

Create our Vision

Look to the Future

Realize Rowlett 2020

Joint P&Z / City Council

Worksession #3

March 27, 2014



ROWLETT | NORTH SHORE MASTER PLAN

Rowlett **JACOBS**  **TOWNSCAPE**

Rowlett, Texas

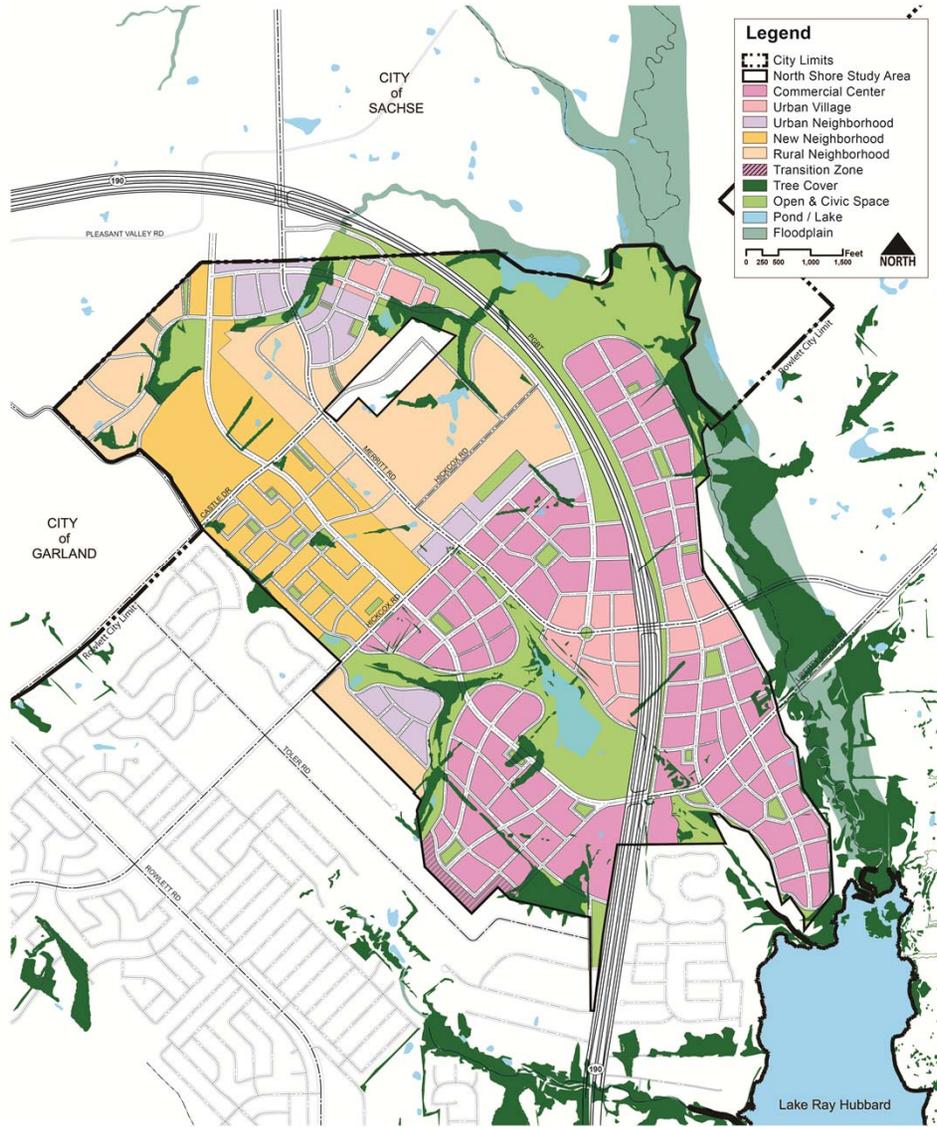
Agenda

- Overall Northshore Vision Framework
- Draft Form Based Code Amendments
 - Districts
 - Building Types
 - Annual Text Amendments
 - Restructured Items in FBC
- Draft Form Based Code Amendments - Detail
- Sub Area Plans and Zoning
 - Northshore - South
 - Northshore - North
 - Center for Commerce and Industry
- Next Steps



Overall Northshore Vision Framework

Vision Framework



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Rowlett, Texas

Draft Form Based Code Amendments

Summary of Form Based Code Amendments

- In order to implement the vision established for Northshore and the Center for Commerce and Industry, several additions to the Form Based Code will be needed
- The establishment of three new form based districts:
 - Commercial Center
 - Urban Neighborhood
 - Rural Neighborhood
- The establishment of two new building types:
 - Flex Employment & Rural Estate
- The establishment of several new street types to support the additional contexts envisioned for the new districts



Summary of Form Based Code Amendments

- Restructuring of the FBC to allow general standards to be keyed to building types. Specific standards based on context are keyed to each FB District
- It is anticipated that the addition of these new elements to the Form Based Code will give the City all of the tools necessary to implement all development types envisioned in *RealizeRowlett2020*



Additional Districts

Two Existing Districts:

New Neighborhoods



Urban Village



Existing Districts

New Neighborhoods

- Primarily SF
- Open Space, Trails
- Shaded walkways
- Mixture of unit types and sizes
- Amenities and services within walking distance



Existing Districts

Urban Village

- Largely Mixed Use
- Plazas,
Courtyards, Trails
- Shaded walkways
- Mixture of unit
types and sizes
- Amenities and
services included



Additional Districts

Three Additional Districts:

Commercial Center



Urban Neighborhood



Rural Neighborhood



Additional Districts

Commercial Center

- Largely Flex Employment
- Allowance for a variety of urban building types
- Residential and non-residential to support employment
- Plazas, Courtyards, Trails
- Shaded walkways
- Mixture of unit types and sizes
- Amenities and services included



Additional Districts

Urban Neighborhood

- Primarily Single Family
- Mix of non-residential and mixed-residential building types to be positioned on corner lots
- Open Space, Trails
- Shaded walkways
- Mixture of unit types and sizes
- Amenities and services within walking distance (i.e. corner store)



Additional Districts

Rural Neighborhood

- Primarily rural Single Family
- Open Space, Trails
- Shaded walkways
- Possibility of conservation design
- Used to transition from existing SF neighborhoods, conservation area and to preserve existing rural residential within the project area



Additional Building Types

Flex Employment



Rural Estate

Lot Width = 140' min
Build-to = 25'-35'



Annual Text Amendments

Article 1 General Provisions

- 1.4.2 Minimum requirement to rezone to the FBC with a minimum 25 acre Framework and/or Regulating Plan
- 1.4.6 Site Analysis requirement as part of FBC submittals
- 1.4.8 & 1.4.9 Streets delineated on a Regulating Plan and/or Development Plan supersede the Master Thoroughfare Plan
- 1.4.8 & 1.4.9 Intent clarification to provide centralized public Open Space
- 1.5.2 May not grant a Minor Warrant for unlisted signage types
- 1.6.3 Addition of standards to Structure Conformity:
 - Parking modifications do not place additional parking within the area between the back-of-curb and existing or proposed building face
 - Any expansion of the building footprint must also be accompanied with an upgrade to the street tree and sidewalk standards in effect at the time under this Chapter. **Where this is not possible or deemed a hardship, then the street tree and sidewalk improvements will be escrowed to the City to be installed by the City at a later date**
- 1.7.3 Permit the ability to enter into a development agreement with the City to maintain in perpetuity rather than creating a PID



Annual Text Amendments

Article 2 Form Based District Standards

- 2.2 FB District General Standards
 - 2.2.8 Addition of intent statements/standards for Civic and Landmark Buildings
- 2.3 New Neighborhood
 - 2.3.2.f Modification of Parking standards in Appendix 2 to match this standard
 - 2.3.2.h Permit the ability to enter into a development agreement with the City to maintain in perpetuity rather than creating a PID
- 2.4 Urban Village
 - 2.4.2.c Addition of Building Type standards
 - 2.4.3.b.1 Clarification on placement of alleys and mid-block conditions
 - 2.4.3.c.3 Clarification on “Gifts to the Street” within the Build-To-Zone
 - 2.4.4.a.3 Modification to balcony clearance height due to plate height modifications
 - 2.4.4.b.1 Modification to provide ground floor entry for every unit within 4 feet of grade
- 2.4.5 Clarification to transition standards
- 2.4.6.d.1 Permit the ability to employ a planter strip by Minor Warrant



Annual Text Amendments

Article 2 Form Based District Standards

- 2.10 Streets
 - 2.10.2 Tied street standards in Appendix 2 to FBC
 - 2.10.4.b Clarified that the street grade may not exceed 4 percent in order to ensure proper treatment of the public realm
- 2.12 Park Fees
 - 2.12.2 Clarification to standards if entire percentage of public Open Space is provided on site versus if none or a portion of the percentage is provided

Article 3 Parking and Accessibility

- 3.1.2.e Addition of cash-in lieu of parking standard to set certain parameters for which this option can be considered or parking will have to be provided on-site

Article 4 Lighting, Mechanical and Utilities

- 4.2.1 Standards were clarified based on input from lighting specialist

Article 5 Signs

- 5.4.11 Addition of Monument Signs standards
- 5.4.12 Addition of Light Pole Banners standards
- 5.4.13 Addition of Yard Signs standards
- 5.4.14 Addition of Banner Signs standards



Annual Text Amendments

Appendix 2 Design Standards

- Cleaned up inconsistencies between this document and the FBC



Restructured Items in FBC

Article 1 General To All FBC Development

Article 2 General District Standards

- 2.1 Intent
- 2.2 Form Based Districts and Land Use
- 2.3 New Neighborhood (NN) Standards
- 2.4 Urban Village (UV) Standards
- 2.5 Rural Neighborhood (RN) Standards
- 2.6 Urban Neighborhood (UN) Standards
- 2.7 Commercial Center (CC) Standards
- 2.8 Building Type Standards
- 2.9 [Reserved]

Article 3 Parking and Accessibility

Article 4 Lighting, Mechanical and Utilities

Article 5 Signage

Article 6 Definitions



Restructured Items in Appendix

Appendix 1

- 1.1 Table of Allowed Uses – added Rural Neighborhood, Urban Neighborhood and Commercial Center

Appendix 2

- 2.1 Building Types – generated a building type chart for each FB District and streamlined each building type description
- 2.2 Street Typologies – added Rural Neighborhood, Urban Neighborhood and Commercial Center
- 2.3 Intersections
- 2.4 Open Space
- ~~2.5~~ 2.6 Street Trees and Plant Materials
- ~~2.6~~ 2.7 Street Trees/Utility Techniques

~~Appendix 3~~

- ~~3.1~~ Architectural Guidelines – New Neighborhood
- ~~3.2~~ Architectural Guidelines – Urban Village
- 3.3 Streetscape Guidelines – moved to Appendix 2 as 2.5



***DRAFT* Form Based Code
Amendments - Detail**

Article 2 Form Based District Standards

Article Restructuring

- Individual FB District (2.3-2.7)
 - Standards that establish the character/context of the district
- Building Type Standards (2.8)
 - Standards that could be keyed to individual building types so as not to be repetitive within each FB District section
 - This division helps to keep the FBC light and flexible and streamlines the building type standards in the Appendix
- New Neighborhood and Urban Village
 - All of the previously adopted standards are still within Article 2, they have simply been rearranged

[ARTICLE 2 GENERAL DISTRICT STANDARDS](#)

[2.1 Intent](#)

[2.2 Building Type and Land Use](#)

[2.2 New Neighborhood \(NN\) Standards](#)

[2.4 Urban Village \(UV\) Standards](#)

[2.5 Rural Neighborhood \(RN\) Standards](#)

[2.6 Urban Neighborhood \(UN\) Standards](#)

[2.7 Commercial Center \(CC\) Standards](#)



2.5 Rural Neighborhood (RN) Standards

Rural Neighborhood:

- Intent
 - Rural Neighborhood is a designation for single-family neighborhoods that are rural in nature. The Building Types are geared toward estate homes, farmhouses and agricultural buildings, which are centered on large parks, greenways and existing vegetative corridors. New construction will still adhere to a build-to-zone rather than a minimum setback in order to support successional urbanism for future generations.
- Permitted Building Types
 - Rural Estate
- Block Size and Configuration
 - Responsive to terrain and existing vegetation
 - Not repetitive
 - Streets are interconnected (no cul de sacs or gated streets)

[ARTICLE 2 GENERAL DISTRICT STANDARDS](#)

[2.5 Rural Neighborhood \(RN\) Standards](#)

[2.6 Urban Neighborhood \(UN\) Standards](#)

[2.7 Commercial Center \(CC\) Standards](#)

[2.8 Building Type Standards](#)



2.5 Rural Neighborhood Standards

Open Space and Trails

- A specific percentage of centralized open space will not be designated, but rather evaluated on a case-by-case basis.
- Existing tree masses and ponds will be preserved in parks and greenways. Homes must face or side on Open Space for it to count
- Open Space cannot be fenced and must be publically accessible



ARTICLE 2 GENERAL DISTRICT STANDARDS

2.1 Intent

2.2 Building Type and Land Use

2.2 New Neighborhood (NN) Standards

2.4 Urban Village (UV) Standards

2.5 Streets



2.5 Rural Neighborhood Standards

Open Space and Trails

- Within the Rural Neighborhood FB District a Conservation Plan may be submitted and approved by Minor Warrant.
- The density may remain at 1 unit to the acre or increase in order to offset the amount of common or public open space being provided.



ARTICLE 2 GENERAL DISTRICT STANDARDS

2.1 Intent

2.2 Building Type and Land Use

2.2 New Neighborhood (NN) Standards

2.4 Urban Village (UV) Standards

2.5 Streets



2.5 Rural Neighborhood (RN) Standards

Rural Neighborhood:

- Architectural Standards
 - Edited version of the New Neighborhood standards
 - Keyed to the Rural Estate building type in section 2.8
 - Standards address:
 - Facades and Roofs
 - Plate Heights
 - Entry at Grade
 - Residential facing perimeter or collector streets
 - Fences

ARTICLE 2 GENERAL DISTRICT STANDARDS

[2.5 Rural Neighborhood \(RN\) Standards](#)

[2.6 Urban Neighborhood \(UN\) Standards](#)

[2.7 Commercial Center \(CC\) Standards](#)

[2.8 Building Type Standards](#)



2.6 Urban Neighborhood (UN) Standards

Urban Neighborhood:

- Intent
 - Urban Neighborhood consists of mixed-use but primarily a residential fabric. This designation has a wide range of building types with small apartment, shop front and mixed use buildings placed on corner lots and townhomes, cottage homes and live-work units occupying interior lots. The Building Types and standards are designed to create a less intense, pedestrian friendly neighborhood, as compared to Urban Village, which is interspersed with public Open Space.

[ARTICLE 2 GENERAL DISTRICT STANDARDS](#)

[2.5 Rural Neighborhood \(RN\) Standards](#)

[2.6 Urban Neighborhood \(UN\) Standards](#)

[2.7 Commercial Center \(CC\) Standards](#)

[2.8 Building Type Standards](#)



2.6 Urban Neighborhood (UN) Standards

Urban Neighborhood:

- Building Types
 - 2 Categories (Types) to encourage diversity of building types
 - Transitional mix of building types
- Building Type Mix
 - At least 20% comprised of the following building types preferably positioned on corner lots: Mixed-Residential, Shopfront and Mixed Use
 - At most 80% comprised of the following building types: Live-Work, Townhome I, Cottage (zero-lot-line) and Casita (zero-lot-line)
- Block Size and Configuration
 - Block Face will not exceed 500 feet
 - Capped blocks will be permitted but may not exceed a block face of 720 feet
 - Block faces greater than 500 feet will have a mid-block connection

[ARTICLE 2 GENERAL DISTRICT STANDARDS](#)

[2.5 Rural Neighborhood \(RN\) Standards](#)

[2.6 Urban Neighborhood \(UN\) Standards](#)

[2.7 Commercial Center \(CC\) Standards](#)

[2.8 Building Type Standards](#)



At Least 20%

At Most 80%



Mixed Residential



Shopfront



Mixed Use



Townhome I
Live-Work
Cottage (zero lot line)
Casita (zero lot line)



2.6 Urban Neighborhood (UN) Standards

ARTICLE 2 GENERAL DISTRICT STANDARDS

2.1 Intent

2.2 Building Type and Land Use

2.2 New Neighborhood (NN) Standards

2.4 Urban Village (UV) Standards

2.5 Streets

Open Space and Trails

- Identical to New Neighborhood
- Context is more urban than New Neighborhood but less urban than Urban Village
- 14% required; reduction to 10% by Minor Warrant
- Flood plain may count for up to half of the 14%; Trails count toward Open Space requirement
- Buildings must face or side on Open Space for it to count
- Non-Flood Plain Open Space must be irrigated and include shade, electricity and water taps/drinking fountains



2.6 Urban Neighborhood (UN) Standards

Urban Neighborhood:

- Streetscape
 - Planter with ground cover
- Architectural Standards
 - Identical to New Neighborhood and Urban Village standards
 - Architectural standards is based on the building type in Section 2.8
 - Building Types with New Neighborhood Architectural Standards:
 - Townhome I
 - Cottage (zero-lot-line)
 - Casita (zero-lot-line)
 - Building Types with Urban Village Architectural Standards:
 - Mixed-Residential
 - Mixed-Use
 - Shopfront

[ARTICLE 2 GENERAL DISTRICT STANDARDS](#)

[2.5 Rural Neighborhood \(RN\) Standards](#)

[2.6 Urban Neighborhood \(UN\) Standards](#)

[2.7 Commercial Center \(CC\) Standards](#)

[2.8 Building Type Standards](#)



2.7 Commercial Center (CC) Standards

Commercial Center

- Intent
 - Commercial Center is a designation for mixed-use, commercial and flex employment Building Types. The residential fabric is more intense and intended to support employment uses in this area. Public Open Space is designed to be more urban (i.e. plazas, pocket plazas, squares, etc.) and integrated with a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



2.7 Commercial Center (CC) Standards

Commercial Center

- Permitted Building Types
 - Townhouse
 - Mixed Residential
 - Will be evaluated as part of a larger development
 - Must only occupy 25% of a RP or DP
 - A request greater than 25% will require a Major Warrant
 - Shopfront
 - Live-Work
 - Mixed Use
 - Commercial
 - Flex Employment
 - Max floor plate size 30,000 sq. ft. >30,000 will require a Major Warrant
- Block Size and Configuration
 - Block Size: generally 250' to 400'
 - Block Faces should not exceed 500', approval of a Minor Warrant for >500'
 - Ability to superblock within certain parameters



Commercial



Flex Employment



Mixed-Use



Shopfront



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Mixed Residential



Live / Work



Townhome



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2.7 Commercial Center (CC) Standards

Commercial Center

- Density
 - Maximum density limited by height and parking
 - Minimum 2-story; Max 5-story or as otherwise approved
 - An increase in height of up to 3 stories may be approved by Minor Warrant as a unique condition if the project is preserving a significant amount of open space and is providing structured parking
 - Height and Building Types manipulated by overlays on Regulating Plan



2.7 Commercial Center (CC) Standards

Commercial Center

- Open Space
 - Identical to Urban Village
 - *[Evaluate Min. OS Size]*
- Continuous Building Frontage
 - Primary Streets – 80% required; reduction down to 60% by Minor Warrant
 - Secondary Streets – 60% required; reduction down to 40% by Minor Warrant
- Streetscape
 - Planter with ground cover



2.8 Building Type Standards

Building Type Standards:

- Elements Keyed to Building Type
 - Build-to-zone
 - Architectural
 - Parking Lot Landscape

[ARTICLE 2 GENERAL DISTRICT STANDARDS](#)

[2.5 Rural Neighborhood \(RN\) Standards](#)

[2.6 Urban Neighborhood \(UN\) Standards](#)

[2.7 Commercial Center \(CC\) Standards](#)

[2.8 Building Type Standards](#)



2.11 Tree Mitigation

Tree Mitigation Standards for FB Districts

- Rural Neighborhood
- New Neighborhood
 - Mitigate healthy and poor trees 1:1
 - If an 8 inch and larger Oak, Elm or Pecan is saved a credit of 2:1 will be provided
 - If Oak, Elm or Pecan greater than 23 inches is saved a credit of 4:1 will be provided
- Urban Neighborhood
 - Mitigate healthy and poor trees 1:1
 - If an 8 inch and larger Oak, Elm or Pecan is saved a credit of 3:1 will be provided
 - If Oak, Elm or Pecan greater than 23 inches is saved a credit of 5:1 will be provided
- Urban Village and Commercial Center
 - Mitigate healthy and poor trees 1:1
 - If an 8 inch and larger Oak, Elm or Pecan is saved a credit of 4:1 will be provided
 - If Oak, Elm or Pecan greater than 23 inches is saved a credit of 6:1 will be provided



Article 3 Automobile Parking

Parking Requirements for New Development

- Specific standards for Automobile and Bicycle parking have been designated by building type.

[Article 3 Parking and Accessibility](#)

[3.1 Automobile Parking](#)

[3.2 Bicycle Parking](#)



Sub-Area Plans and Zoning

North Shore Rezoning Exhibits

Regulating Plan:

- The following exhibits together with a supplemental description will comprise the zoning for the North Shore area
 - Zoning Exhibit
 - District Allocation and Overlay Exhibit
 - Special Requirements
 - Street Types
 - Street Sections

Comprehensive Plan Amendments:

- The following exhibits together with a supplemental description will comprise the comprehensive plan amendment for Area A and B-1
 - Sub Area Plans
 - Annotated Illustrative Master Plan – When packaged for the development community the Regulating Plan and Illustrative Plan should be together

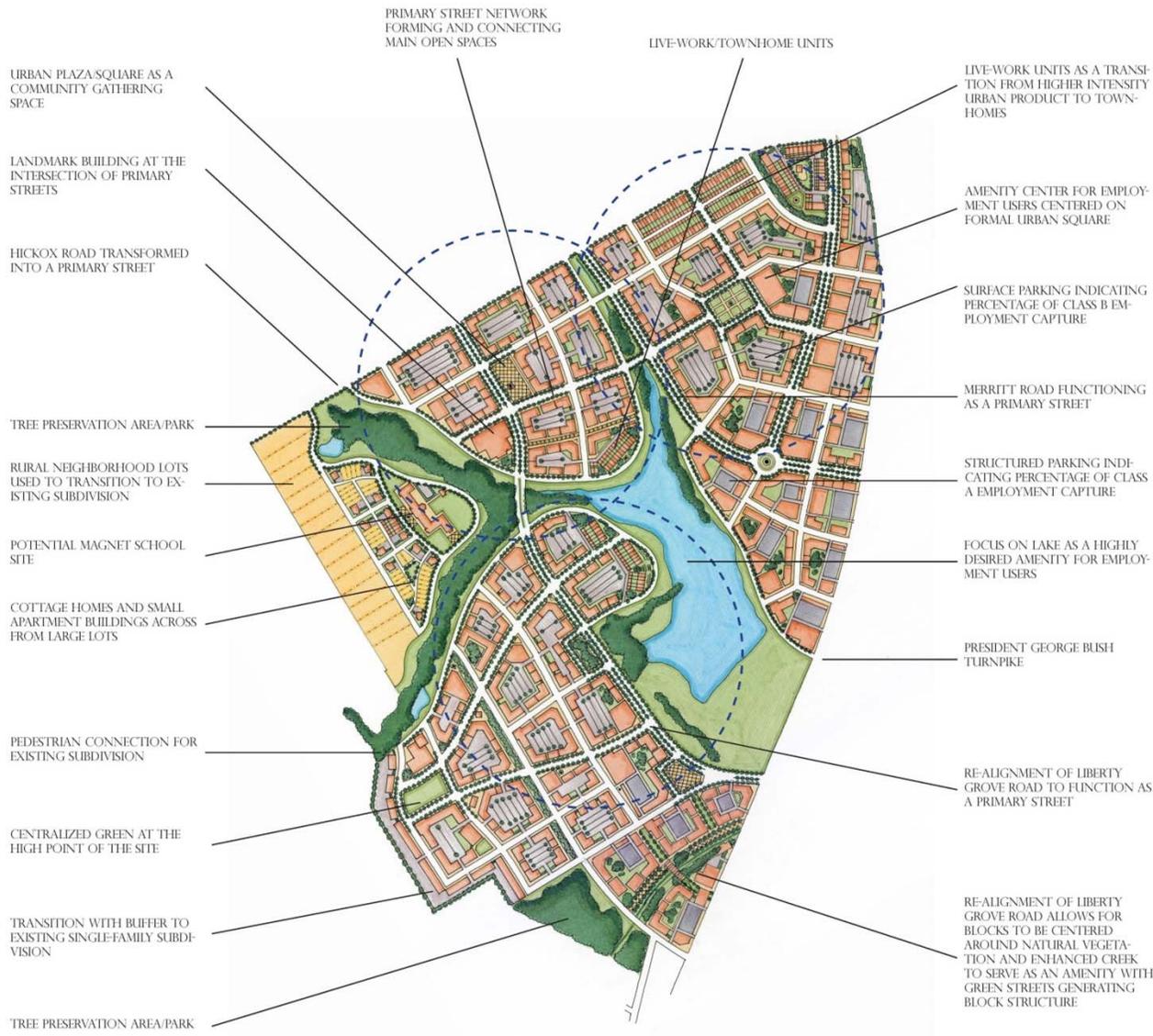


Northshore South

Northshore (South) – Comprehensive Plan Amendment

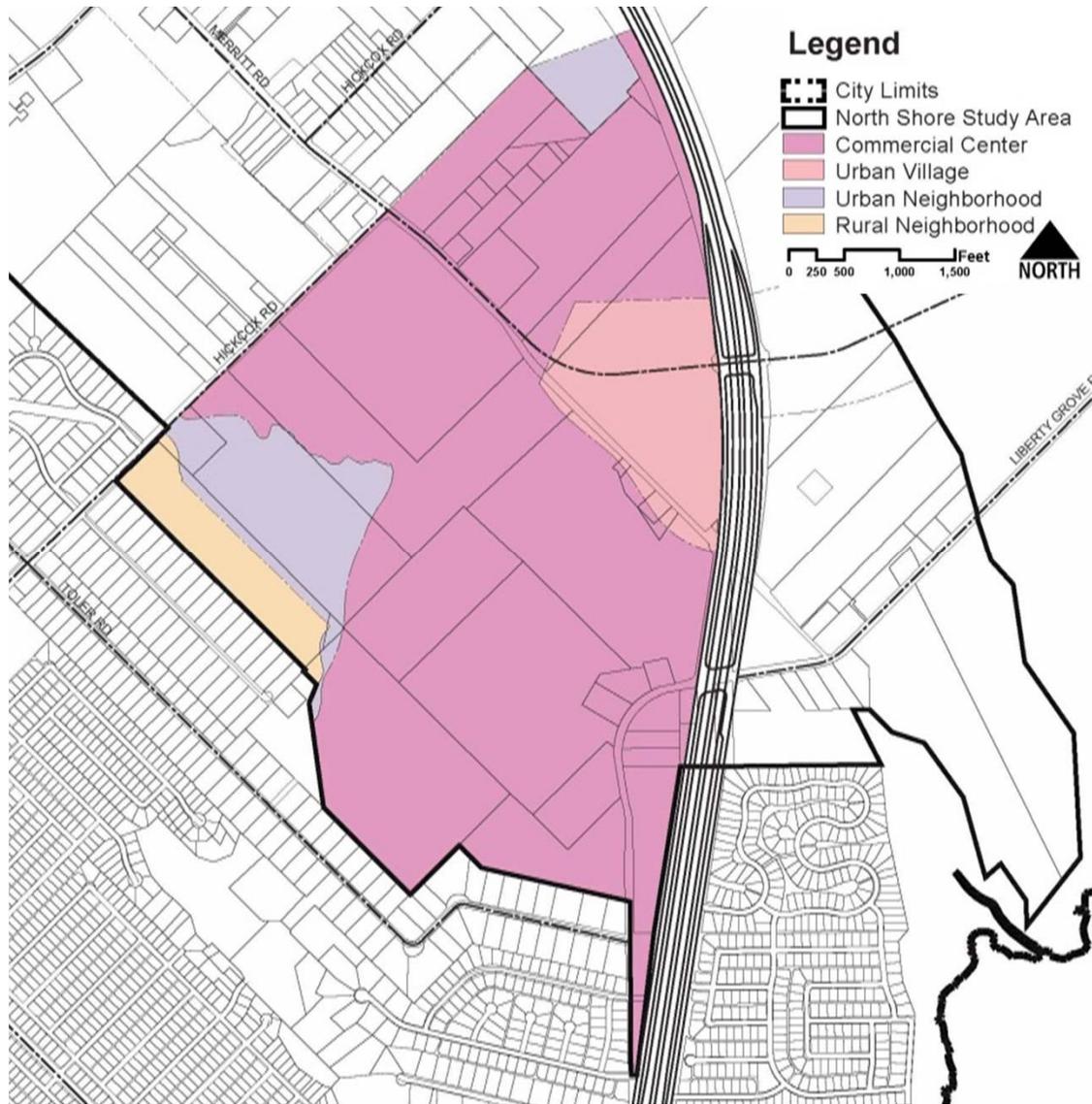


Northshore (South) – Illustrative Master Plan

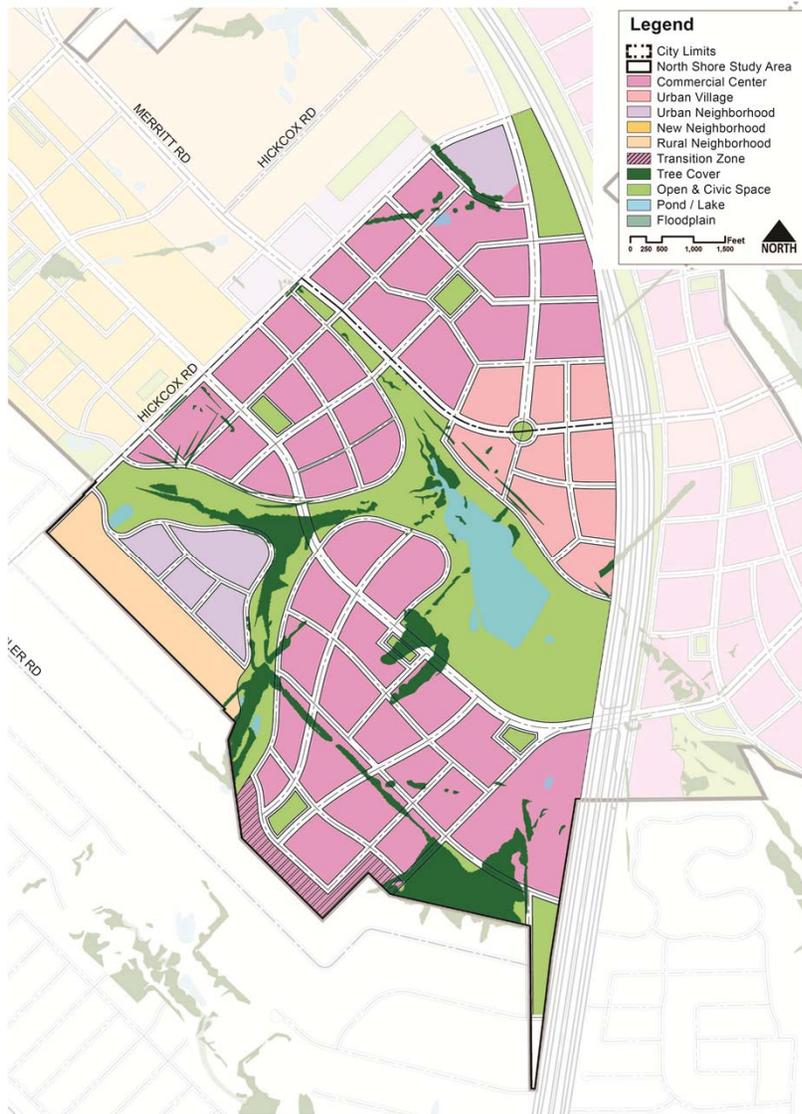


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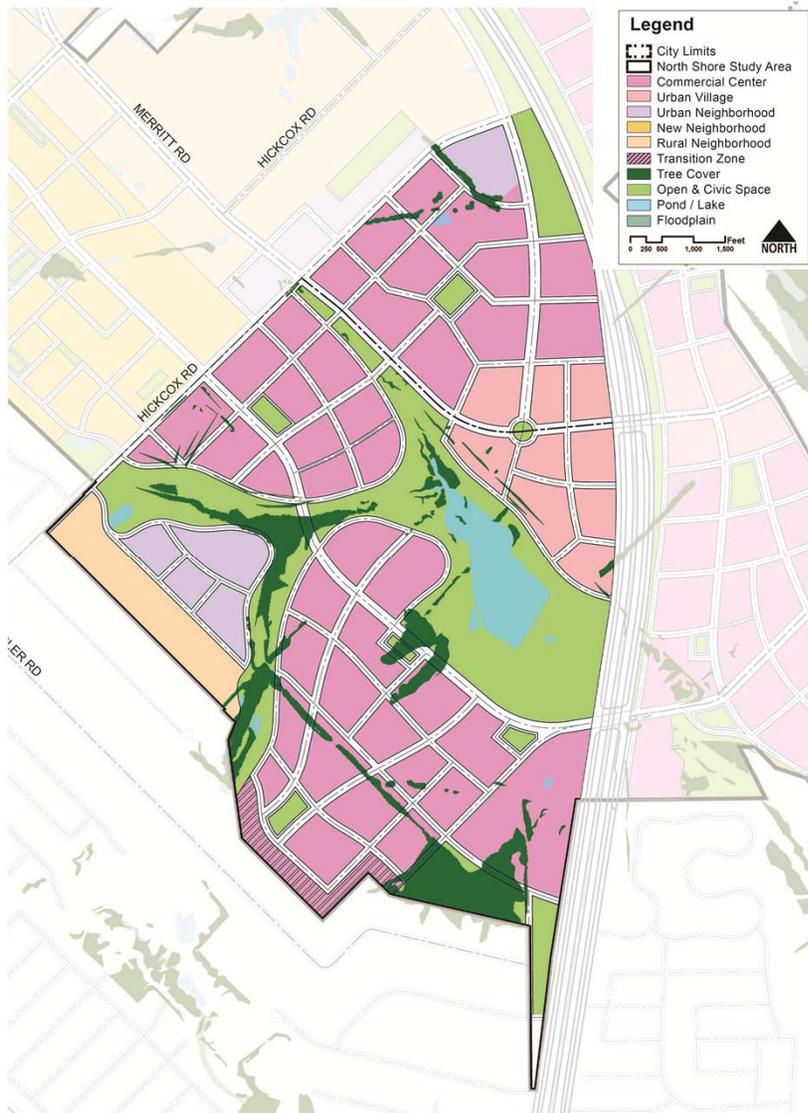
Northshore (South) – Zoning Exhibit



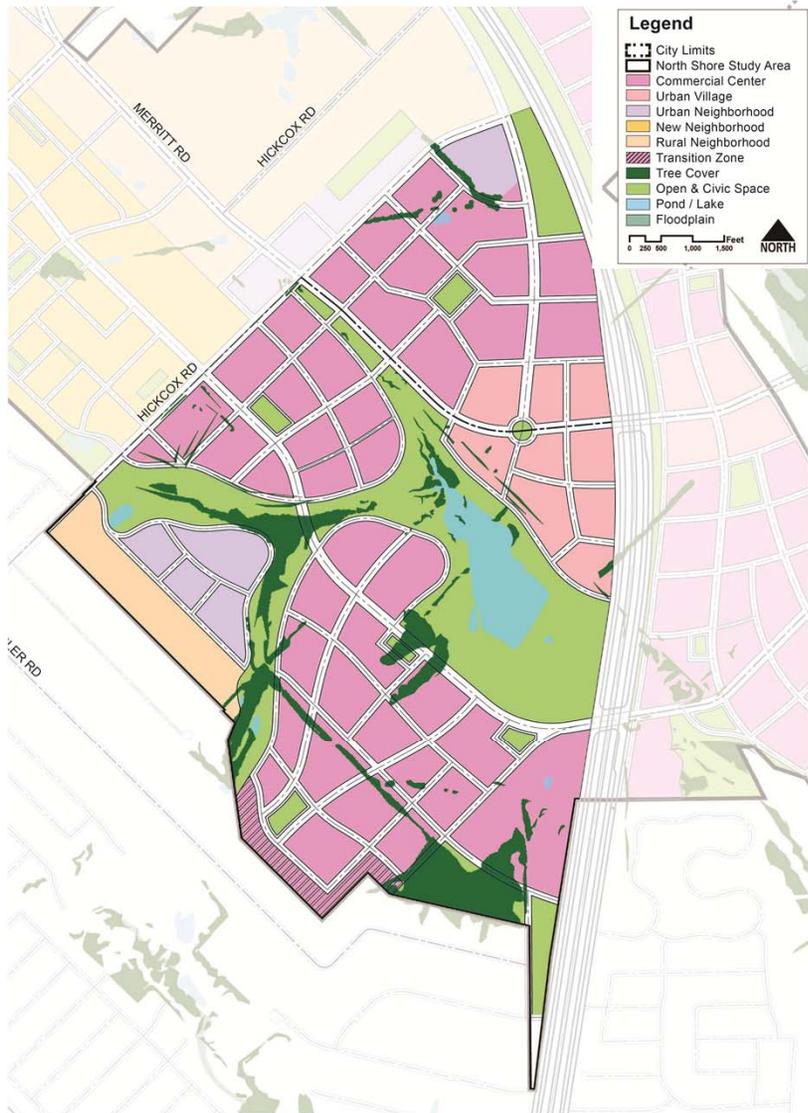
Northshore (South) – Regulating Plan



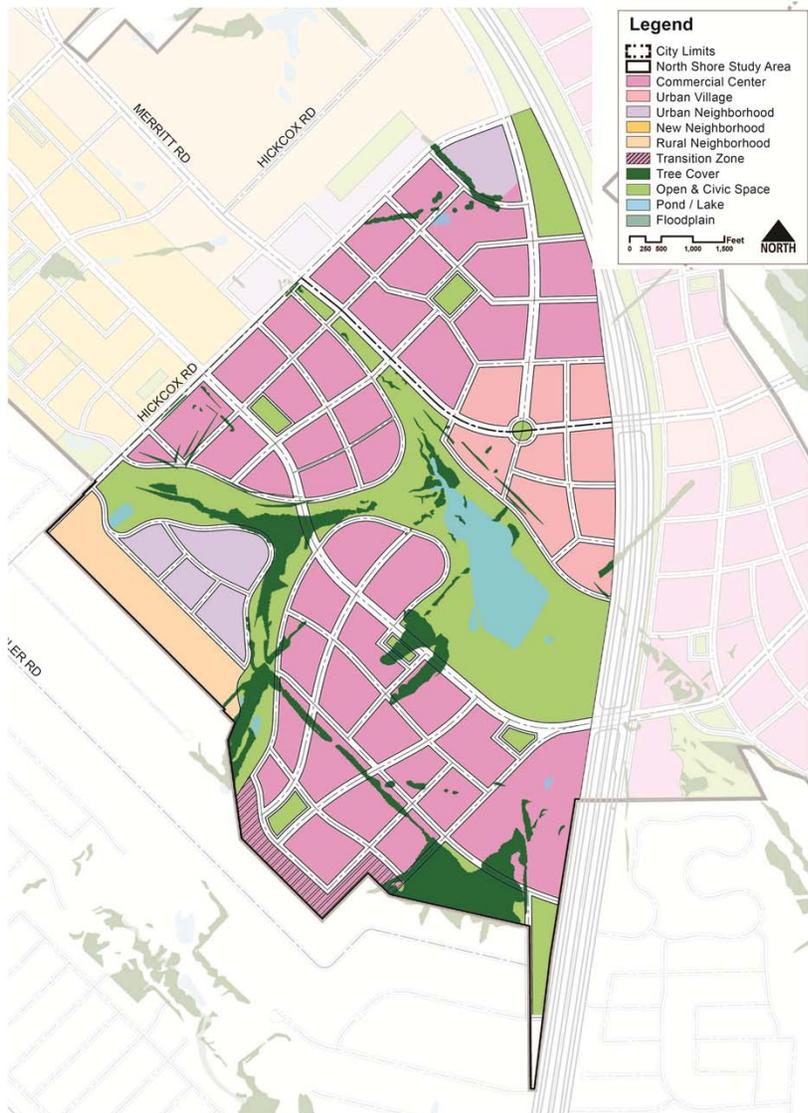
Northshore (South) – Allowed Building Types



Northshore (South) – Allowed Building Types



Northshore (South) – Allowed Building Types



Mixed Residential



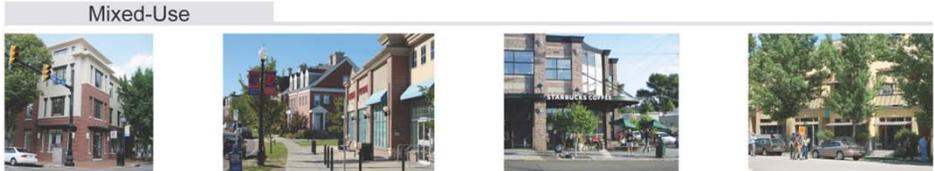
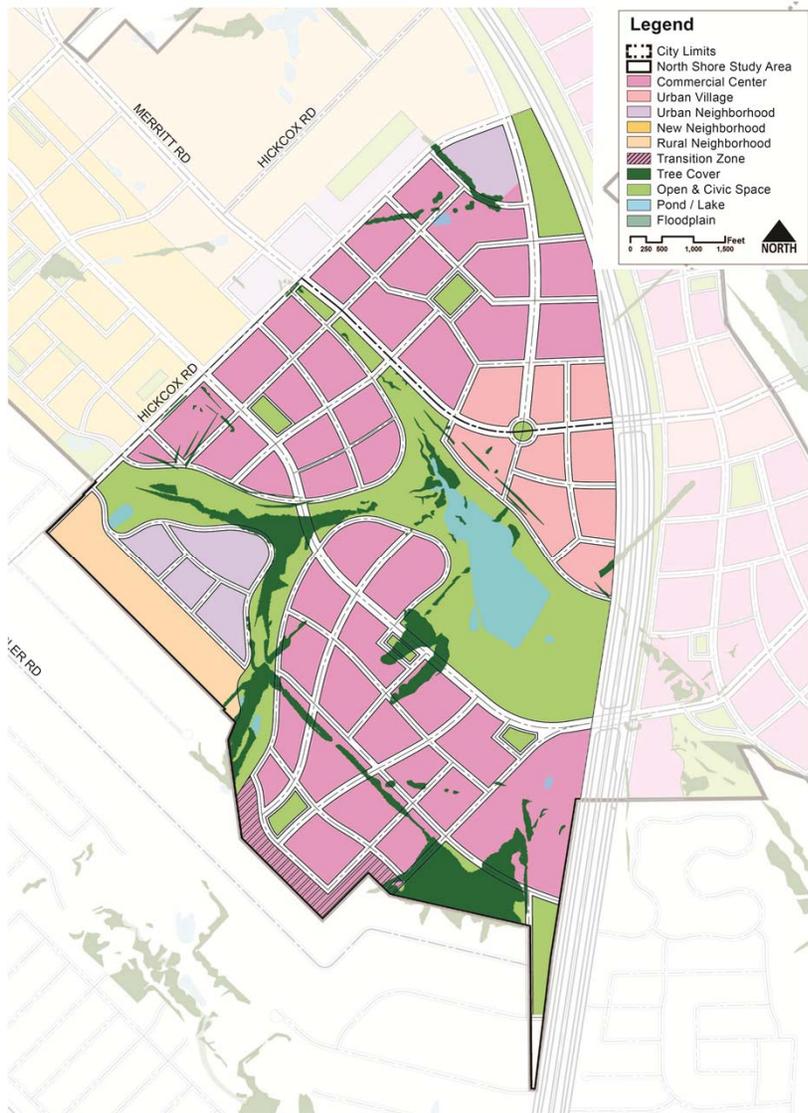
Live / Work



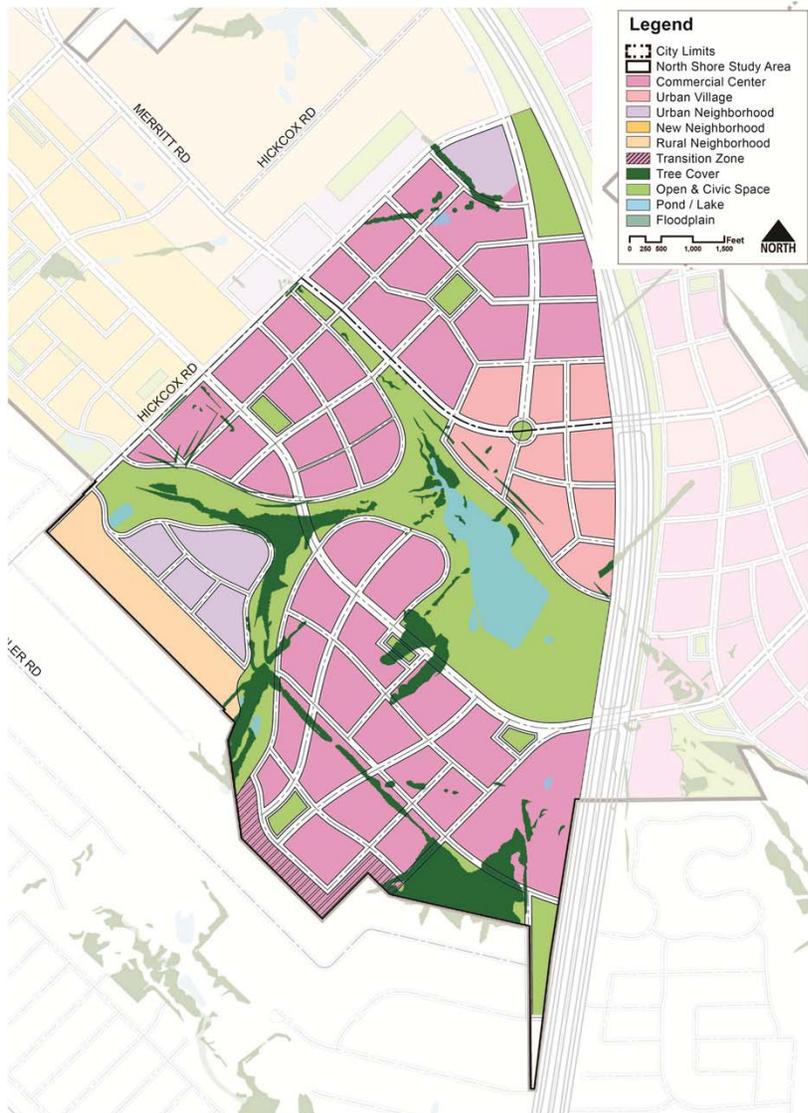
Townhome



Northshore (South) – Allowed Building Types



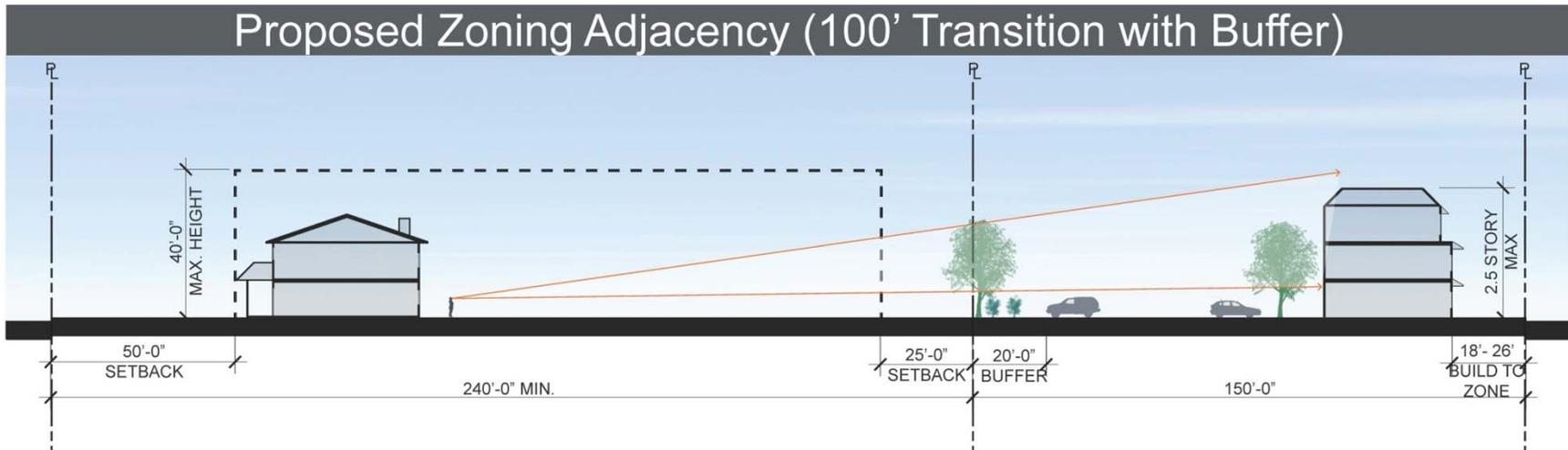
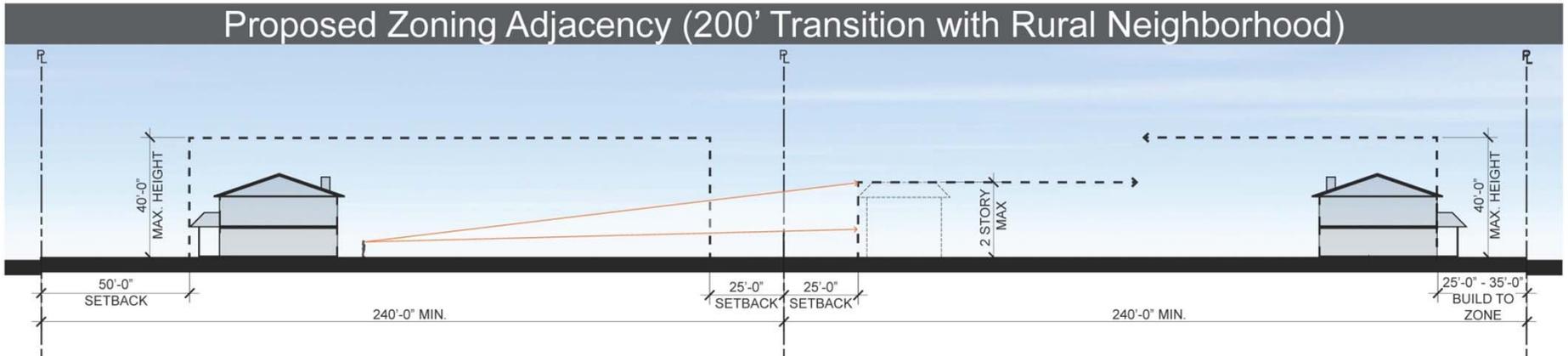
Northshore (South) – Allowed Building Types



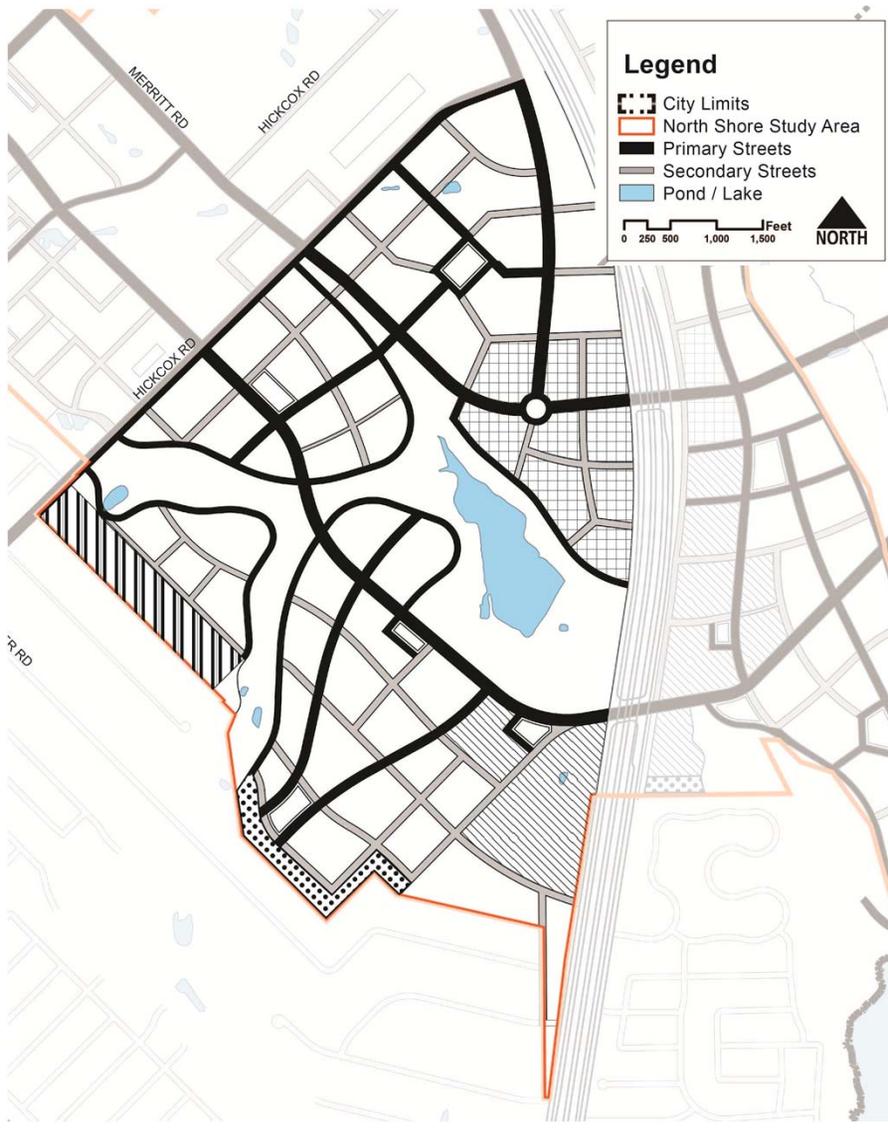
Rural Residential



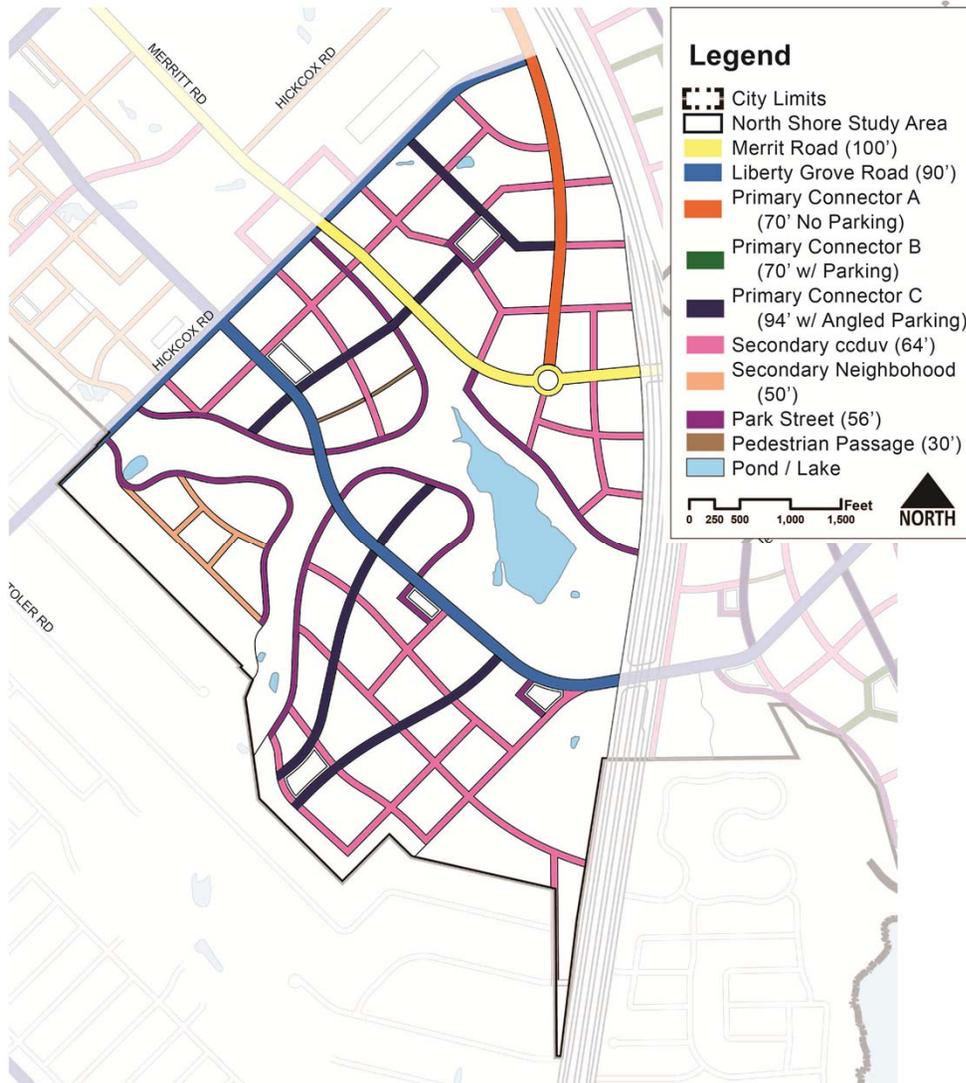
Transitions



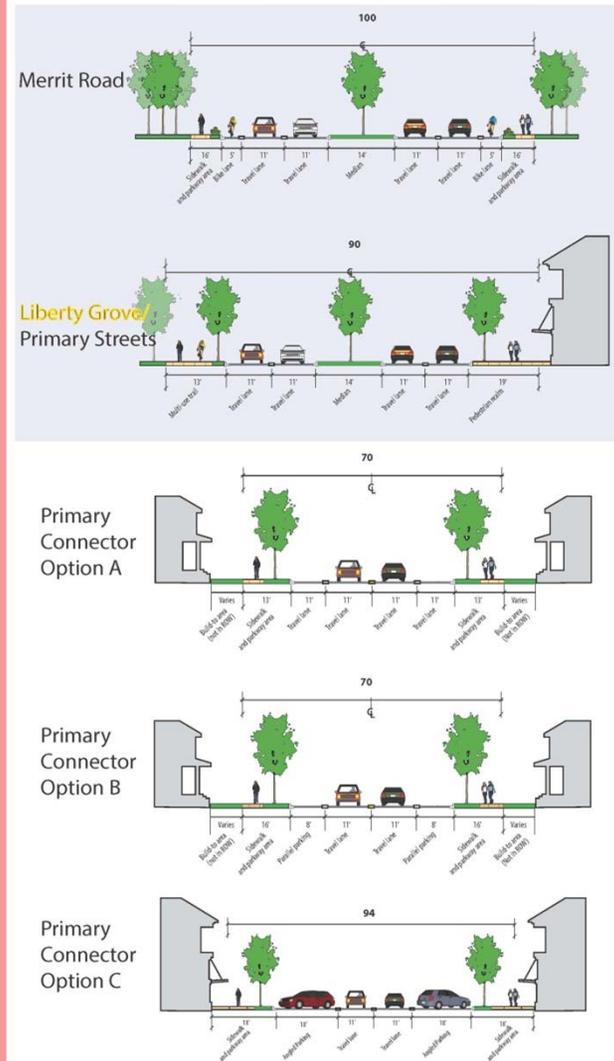
Northshore (South) – Special Requirements



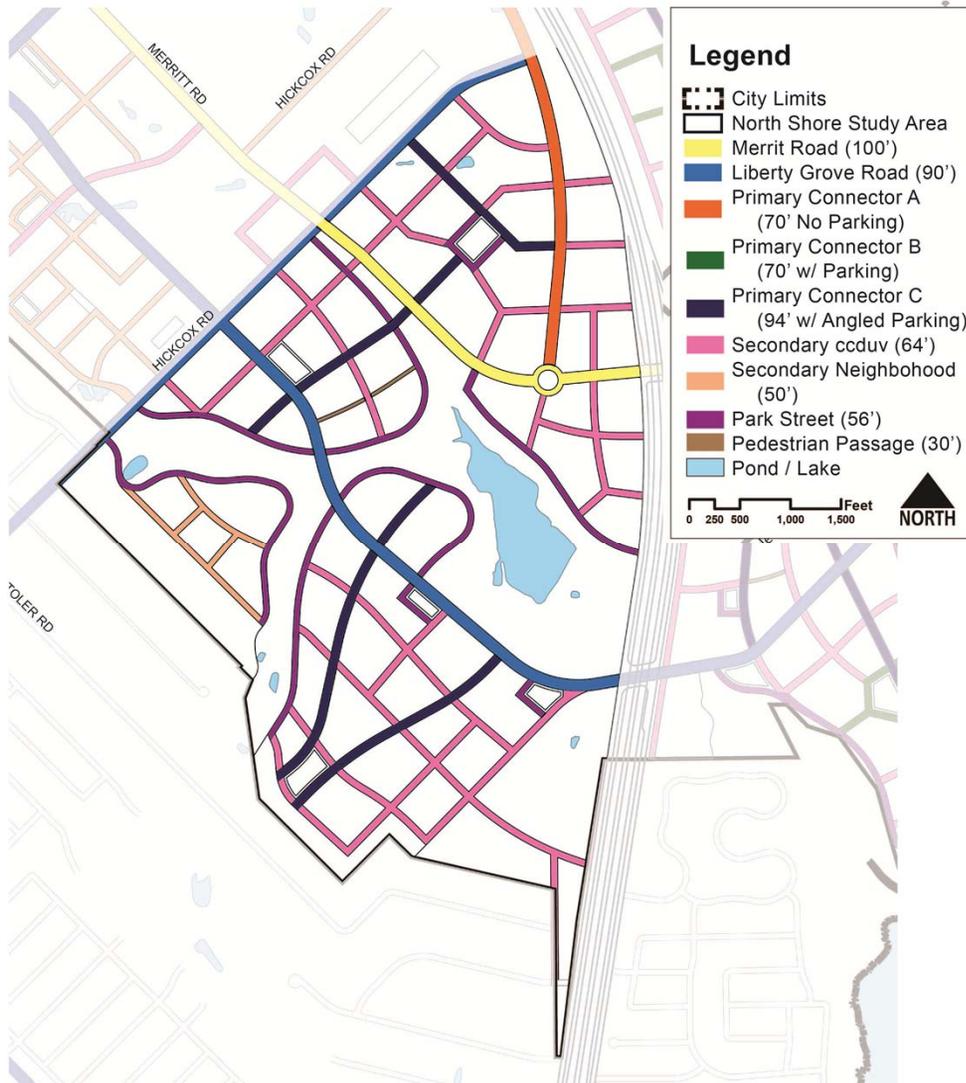
Northshore (South) – Street Types



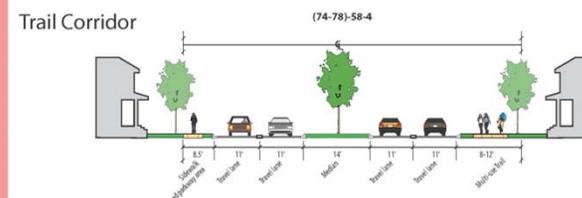
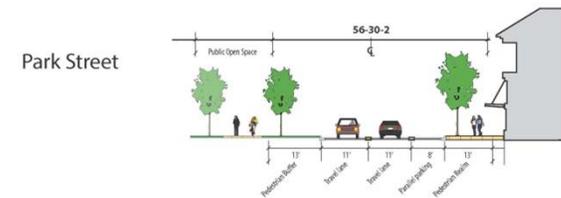
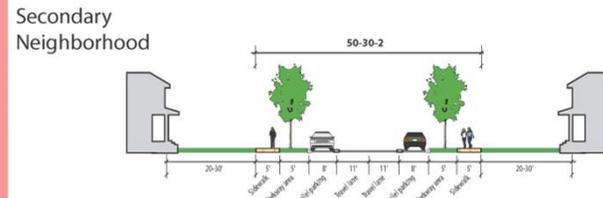
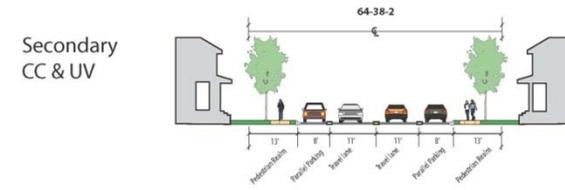
North Shore Streets (Primary Streets)



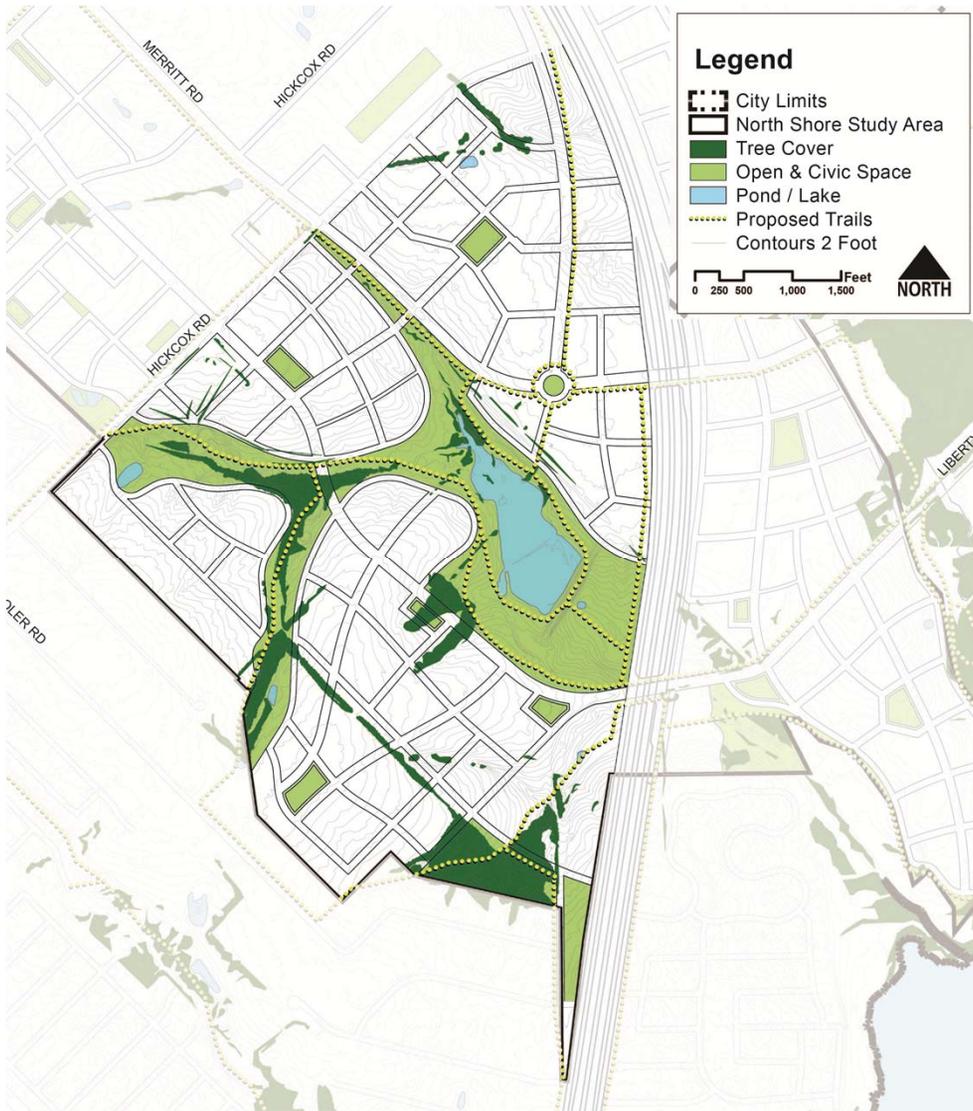
Northshore (South) – Street Types



North Shore Streets (Secondary Streets)



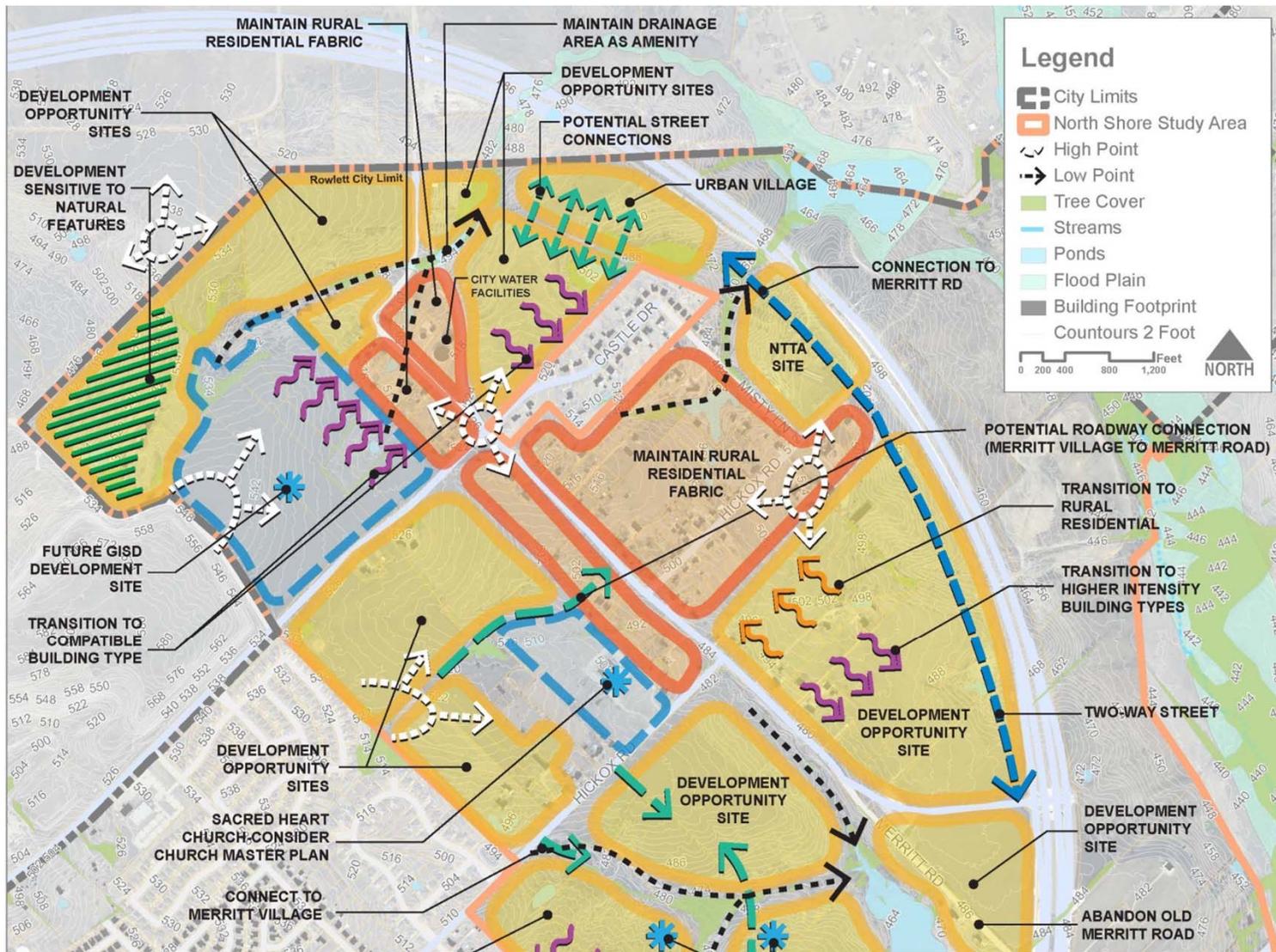
Northshore (South) – Open Space & Trails



Discussion

Northshore North

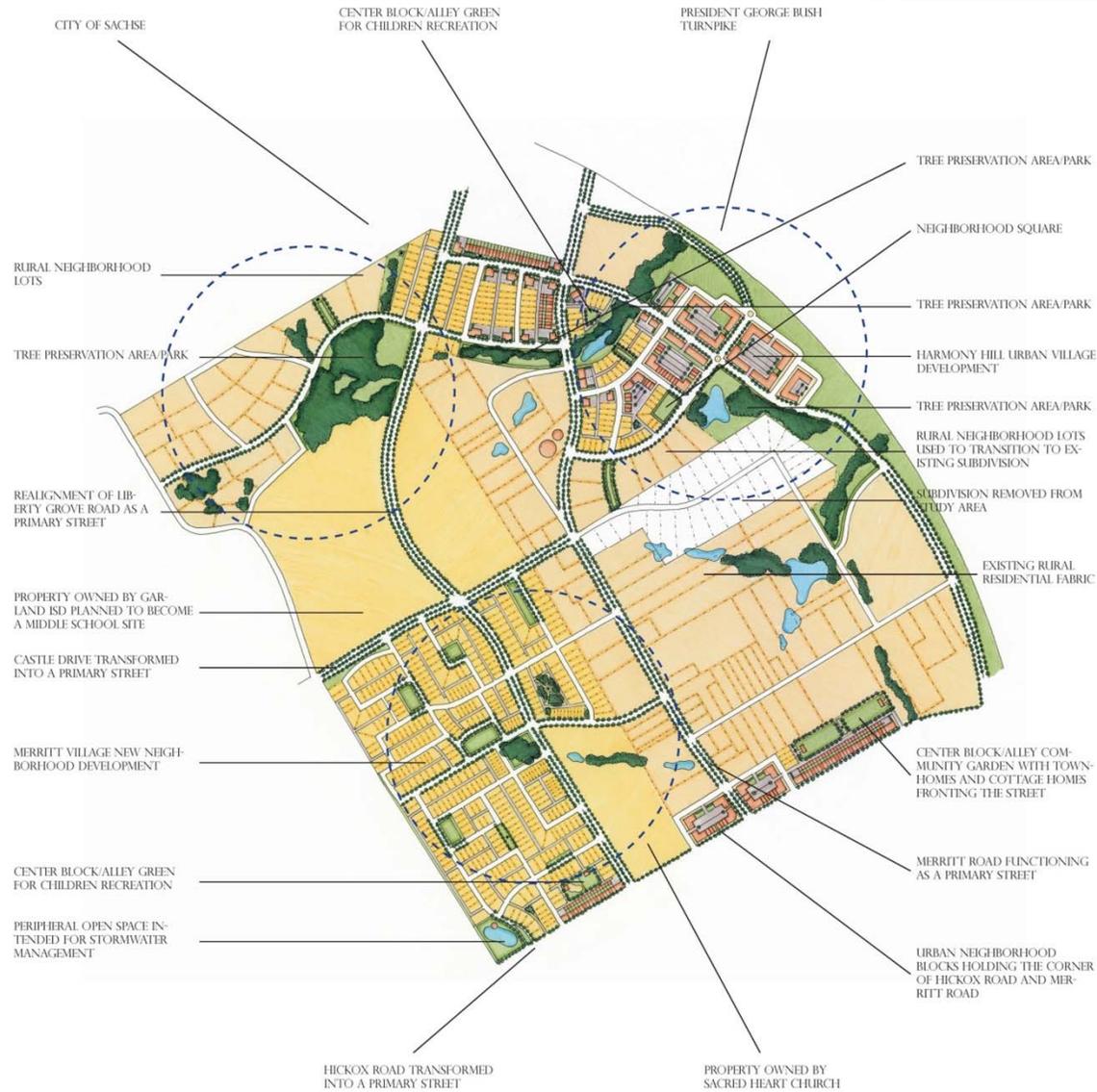
Northshore (North) – Comprehensive Plan Amendment



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Rowlett, Texas

Northshore (North) – Illustrative Master Plan

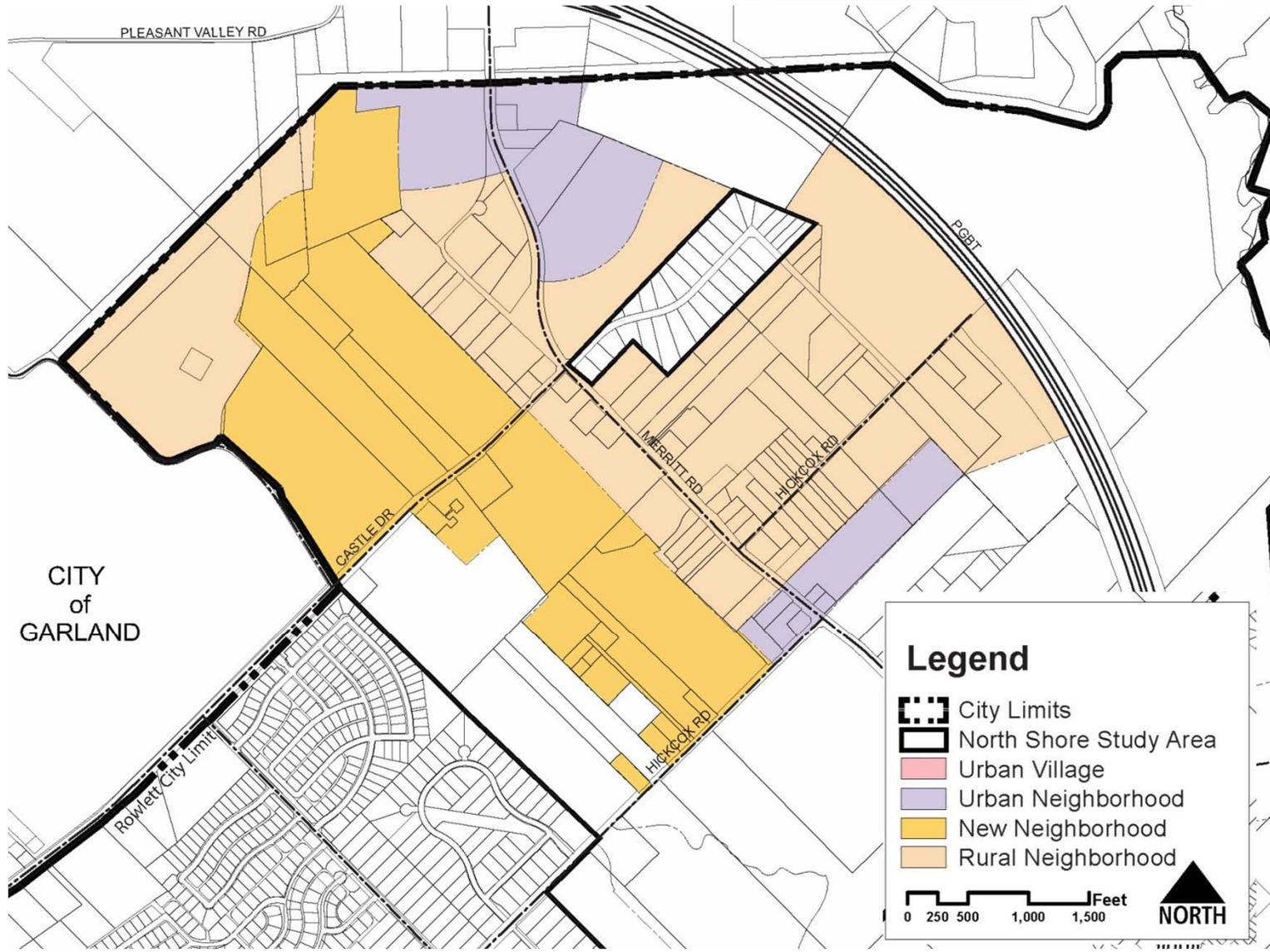


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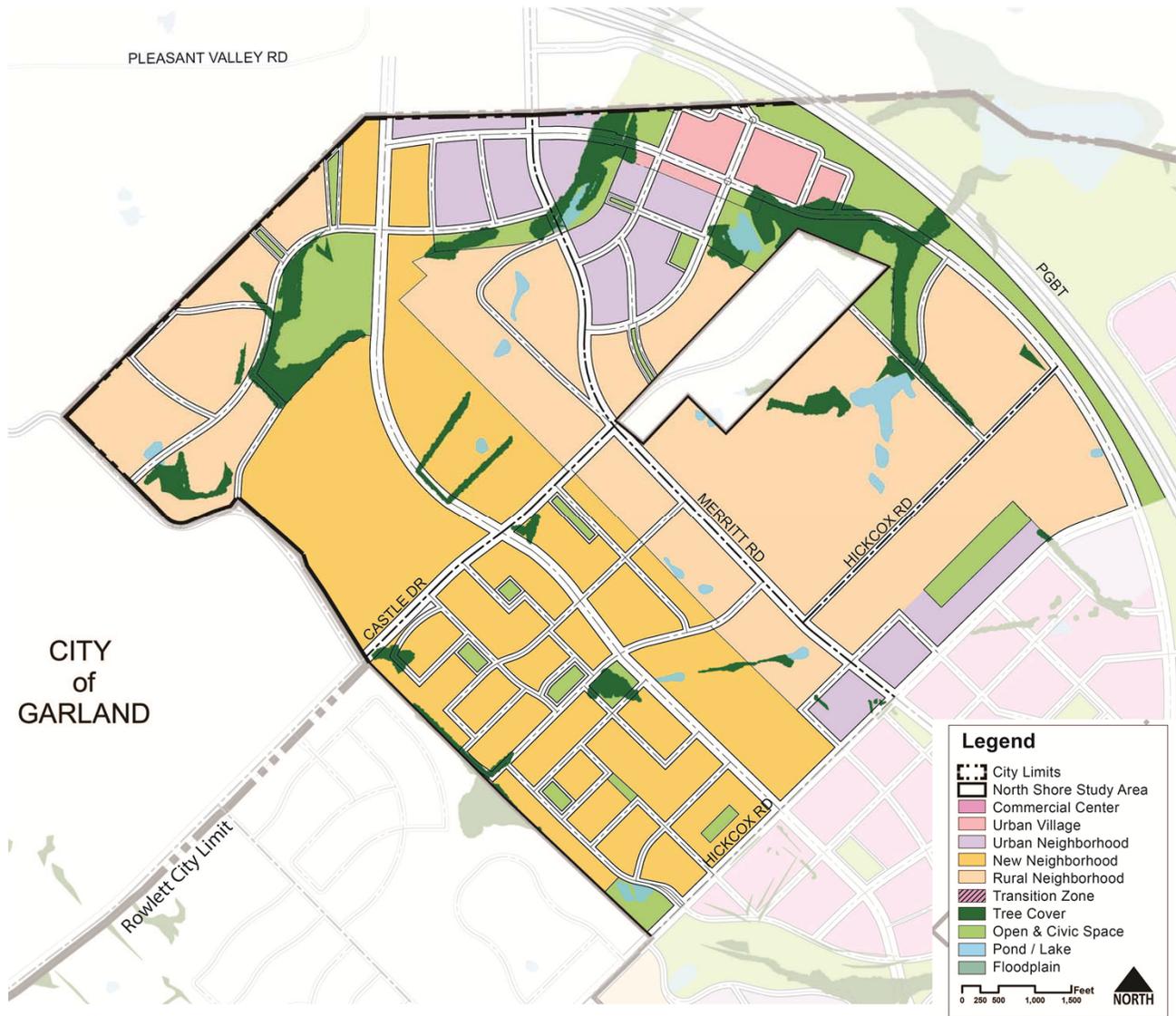
Rowlett JACOBS TOWNSCAPE

Rowlett, Texas

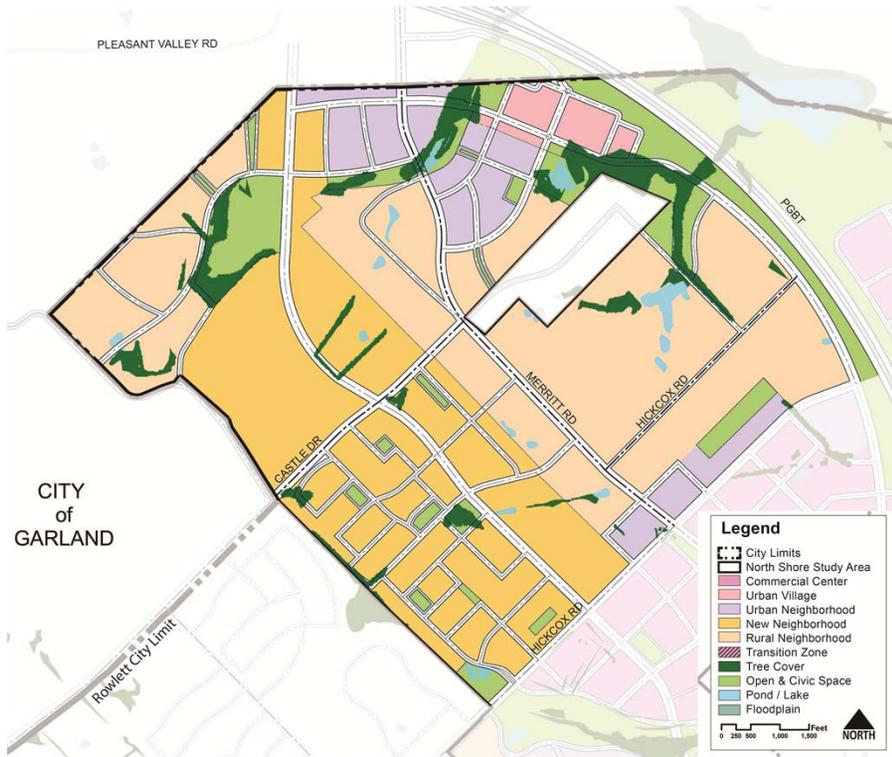
Northshore (North) – Zoning Exhibit



Northshore (North) – Regulating Plan



Northshore (North) – Allowed Building Types



Townhome



Multi-Unit House



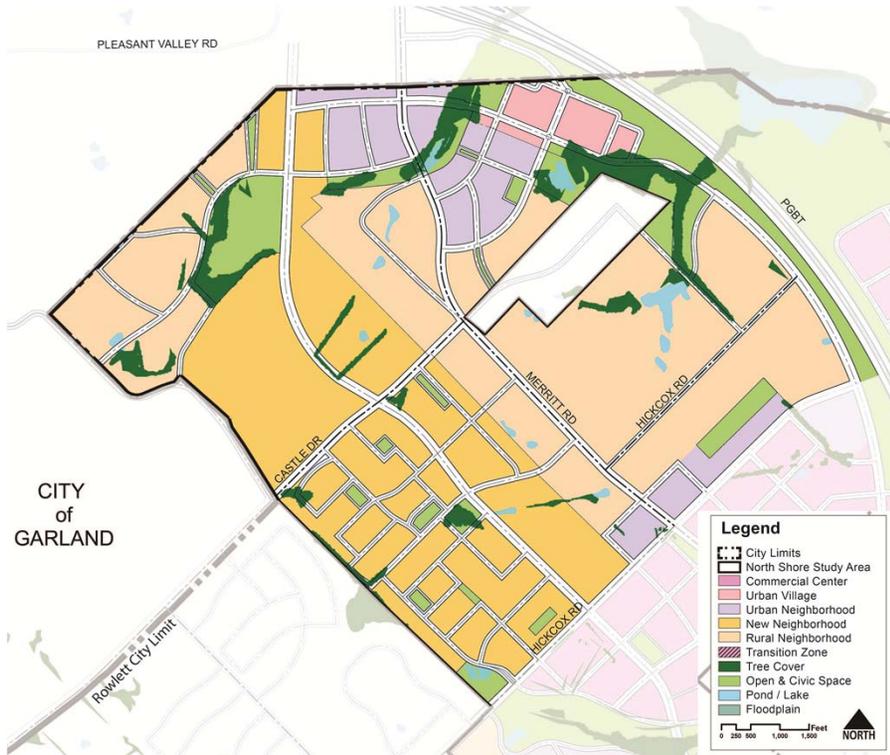
Cottage / Casita Type II & III



Manor / Village / Estate



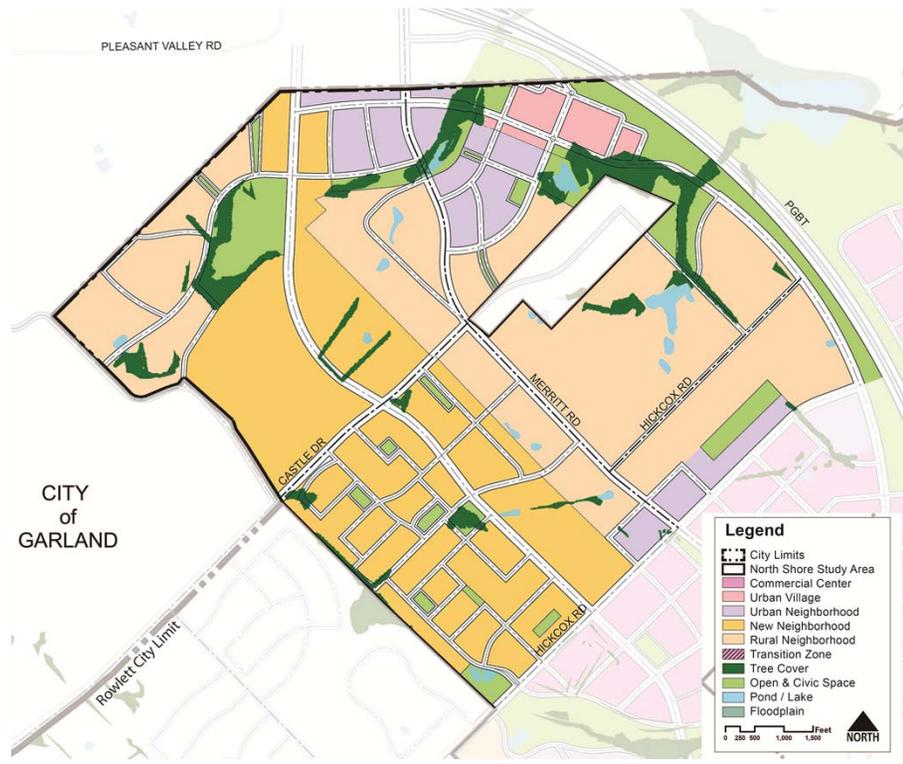
Northshore (North) – Allowed Building Types



Rural Residential



Northshore (North) – Allowed Building Types



Mixed-Use



Shopfront



Mixed Residential



Live / Work



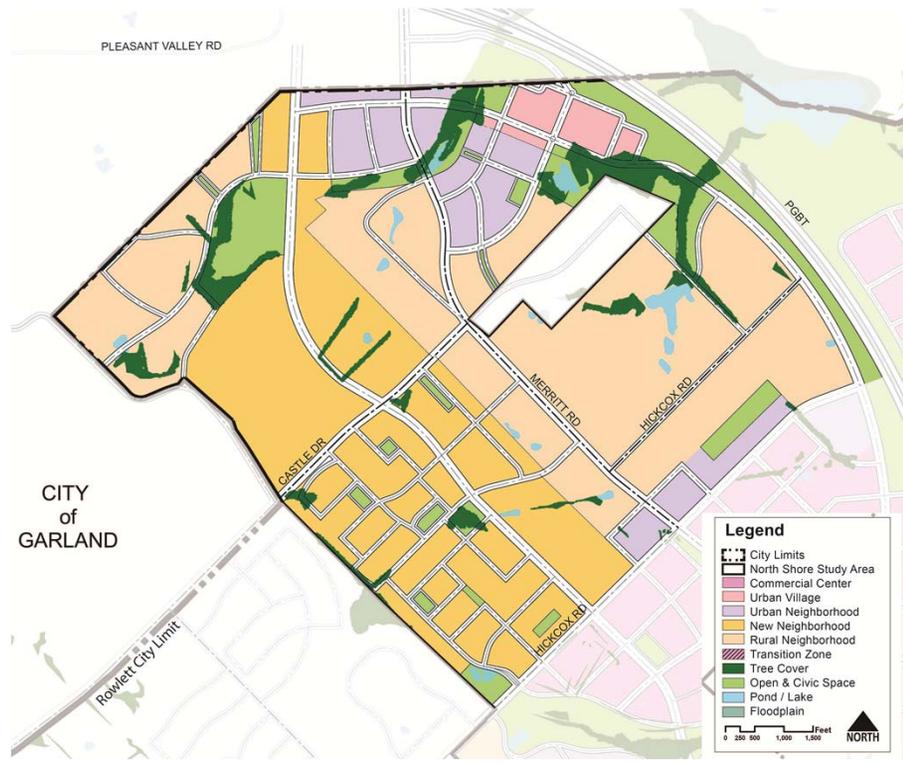
Townhome



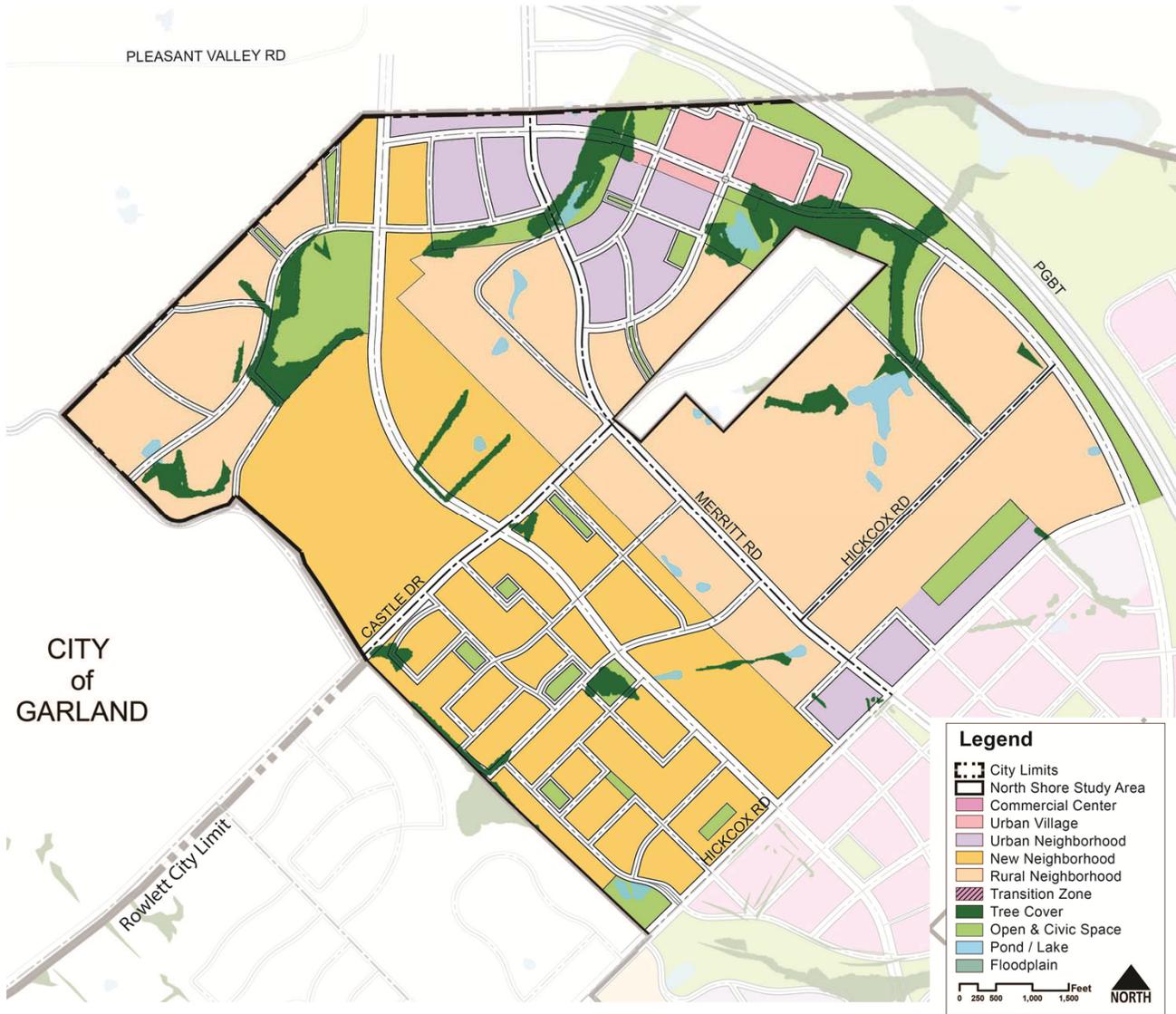
Cottage / Casita Type III



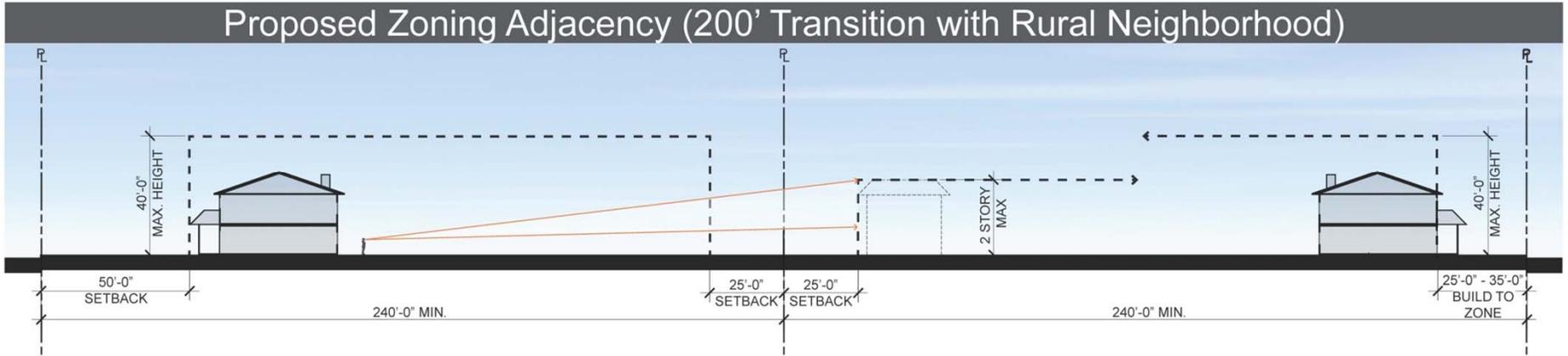
Northshore (North) – Allowed Building Types



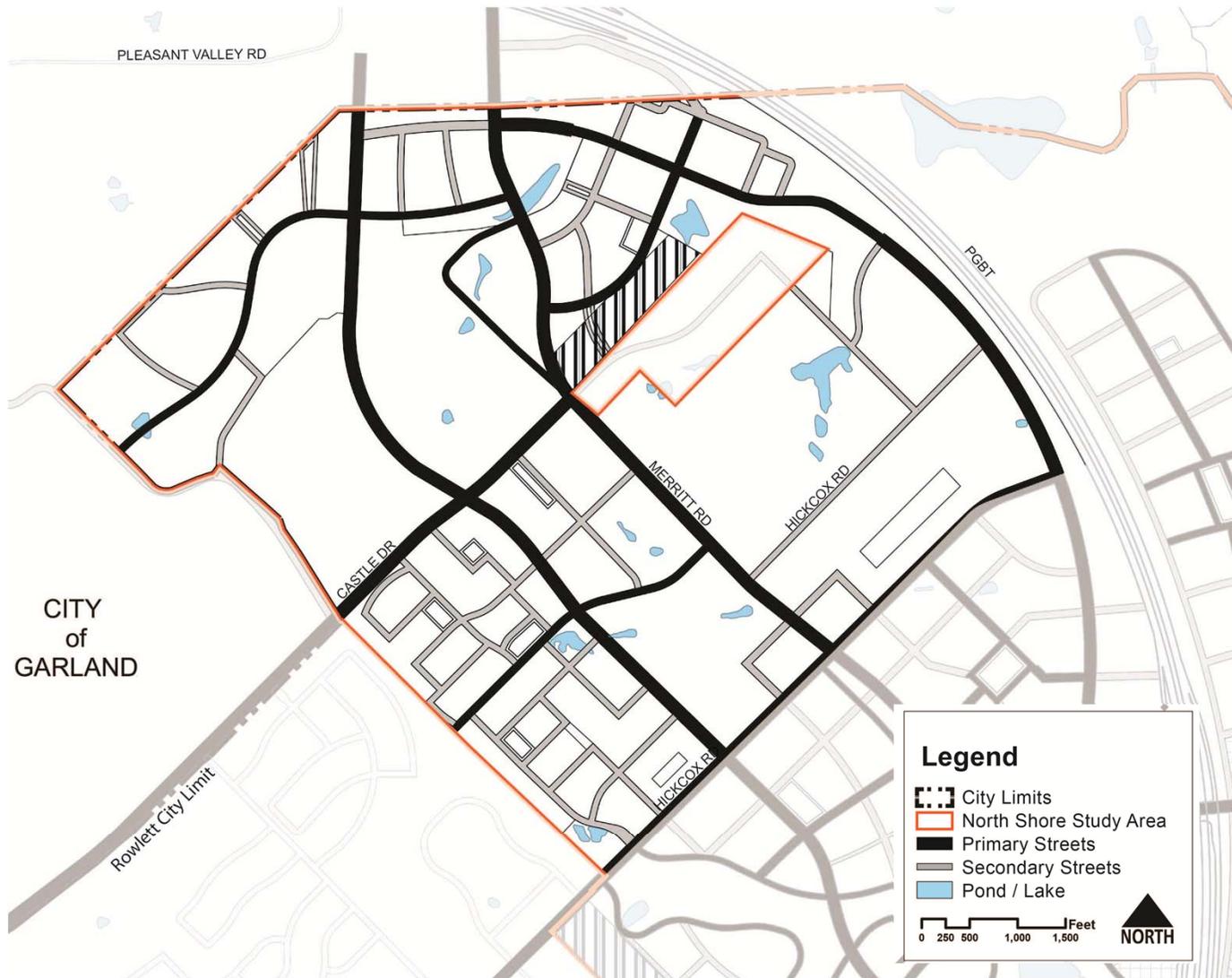
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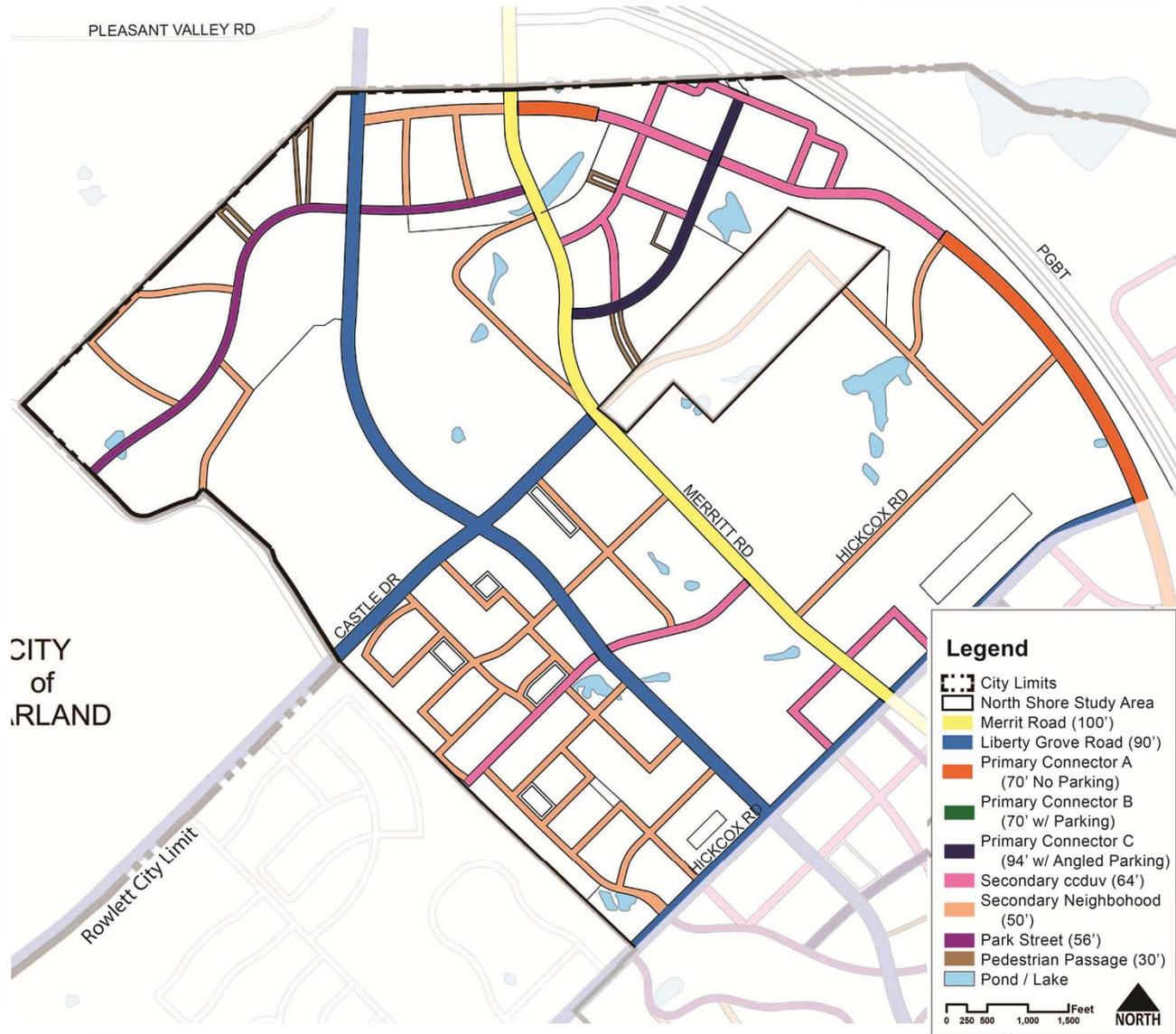
Transitions



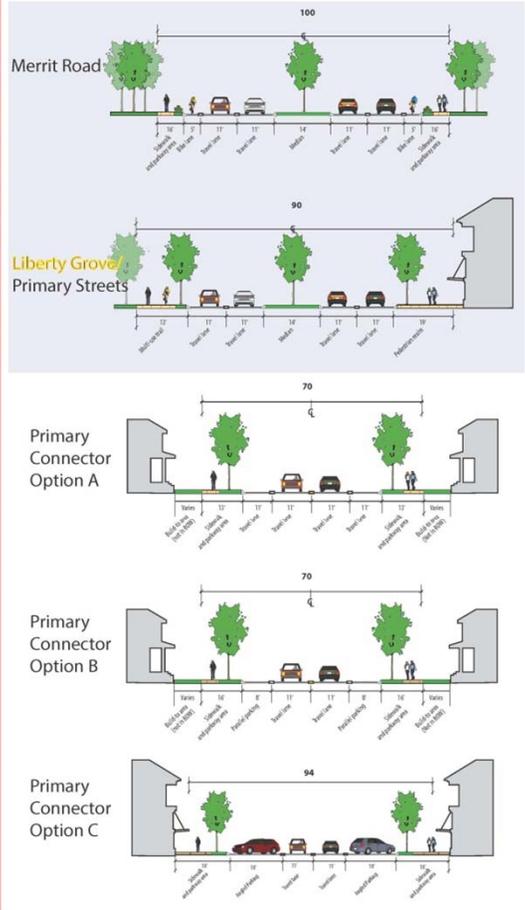
Northshore (North) – Special Requirements



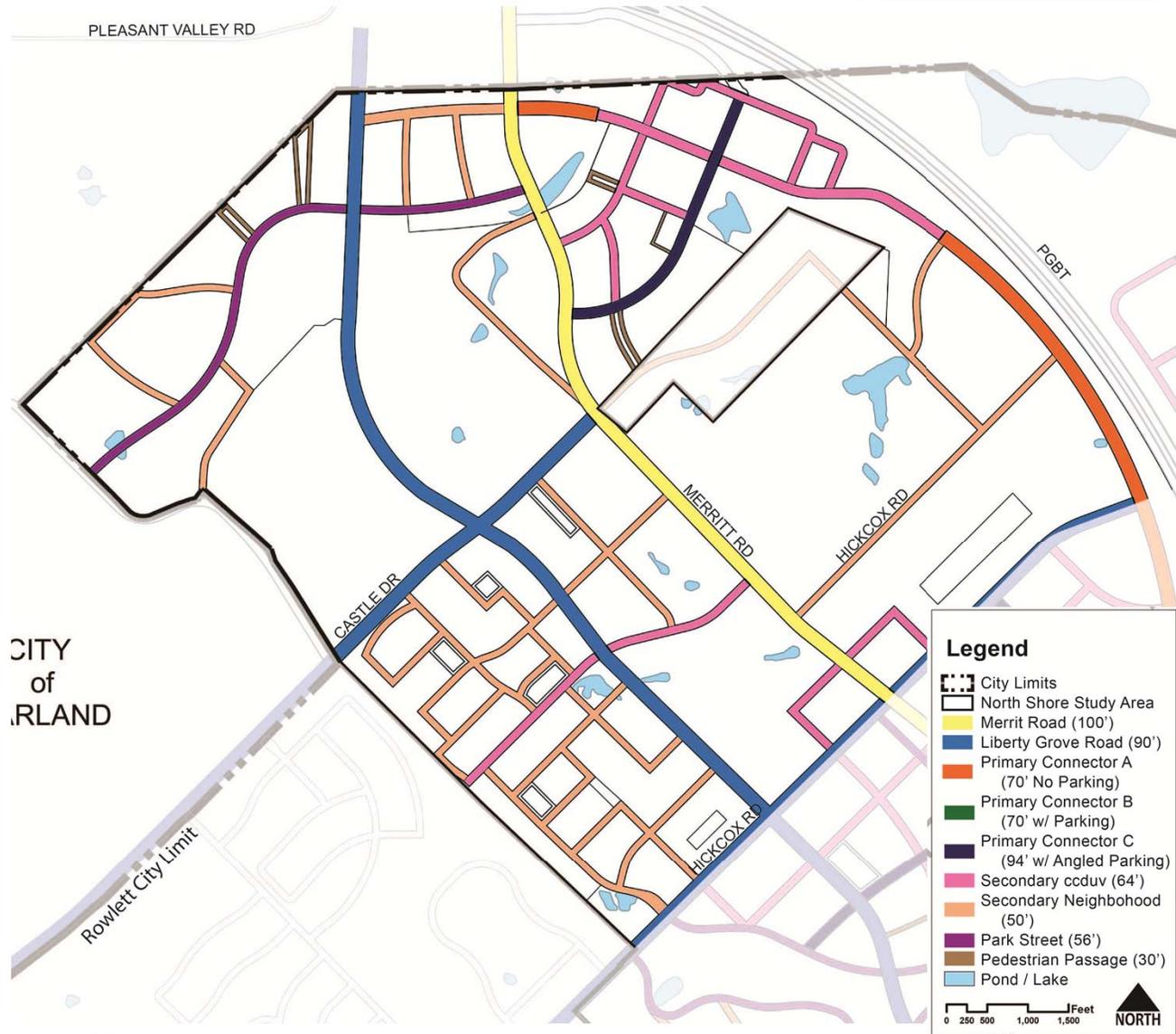
Northshore (North) – Street Types



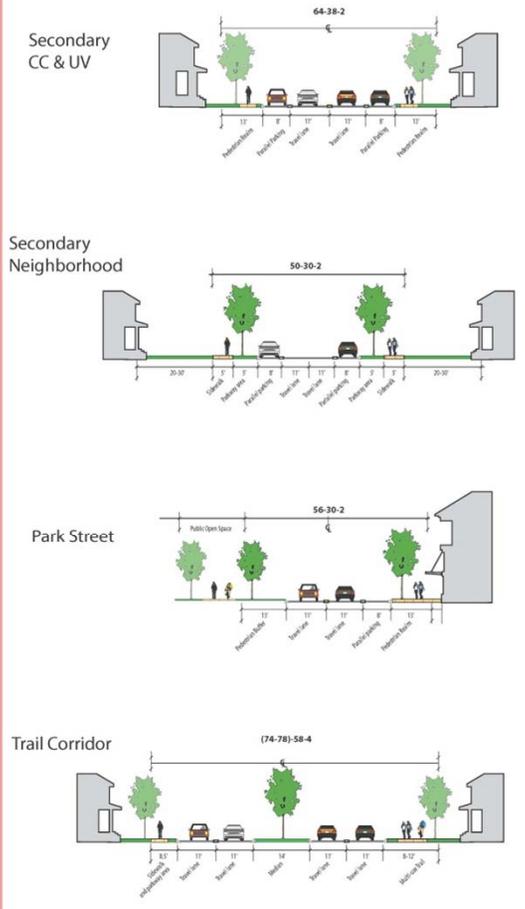
North Shore Streets (Primary Streets)



Northshore (North) – Street Types



North Shore Streets (Secondary Streets)



CITY of IRLAND



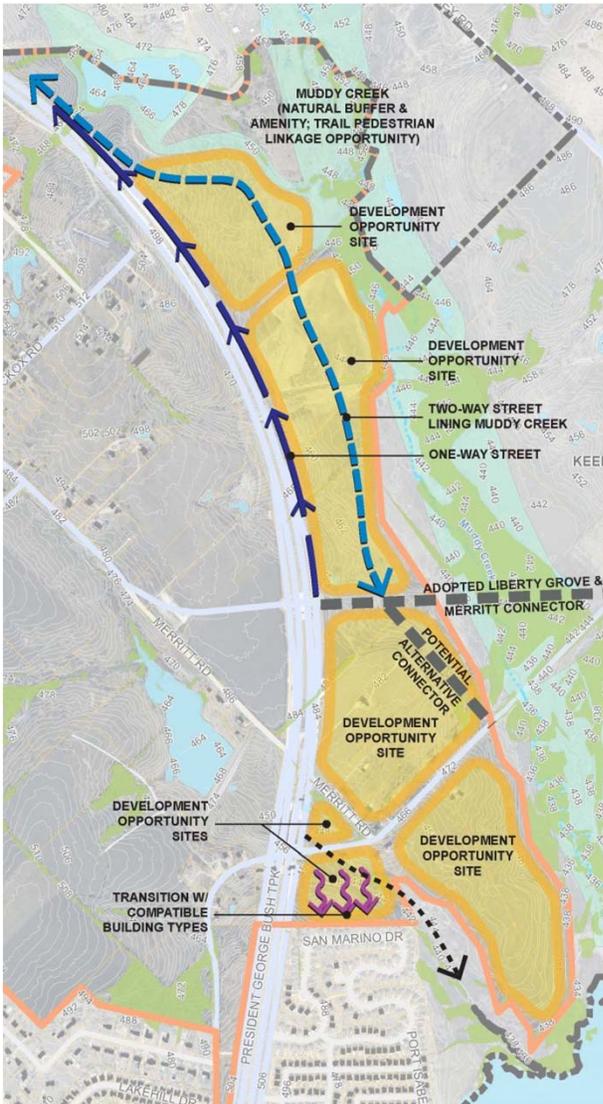
Northshore (North) – Open Space & Trails



Discussion

Center for Commerce and Industry

Center for Commerce and Industry - Comprehensive Plan Amendment



ROWLETT | NORTH SHORE MASTER PLAN

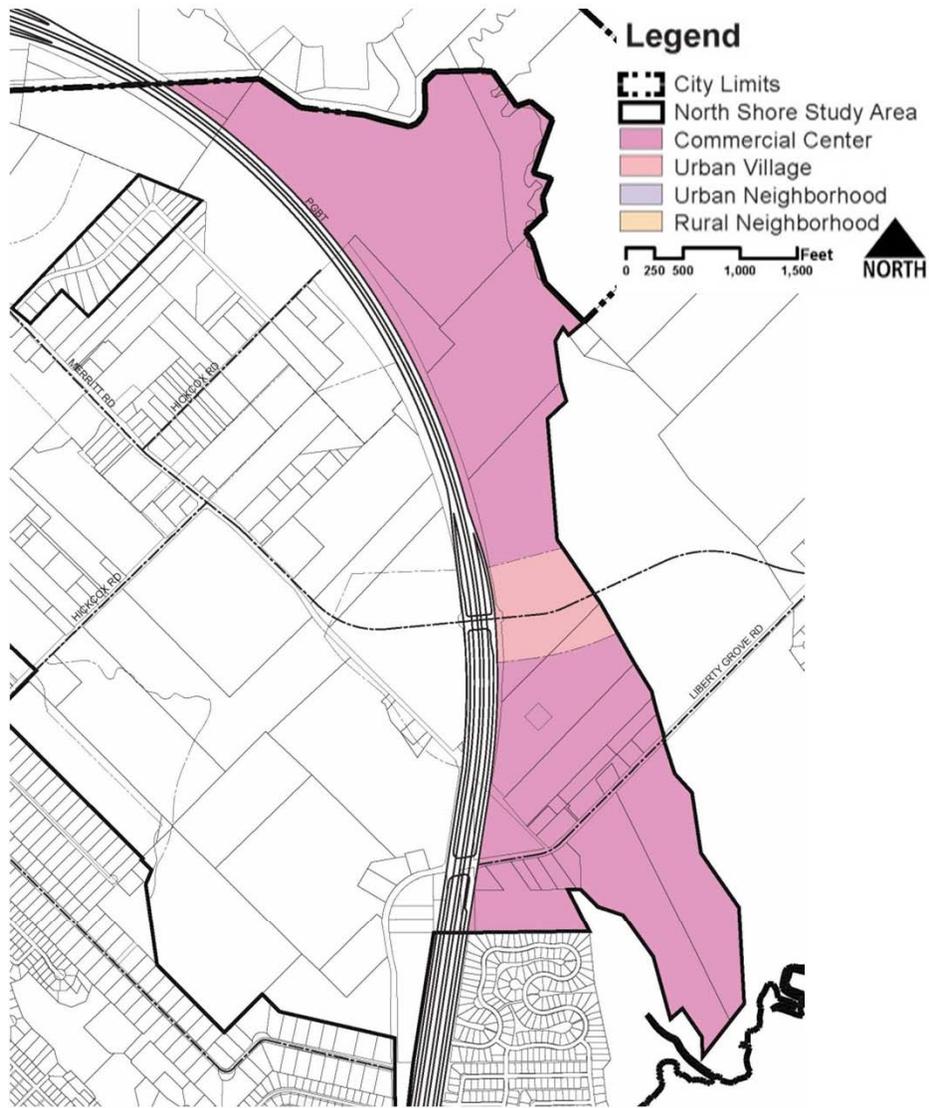
Rowlett JACOBS TOWNSCAPE

Rowlett, Texas

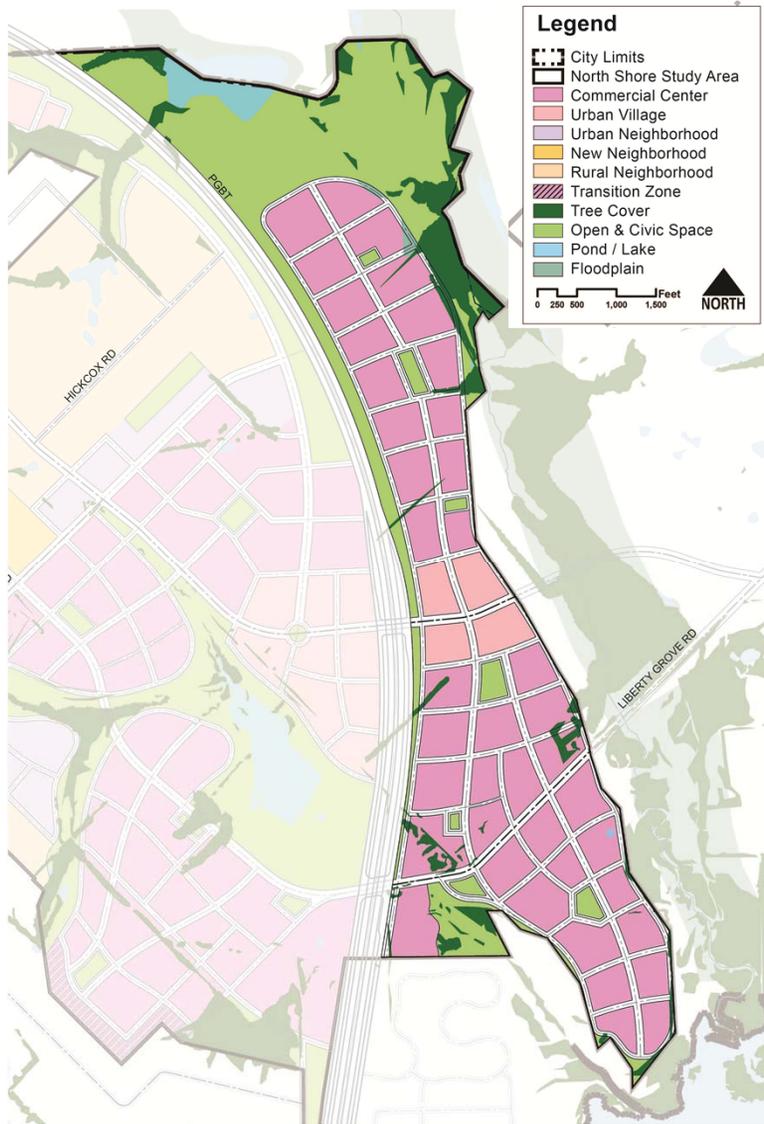
Center for Commerce and Industry – Illustrative Master Plan



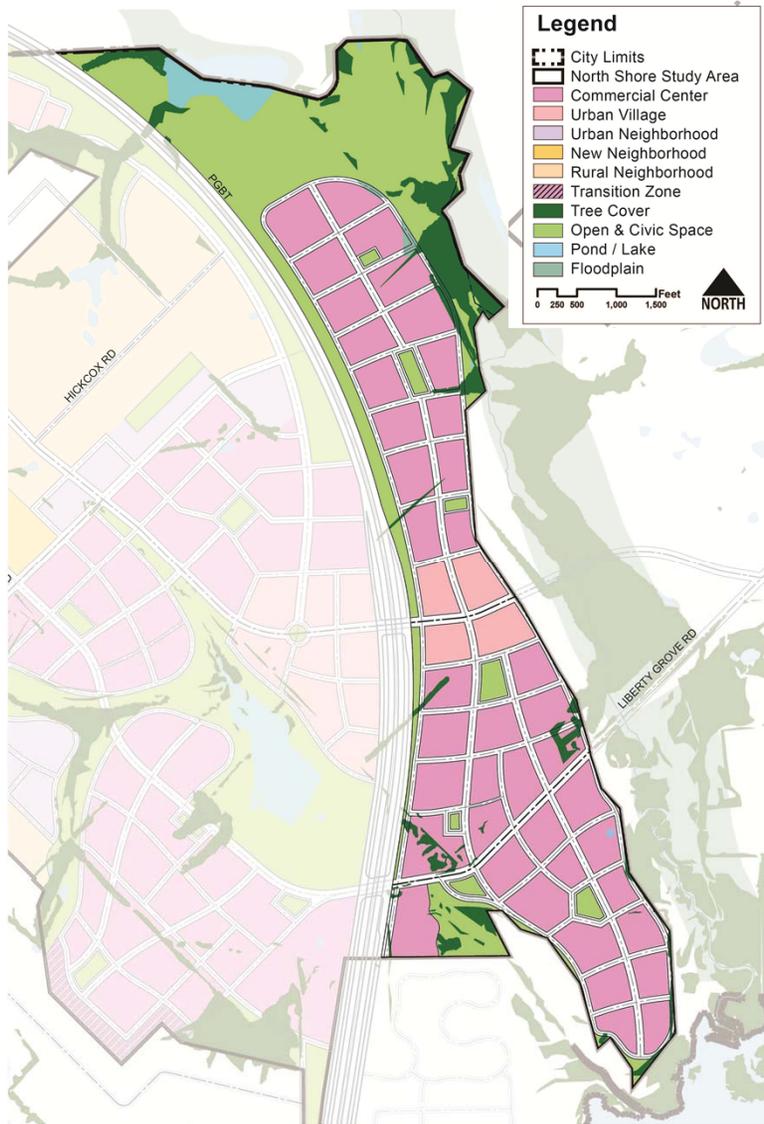
Center for Commerce and Industry – Zoning Exhibit



Center for Commerce and Industry – Regulating Plan



Center for Commerce and Industry – Allowed Building Types



Commercial



Mixed-Use



Shopfront



Mixed Residential



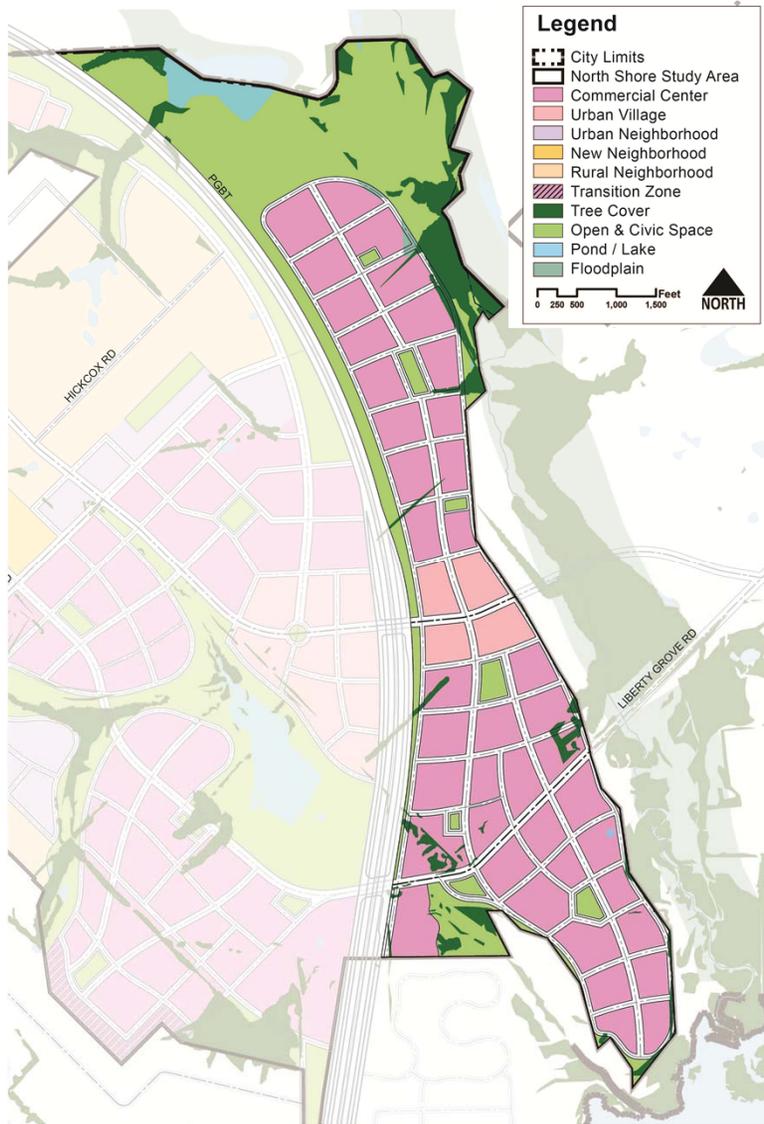
Live / Work



Townhome



Center for Commerce and Industry – Allowed Building Types



Commercial



Flex Employment



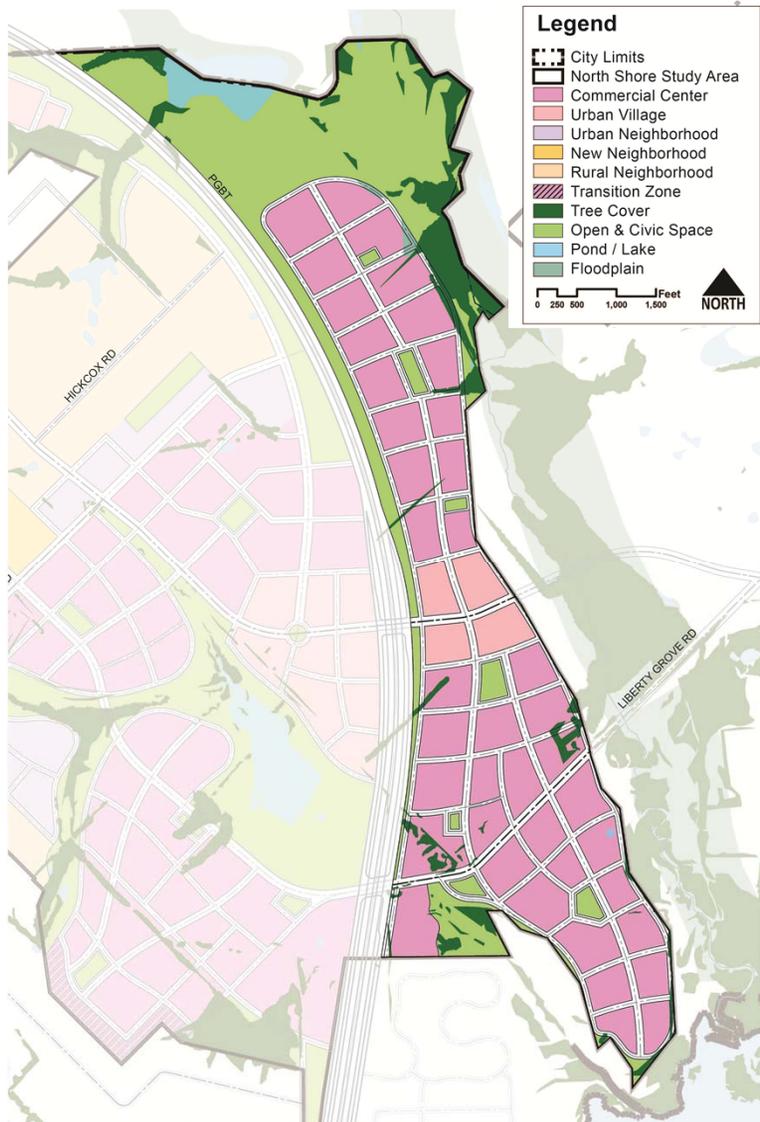
Mixed-Use



Shopfront



Center for Commerce and Industry – Allowed Building Types



Mixed Residential



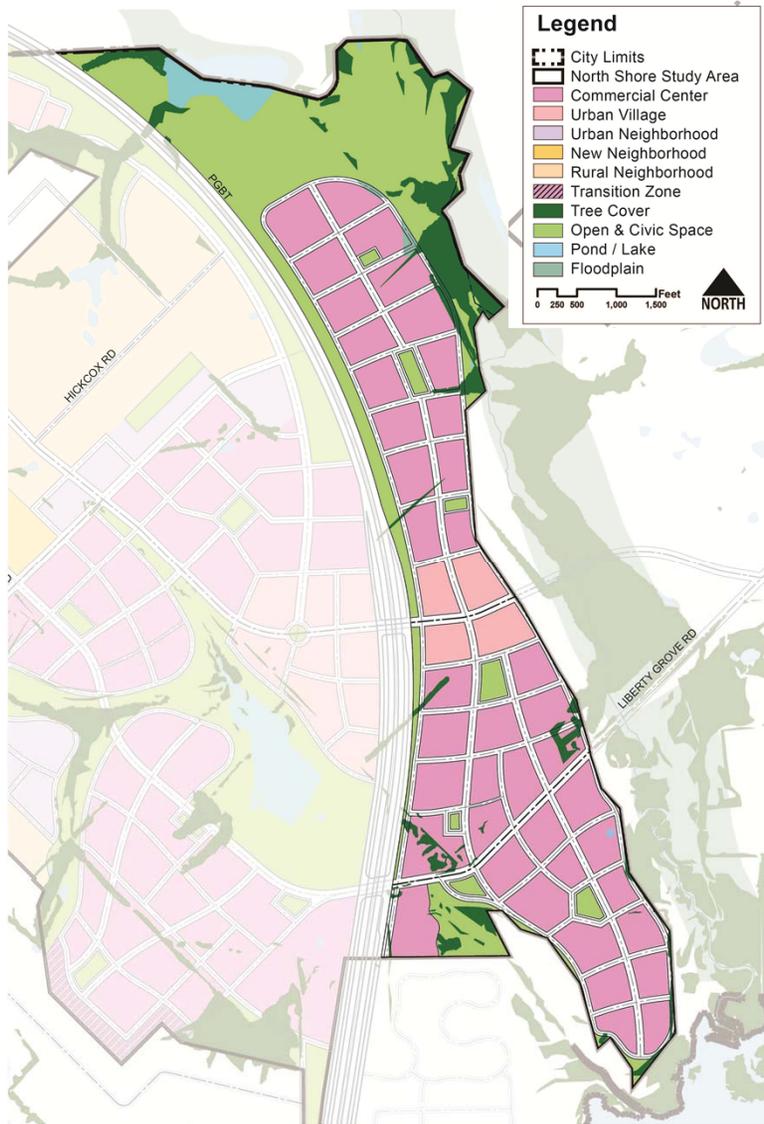
Live / Work



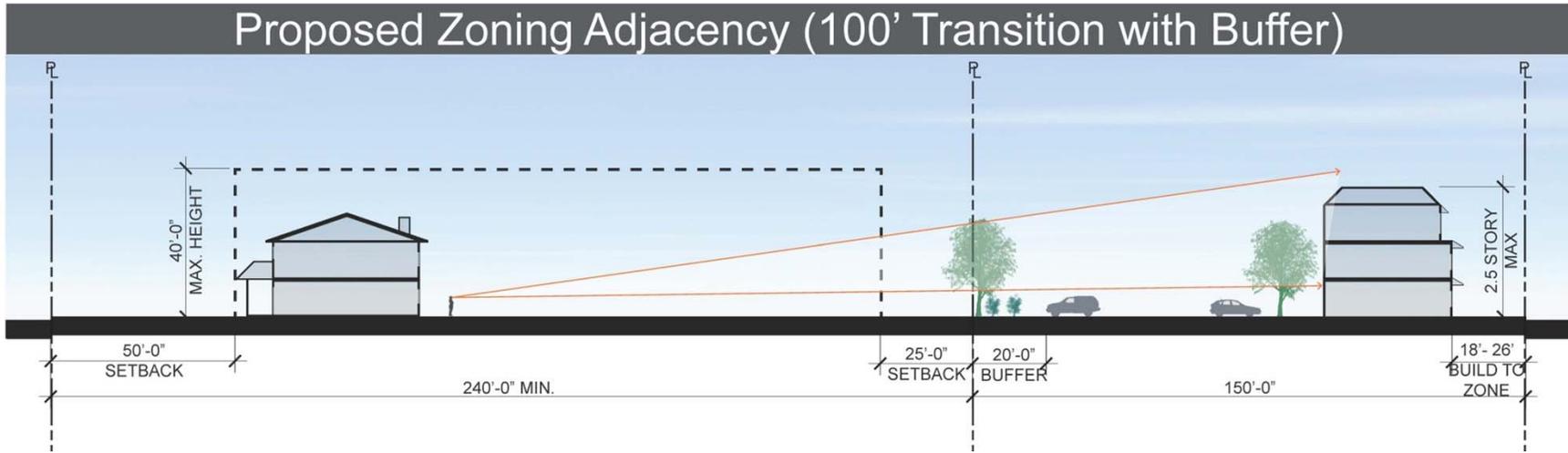
Townhome



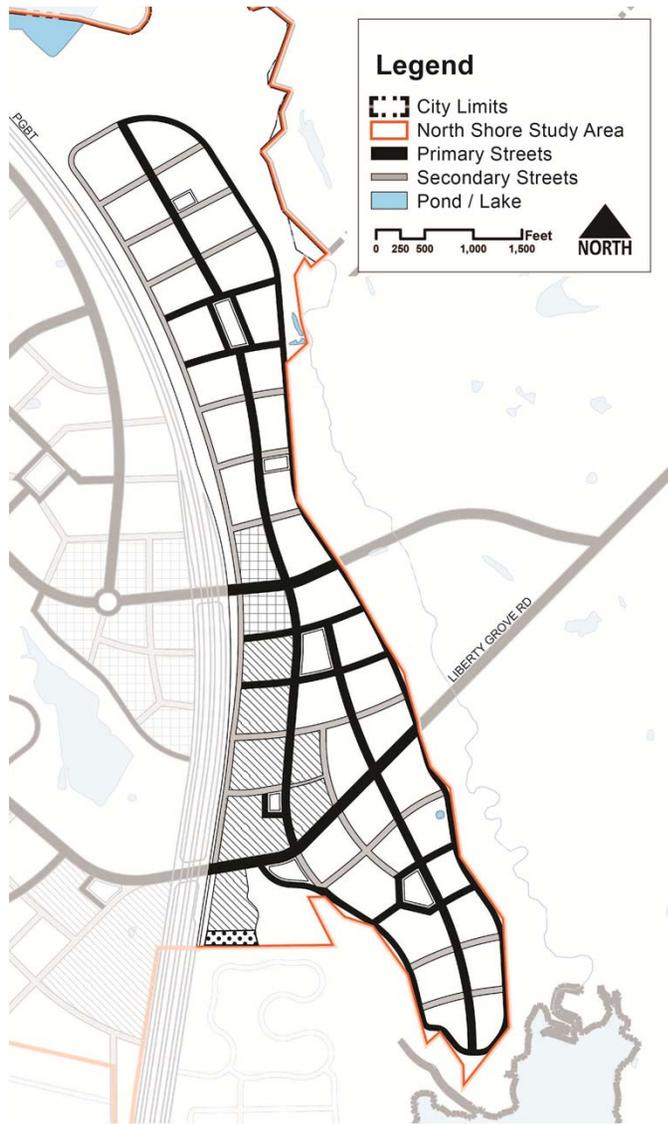
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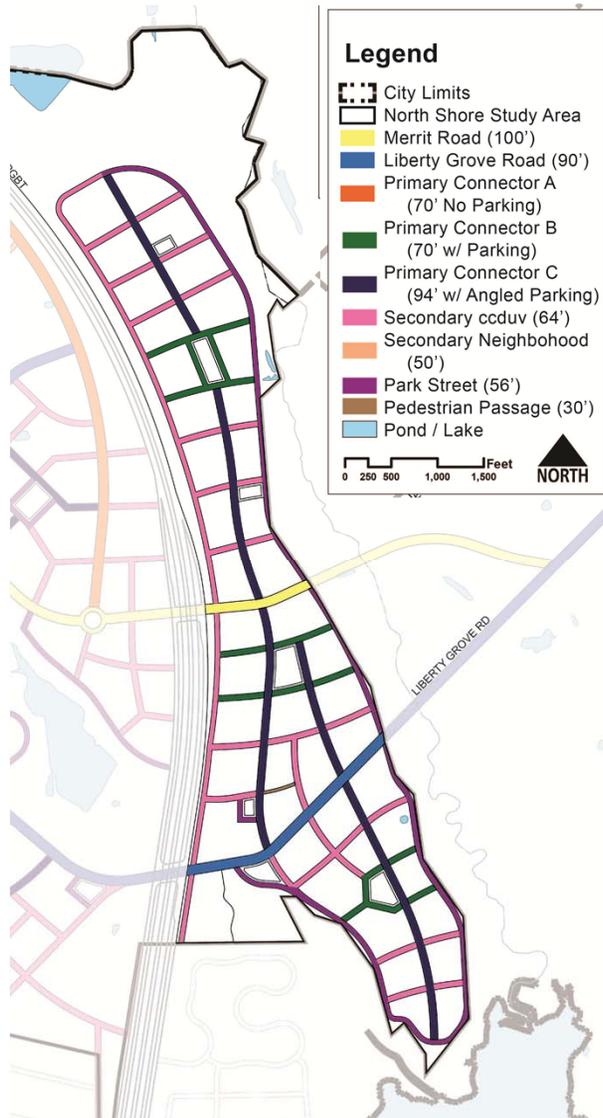
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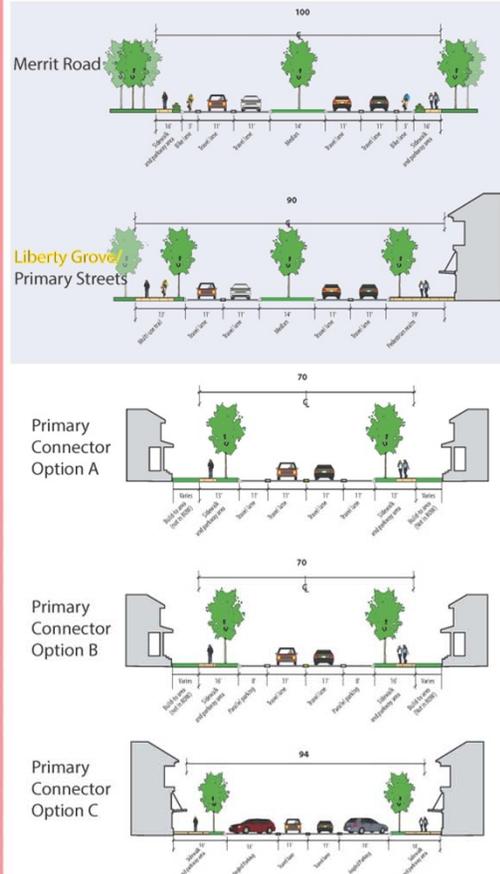
Center for Commerce and Industry – Special Requirements



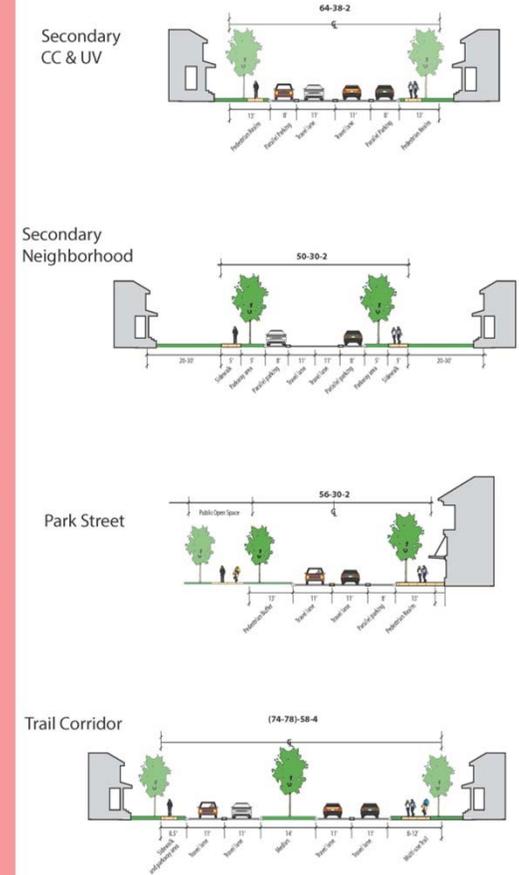
Center for Commerce and Industry – Street Types



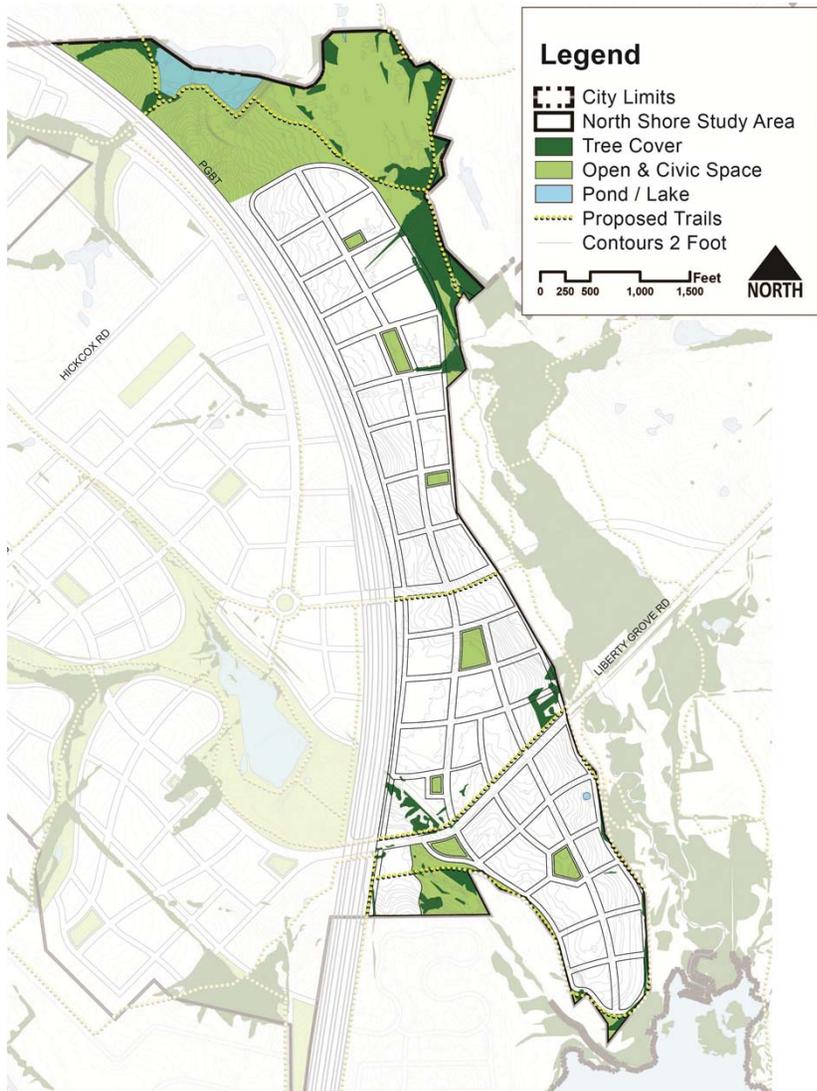
North Shore Streets (Primary Streets)



North Shore Streets (Secondary Streets)



Center for Commerce and Industry – Open Space



Discussion

Next Steps

Next Steps

- Based upon feedback received tonight, the consultant team will revise these documents
- The Comprehensive Plan amendments, Form Based Code amendments and site rezoning will be presented to the Planning and Zoning Commission at a public hearing on April 8, 2014 for discussion and potential recommendation for adoption by the City Council
- An additional public hearing will be held on April 15, 2014 with potential City Council action at that time



A scenic photograph of a coastal area. In the foreground, there are several large, leafy trees with green foliage. The ground is covered with grass and some rocks. In the background, a large body of water, likely a lake or bay, stretches across the horizon under a clear blue sky. The lighting suggests it might be late afternoon or early morning, with a soft glow on the horizon.

Create our Vision

Look to the Future

Realize Rowlett 2020

Joint P&Z / City Council

Worksession #3

March 27, 2014



ROWLETT | NORTH SHORE MASTER PLAN

Rowlett **JACOBS**  **TOWNSCAPE**

Rowlett, Texas