



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 13, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:15 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss items on the regular agenda.
- iii. Adjourn.

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

A. CALL TO ORDER

1. Recess to City Hall Annex at 4004 Main Street, Rowlett.
2. Update Report from Staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of November 22, 2016.
2. Consider and take action on a Final Plat for the East Dallas Church of God, located at 8701 Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, City of Rowlett, Dallas County, Texas.
3. Consider and take action on a Preliminary Plat for the Kayak Crossing Addition located at 6917 Miller Road further described as being further described as being 4.028 +/- acres in the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.
4. Consider and take appropriate action on a Final Plat for Emerald Springs Estates Addition located at 4906 Miller Road further described as being 3.639 +/- acres in the Oliver V Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas
5. Conduct a public hearing and take appropriate action on a Final Plat for the Bullitt Multisport Addition, located at 8700 Princeton Road further described as being 9.0 +/- acres in the James M.

Hamilton Survey, Abstract No. 544, and being a replat of Lot 1, Block B and Part of Lot 2, Block A of the River Church Addition, City of Rowlett, Dallas County, Texas

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a rezoning request to amend Planned Development (PD) Ordinance #010-13 to modify the development standards for a detached garage. The subject property is located at 6809 Miller Road, being .98 +/- acres further described as a portion of Tracts 16.2, 66, and 58 out of the Charles D. Merrell Survey, Abstract Number 957, City of Rowlett, Dallas County, Texas.
2. Consider and take action on an Alternative Landscape Plan application for Starbucks located at 8201 Lakeview Parkway further described as being a portion of Lot 3R, Block A, of the Amesbury 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.



Tony Felts, AICP, Planning Manager

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:15 P.M., NOVEMBER 22, 2016**

WORK SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Chris Kilgore, Stephen Ritchey, Alternate Kevin Moore

ABSENT: Chairman Michael Lucas, Commissioners Jonas Tune, Thomas Finney, Lisa Estevez, Alternate Kim Clark

STAFF PRESENT: Director of Development Services Marc Kurbansade, Assistant City Engineer Ty Thompson, Planning Manager Tony Felts, Senior Planner Patricia Gottilly-Roberts, Development Services Coordinator Lola Isom

i. Call to Order

Vice Chairman James Moseley called the Work Session to order at 6:15 p.m.

ii. Discuss items on the regular agenda

There was a brief discussion about Item C.1. on the Regular Agenda in regards to the ownership of the subject property, setbacks, and opposition to the request.

iii. Adjourn

Vice Chairman James Moseley adjourned the Work Session at 6:19 p.m.

REGULAR SESSION

A. CALL TO ORDER

Vice Chairman James Moseley called the Regular Meeting to order at 6:30 p.m.

1. Update Report from Staff.

Marc Kurbansade, Director of Development Services, introduced the Development Services Department's new Planning Manager, Tony Felts. He also stated that the Subdivision Ordinance discussion has been postponed until January in order to finalize additional items prior to the discussion.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:15 P.M., NOVEMBER 22, 2016**

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of November 8, 2016.

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner Stephen Ritchey seconded the motion. The motion passed with a 3-0-1 vote. Alternate Kevin Moore abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a replat of 6407, 6409, and 6411 Rosebud Drive further described as being Lot 10, block 1 of Lakeridge Estates No. 3 and tracts 55.12, 55.6 and 55.7 of the Reason Crist Survey, Abstract 225, City of Rowlett, Dallas County, Texas.

Patricia Gottilly-Roberts, Senior Planner, presented a location map and provided background on the request to combine three, not platted parcels. She presented a copy of the replat.

Ms. Gottilly-Roberts mentioned that public hearing notifications were sent; one was received in favor and one in opposition from the 200' notification area. She summarized the staff analysis and stated that staff recommends approval.

Vice Chairman James Moseley opened the public hearing.

The following speaker came forward:

**Dale Henning
6407 Rosebud Drive
Rowlett, Texas 75089
Applicant**

Mr. Henning provided background on the request. He addressed the traffic, property value, use, and electrical connection concerns.

There was a brief discussion amongst the Commission regarding the driveway configuration.

No additional speakers came forward.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:15 P.M., NOVEMBER 22, 2016**

Vice Chairman James Moseley closed the public hearing.

There was additional discussion amongst the Commission regarding the citizen opposition.

Commissioner Chris Kilgore made a motion to approve the request. Commissioner Stephen Ritchey seconded the motion. The motion passed with a 4-0 vote.

D. ADJOURNMENT

Vice Chairman James Moseley adjourned the meeting at 6:40 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: 12/13/2016

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Final Plat for the East Dallas Church of God, located at 8701 Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, CNU-A, Urban Design Manager

SUMMARY

The Final Plat is where the proposed religious assembly is approved upon meeting all applicable development requirements. East Dallas Church of God is being platted as one lot to accommodate Phase One (Attachment 1 – Proposed Final Plat). The intended use of the property is for a religious assembly.

BACKGROUND INFORMATION

The subject property (Attachment 2- Location Map) was zoned Form Based Urban Village (FB-UV) on November 7, 2012. The Development Plans associated with East Dallas Church of God (which includes site plan, landscape/open space plan, tree mitigation plan, façade plan, building sections, a utilities/fire/mechanical plan, and photometric plan) were administratively approved on October 31, 2014. Currently, East Dallas Church of God is under construction and the final plat is one of the last steps in the process in receiving a certificate of occupancy.

The City of Rowlett recently abandoned and deeded a remnant portion of right of way obtained from Dallas County to the East Dallas Church of God through a Quit Claim Deed at the November 15, 2016 City Council Meeting.

DISCUSSION

The Development Plans and Engineering Plans have been reviewed and approved by staff in conformance with the Rowlett Form Based Code (FBC). The next step in the permitting process is the approval of the final plat.

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

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

In addition to the RDC standards, the FBC requires that plats in the FB Districts will ensure public access easements over sidewalk areas. In addition companion language is included on the plat that clearly indicates that public access is permitted in these areas.

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the plat for compliance. It is their opinion that all of the above criteria have been met.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval of the Final Plat.

ATTACHMENTS

Attachment 1- Proposed Final Plat

Attachment 2- Location Map

RESIDUE OF
RANEY FAMILY PARTNERSHIP, LTD.
VOL. 94164, PG. 3198
D.R.D.C.T.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, EAST DALLAS CHURCH OF GOD BEING THE OWNER of a 3.000 acre tract of land situated in the James Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas, and being all of that certain 3.000 acre tract of land described in deed to East Dallas Church of God, as recorded in Instrument 20100097973, Deed Records, Dallas County, Texas, said 3.000 acre tract and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped RHODES found for the east corner of said 3.000 acre tract, said corner being at the intersection of the southwest line of Princeton Road, a variable width right-of-way with the northwest line of Liberty Grove Road, a variable width right-of-way;

THENCE South 48 degrees 05 minutes 22 seconds West, with the northwest line of said Liberty Grove Road and the southwest line of said 3.000 acre tract, a distance of 104.86 feet to a 1/2-inch iron rod with cap stamped RHODES found for corner;

THENCE South 45 degrees 12 minutes 42 seconds West, continuing with the northwest line of said Liberty Grove Road and southwest line of said 3.000 acre tract, a distance of 341.79 feet to a 1/2-inch iron rod with cap stamped STOVALL & ASSOC. found for the south corner of said 3.000 acre tract and the east corner of a 1.772 acre tract of land described in deed to Liberty Grove Holdings, LLC, as recorded in Instrument 201300151319 of said Deed Records;

THENCE North 44 degrees 47 minutes 18 seconds West, with the common line of said 1.772 acre tract and said 3.000 acre tract, a distance of 292.19 feet to a 1/2-inch iron rod with cap stamped STOVALL & ASSOC. found for the north corner of said 1.772 acre tract and the west corner of said 3.000 acre tract;

THENCE North 45 degrees 21 minutes 04 seconds East, with the northwest line of said 3.000 acre tract, a distance of 447.73 feet to a 1/2-inch iron rod with cap stamped STOVALL & ASSOC. found for the north corner of said 3.000 acre tract, said corner being in the southwest line of said Princeton Road;

THENCE South 44 degrees 33 minutes 14 seconds East, with the northeast line of said 3.000 acre tract and the southwest line of said Princeton Road, a distance of 296.37 feet to the POINT OF BEGINNING AND CONTAINING 130,680 square feet or 3.000 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EAST DALLAS CHURCH OF GOD (Owner), does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as EAST DALLAS CHURCH OF GOD ADDITION, an addition to the City of Rowlett, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness my hands at Dallas County, Texas, this ____ day of _____, 2016.

FOR: EAST DALLAS CHURCH OF GOD

BY: _____

PRINTED NAME AND TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I Chris E. Griffith, do hereby certify, that this plat was prepared under my supervision from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

Chris E. Griffith
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

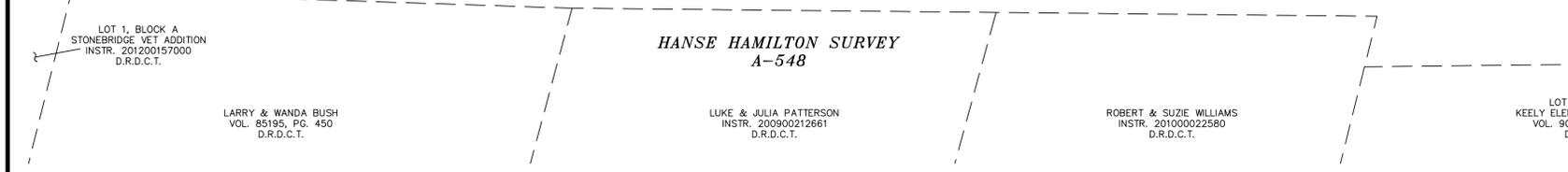
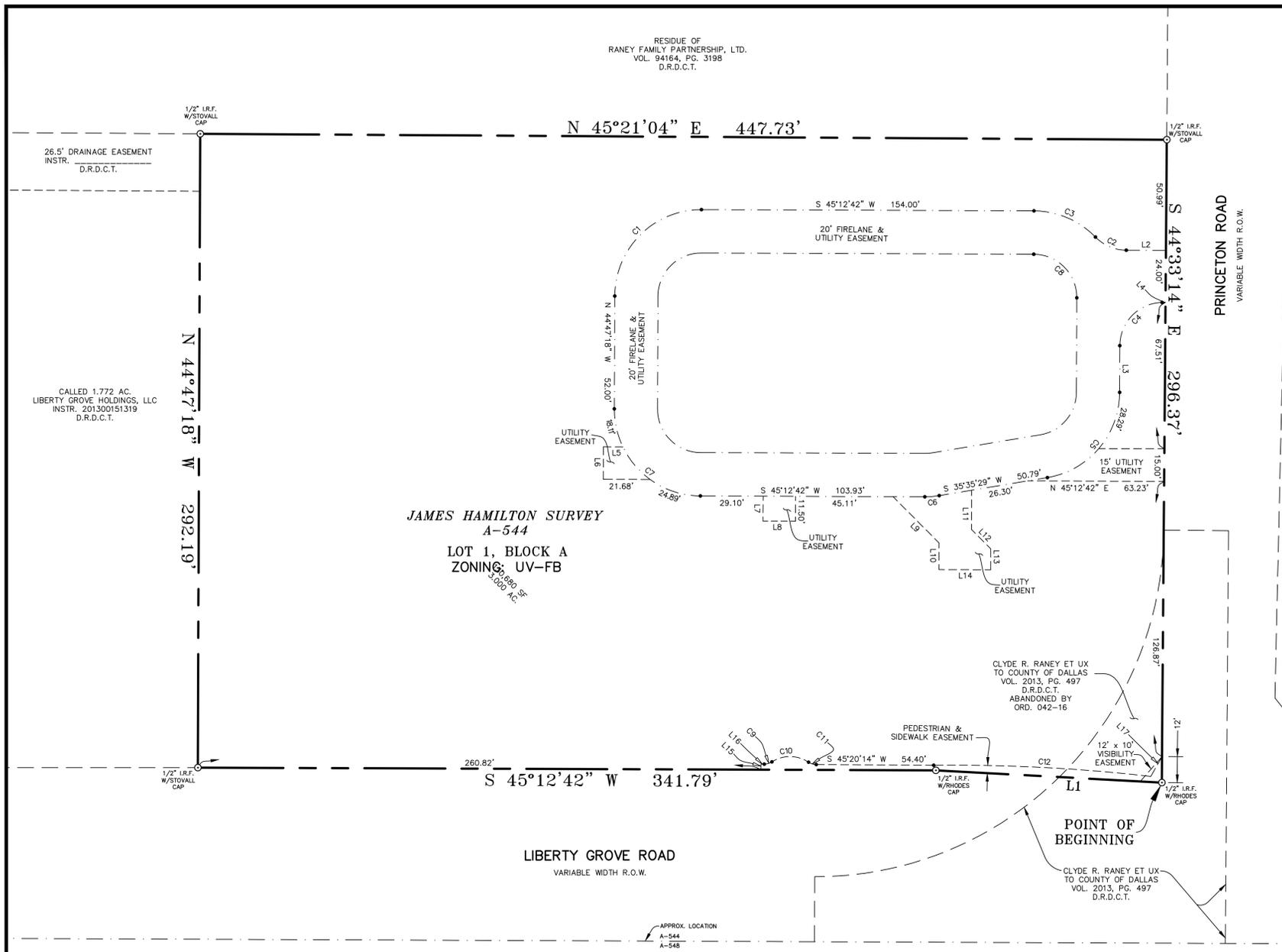


STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019



LEGEND

I.R.F.	IRON ROD FOUND
(CM)	CONTROL MONUMENT
D.R.D.C.T.	DEEDS RECORDS DALLAS COUNTY TEXAS
F.L.E.	FIRELANE EASEMENT
R.O.W.	RIGHT OF WAY

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 48°05'22" W	104.86'
L2	S 45°12'42" W	18.36'
L3	N 44°47'18" W	21.52'
L4	S 45°12'42" W	1.10'
L5	N 45°12'42" E	9.03'
L6	N 44°47'18" W	15.00'
L7	N 44°33'14" W	11.50'
L8	S 45°12'42" W	15.00'
L9	N 89°59'51" W	30.16'
L10	N 44°47'18" W	12.28'
L11	N 44°47'18" W	18.11'
L12	N 89°59'51" W	12.57'
L13	N 44°59'51" W	9.67'
L14	N 45°12'42" E	23.96'
L15	N 44°47'18" E	2.58'
L16	S 45°12'42" W	1.53'
L17	S 15°16'32" E	10.52'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	09°00'00"	40.00'	40.00'	62.83'	S 0°12'42" W	56.57'
C2	045°33'51"	20.00'	8.40'	15.90'	N 67°59'37" E	15.49'
C3	045°33'51"	40.00'	16.80'	31.81'	S 67°59'37" W	30.98'
C4	09°00'00"	20.00'	20.00'	31.42'	S 0°12'42" W	28.28'
C5	08°22'47"	40.00'	33.79'	56.12'	N 4°35'55" W	51.63'
C6	009°37'13"	40.00'	3.37'	6.72'	N 40°24'05" E	6.71'
C7	09°00'00"	40.00'	40.00'	62.83'	S 89°47'18" E	56.57'
C8	09°00'00"	20.00'	20.00'	31.42'	N 89°47'18" W	28.28'
C9	032°55'42"	6.50'	1.92'	3.74'	S 28°44'51" W	3.68'
C10	066°23'20"	15.50'	10.14'	17.96'	S 45°28'41" W	16.97'
C11	033°20'06"	6.50'	1.95'	3.78'	S 62°00'18" W	3.73'
C12	007°12'53"	800.00'	50.43'	100.74'	S 47°55'42" W	100.67'

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST: _____ Date _____

Signature _____ Date _____

Name & Title _____

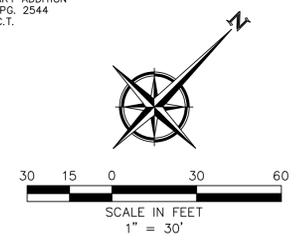
The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas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

Director of Development Services _____ Date _____

ATTEST: _____ Date _____

Signature _____ Date _____

Name & Title _____



Notes:

1. Basis of bearings being deed recorded in Instrument 20100097973, D.R.D.C.T.
2. By graphical plotting, the parcel described herein does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 480185C0245K, dated July 7, 2014, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

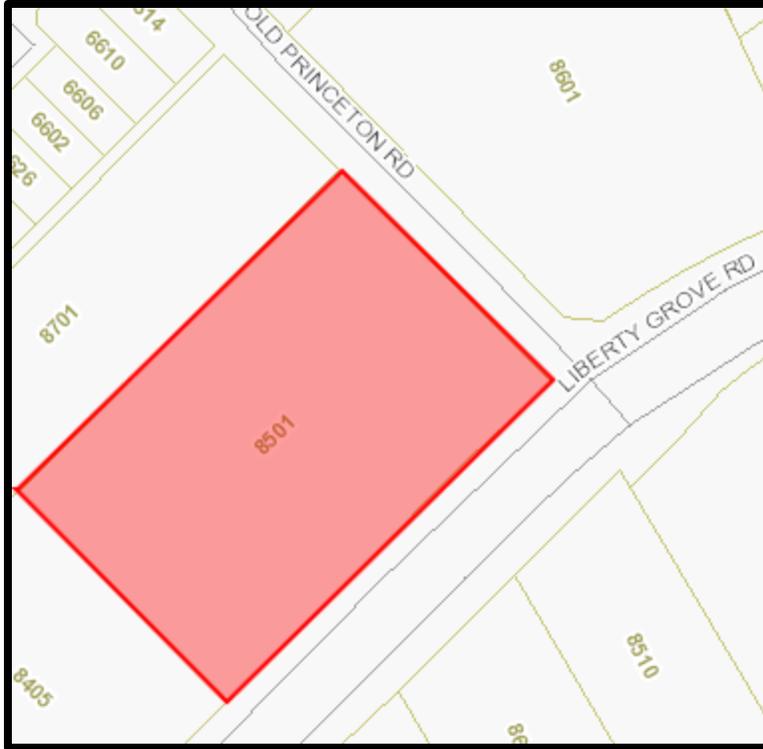
FINAL PLAT
EAST DALLAS
CHURCH OF GOD ADDITION
LOT 1, BLOCK A
BEING
3.000 ACRES
SITUATED IN THE
JAMES M HAMILTON SURVEY, ABST. NO. 534
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75773
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO. _____

OWNER
EAST DALLAS CHURCH OF GOD
9401 SCYENE ROAD
DALLAS, TEXAS 75227

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 6, 2016 SHEET 1 OF 1





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 12/13/2016

AGENDA ITEM: B3

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Preliminary Plat for the Kayak Crossing Addition located at 6917 Miller Road further described as being further described as being 4.028 +/- acres in the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Katy Goodrich, MPA, Planner I

SUMMARY

The Preliminary Plat is one of the first steps in the development process and provides an overview of the utility and lot layout for the site in its entirety. This Preliminary Plat proposes 12 residential lots for single family houses and one lot for a retail business (Attachment 1 – Preliminary Plat).

BACKGROUND INFORMATION

The subject property consists of 4.028 +/- acres and is located approximately 100 feet west of the Miller Road and Glenn Hill Drive intersection (Attachment 2 – Location Map). The subject property is zoned Planned Development (PD) and regulated by Ordinance 040-2016 approved by City Council on October 18, 2016. This zoning designation allows for the proposed single family and commercial development. The Preliminary Plat is the first step in the development process. Subsequently, the applicant will be required to obtain approval of the development plans (site, landscape, tree survey and façade plans), civil engineering plans, a final plat, and building plans prior to receiving a building permit. The final plat will also be brought before the Planning and Zoning Commission.

DISCUSSION

This preliminary plat lays out a subdivision for 12 single family lots and one commercial lot. This plat also shows that there will be approximately 20,000 square feet of common space that will be maintained by the HOA.

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 and Planned Development 040-2016. 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 approval.

ATTACHMENTS

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Location Map

LEGAL DESCRIPTION
TRACT A & B

BEING a tract of land situated in the J. Hobbs Survey, Abstract No. 571, in Dallas County, Texas, being all of Tract A and Tract B to David Covell Hall, Revocable Living Trust recorded in Instrument Number 201400268171 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with cap stamped "HUITT" found for the southwest corner of said Tract B, also lying on the north line of North line of Miller Road a called 80' right-of-way with the northeast line of a called 0.60 acre tract conveyed to the City of Dallas (Dart) for Railroad right-of-way;

THENCE North 41 degrees 15 minutes 52 seconds West, along the southwest line of said Tract B and the northeast line of said line of said 0.60 acre tract, a distance of 344.76 feet to a 5/8 inch iron rod with cap stamped "HUITT" found for an angle point in said Tract B, also lying on the east line of the City of Dallas Take Line for Lake Ray Hubbard;

THENCE North 09 degrees 33 minutes 44 seconds East, along the west line of said tract B and the east line of said Take Line, a distance of 160.96 feet to a 5/8 inch iron rod with cap stamped "CBO" found for the northwest corner of said Tract B;

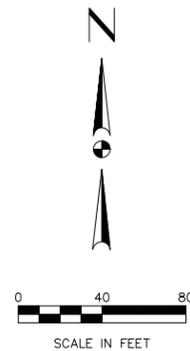
THENCE North 89 degrees 16 minutes 26 seconds East, along the north line of said Tract A, a distance of 314.73 feet to a 5/8 inch iron rod found for the northeast corner of same;

THENCE South 36 degrees 15 minutes 52 seconds East, along the northeast line of said Tract B and Tract A, a distance of 514.25 feet to a 5/8 inch iron rod found for the southeast corner of said Tract A, also lying on the north line of said Miller Road;

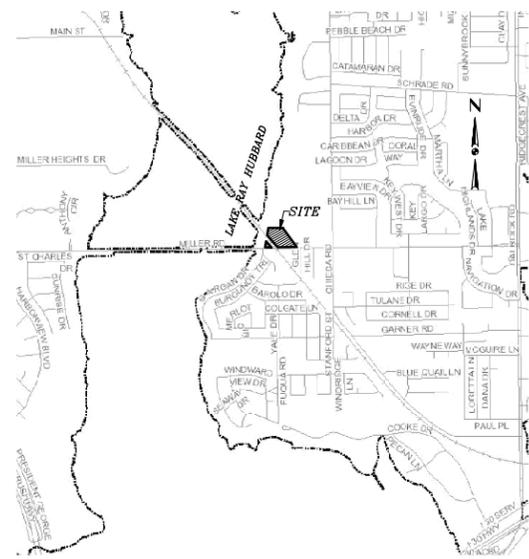
THENCE South 89 degrees 00 minute 36 seconds West, along the north line of said Miller Road, a distance of 418.31 feet to the POINT OF BEGINNING, containing 175,473 square feet, or 4.028 acres of land.

LINE	DIRECTION	LENGTH
L1	N33°53'29" W	15.22'
L2	N41°15'52" W	24.14'

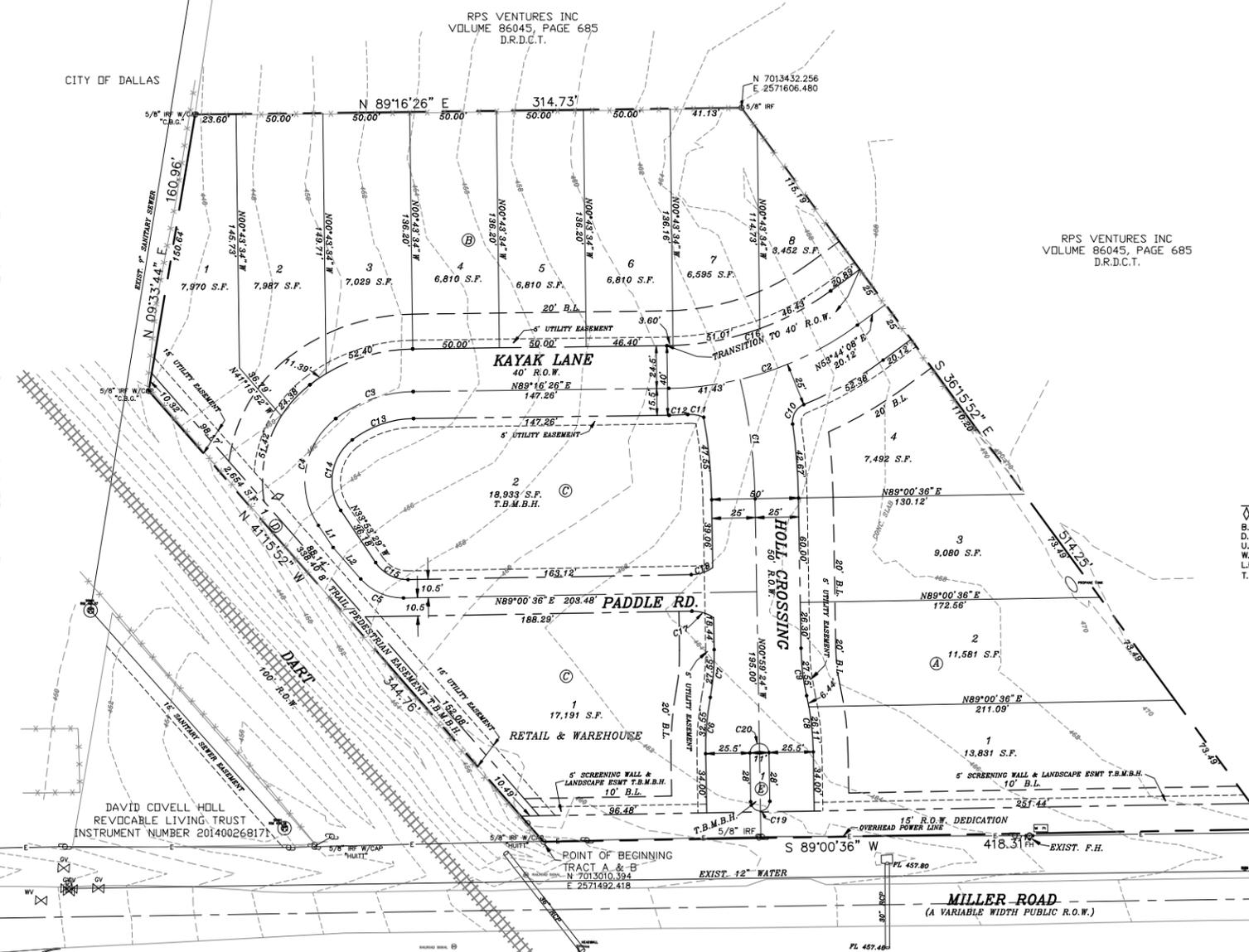
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	12°19'35"	321.81'	34.75'	69.23'	N07°09'11" W	69.10'
C2	35°32'19"	187.50'	60.09'	116.30'	N71°30'16" E	114.44'
C3	38°49'27"	74.75'	24.89'	48.04'	N70°51'42" E	47.22'
C4	86°20'29"	45.50'	42.68'	68.57'	N09°16'44" E	62.90'
C5	49°43'34"	32.00'	14.83'	27.77'	N68°07'37" W	26.91'
C6	11°28'42"	162.50'	16.33'	32.55'	N04°44'57" E	32.50'
C7	11°28'42"	137.50'	13.82'	27.55'	N04°44'57" E	27.50'
C8	11°28'42"	162.50'	16.33'	32.55'	N06°43'45" W	32.50'
C9	11°28'42"	137.50'	13.82'	27.55'	N06°43'45" W	27.50'
C10	75°53'59"	10.50'	8.19'	13.91'	N29°54'33" E	12.91'
C11	26°53'48"	20.00'	4.78'	9.39'	N80°17'20" W	9.30'
C12	2°44'47"	222.59'	5.34'	10.87'	N87°46'07" E	10.87'
C13	36°49'27"	59.25'	19.72'	38.06'	N70°51'42" E	37.43'
C14	86°20'28"	30.00'	28.14'	45.21'	N09°16'45" E	41.05'
C15	57°05'55"	22.00'	11.97'	21.92'	N82°26'26" W	21.03'
C16	35°33'35"	162.80'	52.21'	101.04'	N71°30'50" E	99.43'
C17	34°37'28"	22.00'	6.86'	13.29'	N73°40'43" W	13.09'
C18	34°37'27"	22.00'	6.86'	13.29'	N71°41'55" E	13.09'
C19	180°00'00"	5.50'	INFINITE	17.28'	N89°00'36" E	11.00'
C20	180°00'00"	5.50'	INFINITE	17.28'	S89°00'36" W	11.00'



LAKE RAY HUBBARD



LOCATION MAP
NTS



LEGEND

- ◊ = STREET NAME CHANGE
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- W.E. = WATER LINE EASEMENT
- L.B. = LANDSCAPE BUFFER
- T.B.M.B.H. = TO BE MAINTAINED BY H.O.A.

NOTES
1. EXISTING ZONING.....PLANNED DEVELOPMENT D4D-16
2. NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ACCORDING TO FIRM MAP NUMBER 48448C0246E, REVISED JULY 7, 2014.

"Preliminary Plat - For Inspection Purposes Only"
"Approved for Preparation of Final Plat"

Chairman, City of Rowlett
Planning and Zoning Commission

Director of Development Services

TRACT A & B.....4.028 ACRES
TRACT C.....0.216 ACRES
TOTAL TRACTS.....4.244 ACRES

HOLL DEVELOPMENT
PRELIMINARY PLAT
LOTS 1-4, BLOCK A
LOTS 1-8, BLOCK B
LOTS 1 & 2, BLOCK C
LOT 1, BLOCK D
JAMES HOBBS SURVEY, ABSTRACT NO. 571
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

PROJECT: 16003
DATE: NOV. 11, 2016
SCALE: 1"=40'
DRAWN: C.C.W.
CHKD: W.L.D.

DOUPHRAATE & ASSOCIATES, INC.
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

REVISIONS:
12-2-16 CITY COMMENTS

SHEET 1

OWNER: DAVE HOLL, 8410 SEAFIELD LANE, ROWLETT, TEXAS 75089, (972) 412-7691

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

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





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 12/13/2016

AGENDA ITEM: B4

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take appropriate action on a Final Plat for Emerald Springs Estates Addition located at 4906 Miller Road further described as being 3.639 +/- acres in the Oliver V Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Katy Goodrich, MPA, Planner I

SUMMARY

The Final Plat is where the proposed memory care/assisted living facility is approved upon meeting all applicable development requirements. This Final Plat involves one lot for a future memory care/assisted living facility (Attachment 1 – Final Plat).

BACKGROUND INFORMATION

The subject property is located along the south side of Miller Road 295 +/- feet east of President George Bush Tollway (PGBT) (Attachment 2 – Location Map). The subject property is bounded by existing single family subdivisions to the south and east, which are currently zoned Single Family 10 and Single Family 9. To the west, is a 3.7 acre tract of land that is currently zoned C-2. To the north, are existing single family homes that are currently zoned C-2. The subject property was rezoned to Planned Development 026-16 to allow a memory care/assisted living facility. The developer plans to build a memory care/assisted living facility.

DISCUSSION

The Development Plans and Engineering Plans have been reviewed and approved by staff in conformance with the Planned Development ordinance and the Rowlett Development Code (RDC). The next step in the permitting process is the approval of the final plat.

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

- (a) Conforms to Chapter 77-600, Subdivision and Land Development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;

- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the Fire Marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the Comprehensive Plan and the City Council.”

City Staff has reviewed the Final Plat and determined that it is in compliance with the Rowlett Development Code. Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

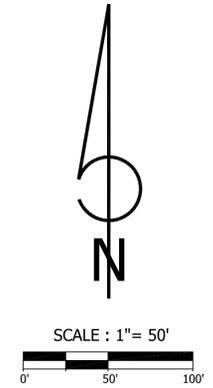
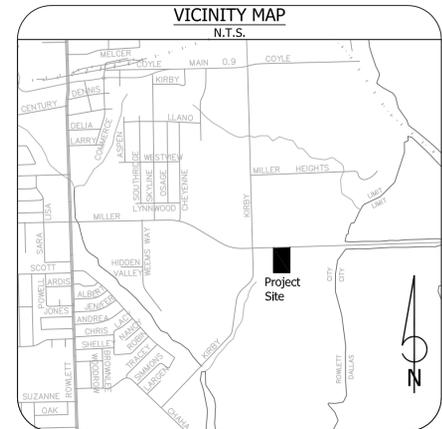
RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Proposed Final Plat

Attachment 2 – Location Map



Flood Statement

According to Community Panel Number 48113C0245K, dated July 7, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not 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.

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Rowlett, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 1, Block 1, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water runoff shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Rowlett shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

City Approval Certificate

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

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

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

City Approval Certificate

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

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

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

Project Number: 160036 Date: November 11, 2016
 Revised Date:
 Revision Notes:
 Sheet 1 of 1

Owner's Certificate

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, CARLOU PROPERTIES, LP is the Owner of a tract of land situated in the O.V. Ledbetter Survey, Abstract Number 790, Dallas County, Texas and being a portion of that certain tract of land described by deed to Carlou Properties, LP recorded in County Clerk's File Number 20070199229, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Carlou tract, said iron rod also being the northeast corner of Harborview Addition No. 1, an addition to the City of Rowlett recorded in Volume 96010, Page 844, Plat Records, Dallas County, Texas and being in the west line of Harborville Estates No. 1, an addition to the City of Rowlett recorded in 94032, Page 5561, Plat Records, Dallas County, Texas;

THENCE South 89 degrees 18 minutes 10 seconds West, 293.61 feet along the south line of said Carlou tract and the north line of said Harborview Addition to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southwest corner of said Carlou tract, said iron rod also being the southeast corner of that certain tract of land described by deed to Zahra Shekarpour recorded in Volume 98185, Page 72, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 38 minutes 21 seconds West, 539.86 feet along the west line of said Carlou tract and the east line of said Shekarpour tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 89 degrees 16 minutes 08 seconds East, 293.61 feet to a 1/2 inch iron rod found in the east line of said Carlou tract, said iron rod being the northwest corner of said Harborville Addition;

THENCE South 00 degrees 38 minutes 21 seconds East, 540.03 feet along the east line of said Carlou tract and the west line of said Harborville Addition to the POINT OF BEGINNING and containing 158,532 square feet or 3.639 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, CARLOU PROPERTIES, LP, Owners, do hereby bind ourselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as "EMERALD SPRINGS ESTATES", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness our hands at (county), Texas, this _____ day of _____, 20____.

Owner(s) _____
 STATE OF TEXAS §
 COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

Executed this the _____ day of _____, in the year of our Lord 2016.

PRELIMINARY

Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696

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

STATE OF TEXAS §
 COUNTY OF _____ §

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

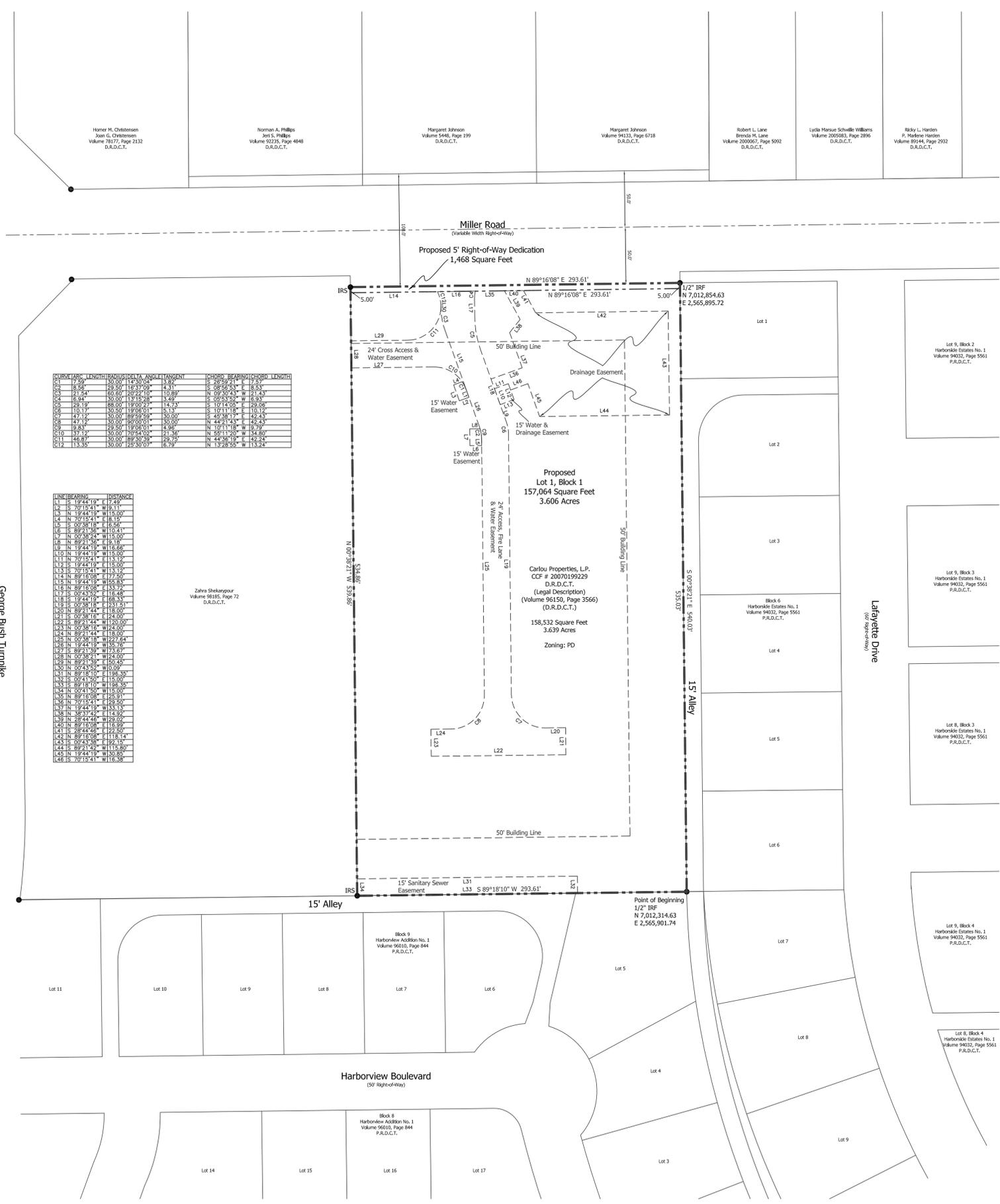
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. IRF = Iron Rod Found.
3. IRS = 5/8 Inch Iron Rod With Cap Stamped "REALSEARCH" Set.
4. D.R.D.C.T. = Deed Records, Dallas County, Texas.
5. P.R.D.C.T. = Plat Records, Dallas County, Texas.

EMERALD SPRINGS ESTATES
 FINAL PLAT
 LOT 1, BLOCK 1
 situated in the O.V. Ledbetter Survey, Abstract
 Number 790, Dallas County, Texas



CURVATURE	LENGTH	RADIUS	SIDE	ANGLE	TANGENT	CHORD	BEARING	CHORD	LENGTH
C1	17.59'	30.00'	142.3004'	3.89'	S 28°59'21" E	17.57'			
C2	18.49'	29.50'	163.3709'	4.31'	S 08°56'53" E	18.53'			
C3	21.24'	66.80'	202.2110'	10.89'	N 09°30'43" W	21.43'			
C4	18.49'	30.00'	115.3100'	3.49'	S 08°56'53" E	18.53'			
C5	28.19'	88.00'	192.0037'	14.73'	S 10°14'05" E	29.06'			
C6	13.04'	30.00'	119.0019'	3.14'	S 10°11'18" E	13.19'			
C7	14.71'	30.00'	89.83959'	30.00'	S 45°38'19" E	14.43'			
C8	14.71'	30.00'	119.0019'	3.14'	S 10°11'18" E	13.19'			
C9	18.49'	30.00'	192.0037'	4.30'	N 44°21'44" E	18.29'			
C10	137.19'	30.00'	792.4702'	21.36'	N 59°11'20" W	134.80'			
C11	144.87'	30.00'	89.83959'	29.29'	S 44°30'19" E	149.44'			
C12	113.35'	30.00'	252.3007'	6.79'	N 13°28'55" W	113.24'			

LINE BEARING	DISTANCE
L1 S 19°44'19" W	174.00'
L2 S 70°15'41" W	51.11'
L3 S 19°44'19" W	175.00'
L4 N 70°15'41" E	51.15'
L5 S 02°08'18" W	14.54'
L6 S 89°21'58" W	110.41'
L7 N 02°38'24" E	81.50'
L8 N 89°21'58" E	110.18'
L9 N 19°44'19" W	175.00'
L10 N 19°44'19" W	175.00'
L11 N 70°15'41" E	51.12'
L12 S 19°44'19" W	174.25'
L13 S 19°44'19" W	175.83'
L14 N 89°18'09" E	135.72'
L15 S 00°43'52" E	118.48'
L16 S 19°44'19" W	176.33'
L17 S 00°43'52" E	118.48'
L18 S 00°38'18" E	123.51'
L19 N 89°21'58" E	110.00'
L20 S 89°21'58" W	110.00'
L21 S 00°38'18" E	124.00'
L22 S 89°21'58" W	110.00'
L23 N 00°38'18" E	124.00'
L24 N 89°21'58" W	110.00'
L25 N 00°38'18" E	124.00'
L26 N 19°44'19" W	175.76'
L27 N 89°21'58" W	110.41'
L28 N 00°38'21" W	124.00'
L29 N 89°21'58" E	110.45'
L30 N 00°43'52" W	109.00'
L31 N 89°18'09" E	135.80'
L32 S 00°41'50" E	115.00'
L33 S 89°18'09" W	135.30'
L34 N 00°41'50" W	115.00'
L35 N 89°18'09" E	135.31'
L36 N 70°15'41" E	129.50'
L37 N 19°44'19" W	133.33'
L38 S 89°18'09" W	135.27'
L39 N 28°44'48" W	129.02'
L40 N 89°18'09" E	135.99'
L41 S 28°44'48" E	129.50'
L42 N 89°18'09" E	135.14'
L43 S 00°43'58" E	129.15'
L44 S 89°21'58" W	115.80'
L45 N 19°44'19" W	130.85'
L46 S 70°15'41" W	116.38'



REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@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

Developer:
 Emerald Springs Estates
 Residential Senior Care, LLC
 3131 McKinney Avenue
 Suite 600
 Dallas, Texas 75204
 Contact: David Krukliel

Owner:
 Carlou Properties, LP
 671 East Muirfield Road
 Garland, Texas 75044
 Ph. 214-384-1778
 Contact: Charles Coats

Engineer:
 DHR Engineering, Inc.
 320 Decker Drive
 Irving, Texas 75062
 Ph. 972-717-0100
 Contact: David H. Recht, PE





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 12/13/2016

AGENDA ITEM: B5

AGENDA LOCATION:

Consent Agenda

TITLE

Conduct a public hearing and take appropriate action on a Final Plat for the Bullitt Multisport Addition, located at 8700 Princeton Road further described as being 9.0 ± acres in the James M. Hamilton Survey, Abstract No. 544, and being a replat of Lot 1, Block B and Part of Lot 2, Block A of the River Church Addition, Rowlett, Dallas County, Texas

STAFF REPRESENTATIVE

Daniel Acevedo, CNU-A, Urban Design Manager

SUMMARY

The Final Plat is where the proposed multisport facility is approved upon meeting all applicable development requirements. This Final Plat involves one lot for a multisport complex and two additional lots for undetermined future development (Attachment 1 – Final Plat).

BACKGROUND INFORMATION

The subject property is located at the northwest terminus of Princeton Road and Liberty Grove Road and is bounded by Old Princeton Road and the second phase of the Waterview Subdivision (Attachment 2 – Location Map). It is zoned Form Based Urban Village (FB-UV). A multisport complex is a permitted use in the FB-UV zoning district. The developer is constructing a multisport complex.

DISCUSSION

The Development Plans and Engineering Plans have been reviewed and approved by staff in conformance with the Rowlett Form Based Code (FBC). The next step in the permitting process is the approval of the final plat.

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

- (a) Conforms to Chapter 77-600, Subdivision and Land Development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;

- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the Fire Marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the Comprehensive Plan and the City Council.”

City Staff has reviewed the Final Plat and determined that it is in compliance with the Rowlett Form Based and Development Codes. Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Proposed Final Plat

Attachment 2 – Location Map

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C1	1.80	2032.50	000°30'2"	1.80	N45° 53' 23"W	0.90
C2	7.33	567.50	000°44'24"	7.33	S45° 32' 41"E	3.66
C3	88.53	124.50	040°44'38"	86.68	N24° 01' 30"E	46.23
C4	461.52	1300.00	020°20'27"	459.10	S58° 21' 02"E	233.21
C5	75.09	1324.50	003°14'53"	75.08	S62° 56' 47"E	37.55
C6	57.06	30.00	108°58'20"	48.84	N10° 05' 04"W	42.04
C7	78.54	50.00	090°00'00"	70.71	S00° 35' 54"E	50.00
C8	39.55	30.00	075°32'06"	36.75	N07° 49' 51"W	23.24
C9	20.70	30.00	039°32'12"	20.29	S49° 42' 18"W	10.78
C10	47.12	30.00	090°00'00"	42.43	S00° 35' 54"E	30.00
C11	18.03	50.00	020°39'52"	17.94	N34° 04' 10"E	9.12
C12	46.24	30.00	088°18'28"	41.80	S67° 53' 28"W	29.13
C13	18.85	1324.50	000°48'56"	18.85	S68° 21' 46"E	9.43
C14	159.60	1304.50	007°00'35"	159.50	S65° 03' 26"E	79.90
C15	21.12	1935.00	000°37'32"	21.12	N45° 54' 40"W	10.56
C16	246.03	1934.04	007°17'19"	245.86	N42° 34' 57"W	123.18
C17	7.92	632.50	000°43'03"	7.92	S45° 33' 21"E	3.96
C18	10.96	1967.50	000°19'09"	10.96	S45° 45' 20"E	5.48
C19	286.72	185.00	088°47'52"	258.87	N00° 00' 04"W	181.16

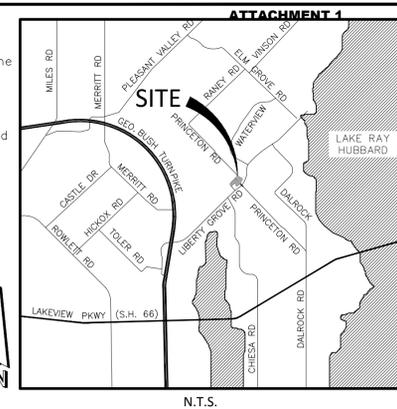
Line	Length	Direction
L1	2.66	N46° 39' 59"W
L2	180.65	N46° 39' 59"W
L3	106.39	N46° 39' 59"W
L4	177.59	S43° 20' 01"W
L5	62.17	S81° 44' 34"W
L6	131.29	N45° 39' 21"W
L7	117.55	S43° 20' 31"W
L8	112.83	N44° 24' 06"E
L9	50.44	N45° 35' 54"W
L10	128.67	N29° 56' 12"E
L11	111.09	N29° 56' 12"E
L12	96.26	N45° 35' 54"W
L13	112.83	N44° 24' 06"E
L14	321.83	N46° 39' 59"W
L15	278.24	N45° 35' 54"W
L16	55.04	N38° 56' 21"W
L17	24.26	N44° 23' 59"W

LEGEND

- Point of Tangency
- Iron Rod Found
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" unless otherwise noted
- Curve No.
- C1 Line No.
- M.R.D.C.T. = Map Records Of Dallas County, Texas
- D.R.D.C.T. = Deed Records Of Dallas County, Texas

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202 Lambert Conformal Conic. Feet (TX83-NCF). BASED ON CITY OF ROWLETT MONUMENTS C3 AND D4.
- By graphical plotting, the parcel described herein does not lie within Special Flood Hazard Area (SFHA) as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Maps, Map Number 48113C0235K, dated July 7, 2014 and Map Number 48113C0245K, dated July 7, 2014 as published by the Federal Emergency Management Agency. The Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- All corners set herein are 1/2" Iron Rods with yellow plastic caps stamped "JVC" unless otherwise noted.

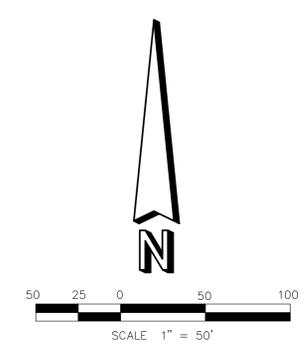


BENCHMARKS:

- City of Rowlett Station No. "C-3": Bernsten top security monument with access cover located in the centerline median of Lakeview Parkway approximately 275' west of Shoreline Drive, 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.
N = 7018756.835 E = 2565958.298
Elev. = 485.73' (Plan) 485.56' (Plan)
- City of Rowlett Station No. "D-4": Bernsten top security monument with access cover located in the west end of North Point Drive median at the intersection of Onies Road, approximately 13' west of a stone sign, 14' north of south median curb, 11.5' south of north median curb and 6' east of nose of median.
N = 7024731.574 E = 2571390.039
Elev. = 482.06' (Plan) 481.99' (Field)

PURPOSE:
To subdivide the property for a Sports Facility.

REVISIONS	DATE

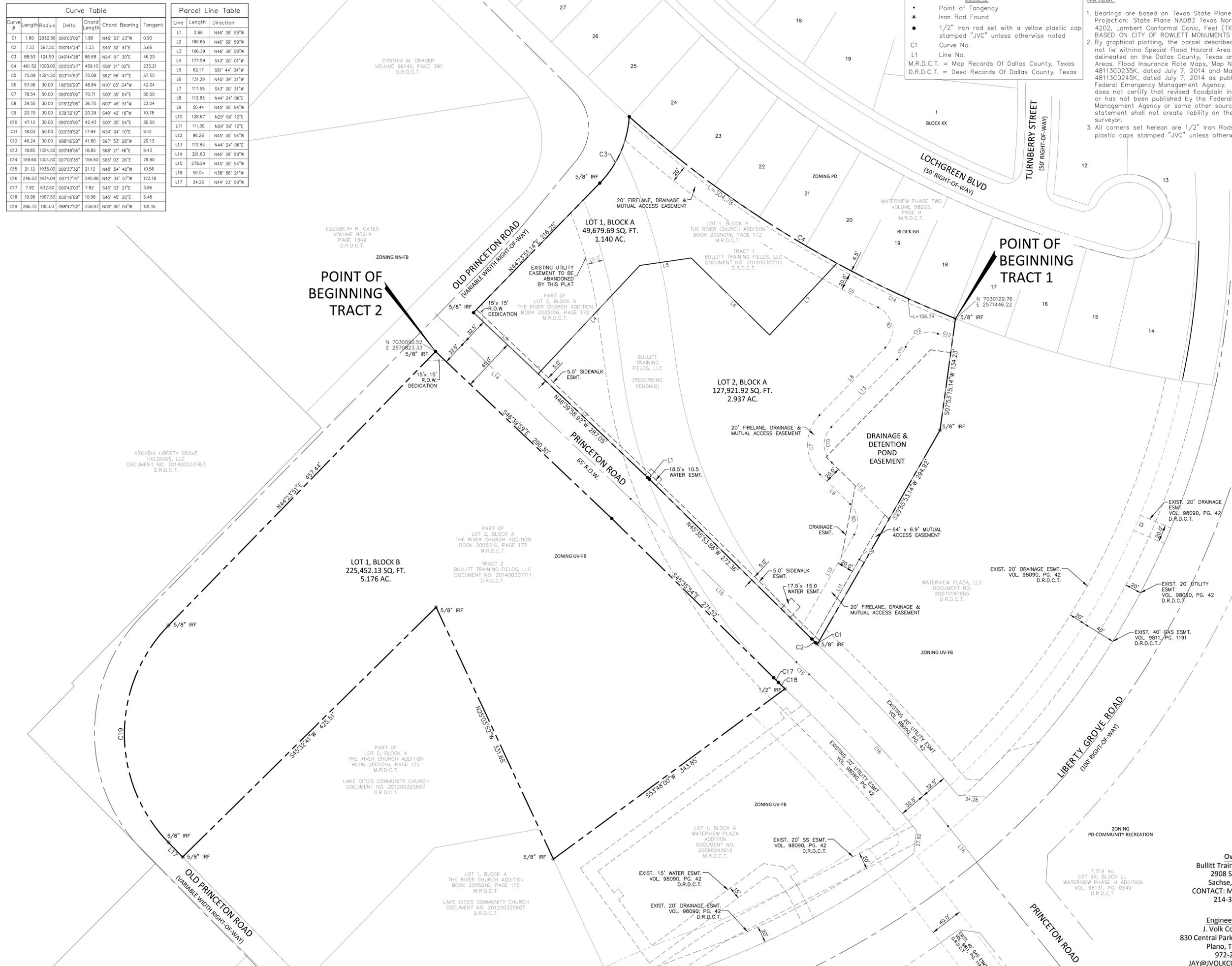


**FINAL REPLAT
BULLITT MULTISPORT
ADDITION**
BEING 9.253 AC. IN THE JAMES M. HAMILTON SURVEY,
ABSTRACT NO. 544,
AND BEING A REPLAT OF
LOT 1, BLOCK B AND PART OF LOT 2, BLOCK A
THE RIVER CHURCH ADDITION
CITY OF ROWLETT
DALLAS COUNTY, TEXAS
8 April 2015
SHEET 1 OF 2

Owner:
Bullitt Training Fields, LLC
2908 Sean Cove
Sachse, TX 75048
CONTACT: MELVIN BULLITT
214-377-9540



Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
JAY@JVOLKCONSULTING.COM



OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

LEGAL DESCRIPTION
TRACT 1
4.077 ACRES

BEING a tract of land situated in the JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544, City of Rowlett, Dallas County, Texas and being all of Lot 1, Block B of THE RIVER CHURCH ADDITION, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Book 2005016, Page 172, Map Records, Dallas County, Texas and being part of Lot 2, Block A of said Addition and being all of that tract of land described as Tract 1 in Deed to Bullitt Training Fields, LLC, as recorded in Document No. 201400307111, Deed Records, Dallas County, Texas and being part of that tract of land described as Tract 2 in Deed to Bullitt Training Fields, LLC, as recorded in Document No. 201400307111, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap stamped “CARTER & BURGESS” found in the southwest line of WATERVIEW PHASE TWO, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas for the common northeast corner of said Lot 1 and most northerly northwest corner of that tract of land described in Deed to Waterview Plaza, LLC, as recorded in Document No. 20070197855, Deed Records, Dallas County, Texas;

THENCE South 07 degrees 53 minutes 15 seconds West, leaving said southwest line and with the common southeast line of said Lot 1 and northwest line of said Waterview Plaza, LLC tract, a distance of 134.23 feet to a 5/8 inch iron rod with a red plastic cap stamped “CARTER & BURGESS” found for corner;

THENCE South 29 degrees 55 minutes 53 seconds West, continuing with said common line, a distance of 294.92 feet to a 5/8 inch iron rod found in the northeast line of Princeton Road, a 65 foot right-of-way, for the common south corner of said Lot 1 and most westerly southwest corner of said Waterview Plaza, LLC tract, said point being at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 03 minutes 02 seconds, a radius of 2,032.50 feet and a chord bearing and distance of North 45 degrees 53 minutes 23 seconds West, 1.80 feet;

THENCE Northwesterly, with said northeast line, the following five (5) courses and distances:

Northwesterly, leaving said common line and with said curve to the left, an arc distance of 1.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the right having a central angle of 00 degrees 44 minutes 24 seconds, a radius of 567.50 feet and a chord bearing and distance of North 45 degrees 32 minutes 41 seconds West, 7.33 feet;

Northwesterly, with said curve to the right, an arc distance of 7.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 45 degrees 35 minutes 54 seconds West, a distance of 272.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 46 degrees 39 minutes 59 seconds West, a distance of 2.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 46 degrees 39 minutes 59 seconds West, a distance of 287.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the common north line of the above mentioned Lot 2 and north line of the above mentioned Tract 2;

THENCE North 44 degrees 23 minutes 51 seconds East, leaving said northeast line and with said common line, passing at a distance of 188.19 feet a 5/8 inch iron rod found for the common northeast corner of said Lot 2 and said Tract 2, and continuing in all for a total distance of 216.25 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the left having a central angle of 40 degrees 44 minutes 38 seconds, a radius of 124.50 feet and a chord bearing and distance of North 24 degrees 01 minutes 30 seconds East, 86.68 feet;

THENCE Northeasterly, with said curve to the left, passing at an arc distance of 46.12 feet a 5/8 inch iron rod found for the common most westerly northwest corner of the above mentioned Lot 1 and most westerly northwest corner of the above mentioned Tract 1, and continuing with the common north line of said Lot 1 and north line of said Tract 1 in all for a total arc distance of 88.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the common northeast line of said Lot 1, the northeast line of said Tract 1 and southwest line of the above mentioned WATERVIEW PHASE TWO Addition, said point being at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 20 minutes 27 seconds, a radius of 1,300.00 feet and a chord bearing and distance of South 58 degrees 21 minutes 02 seconds East, 459.10 feet;

THENCE Southeasterly, with said common line and said curve to the left, an arc distance of 461.52 feet to the POINT OF BEGINNING and containing 4.077 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF DALLAS §

LEGAL DESCRIPTION
TRACT 2
5.176 ACRES

BEING a tract of land situated in the JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544, City of Rowlett, Dallas County, Texas and being part of Lot 2, Block A of THE RIVER CHURCH ADDITION, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Book 2005016, Page 172, Map Records, Dallas County, Texas and being part of that tract of land described as Tract 2 in Deed to Bullitt Training Fields, LLC, as recorded in Document No. 201400307111, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set at the intersection of the northwest line of said Lot 2 with the southwest line of Princeton Road, a 65 foot right-of-way;

THENCE Southeasterly, with said southwest line, the following four (4) courses and distances:

South 46 degrees 39 minutes 59 seconds East, leaving said northwest line, a distance of 290.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 45 degrees 35 minutes 54 seconds East, a distance of 271.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 43 minutes 03 seconds, a radius of 632.50 feet and a chord bearing and distance of South 45 degrees 33 minutes 21 seconds East, 7.92 feet;

Southeasterly, with said curve to the left, an arc distance of 7.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the right having a central angle of 00 degrees 19 minutes 09 seconds, a radius of 1,967.50 feet and a chord bearing and distance of South 45 degrees 45 minutes 20 seconds East, 10.96 feet;

Southeasterly, with said curve to the right, an arc distance of 10.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner the common southeast corner of the above mentioned Lot 2 and most northerly northeast corner of Lot 1, Block A of WATERVIEW PLAZA ADDITION, an Addition to the City of Rowlett, Dallas County, Texas according to the Plat thereof recorded in Document No. 20080243612, Map Records, Dallas County, Texas, from which point a 1/2 inch iron rod with a yellow plastic cap stamped “LANE 2509” found bears North 56 degrees 09 minutes 04 seconds West, 0.41 feet;

THENCE South 53 degrees 48 minutes 00 seconds West, leaving said southwest line and with the common southeast line of said Lot 2 and northwest line of said Lot 1, a distance of 343.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the common northwest corner of said Lot 1, an exterior ell corner of said Lot 2 and an exterior ell corner of the above mentioned Tract 2, from which point a 1/2 inch iron rod with yellow plastic cap stamped “LANE 2509” found bears North 58 degrees 12 minutes 29 seconds West, 0.78 feet;

THENCE North 25 degrees 03 minutes 52 seconds West, leaving said common line and with the south line of said Tract 2, a distance of 331.68 feet to a point for corner, from which point a 5/8 inch iron rod with red plastic cap stamped “AWARD SURV.” found bears North 88 degrees 54 minutes 11 seconds West, 0.37 feet;

THENCE South 45 degrees 32 minutes 41 seconds West, continuing with said south line, a distance of 425.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the southwest corner of said Tract 2, from which point a 5/8 inch iron rod with a red plastic cap stamped “AWARD SURV.” found bears South 52 degrees 35 minutes 11 seconds West, 3.93 feet;

THENCE Northerly, with the north line of said Tract 2, the following three (3) courses and distances:

North 44 degrees 23 minutes 59 seconds West, leaving said south line, a distance of 24.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 88 degrees 47 minutes 52 seconds, a radius of 185.00 feet and a chord bearing and distance of North 00 degrees 00 minutes 04 seconds West, 258.87 feet, from which point a 5/8 inch iron rod with red plastic cap stamped “DCA” found bears North 29 degrees 56 minutes 04 seconds West, 0.55 feet;

Northerly, with said curve to the right, an arc distance of 286.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner, from which point a 5/8 inch iron rod found bears South 44 degrees 58 minutes 38 seconds West, 3.64 feet;

North 44 degrees 23 minutes 51 seconds East, 457.44 feet to the POINT OF BEGINNING and containing 5.176 acres of land, more or less.

OWNER’S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, BULLITT TRAINING FIELDS, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as “BULLITT MULTISPORT ADDITION”, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances rules, regulations and resolutions of the City of Rowlett, Texas.

The undersigned does covenant and agree that the access easement my be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon and across said premises.

that the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating “Fire Lane, No Parking.” The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

Witness our hands at Dallas, County, this _____ day of _____, 20___.

BULLITT TRAINING FIELDS, LLC

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, A Notary Public in and for said County and State, on this day personally appeared _____ (of BULLITT TRAINING FIELDS, LLC) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20___.

Notary public in and for the State of Texas

My commission expires: _____

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this _____ day of _____, 20___.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____.

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title Date

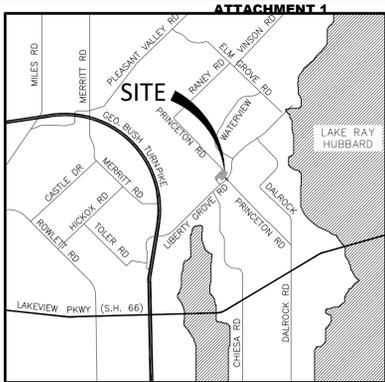
The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas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

Director of Development Services Date

ATTEST:

Signature Date

Name & Title Date



ACCESS EASEMENT:

That the undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT:

That the undersigned does covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and he owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating “Fire Lane, No Parking.” The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times of fire department and emergency use.

DRAINAGE AND DETENTION POND EASEMENT:

This plat is hereby adopted by the owners (called “Owners”) and approved by the City of Rowlett, (called “City”) subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns the described by bearing and distances on Lot 2, Block A of the plat is called “Drainage and Detention Pond Easement.” The Drainage and Detention Pond Easement is hereby dedicated to the public’s use forever but including the following covenants with regard to maintenance responsibilities: The existing creek or creeks traversing the Drainage and Detention Pond Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Pond Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water runoff shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Pond Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Detention Pond Easement, at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Detention Pond Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Rowlett shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Detention Pond Easement, as in the case of all natural channels, are subject storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Detention Pond Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be shown on the plat.

**FINAL REPLAT
BULLITT MULTISPORT
ADDITION**

BEING 9.253 AC. IN THE JAMES M. HAMILTON SURVEY,
ABSTRACT NO. 544,
AND BEING A REPLAT OF
LOT 1, BLOCK B AND PART OF LOT 2, BLOCK A
THE RIVER CHURCH ADDITION
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

Owner:
Bullitt Training Fields, LLC
2908 Sean Cove
Sachse, TX 75048
CONTACT: MELVIN BULLITT
214-377-9540

8 April 2015
SHEET 2 OF 2

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
JAY@JVOLKCONSULTING.COM





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 12/13/2016

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a rezoning request to amend Planned Development (PD) Ordinance #010-13 to modify the development standards for a detached garage. The subject property is located at 6809 Miller Road, being .98 +/- acres further described as a portion of Tracts 16.2, 66, and 58 out of the Charles D. Merrell Survey, Abstract Number 957, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The applicant is requesting a rezoning to amend PD #010-13 in order to modify the development requirements for a new detached garage. The applicant is proposing to build the detached garage at 6809 Miller Road (Attachment 1 – Location Map) with a brick exterior instead of the fiber cement board as required by the existing PD.

BACKGROUND INFORMATION

Over the past few years, the applicant, Dave Holl, through Kayak Instruction Foundation Inc. has operated a successful kayaking program at Paddlepoint Park. Since 2013, Mr. Holl has used 6809 Miller Road, as his home office and as a storage facility for his kayaks. In 2014, Mr. Holl acquired the property at 6917 Miller with the hope of expanding his kayak operation north of Miller Road. The December 26, 2015, tornado destroyed the existing homes at 6809 Miller Road and 6917 Miller Road. Mr. Holl is now moving forward to rebuild the homes that were destroyed and to expand his kayaking operation closer to Lake Ray Hubbard by opening a kayak shop at 6917 Miller Road. Mr. Holl has obtained a building permit to rebuild his house at 6809 Miller Road which will eventually also include 1,200 square-foot detached garage (approved by PD Ordinance 010-13) to store his kayaks until the property at 6917 Miller Road is developed.

City Council adopted the existing PD on May 7, 2013, to allow the applicant to utilize a 1,200 square-foot detached garage for his kayak operations subject to the requirements stipulated in the PD ordinance (Attachment 2 – PD #010-13). One of those requirements stipulated that the exterior of the detached garage be composed of fiber cement board. The applicant wishes to use a brick exterior that will match his new home instead of using fiber cement board (Attachment 3 – Garage Elevations). The location of the detached garage on the subject property will also be slightly altered from what was shown on the concept plan in PD #010-13. The new location of the

detached garage will be located as shown in Attachment 4. All other requirements including the screening requirements outlined in the existing will still apply. The applicant is proposing no other changes to the existing PD.

DISCUSSION

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

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;
2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;
3. Whether the proposed rezoning will protect or enhance 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;
5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;
6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;
7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;
8. Whether there is determined to be an excessive proliferation of the use or similar uses;
9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;
10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

As was indicated in staff report for the PD that was first adopted on May 7, 2013, the PD met the above criteria for the initial rezoning to allow the 1,200 square-foot detached garage and to allow it to be used for the applicant's home occupation (Kayak Instruction Foundation). In summary, the proposed PD amendment is a minor change that will allow the applicant to build the detached garage with a brick exterior that will match that of the house that is currently under construction. It is staff's opinion that the proposed amendment will not have any adverse impact on adjacent properties.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. City staff mailed twenty-five 200-ft notices and fifty-two courtesy 500-ft notices November 28, 2016, and as of Friday, December 9, 2016, staff has received one notice in favor of the request and none in opposition. These responses are included as Attachment 5.

FISCAL IMPACT

N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – PD Ordinance 010-13

Attachment 3 – Building Elevation (Detached Garage)

Attachment 4 – Site Plan

Attachment 5 – Public Hearing Notices





City of Rowlett

Official Copy

Ordinance: ORD-010-13

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

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING FROM SINGLE FAMILY RESIDENTIAL (SF-10) TO PLANNED DEVELOPMENT (PD) ZONING FOR A 0.98 +/- ACRE TRACT OF REAL PROPERTY GENERALLY LOCATED AT 6809 MILLER ROAD, BEING FURTHER DESCRIBED AS A PORTION OF TRACTS 16.2, 66, AND 58 OUT OF THE CHARLES D. MERRELL SURVEY, ABSTRACT NUMBER 957, DALLAS COUNTY TEXAS AND BEING OUT OF A 12.1 ACRE TRACT AWARDED TO C.A. ROAN BY JUDGMENT NUMBER 70-10642-I OF THE 162ND DISTRICT COURT OF DALLAS COUNTY, DATED JULY 12, 1972, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

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

Section 1: That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended to grant a change in underlying zoning from "SF-10" Single Family Residential to "SF-10" Single Family Residential with "PD" Planned Development overlay for a 0.98 +/- acre tract of real property generally located at 6809 Miller Road, being further described as a portion of Tracts 16.2, 66, and 58 out of the Charles D. Merrell Survey, Abstract Number 957, Dallas County Texas and being out of a 12.1 acre tract awarded to C.A. Roan by Judgment Number 70-10642-I of the 162nd District Court of Dallas County, dated July 12, 1972, in the City of Rowlett, Dallas County, Texas, and being more specifically described in Exhibit "A", attached hereto and incorporated herein (hereinafter the "Property").

Section 2: That the development standards and regulations set forth in Exhibit "C", and Exhibit "D" attached hereto and made a part hereof, shall be applicable to land uses, structures, the use and occupancy of structures, and the development, construction, operation and maintenance of improvements on the Property described herein.

Section 3: That the Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in Exhibit "C" and Exhibit "D", the provisions of the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Rowlett Development Code or Code of Ordinances, then the standard or regulation required by the Development Code or other ordinance shall be applied to development and use of the Property.

Section 4: That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property 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: An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, 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 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 Code of Ordinances 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.

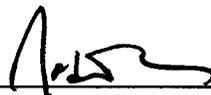
Section 8: This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

At a meeting of the City Council on May 7, 2013 this Ordinance be adopted. The motion carried by the following vote:

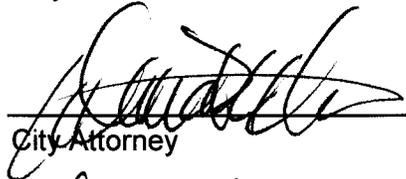
Ayes: 4 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops and Councilmember Miller

Absent: 1 Councilmember Kilgore

Abstain: 1 Councilmember Pankratz

Approved by 
Mayor

Date May 7, 2013

Approved to form by 
City Attorney

Date May 7, 2013

 Approved by 
City Secretary

Date May 7, 2013

Statement of Intent and Purpose

The Kayak Instruction Foundation, Inc. is organized and shall be operated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the code. More specifically, the purpose of the Corporation shall be providing training and education to individuals in paddle sports with the additional purpose of promoting sportsmanship, leadership, teamwork, character, and personal integrity and responsibility. The assets and properties of the Corporation are hereby pledged for use in performing its exempt functions.

At Paddlepoint Park, The Kayak Instruction Foundation, Inc. (KIF) will focus on program that cater to kids, people with disabilities and people new to the sport.

Dave Holl the president of (KIF) would like to expand his past relationship with the City at Paddlepoint Park. KIF would like to continue to develop kayak programs which not only conform to "Best Practices" in the industry but are used as a model in defining and setting the evolving "Best Practices" in the paddle sports industry. KIF will do this by exceeding the industry standards with instructor certifications, first aid, lifeguard and CPR certifications and superior equipment. The City and KIF will receive national recognition from these paddle sports activities through mine and KIF's participation in national, regional and local paddle sports organizations.

I have served on the national Board of Directors and as the Treasurer for the American Canoe Association (ACA). I have also served on the ACA Safety, Education and Instruction Council, the private sector body recognized by the Coast Guard and state regulatory paddle sports agencies (TPWD) for developing best practices for paddle sports activities. Locally I am a member of the BSA Circle Ten Aquatics Committee. I am also a lifeguard, wilderness first responder, ACA advanced whitewater kayak instructor and ACA whitewater kayak instructor trainer along with additional certifications.

With regards to the approval criteria in Section 77-805.C.:

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

The proposed rezoning does not correct an error; however, it could be seen as addressing a changing condition or trend.

I have partnered with the City for about five years, providing kayak programs through the Rowlett Parks and Recreation Department. Last season 2012, KIF purchased a container that was located on Paddle Point Park. This container allowed the program to grow greatly. Many church groups, home school and other local organizations were able to experience kayaking at Padlepoint Park during 2012. Many people from outside Rowlett, visited Rowlett during 2012 to kayak with KIF at Paddle Point Park. Rowlett and Paddlepoint Park is beginning to grow into a destination for kayak activities. Paddlepoint Park is a small park

and there is no space for additional on site kayak storage. If the beneficial and healthy lifestyle kayaking activities at Paddlepoint park are to increase, it will be necessary for KIF to store kayaks at 6809 Miller Road, across the road from Paddlepoint Park.

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

The subject property does not fall within one of the focus areas identified in the Realize Rowlett 2020 Comprehensive Plan. As such, the plan states that the guiding principles and existing zoning should inform development. Of all thirteen guiding principles identified in the plan this proposal most specifically addresses number six, "*Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity and the quality of life desired by the community*", and number 9, "*Support quality educational resources to meet the needs to Rowlett residents throughout their lives.*"

The existing zoning district is Single Family 10. While the proposed uses cannot be considered a "home occupation" due to the size of the storage building and proposed office use, the non-profit business will not generate commercial traffic and as such is compatible with the surrounding residential uses.

The area of Lake Ray Hubbard at Paddlepoint Park is unique in that it is a smaller body of water and protected from the wind on all sides. This makes it a better and safer place for beginners to learn to kayak. KIF will provide the over site at this location and make this resource more available to the public. Use has greatly increased since KIF began on site operations last year. The certifications and experience (teaching and technical paddling skills) Dave Holl brings will provide educational opportunities unmatched by other cities and parks and recreation programs. The sport of kayaking can be a lifelong sport. You do not out grow it. As a lifelong sport, this activity will have both physical and mental benefits for those participating for their entire lives. Over the last decade, KIF has introduced thousands of Girl Scouts and Boy Scouts to kayaking and started them on this beneficial lifelong activity. This requested zoning change will open these beneficial activities to additional people.

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

As previously mentioned, the proposed uses will not generate commercial traffic, and as such there are no known conditions that would affect the health, safety, morals, or general welfare of the surrounding neighbors. In addition, KIF will provide screening by the time the storage building construction is completed or the site has stabilized so that the screening does not have to be removed after it is planted due to construction activities. and put a fence around the back yard to further screen storage from the view of the surrounding neighbors.

The KIF kayak programs will provide activities leading towards a healthy lifestyle through physical activities. During the summer, we will provide an opportunity for teenagers to constructively spend time learning to kayak and become ACA Certified Kayak Instructors. The same opportunities also exist for adults but KIF will target teenagers and those at risk. The KIF activities will help break the overuse of digital entertainment and replace it with physical activity entertainment. Please see the referenced letters of support: one from Julie Cannariato and a second from Tracy Rosalies. The kayak activities KIF is bringing to Rowlett are viewed as desirable programs by other cities. Other cities are spending a great deal of taxpayer and bond money to develop similar programs for their residents. Rowlett is receiving these programs from KIF at no cost to Rowlett. KIF is bearing the costs of delivering these activities to Rowlett.

- 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;**

It is not anticipated that the proposed use will generate any additional service demands beyond that of the existing single family home. As previously mentioned, while the proposed uses do not meet the requirements for a "home occupation" it will in essence be run in the same manner as a traditional home occupation and accessory structure.

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

Per the City Council's direction no trees will be disturbed in the constructing of the accessory structure. In addition, there are no anticipated adverse impacts related to the other items. The only visible operations will be transporting kayaks from the property to other locations and this will be accomplished during normal working hours utilizing a standard personal truck, thus it is not anticipated to produce adverse noise levels.

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

As previously mentioned, while the proposed uses do not meet the requirements for a "home occupation" it will in essence be run in the same manner as a traditional home occupation with no noticeable disturbances to the neighbors. Per the neighbor's concerns KIF will provide screening of the accessory building by putting up eastern red cedars four to six feet tall every 10 feet in front of the storage unit facing the gravel road easement and

smaller red tip shrubbery behind the storage building facing the railroad, as well as replace the existing chain linked fence with a solid wood fence to further screen the backyard. The only visible operations will be transporting kayaks from the property to Paddlepoint Park and other locations. This will be accomplished during normal working hours utilizing a standard personal truck, thus it is not anticipated to produce adverse noise levels. No deliveries shall be made to the site beyond those traditionally related to a residential use (i.e. moving vans, FedEx trucks, etc.) In addition, KIF will only use the existing access easement to access the property from Miller Rd. and at no time will KIF use the proposed cul-de-sac in the adjacent development for business related access.

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

I was initially drawn to this property due to the proximity of Paddlepoint Park, and the ability to have additional kayaks in close proximity to the park to serve a greater number of people who want to utilize the nature program. As previously mentioned, while the proposed uses do not meet the requirements for a "home occupation", the non-profit business will in essence be run in the same manner as a traditional home occupation, with no noticeable disturbances to the neighbors. For that reason I deem the proposed Planned Development zoning district as suitable for the property as the based SF-10 district.

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

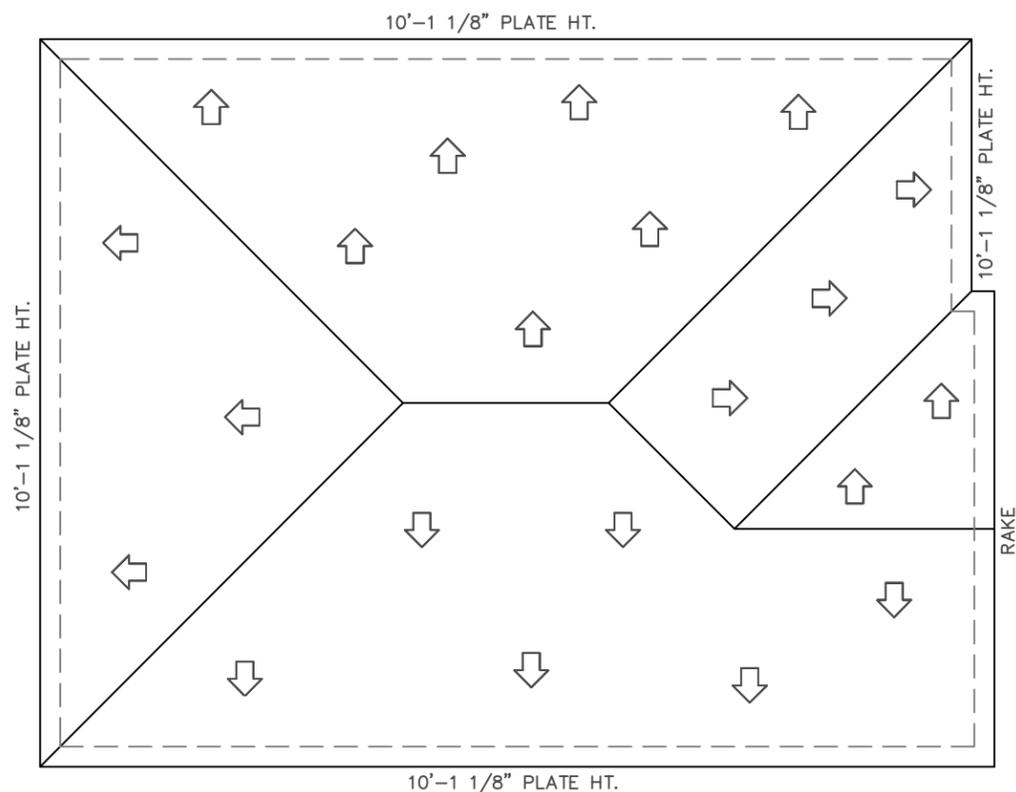
There are no other uses of this nature in the City, thus KIF does not deem it to be an "excessive proliferation".

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

As previously mentioned, to address the adjacent property owner's concerns KIF will screen the accessory structure with a living screen, construct a solid wood fence around the back yard, and only utilize the access easement off Miller Rd. to access the property. In addition, I am providing for a neutral colored, fiber-cement board siding exterior to the accessory structure to ensure it is compatible with the surrounding residential homes. For those reasons I deem that the proposed rezoning will be compatible in scale with the other properties in the vicinity of the subject property.

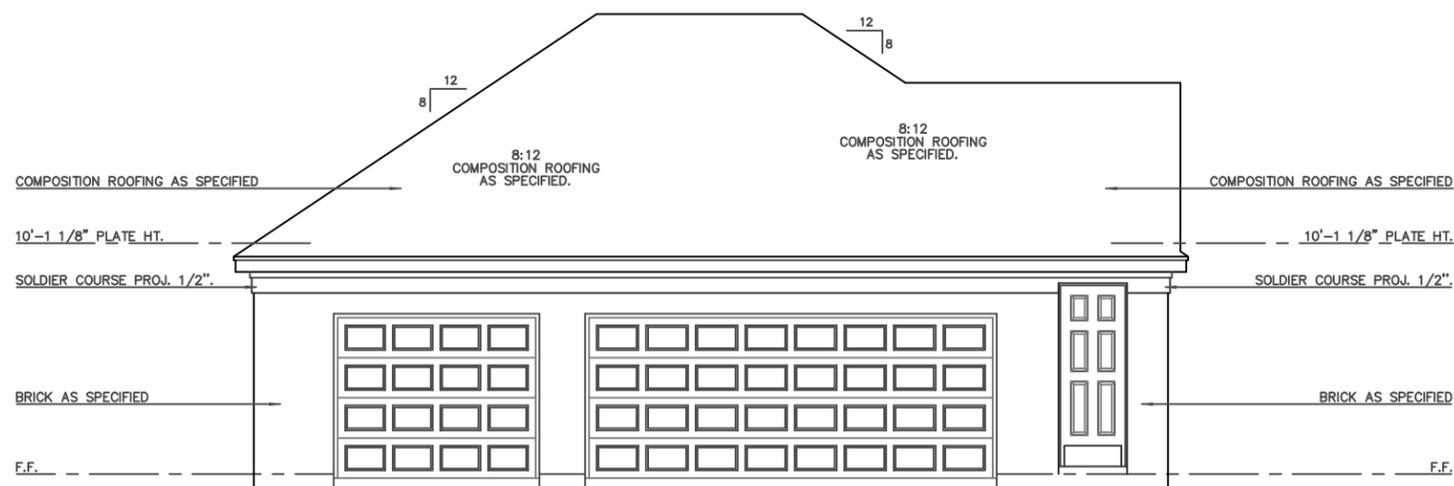
10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

This question is non-applicable, as this is a unique use that is only appropriate in this location due to the proximity of the park.



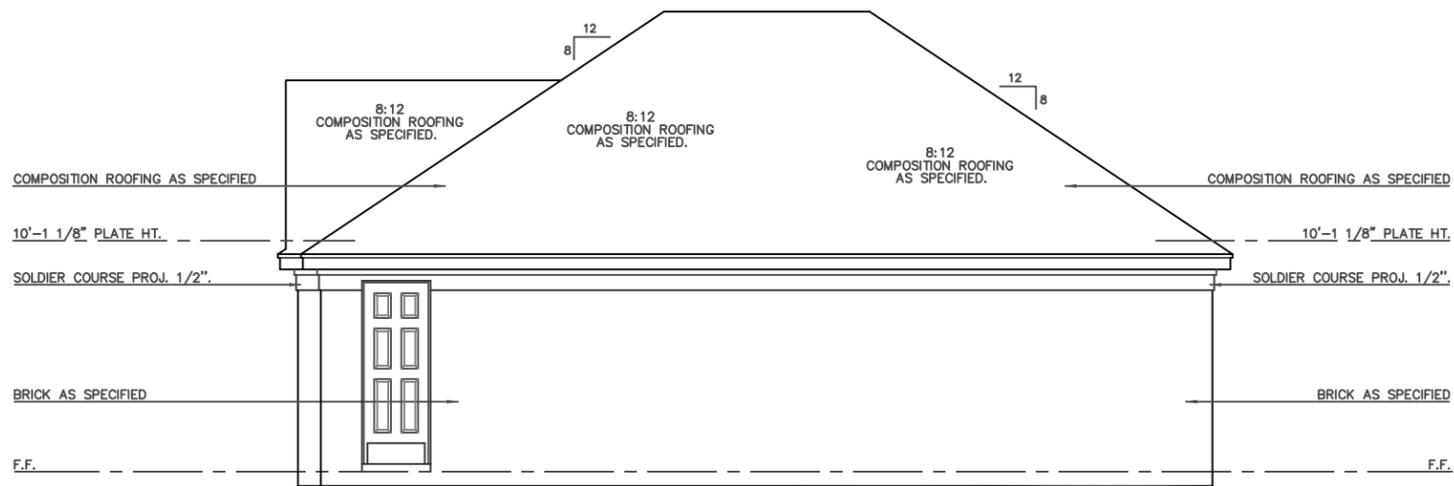
ROOF PLAN

SCALE: 1/8" = 1'-0"



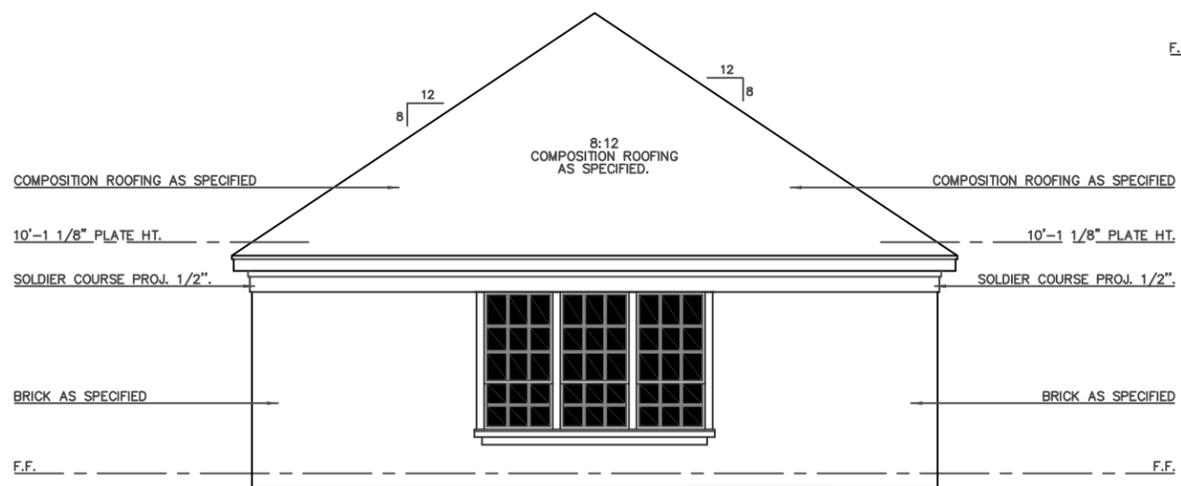
FRONT ELEVATION

SCALE: 1/16" = 1'-0"



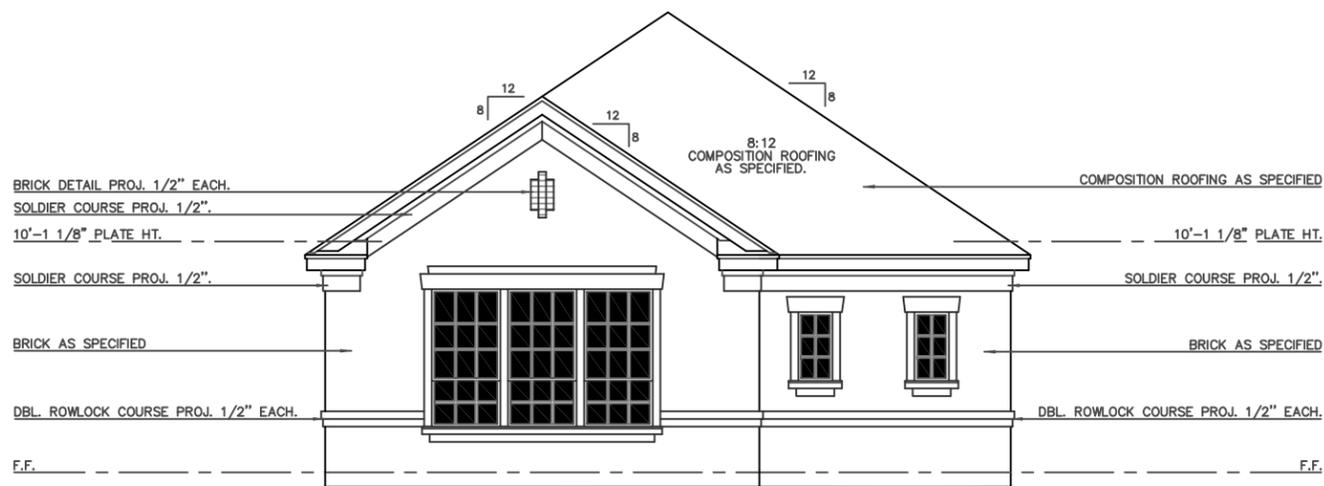
REAR ELEVATION

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

Date	4/29/18
Designed	SS
Drawn	SS
Checked	
Approved	

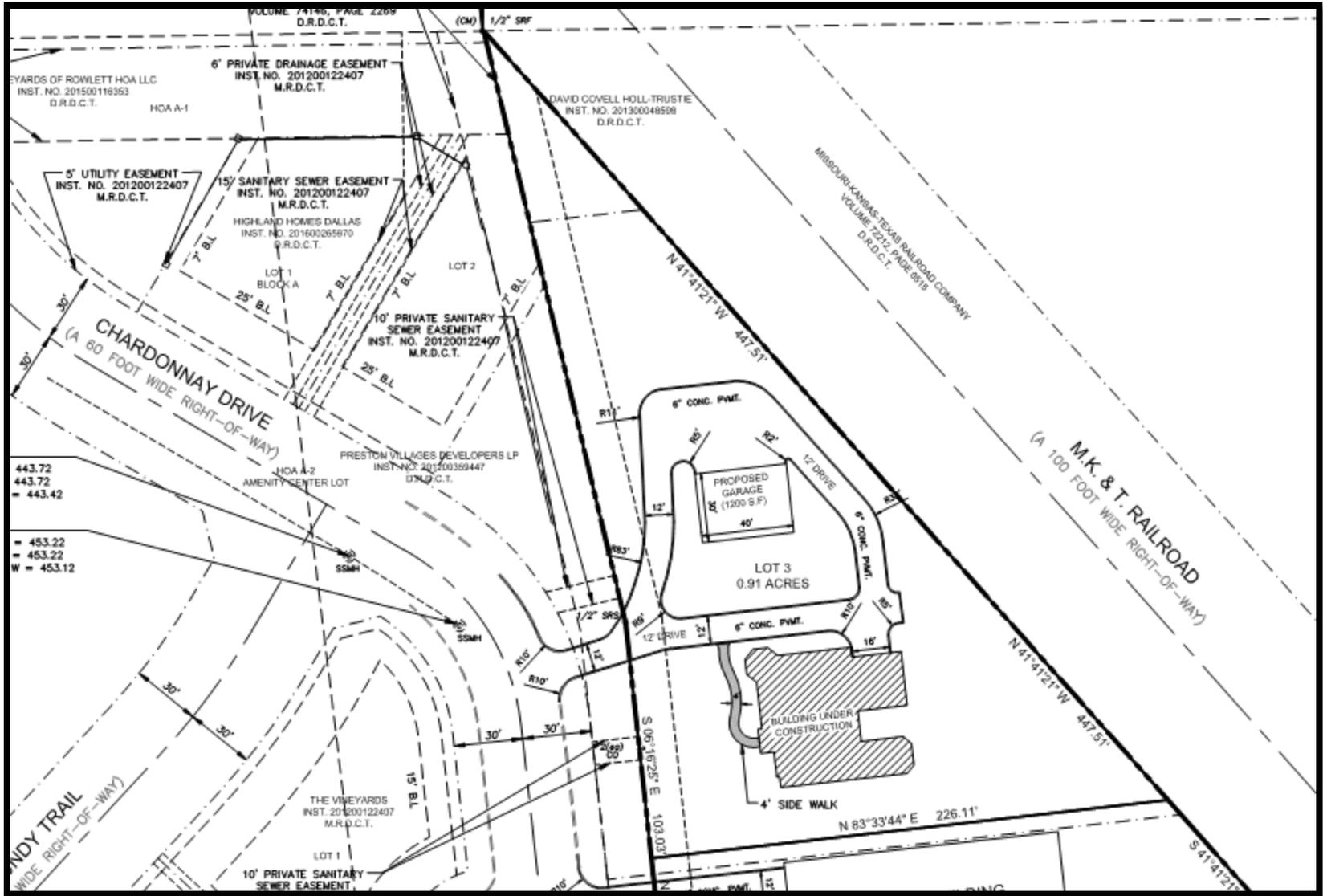
REVISIONS	
1-12-16	
7-25-16	

S&S Design Services, LLC reserves all copyright and other property rights in these plans and any information contained herein. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans are not to be used for any other purpose, including but not limited to, the design, construction, or operation of any other structure. If any discrepancy, error, or omission, if found, is to be brought to the attention of the designer immediately upon receipt of these drawings. The designer shall not be responsible for any errors or omissions in these drawings which may conflict with these plans, specifications, or any other documents or regulations which may conflict with these plans. The designer shall not be responsible for any errors or omissions in these drawings which may conflict with these plans, specifications, or any other documents or regulations which may conflict with these plans.

ENVISION
CONTRACTING, LLC.

A CUSTOM RESIDENCE FOR:
HOLL
6809 MILLER ROAD
TRACT 58
ROWLETT, TX

S&S
DESIGN SERVICES





Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Rezoning to amend Planned Development 010-13
LOCATION: The subject property is located at 6809 Miller Road, being .98+ acres further described as a portion of Tracts 16.2, 66, and 58 out of the Charles D. Merrell Survey, Abstract Number 957, City of Rowlett, Dallas County, Texas. A location map depicting a 500-ft notification area is attached for reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to amend Planned Development #010-13 to modify residential development standards for a detached garage.

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

COMMENTS:

I have property within 500(m) I will like the area developed

SIGNATURE:

[Handwritten Signature] (RPS versus Inc)

ADDRESS:

2416 Versailles Dr, Heath TX 7503

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning & Community Development 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 13th day of December, 2016, and the Rowlett City Council will hold a Public Hearing at 7:30 p.m. on the 3rd day of January, 2017. Both meetings 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, December 7th, 2016 to be included in the Planning and Zoning Commission packet and December 20th to be included in the City Council packet. Responses received by April 17th will also be forwarded to City Council. Responses received after December 20th shall not be counted in the record of response.

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

RETURN BY FAX OR MAIL
City of Rowlett Planning Dept.
3901 Main Street
Rowlett, TX 75088

**EXHIBIT C – DEVELOPMENT STANDARDS
KAYAK INSTRUCTION FOUNDATION PLANNED DEVELOPMENT**

The base zoning district is Single-Family-10 (SF-10). This property shall follow all development regulations of the SF-10 zoning district except as called out below.

Accessory Structures

1. One pre-engineered steel storage building will be permitted for Kayak Instruction Foundation with the following regulations:
 - a. The building shall not to exceed 1,200 square feet
 - b. Minimum rear setback is 10 feet.
 - c. Minimum side setback is 20 feet.
 - d. Minimum front setback is 25 feet.
 - e. The structure may be allowed in the side yard.
 - f. The maximum height of the accessory structure is not to exceed the height of the primarily structure.
 - g. The façade of the structure shall be improved with Fiber Cement Board in a neutral or earth tone color on 100 percent of all sides.
 - h. Screening shall be provided per the following standards:
 1. The existing trees at the north of the property shall not be disturbed, as shown in Exhibit E.
 2. Large evergreen shrubs or trees, such as Eastern Red Cedar, shall be planted 10 feet on center along the shared gravel drive on the west property boarder. Trees shall be 4 to 6 feet tall at the time of planting, as shown in Exhibit E. Trees shall not be planted in the 10 foot utility easement.
 3. Large evergreen shrubs shall be planted 10 foot on center along eastern edge to screen the Missouri-Kansas Rail Line, as shown in Exhibit E.
 4. Irrigation may be provided in the form of water or “gator” bags until plants are established.
 5. The fence around the property’s back yard, as shown as Exhibit E, will be a 6 to 8 foot tall wooden privacy fence and shall comply with all other City standards in regards to fencing.

Driveways and Access

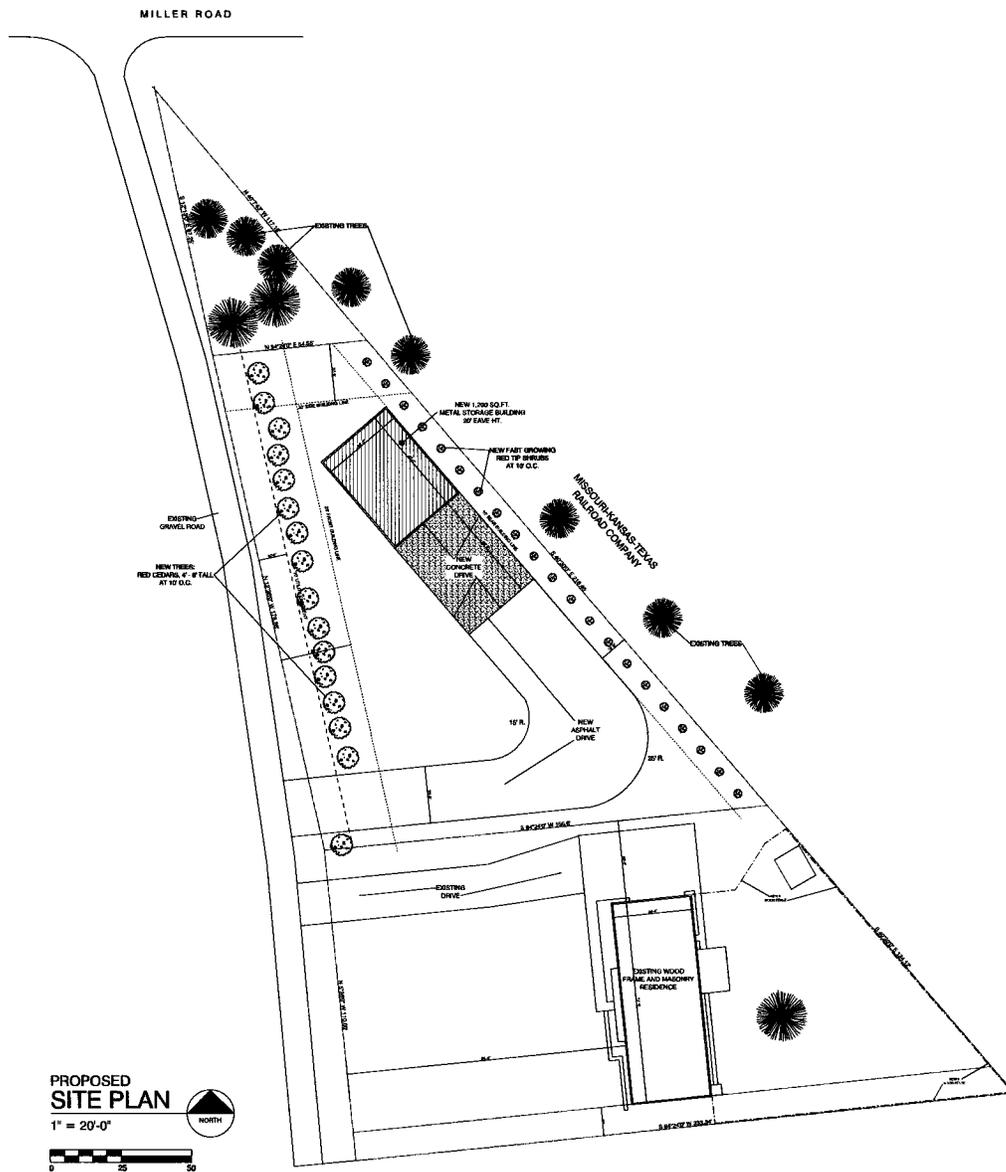
1. Access to the property shall be limited to the existing gravel drive off Miller Road. Access to the property will not be permitted to go through the neighboring subdivision.
2. Access to the accessory structure from the existing gravel drive shall be permitted to be gravel or asphalt in lieu of concrete.

Home Occupation

1. The following Home Occupation regulations apply to this site:
 - a. *Size/area.* The business or service shall be located within the dwelling or the associated accessory building. In addition to the permitted 1,200 square foot accessory structure, 500 square feet of the dwelling unit may also be used for uses associated with the

business or service. Additional outdoor storage shall be permitted in the backyard if completely screened from view by a 6-8 foot solid wood fence. The backyard storage will not be counted towards the 500 square foot maximum associated with the primary dwelling unit.

- b. *Employees and residency.* The principal person or their designee providing the business or service shall reside in the dwelling on the premises.
- c. *Neighborhood compatibility.*
 - i. The home occupation shall cause no change in the external appearance of the existing buildings and structures on the property with the exception of routine maintenance.
 - ii. All vehicles used in connection with the home occupation shall be of a size, and located on the premises in such a manner, so that a casual observer or a person of normal sensibilities will not be able to detect any sign of the premises being used as an occupation. No more than one commercial vehicle displaying commercial signage and/or side tool boxes and/or with mounted ladders shall be located on the premises. No vehicle larger than one ton shall be kept on the premises.
 - iii. There shall be sufficient off-street parking for employees of the home occupation, with the number of off-street parking spaces required for the home occupation to be provided and maintained in addition to the space or spaces required for the dwelling itself.
 - iv. The home occupation shall employ no more than one person who does not reside on the premises.
 - v. There shall be no advertising devices on the property, or other signs of the home occupation, which are visible from outside the dwelling or accessory building.
 - vi. Wholesale or retail sales of goods shall not occur on the premises.
 - vii. The home occupation shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.



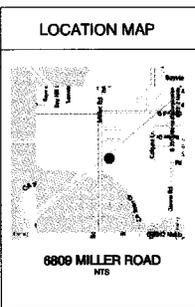
PROPOSED SITE PLAN

1" = 20'-0"



PROJECT CONTACTS	
OWNER	DAVE HOLL 5809 MILLER ROAD ROCKLEY, TEXAS 75083 (972) 412-7629
ARCHITECT	GARY D. LAND, ARCHITECTS 512 FOWNE HOUSE LANE ROCKLEYSBURG, TEXAS 75087 ATTN: GARY LAND (972) 412-5482 gdl@512.com
SURVEYOR	ERLEN ROUBSBAY AND ASSOC., INC. 5809 PLANO PARKWAY, SUITE 205 PLANO, TEXAS 75083 (972) 942-3000

SITE DATA SUMMARY TABLE	
GENERAL	NAME OF PROJECT: NEW STORAGE BUILDING PROPOSED USE: GENERAL STORAGE EXISTING ZONING DISTRICT: SF-10
OVERALL SITE	ACRES: .661 ACRES (46,742.95 SQ. FT.) SITE FRONTAGE: 493.30 FT. SITE WIDTH: Varies - SEE SITE PLAN SITE DEPTH: Varies - SEE SITE PLAN IMPERVIOUS SURFACE AREA: 12,200 SQ. FT. PERVIOUS SURFACE AREA: 30,530.96 SQ. FT. ACCESSORY USE %: 29.55%
HOUSING	TOTAL GROSS DENSITY: 2,130 SQ. FT. LOT COUNT BY TYPICAL LOT SIZE: 3 TOTAL NUMBER OF DWELLING UNITS: 1 SINGLE FAMILY: 1 OTHER - STORAGE BUILDINGS: (1) EXISTING - 120 SQ. FT. (1) NEW - 1,200 SQ. FT.

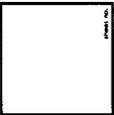


DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED LISTED FOR APPROVAL AS PART OF THE PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).

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 DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THE 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.

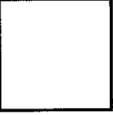
EXHIBIT D - ZONING CONCEPT PLAN
THE CHARLES D. MERRELL SURVEY, ABSTRACT NO. 957
DALLAS COUNTY, TEXAS
SUBMITTED: MARCH 26, 2013



NEW BUILDING
6809 MILLER ROAD
DALLAS, TEXAS



Gary D. Land
ARCHITECT
 designs for commercial - industrial - residential - interiors
 Dallas, Texas 214-335-5263





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 12/13/2016

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on an Alternative Landscape Plan application for Starbucks located at 8201 Lakeview Parkway further described as being a portion of Lot 3R, Block A, of the Amesbury Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Katy Goodrich, MPA, Planner I

SUMMARY

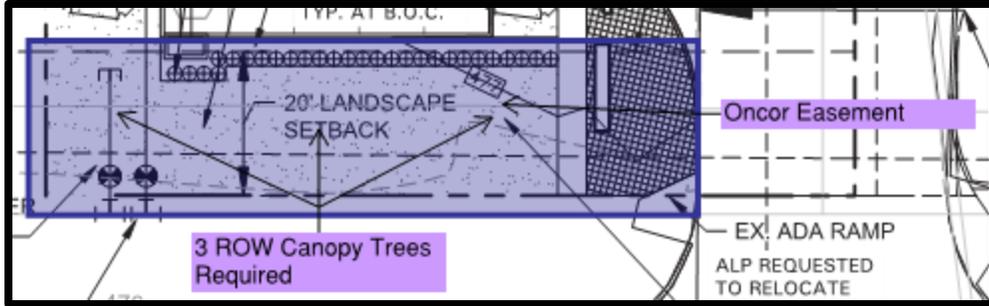
The applicant is requesting an Alternative Landscape Plan (ALP) in order to relocate two canopy trees and three ornamental trees in the side and rear yard. This request is for the proposed Starbucks development located on a portion of Lot 3R, Block A, of the Amesbury Addition (Attachment 1).

BACKGROUND INFORMATION

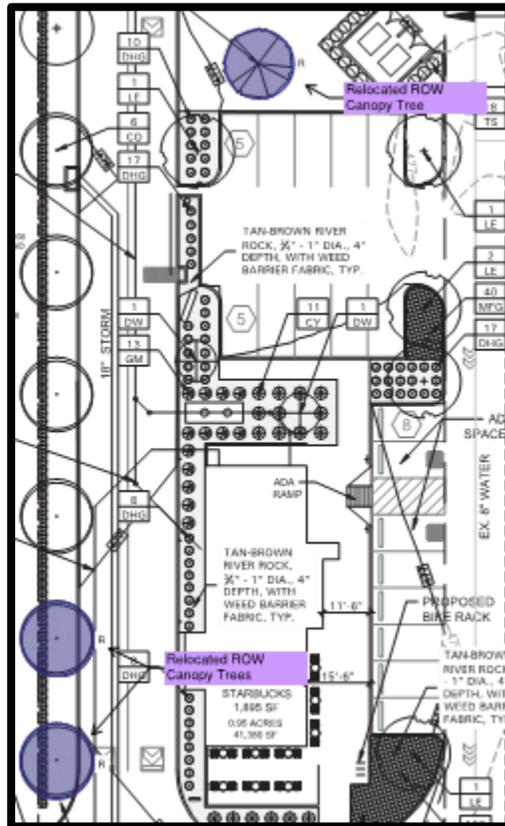
The subject property is zoned General Commercial/Retail (C-2) and is located at 8201 Lakeview Parkway fronting on the north side of Lakeview Parkway. The proposed development consists of a 1,895 square-foot building that will be occupied by a restaurant with a drive-through. The subject property is 0.95 acres in size with 112 feet of frontage along Lakeview Parkway. Due to the size of the development plan, the plans are eligible for administrative approval. However, the applicant is requesting modifications to the requirements of the City's landscaping provisions by relocating required trees in the side and rear yard. The Rowlett Development Code (RDC) allows for approval of an ALP by the Planning and Zoning Commission, provided the subject property is less than one gross acre and the total right-of-way frontage is less than 250 feet. The lot is currently 2.07 acres, but only a portion is being developed and the developer will replat the site after the ALP and SUP are approved.

The applicant also requested a Special Use Permit (SUP) to allow a drive – thru on the site. This request was approved by City Council on December 6, 2016.

During the review of the Development Plan, Oncor informed the developer that they would not allow the any vegetation above five feet in height within their easement located along the frontage of the subject property. Oncor's easement is located in the same area that the RDC requires three canopy trees in the right-of-way landscape buffer. See image below.



City Council adopted an amendment to the RDC on July 7, 2015, to allow administrative approval for relocation of required landscaping due to a utility easement as long as it is within the same yard (front, side(s), or rear) of the required location. The applicant was not able to identify locations for the required ROW trees in front of the building due to the existing Oncor easement. The applicant is proposing to plant two canopy trees on the West side of the site and one canopy tree on the North side of the site (Attachment 2 – Alternative Landscape Plan). See the image below.



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DISCUSSION

Section 77-504.1.4 of the RDC outlines approval criteria of ALPs. Staff recommends that the Planning and Zoning Commission consider the request based on these approval criteria as detailed below. Staff comments are provided in bold italics.

1. There are unique characteristics of the property site design or use that warrant special consideration to modify or deviate from the requirements of this section and that these characteristics are not self-created

The location of Oncor's easement along the frontage of the subject property constricts the applicant's ability to comply with the RDC's tree requirements.

2. The ALP meets or exceeds the minimum requirements of this section while recognizing the unusual site design or use restraints on the property

The ALP meets the minimum requirements for trees as it relates to the total number of trees for the site as a whole. However, due to Oncor easement, it does not meet the requirement for the placement of trees in the front yard.

3. Approval of the ALP will provide for both increased consistency and compatibility with adjacent projects located in the general vicinity of the property

The requested ALP is the result of a change in Oncor's policy to no longer allow any tree plantings with a mature height of five feet or more within their easements for their high-voltage transmission lines.

4. The ALP conforms to the requirements of this section and no modifications are requested except those explicitly provided in Section 77-504.1.2(b)

The standards proposed for modification with this plan are the tree buffer standards. Section 77-504.1.2.(b) specifically allows for modifications to landscape buffer requirements for trees.

In summary, the proposed ALP is justified given Oncor's standard precluding trees within their easement. The proposed ALP meets all other landscaping and buffering requirements.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval of the request.

ATTACHMENTS

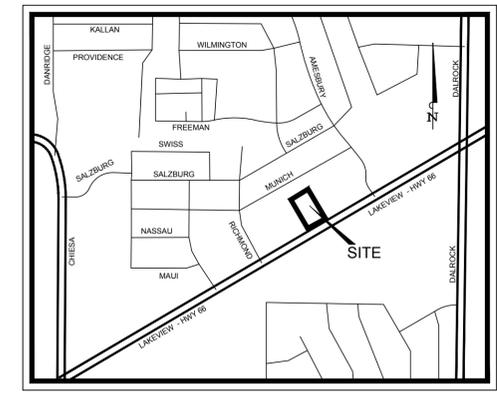
Attachment 1 – Location Map

Attachment 2 – Alternative Landscape Plan



Table with columns: NO., DATE, REVISION, MGC, KAH, BY

VICINITY MAP
NOT TO SCALE



GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

NO TREES WITHIN 5'-0" OF ANY UTILITIES

OWNER

TCG SB INVESTORS, LLC.
12720 HILLCREST RD., SUITE 650
DALLAS, TX 75230
TEL: 214.365.4632
CONTACT: TIM THOMPSON
EMAIL: TTHOMPSON@CRESTVIEWCOMPANIES.COM

ENGINEER

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TEXAS 76021
PH. 817.281.0572
FAX. 817.281.0574
CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENG.COM
TEXAS REGISTRATION #14199

LANDSCAPE PLAN
STARBUCKS
LEGAL DESCRIPTION:
LOT 3R, BLOCK A
AMESBURY ADDITION PHASE II
CITY: ROWLETT STATE: TEXAS
COUNTY: DALLAS SURVEY: J. SAUNDERS SURVEY ABSTRACT NO. 1424
SUBMITTAL LOG:
OCTOBER 4, 2016 FIRST CITY SUBMITTAL

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS, CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

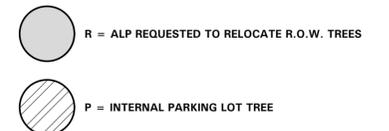
LANDSCAPE TABULATIONS

THE CITY OF ROWLETT, TEXAS
SITE LANDSCAPE REQUIREMENTS - COMMERCIAL USE
1. 15% of the gross lot area shall be landscaped.
Site Area: 41,380 s.f.
Required: 6,207 s.f. (15%)
Provided: 13,049 s.f. (31%)
ROW BUFFER REQUIREMENTS
1. One (1) canopy tree, 3" cal., per 35 l.f. or three (3) ornamental trees per one (1) canopy tree where overhead utilities exist.
2. Ten (10) evergreen shrubs per 30 l.f.
3. Minimum 20' wide buffer for type A/A+ thoroughfare.
Lakeview Parkway: 90 l.f.
Required: (3) trees, 3" cal.
Provided: (3) trees, 3" cal. *
(30) shrubs, 3 gal. (44) shrubs, 5 gal.
* ALP requested to relocate R.O.W. trees onsite due to utility easements.
COMPATIBILITY BUFFER
1. One (1) canopy tree, 3" cal., per 50 l.f.
2. Ten (10) evergreen shrubs per 30 l.f.
3. 6' wide landscape buffer.
West Property Line: 340 l.f.
Required: (7) trees, 3" cal.
Provided: (7) trees, 3" cal.
(114) shrubs, 3 gal. (118) shrubs, 5 gal.
INCOMPATIBILITY BUFFER - TYPE 2
1. One canopy tree, 3" cal., per 35 l.f.
2. Ten (10) evergreen shrubs per 30 l.f.
North Property Line: 124 l.f.
Required: (4) trees, 3" cal.
Provided: (4) trees, 3" cal.
(42) shrubs, 3 gal. (49) shrubs, 5 gal.
PARKING LOT REQUIREMENTS
1. 5% of the total parking area must be landscaped.
2. One (1) tree shall be located in each parking island.
3. One (1) canopy tree, 3" cal., per eight parking spaces.
4. One (1) tree per 400 s.f. of required interior landscape.
5. 75% of all trees required within the interior planting area shall be canopy trees.
Total Parking Area: 12,655 s.f.
Total Parking Spaces: 25
Required: 632 s.f. (5%)
Provided: 1,445 s.f. (11%)
(4) trees, 3" cal. (4) trees, 3" cal.
(2) trees (2) trees
(3) canopy trees (75%) (4) canopy trees (100%)

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

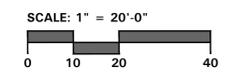
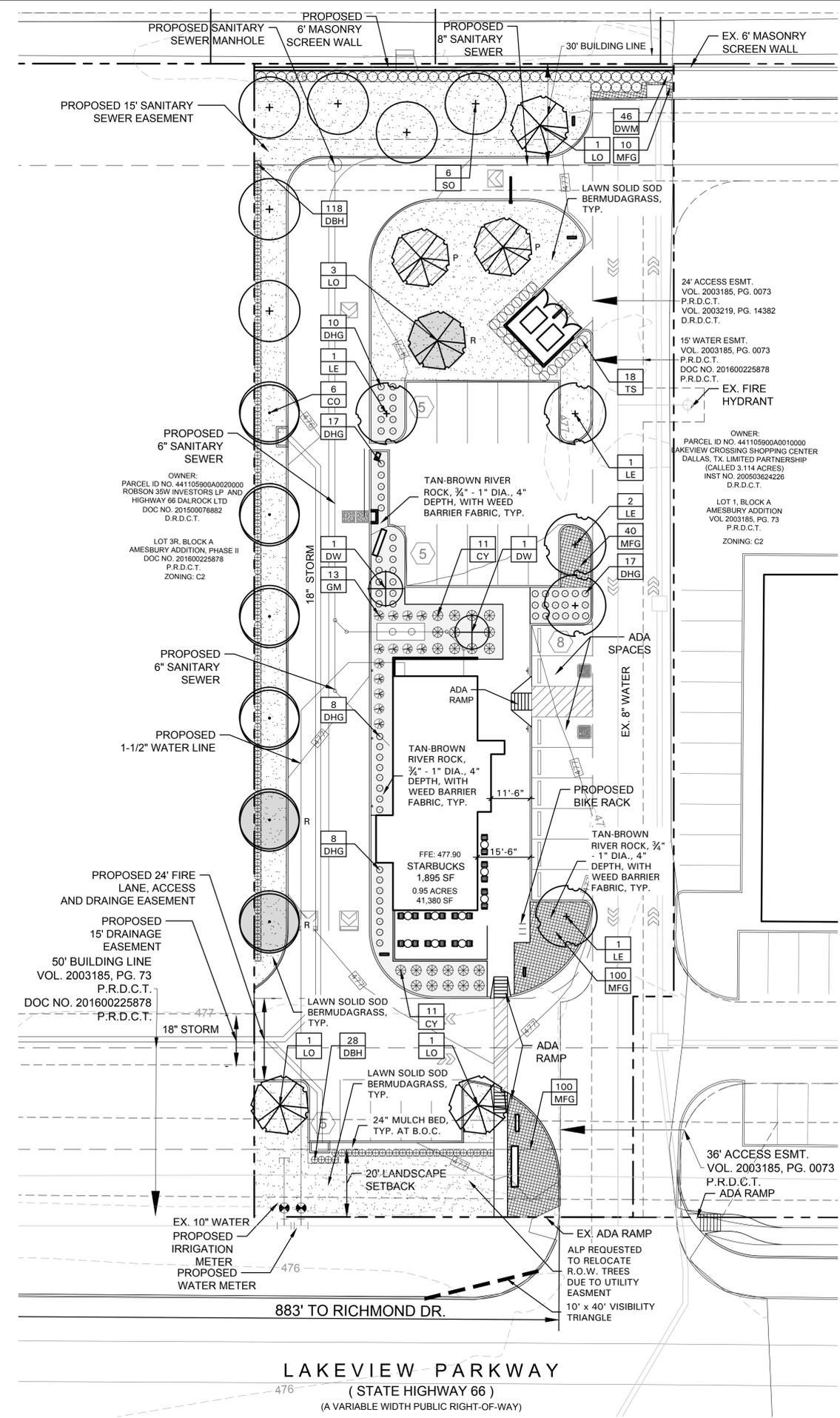
LEGEND



PLANT LIST

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QTY., SIZE, REMARKS. Lists various trees, shrubs, and groundcover plants with their quantities and specifications.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK
 - A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee
- 1.3 REFERENCE STANDARDS
 - A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
 - B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
 - C. Texas Association of Nurserymen, Grades and Standards
 - D. Hortis Third, 1976 - Cornell University
- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
 - A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.
- 1.5 JOB CONDITIONS
 - A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
 - B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.
- 1.6 MAINTENANCE AND GUARANTEE
 - A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
 - B. Guarantee:

- 2. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the work and provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contract with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

- do not measure from branch or root tip-to-tip.
- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unless adequate or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day approved moisture retaining material if not planted within 24 hours of delivery.
 3. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 4. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 5. Remove rejected plant material immediately from job site.
 6. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
 - B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
 - C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
 - D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
 - E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
 - F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
 - G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
 - H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
 - B. Staking Material for Shade Trees: refer to details.
 - C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
 - D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
 - E. Tan-brown river rock, 3/4" - 1" Dia.

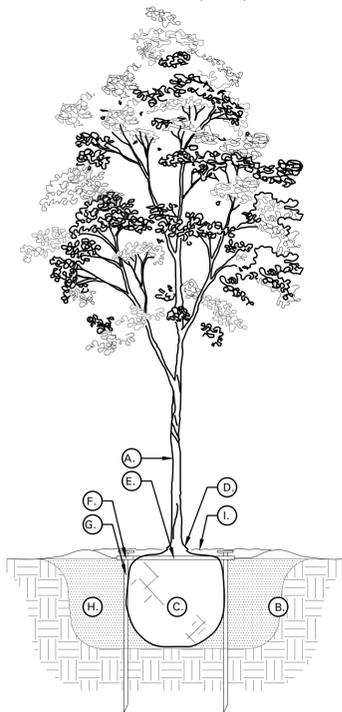
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.
- PART 3 - EXECUTION
- 3.1 BED PREPARATION & FERTILIZATION
- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
 - B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
 - C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

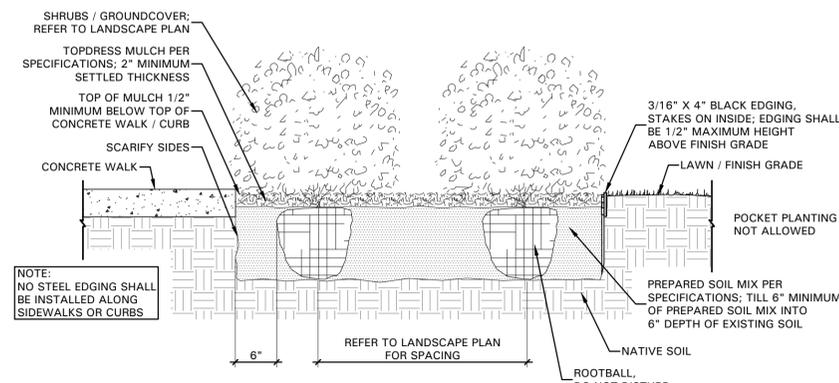
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
 - J. Do not wrap trees.
 - K. Do not over prune.
 - L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
 - M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
 - N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
 - O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
 - P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
 - Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.
- 3.3 CLEANUP AND ACCEPTANCE
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.
- END OF SECTION



01 TREE PLANTING DETAIL NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. 'U' BRACKET.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUND COVER DETAIL NOT TO SCALE

BELLE FIRMA
 4245 North Central Expy
 Suite 501
 Dallas, Texas 75205
 214.865.7192 office

ATTACHMENT 2
CLAY MOORE
 ENGINEERING
 1900 CENTRAL DRIVE, SUITE #408
 BECKHORN, TX 75002
 PHONE: 817.281.0072
 WWW.CLAYMOORE.COM



11/04/16

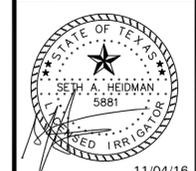
STARBUCKS
 LAKEVIEW PARKWAY (HWY. 66)
 AND RICHMOND DRIVE
 ROWLETT, TEXAS

NO.	DATE	REVISION	BY
02	11/04/2016	CITY COMMENTS	MGC
01	10/27/2016	CITY COMMENTS	MGC

LANDSCAPE SPECIFICATIONS AND DETAILS

DESIGN:	MGC
DRAWN:	MGC
CHECKED:	KAH
DATE:	09/13/2016

SHEET
L1.02



STARBUCKS
 LAKEVIEW PARKWAY (HWY. 66)
 AND RICHMOND DRIVE
 ROWLETT, TEXAS

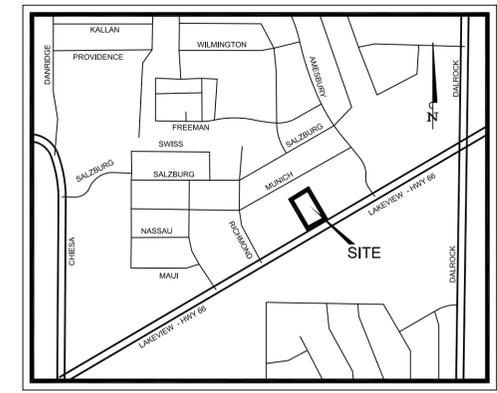
NO.	DATE	REVISION	BY
02	11/04/2016	CITY COMMENTS	MGC
01	10/27/2016	CITY COMMENTS	MGC

IRRIGATION PLAN

DESIGN:	MGC
DRAWN:	MGC
CHECKED:	KAH
DATE:	09/13/2016

SHEET
L2.01
 File No. 2016-116

VICINITY MAP
 NOT TO SCALE



IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
●	LAWN SPRAY HEAD	RAINBIRD (30 PSI)	1804 WITH MPR PLASTIC NOZZLES UNLESS NOTED OTHERWISE
⊕	BUBBLER HEAD	RAINBIRD (30 PSI)	#1402 NOZZLE ON 1/2" FLEX PVC UNLESS OTHERWISE NOTED
⊙	BUBBLER HEAD	RAINBIRD (30 PSI)	#1404 NOZZLE ON 1/2" FLEX PVC UNLESS OTHERWISE NOTED
⊗	ROTARY HEAD PART-CIRCLE	RAINBIRD (40 PSI)	3504 W/ #1.5 NOZZLE ON 1/2" LASCO SWING JOINT UNLESS OTHERWISE NOTED
▲	QUICK COUPLING VALVE	RAINBIRD	#33-DNP WITH LASCO BALL VALVE. PURPLE LID READS "RECLAIMED WATER, DO NOT DRINK" IN ENGLISH AND "NO TOME" IN SPANISH.
⊖	REMOTE CONTROL VALVE	RAINBIRD	PEB SERIES WITH PRS-D PRESSURE REGULATOR, REFER TO PLANS FOR SIZE
■	CONTROLLER	WEATHERMATIC	SL4800 WALLMOUNT WITH SLW5 WIRELESS ET WEATHER SENSOR
—	MAINLINE PIPING	REFER TO SPEC.	CLASS 200 PVC
—	LATERAL PIPING	REFER TO SPEC.	3/4" & LARGER - CLASS 200 PVC 1/2" - CLASS 315 PVC
⊕	REMOTE CONTROL DRIP VALVE	RAINBIRD	XCZ-100-PRB-COM CONTROL ZONE KIT VALVE, REFER TO PLAN FOR SIZE
—	DRIP HEADER PIPING	REFER TO SPEC.	CLASS 200 PVC UNLESS OTHERWISE NOTED
⊖	PLANTING BED DRIPLINE TUBING	RAINBIRD	XFD-06-18 AT 18" O.C. WITH XF INSERT FITTINGS, TDS-050 GALVANIZED TUBING STAKES AND DRIP INDICATOR HEAD
⊙	WATER METER	REFER TO SPEC.	PER LOCAL BUILDING CODE
⊖	ISOLATION VALVE	NIBCO	#T-29, REFER TO PLAN FOR SIZE
⊙	WYE STRAINER	FEBCO	#650, REFER TO PLAN FOR SIZE
⊖	BACKFLOW PREVENTER	FEBCO	#850BV, REFER TO PLAN FOR SIZE
⊖	MASTER VALVE	RAINBIRD	PEB, REFER TO PLAN FOR SIZE
□	STATION NUMBER VALVE SIZE GPM (APPROX.)		

FLOW CHART

SPRAY HEADS:

NOZZLE	RADIUS	GPM
18F	18'	6.5
18F	18'	4.5
18Q	18'	2.5
15F	15'	4.1
15E	15'	3.1
15C	15'	2.7
15H	15'	2.0
15B	15'	1.4
15Q	15'	1.0
12F	12'	2.9
12E	12'	2.2
12C	12'	1.9
12H	12'	1.4
12B	12'	1.0
12Q	12'	.7
10F	10'	1.7
10H	10'	.9
10B	10'	.6
10Q	10'	.4
8F	8'	1.7
8H	8'	.9
8B	8'	.6
8Q	8'	.4
6V	6'	.5

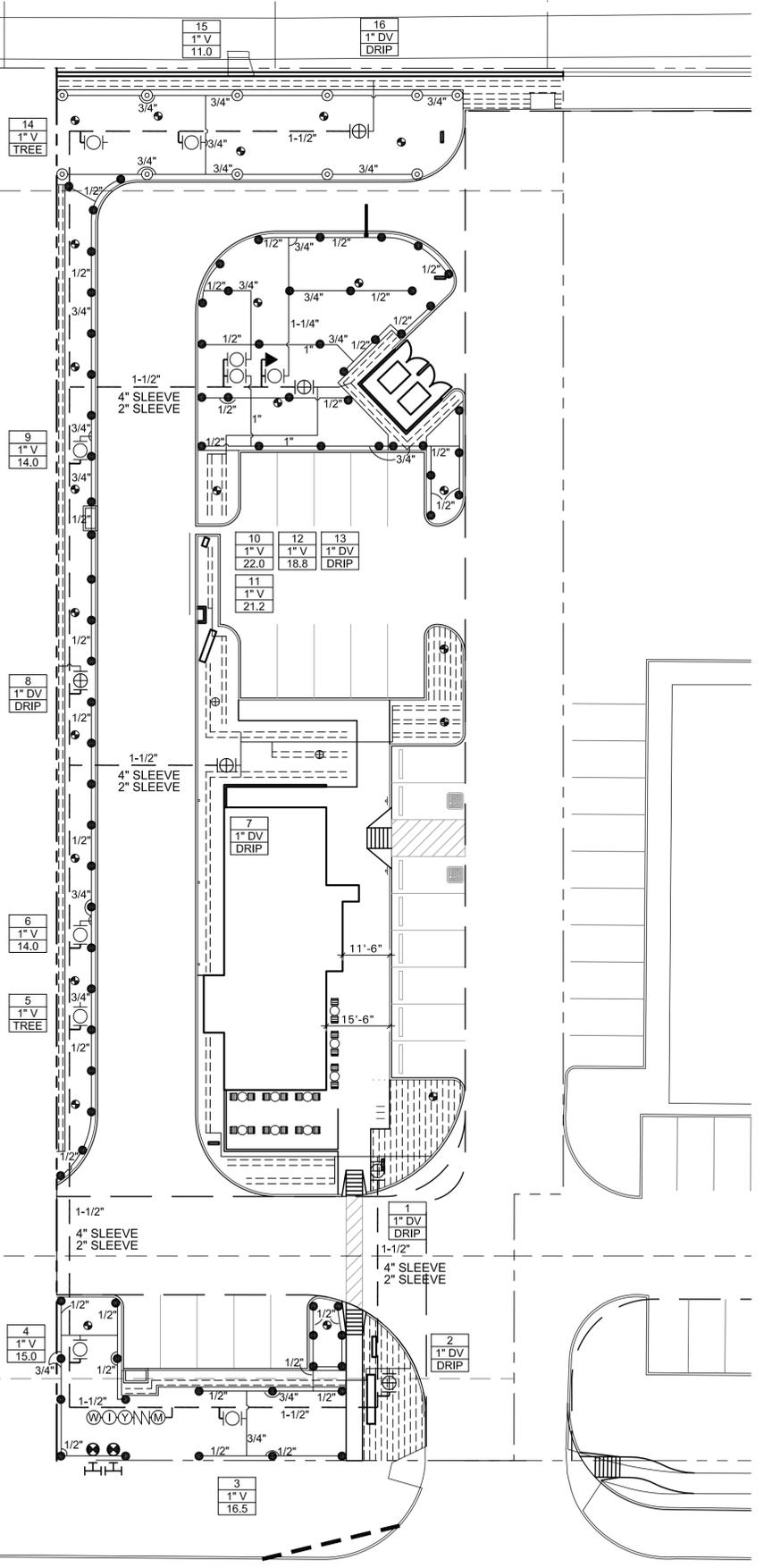
FLOW CHART

ROTARY HEADS:

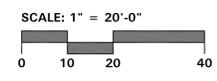
23' PART-CIRCLE	1.0
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PIPE SIZE CHART

FLOW/GPM:	PIPE SIZE:
0 - 4.0	1/2"
4.1 - 9.5	3/4"
9.6 - 14.5	1"
14.6 - 27.0	1-1/4"
27.1 - 35.0	1-1/2"



LAKEVIEW PARKWAY
 (STATE HIGHWAY 66)
 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



SETH HEIDMAN
 IRRIGATION DESIGN & CONSULTING, LLC
 1009 W. PARKER RD. #149-221, PLANO, TEXAS 75093
 TEL: 972-614-5141
 Irrigation in Texas is regulated by the Texas Commission of Environmental Quality (TCEQ), MC178, P.O. Box 13087, Austin, Texas, 78711-3087. TCEQ website is: www.tceq.state.tx.us



• 4245 North Central Expy
 • Suite 501
 • Dallas, Texas 75205
 • 214.865.7192 office

LANDSCAPE PLAN	
STARBUCKS	
LEGAL DESCRIPTION: LOT 3R, BLOCK A AMESBURY ADDITION PHASE II	
CITY: ROWLETT	STATE: TEXAS
COUNTY: DALLAS	SURVEY: J. SAUNDERS SURVEY
ABSTRACT NO. 1424	
SUBMITTAL LOG:	
OCTOBER 4, 2016	FIRST CITY SUBMITTAL

NO.	DATE	REVISION	BY
01	10/21/2016	CITY COMMENTS	MGC
02	11/04/2016	CITY COMMENTS	MGC

IRRIGATION SPECIFICATIONS AND DETAILS

DESIGN:	MGC
DRAWN:	MGC
CHECKED:	KAH
DATE:	09/13/2016

NOTES:

- ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-DBY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
- LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-68 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
- SIZE ALL LATERAL PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE PIPE SIZE CHART.
- CONNECT LAWN, HIGH-POP, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH 1/2" FLEXIBLE PVC AND 1/2" SCHEDULE 40 PVC FITTINGS AS REQUIRED, PER DETAIL SHOWN. USE WELD-ON #795 SOLVENT AND #P-68 PRIMER ON THESE CONNECTIONS PER THE SPECIFICATIONS.
- CONNECT ROTARY HEADS TO LATERAL PIPE WITH LASCO "UNITIZED", O-RING SWING JOINTS PER DETAIL SHOWN, #T722 SERIES.
- INSTALL QUICK COUPLING VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE BOX PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO "UNITIZED", O-RING SWING JOINTS PER DETAIL SHOWN, #T722-212. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LID READS "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH. INSTALL EVERY 150'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITHIN FIVE (5') FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
- ROUTE COMMON WIRE FROM CONTROLLER TO REMOTE SENSORS IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
- INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH ROUND HIGHLINE VALVE BOXES PER DETAIL SHOWN.
- INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY LANDSCAPE IRRIGATION CONTRACTOR.
- ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90° DEGREE RADIUS SPRAY. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
- DESIGN PRESSURE IS 57.0 PSI. STATIC PRESSURE IS 65 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED BY OWNER.
- MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- STAKE TREE BUBBLER LOCATIONS AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL REMOTE CONTROL DRIP ZONE KIT VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE BOXES PER DETAIL SHOWN.
- INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PER SECOND IN DRIPLINE.
- PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE BEDS. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT ALL RAINBIRD XF DRIPLINE INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL ONE DRIP INDICATOR HEAD FOR EACH DRIP ZONE. INDICATOR HEAD TO BE A RAINBIRD 1812-SAM-PRS POP-UP SPRAY WITH 5 SERIES VAN NOZZLE TURNED TO OFF POSITION.
- AIR RELIEF VALVE TO BE RAINBIRD AR VALVE KIT INSTALLED IN A SIX-INCH (6") HIGHLINE ROUND VALVE BOX WITH BLACK LID AND 6" OF GRAVEL SUMP. FLUSH VALVES TO BE 1/2" LASCO BALL VALVE ON IPS FLEXIBLE PIPE AND 1/2" SCHEDULE 40 FITTINGS INSTALLED IN A SIX-INCH (6") HIGHLINE ROUND VALVE BOX WITH BLACK LID AND 6" OF GRAVEL SUMP.
- ALL PLANTING BED XFD DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED AT GRADE BELOW MULCH LAYER PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MINIMUM OF 1'-4" AND MAXIMUM OF 1'-8" ROW SPACING UNLESS INSTRUCTED OTHERWISE. L.I.C. IS RESPONSIBLE TO VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
- INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- WHERE POSSIBLE LOCATE ALL MAINLINES, VALVES, OR CONTROL WIRES SHALL BE LOCATED AND INSTALLED OUTSIDE RIGHT-OF-WAY.
- THIS PROJECT MAY REQUIRE THE "STACKING" OF DRIP ZONES IN THE CONTROLLER TO ACHIEVE THE MORE RUNTIME. DO NOT EXCEED ? GALLONS PER MINUTE BASED ON THE DESIGN HYDRAULICS OF THE SYSTEM.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
- A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED PER CITY OF ROWLETT REQUIREMENTS.

