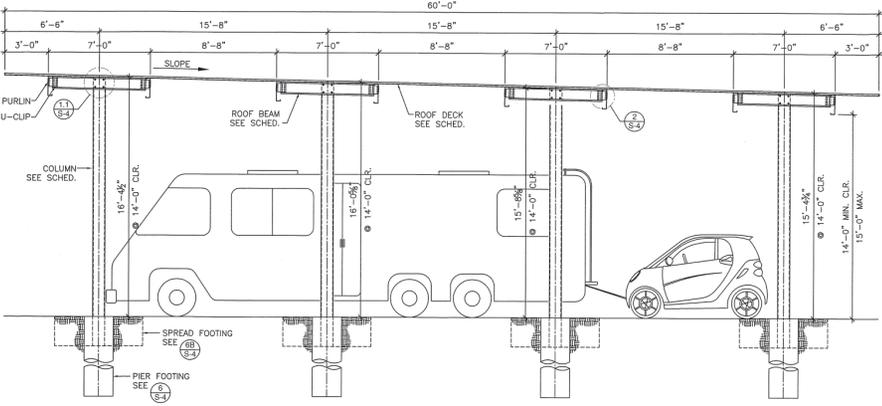
A.1 CROSS SECTION
(BLDG 1 - SHED A) 1/4"=1'-0"



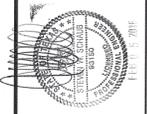
B CROSS SECTION
(BLDG 2 - SHED B) 1/4"=1'-0"



C CROSS SECTION
(BLDG 3 - SHED C) 1/4"=1'-0"



D CROSS SECTION
(BLDGs. 4 & 5 - SHEDS D & E) 1/4"=1'-0"



S.E. CONSULTANTS, INC.
5800 EAST THOMAS ROAD, SUITE 104
SCOTTSDALE, AZ 85251
PH: (480) 346-2010 FAX: (480) 346-1000

Lone Star Self Storage
60 DEGREES - RV COVER
2817 Main St., Rowlett, TX 75088
For: Lone Star Self Storage

BAJA
CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9800 FAX: (925) 229-0161

REV.	DATE	DESCRIPTION

PROJ. NO.: 2034	DATE: 12/10/15
DRAWN: J.I.	CHECKED: G.S.

SHEET: **S-3**
3 OF 4



STAGGERED LARGE EVERGREEN SHRUBS

EVERGREEN GROUNDCOVER

4' EARTHEN BERM
MAX 4:1 SLOPE

8' ORNAMENTAL IRON FENCE

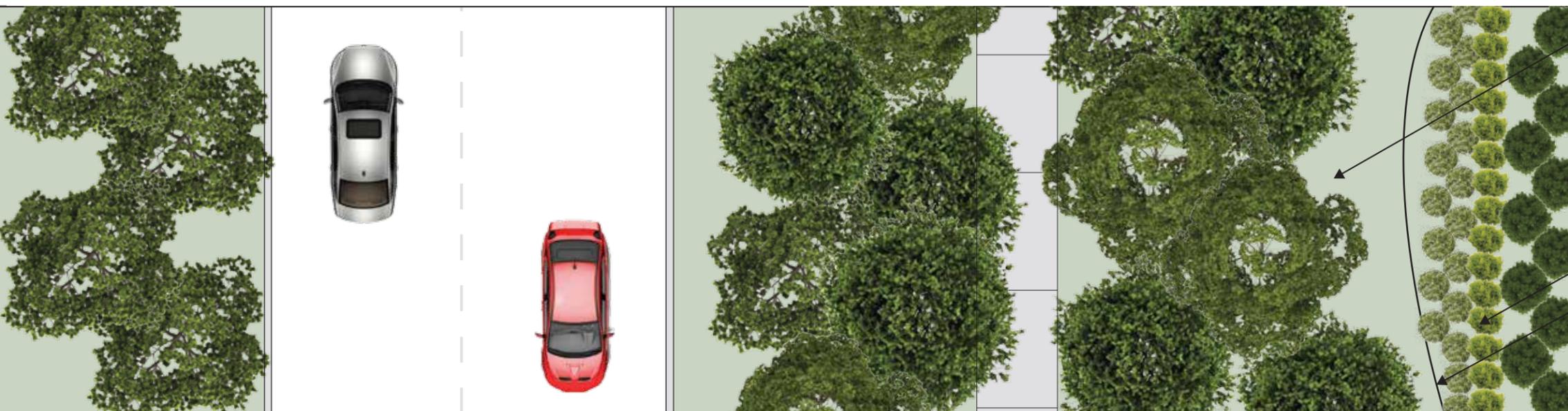
12' STEEL COLUMN

14' STEEL COLUMN

PERSPECTIVE SECTION

MAIN STREET

COVERED PARKING



4' EARTHEN BERM
MAX 4:1 SLOPE

8' ORNAMENTAL IRON FENCE

STAGGERED LARGE EVERGREEN SHRUBS

EVERGREEN GROUNDCOVER

PLANTING EDGE

PERSPECTIVE PLAN

4 SQUARE ADDITION
ROWLETT, TEXAS