



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, JANUARY 24, 2017**

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**

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1. Update Report from Staff.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of January 10, 2017.
2. Consider and take appropriate action on a Final Replat for Amesbury Addition, Phase II located at 8201 Lakeview Parkway further described as being Lots 3RA and 3RB, Block A, of the Amesbury Addition, City of Rowlett, Dallas County, Texas.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 2012 Chiesa Road further described as being Lot 1, Block 1 of the Brunsen Estates Addition, City of Rowlett, Dallas County, Texas.

2. Conduct a public hearing and make a recommendation on a rezoning request from Single Family-8 (SF-8) to a Planned Development (PD) with an underlying Single Family-8 (SF-8) base zoning. The subject property is located at 7300 Woodmere Drive, further described as being 6.36 +/- acres in the James Saunders Survey, Abstract #1424, City of Rowlett, Dallas County, Texas.
3. Conduct a public hearing and make a recommendation on a request for two Major Warrants for the Bayside North Single Family development, located at 2192 Fuqua Road, further described as being 85.5 +/- acres in the Charles D Merrell Survey, Abstract Number 145.731, City of Rowlett, Dallas County Texas.
4. Consider and take action on a tree mitigation plan and related tree removal permit application for more than three trees associated with Waterspring Townhomes. The subject property is located at 10206 Liberty Grove Road further described as being 3.149 +/- acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas.

#### **D. ADJOURNMENT**

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

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



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 7:00 P.M., JANUARY 10, 2017**

**WORK SESSION**

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

**ABSENT:** Commissioner Thomas Finney

**STAFF PRESENT:** Assistant City Engineer Ty Thompson, Planning Manager Tony Felts, Planner Katy Goodrich, Development Services Coordinator Lola Isom

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 6:15 p.m.

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

Tony Felts, Planning Manager, announced that this will be the last Planning and Zoning Commission meeting for Lola Isom, Development Services Coordinator as she has accepted a position with another municipality.

**iii. Adjourn**

Chairman Michael Lucas adjourned the Work Session at 6:18 p.m.

**REGULAR SESSION**

**A. CALL TO ORDER**

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

**1. Update Report from Staff.**

Mr. Felts announced that staff is currently reviewing candidates for the vacant Senior Planner position and that interviews will be conducted soon.

He also announced that this will be the last Planning and Zoning Commission meeting for Lola Isom, Development Services Coordinator as she has accepted a position with another municipality.

**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 7:00 P.M., JANUARY 10, 2017**

**B. CONSENT AGENDA**

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1. **Minutes of the Planning and Zoning Commission Meeting of December 13, 2016.**
2. **Consider and take action on a Replat of 3801 President George Bush Turnpike further described as being Lots 1R and 2, Block A of the Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas.**
3. **Consider and take action on a Preliminary Plat for the Liberty Grove Office Center Addition located at 8409 Chiesa Road further described as being 2.658 +/- acres in the Zach Motley Survey, Abstract No. 1010 and the Franklin Wood Survey, Abstract No. 1563, City of Rowlett, Dallas County, Texas.**

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Vice Chairman Moseley seconded the motion. The motion passed with a 7-0 vote.

**B. ADJOURNMENT**

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Chairman Michael Lucas adjourned the meeting at 6:33 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:** 01/24/2017

**AGENDA ITEM:** B2

#### **AGENDA LOCATION:**

**Consent Agenda**

#### **TITLE**

Consider and take appropriate action on a Final Replat for Amesbury Addition, Phase II located at 8201 Lakeview Parkway further described as being Lots 3RA and 3RB, Block A, of the Amesbury Addition, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Katy Goodrich, MPA, Planner I

#### **SUMMARY**

The Final Plat is where the proposed Starbucks with a drive-thru is approved upon meeting all applicable development requirements. This Final Replat involves two lots, one for a Starbucks and one that will remain undeveloped for future growth. (Attachment 1 – Final Plat).

#### **BACKGROUND INFORMATION**

The applicants are proposing to construct a 1,895 square-foot restaurant with a drive-through on a portion of the lot being replatted. The subject property is located approximately 369 feet east of Lakeview Parkway and Amesbury Lane and 883 feet west of Lakeview Parkway and Richmond Drive. (Attachment 2 – Location Map). The applicant also requested a Special Use Permit (SUP) to allow a drive – thru on a portion of the site (Lot 3RB). This request was approved by City Council on December 6, 2016.

#### **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.

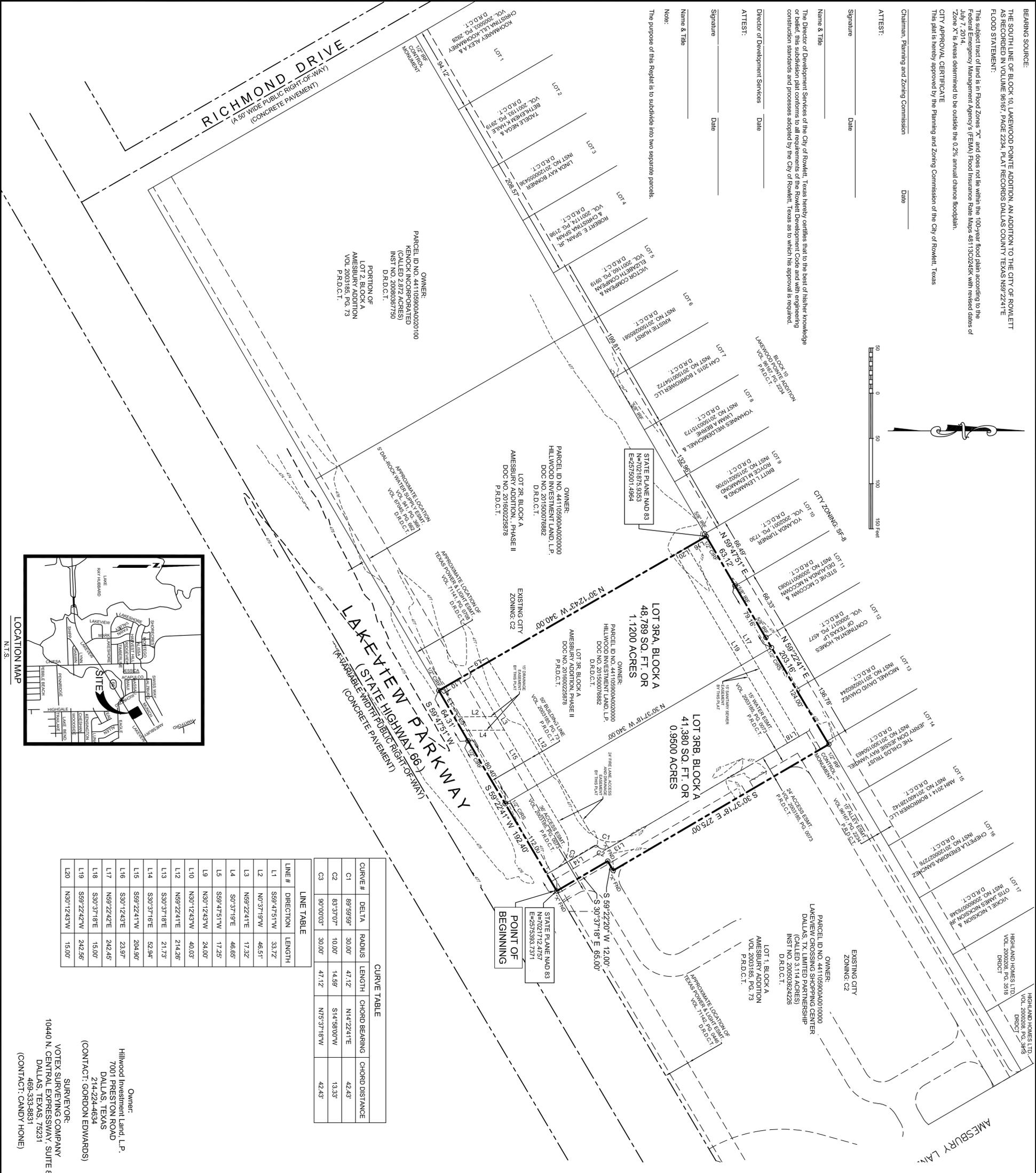
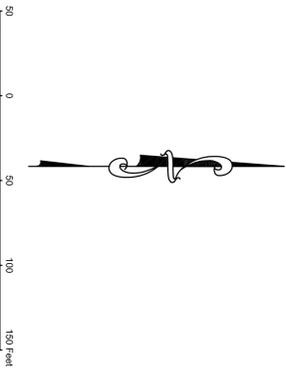
#### **ATTACHMENTS**

Attachment 1 – Proposed Final Plat

Attachment 2 – Location Map

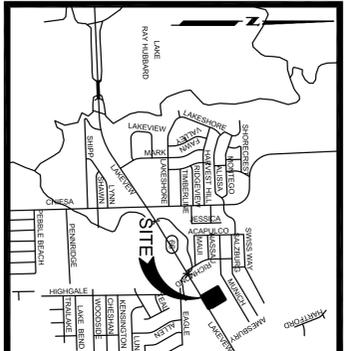
BEARING SOURCE:  
THE SOUTH LINE OF BLOCK 10, LAKEWOOD POINTE ADDITION, AN ADDITION TO THE CITY OF ROWLETT AS RECORDED IN VOLUME 96167, PAGE 2224, PLAT RECORDS DALLAS COUNTY TEXAS NS972241E  
FLOOD STATEMENT:  
This subject tract of land is in Flood Zones "X" and does not lie within the 100-year flood plain according to the Flood Insurance Rate Maps 4811502450K with revised dates of July 7, 2014.  
"Zone X" is Areas determined to be outside the 0.2% annual chance floodplain.  
CITY APPROVAL CERTIFICATE  
This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas  
Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST:  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name & Title \_\_\_\_\_  
Note:  
The purpose of this Replat is to subdivide into two separate parcels:  
Signature \_\_\_\_\_ Date \_\_\_\_\_



CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	89°59'59"	30.00'	47.12'	N14°22'41"E 42.43'
C2	83°37'07"	10.00'	14.89'	S14°58'00"W 13.33'
C3	90°00'03"	30.00'	47.12'	N75°37'18"W 42.43'

LINE TABLE			
LINE #	DIRECTION	LENGTH	BEARING
L1	S69°47'51"W	33.72'	
L2	N0°37'19"W	46.51'	
L3	N69°22'41"E	17.32'	
L4	S0°37'19"E	46.65'	
L5	S69°47'51"W	17.25'	
L9	N30°12'43"W	24.00'	
L10	N30°12'43"W	40.03'	
L12	N69°22'41"E	214.26'	
L13	S30°37'18"E	21.73'	
L14	S30°37'18"E	52.94'	
L15	S69°22'41"W	204.90'	
L16	S30°12'43"E	23.97'	
L17	N69°22'42"E	242.46'	
L18	S30°37'18"E	15.00'	
L19	S69°22'42"W	242.56'	
L20	N30°12'43"W	15.00'	



**OWNER'S CERTIFICATE**

WHEREAS, Hillwood Investment Land, L.P., are the Owners of a tract of land situated in the J. Saunders Survey, Abstract No. 1524, Dallas County, Texas and being all of Lot 3R, Block A, of Amesbury Addition an addition to the City of Rowlett, Texas according to Document Number 20160225878, recorded in Volume 96167, Page 2224 of the Plat Records of Dallas County, Texas; and  
Investment Land, L.P., recorded in Document Number 201500078222, Deed Records, Dallas County, Texas, and being more particularly described as follows:  
THENCE S 69°22'41" W, along the south line of said Lot 2, Block A, and the northern right-of-way line of said Lot 2, Block A, a distance of 152.40 feet to a 1/2 inch iron rod set for corner.  
THENCE S 69°47'51" W, along the south line of said Lot 2, Block A, and the northern right-of-way line of said Lot 2, Block A, a distance of 64.31 feet to a 1/2 inch iron rod found for the common corner of said Lot 3R, Block A, and Lot 2R, Block A, of said Amesbury Addition, Phase II;  
THENCE N 30°12'43" W, along the common line of said Lot 3R, Block A, and said Lot 2R, Block A, a distance of 340.00 feet to a 1/2 inch iron rod found for common corner of said Lot 3R, Block A, and said Lot 2R, Block A, said point being in the southerly line of Block 10, of Lakewood Pointe Addition, an addition to the City of Rowlett, Texas according to the plat recorded in Volume 96167, Page 2224 of the Plat Records of Dallas County, Texas;  
THENCE N 69°47'51" E, along the common line of said Lot 3R, Block A, and Block 10, of said Lakewood Pointe Addition, a distance of 63.12 feet to a 5/8 inch iron rod found for the common corner of said Lot 10, Block 10, and Lot 11, Block 10, of said Lakewood Pointe Addition;  
THENCE N 59°22'41" E, along the common line of said Lot 3R, Block A, and Block 10, of said Lakewood Pointe Addition, a distance of 203.16 feet to a 1/2 inch iron rod found for the common corner of said Lot 3R, Block A, and Lot 1, Block A;  
THENCE along the common line of said Lot 3R, Block A, and said Lot 1, Block A as follows:  
S 30°37'18" E, a distance of 275.00 feet to an "X" cut in concrete found for corner;  
S 59°22'20" E, a distance of 12.00 feet to an "X" cut in concrete found for corner;  
S 30°37'18" E, a distance of 65.00 feet to the POINT OF BEGINNING and containing 90.169 square feet or 2.0070 acres of land more or less.  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That we, Hillwood Investment Land, L.P., through the undersigned authority, do hereby adopt this plat designating the hereinabove described property as AMESBURY ADDITION, PHASE II, an addition to the City of Rowlett and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way interfere with the construction, maintenance or efficiency of its lines, pipes, conduits, cables, or other apparatus, and to enter upon the premises for the purpose of construction, repair, and access to and from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.  
Witness our hands at Rowlett, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Authorized agent for Hillwood Investment Land, L.P. \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF DALLAS  
CANDY HONE, R.P.L.S. No. 5867  
"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, RELEASED FOR REVIEW 11/2/2017"

**SURVEYOR'S CERTIFICATION**

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public in and for the State of Texas  
SURVEYOR'S CERTIFICATION  
KNOW ALL MEN BY THESE PRESENTS:  
That I, Candy Hone, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Rowlett, Texas.  
"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, RELEASED FOR REVIEW 11/2/2017"  
Candy Hone, R.P.L.S. No. 5867  
STATE OF TEXAS  
COUNTY OF DALLAS  
CANDY HONE, R.P.L.S. No. 5867  
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose and considerations therein expressed.  
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public in and for the State of Texas.

**AMESBURY ADDITION, PHASE II  
REPLAT  
LOT 3RA, AND LOT 3RB, BLOCK A  
SITUATED IN THE  
J SAUNDERS SURVEY, ABSTRACT NO. 1424  
REPLAT OF  
LOT 3R, BLOCK A  
AMESBURY ADDITION  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS**  
OWNER:  
Hillwood Investment Land L.P.,  
7001 PRESTON ROAD  
DALLAS, TEXAS  
(CONTACT: GORDON EDWARDS)  
SURVEYOR:  
VOTEX SURVEYING COMPANY  
10440 N. CENTRAL EXPRESSWAY, SUITE 800  
DALLAS, TEXAS 75231  
469-333-8831  
(CONTACT: CANDY HONE)  
SCALE: 1"=50'  
DATE: DECEMBER 20, 2016  
PROJECT NO. 2016-017-D





## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 1/24/2017

**AGENDA ITEM:** C1

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 2012 Chiesa Road further described as being Lot 1, Block 1 of the Brunsen Estates Addition, City of Rowlett, Dallas County, Texas. (SUP216-2016)

#### **STAFF REPRESENTATIVE**

Katy Goodrich, MPA, Planner I

#### **SUMMARY**

The property owners are requesting a Special Use Permit (SUP) to allow them to build a 2,400 square-foot metal accessory building on their property at 2012 Chiesa Road (Attachment 1 – Location Map). An SUP is needed as the accessory building does not meet the material and size requirements in Section 77-303 of the Rowlett Development Code (RDC).

#### **BACKGROUND INFORMATION**

The subject property at 2012 Chiesa Road is a 3.3320 acre lot zoned Single Family 8 with a 3,898 square-foot single-family home located in the Brunsen Estates Addition located north of Chiesa Road. The applicant is proposing to construct an accessory building that they will use to store their recreational vehicle, ATVs, and lawn equipment. The applicant has another storage building that is 1,200 square feet and an SUP was granted in November, 2001 to allow construction. The new building will be placed farther back from the house and current storage facility to minimize how much is seen from the street (Attachment 2 – Building Plan Set).

The accessory building totals 2,400 square feet in size. (Attachment 2 – Building Plan Set). The accessory building is located approximately forty one feet from the side property line to the west and approximately 101 feet from the rear property line to the north. The exterior of the accessory building consists of tan metal r-panel. The structure is 19 feet in height at the middle point and 17 feet in height for the walls and does not exceed the height of the house, which is thirty four feet at its highest point.

#### **DISCUSSION**

The RDC permits an accessory building that does not meet the size and material requirements with the approval of a Special Use Permit. The approval criteria for an SUP are outlined in Section

77-206 of the RDC. The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

*Section 77-206.D. Approval Criteria.* Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

***The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Some of the properties surrounding 2012 Chiesa, according to Dallas Central Appraisal District, have existing oversized accessory buildings ranging from 216 square feet to 630 square feet in size. Site visit confirms that almost all of the oversized accessory buildings have metal exteriors. A request for an oversized metal accessory building in this area is not out of context with the surrounding properties.***

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

***Accessory buildings are allowed in residential zoning districts provided they meet the requirements previously mentioned. The table below shows what is required versus what is being proposed. The accessory building meets the setback and lot coverage requirements, but it will exceed the maximum size of 500 square feet. The lot coverage was calculated by including all existing structures and impervious surfaces with the proposed structure.***

<b><i>Use standard</i></b>	<b><i>Regulation</i></b>	<b><i>Proposed Structure</i></b>
<b><i>Max. size</i></b>	<i>500 square feet</i>	<i>2,400 square feet</i>
<b><i>Max height</i></b>	<i>35 feet</i>	<i>19 feet</i>
<b><i>Min. side yard setback</i></b>	<i>3 feet</i>	<i>41 feet</i>
<b><i>Max Lot Coverage</i></b>	<i>45%</i>	<i>12%</i>
<b><i>Max Rear Yard Coverage</i></b>	<i>35%</i>	<i>16%</i>

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

***The applicant is requesting a Special Use Permit to construct an accessory structure that does not meet the before mentioned requirements.***

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

***This is an accessory building that has some visibility and low impact to the surrounding areas. The proposal should not negatively affect the health, safety, morals or general welfare of the public.***

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

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

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

***Oversized metal accessory buildings are common in larger lot developments. The aesthetics of the building will be appealing due to a slightly darker trim around the edges of the building. The accessory building will be able to be partially seen from the street.***

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

***The 2,400 square-foot accessory building is slightly more than half the size of the 3,898 square-foot house and is located on an approximately 3.3 acre lot. It is Staff's opinion that the size of the accessory building, in relation to size of the home, the property, and the surrounding area is within suitable proportions and therefore is suitable for the subject property.***

It is staff's opinion that the request for a 2,400 square-foot accessory building that is enclosed is appropriate and recommends approval. Staff believes this request meets the criteria listed above.

### **Public Notice**

On January 4, 2017 a total of 92 notices were mailed to property owners within 200 feet and a total of 65 courtesy notices were mailed to property owners within 500 feet. As of January 18, 2017, no public notices were received in favor of the request and two were received in opposition. As of January 18, 2017, three courtesy public notices were received in favor of the request and three were received in opposition. The responses are available in Attachment 3 – Returned Public Notices.

Staff published the Legal Notice in the Dallas Morning News on January 12, 2016, and placed a zoning sign on the subject property on January 4, 2016, in accordance with the Rowlett Development Code.

**FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

**RECOMMENDED ACTION**

Staff recommends approval of the request.

**ATTACHMENTS**

Attachment 1 – Location Map

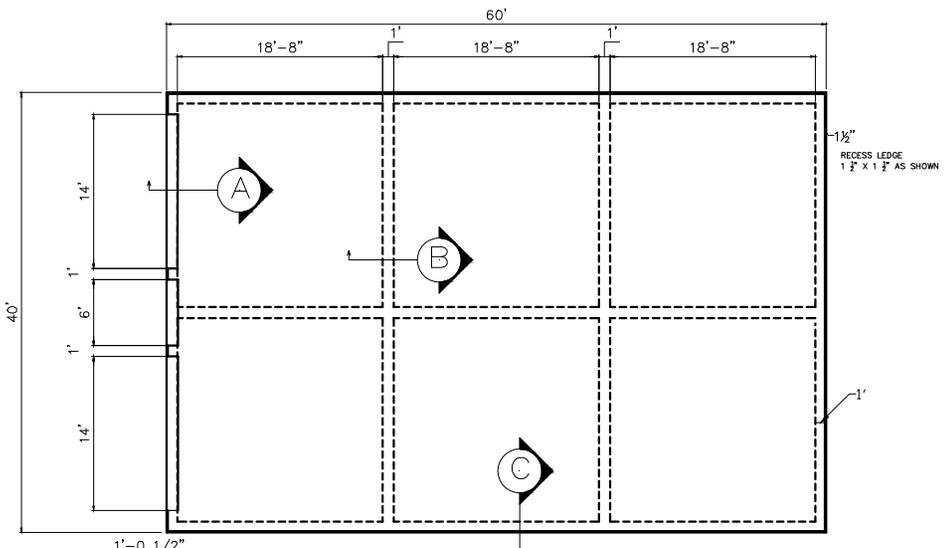
Attachment 2 – Building Plan Set

Attachment 3 – Returned Public Notices

Attachment 4 – Site Photos

Attachment 5 – Properties with Oversized Accessory Buildings in the Area





**GENERAL NOTES**

- FOUNDATION SHALL CONSIST OF GROUND SUPPORTED SLAB W/ EXTERIOR GRADE BEAMS IN EXISTING SOILS OR COMPACTED FILL W/ BEARING CAPACITY OF 3000 PSF MIN.
- THE BUILDING SLAB SHALL BE PLACED ON A SIX (6) MIL VAPOR BARRIER. FILL SHALL BE PLACED IN ACCORDANCE WITH THE EXCAVATION SPECIFICATIONS. EXCAVATION AND OTHER EARTHWORK SHALL BE FIELD TESTED BY A QUALIFIED LAB TO VERIFY COMPACTION.
- ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED AND SHALL MEET THE REQUIREMENTS OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" CONCRETE (ACI 318). SHALL ALSO CONFORM TO THE FOLLOWING REQUIREMENTS:  
 COMPRESSIVE STRENGTH @ 28 DAYS: 3000 PSI  
 TYPE AGGREGATE + AIR ENTRAINMENT: HARD-ROCK + AIR  
 USAGE: PIERS, SIDEWALKS, PAVING & CURBS  
 ALL OTHER CONCRETE
- ALL REINFORCING SHALL BE DOMESTIC, NEW BILLET STEEL, ASTM A615-GRADE 60. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES"(ACI 315).
- ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307 AND BE SUPPLIED BY BUILDING MANUFACTURER.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL MECHANICAL LOADINGS AND LOCATIONS; THE GENERAL CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL OPENINGS. SEE MECHANICAL DRAWINGS FOR PITS, SLEEVES, INSERTS, AND SPECIAL FINISHES NOT SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO ANY CONSTRUCTION.
- DESIGN CRITERIA: BUILDING CODE - 2000 INTERNATIONAL BUILDING CODE  
 DESIGN LIVE LOAD:  
 ROOF: 20 PSF  
 WIND: 2000 INTERNATIONAL BUILDING CODE  
 UPLIFT: 2000 INTERNATIONAL BUILDING CODE
- WHERE PLUMBING MUST PENETRATE BEAMS, SLEEVE PLUMBING THROUGH BEAM NEAR CENTER.

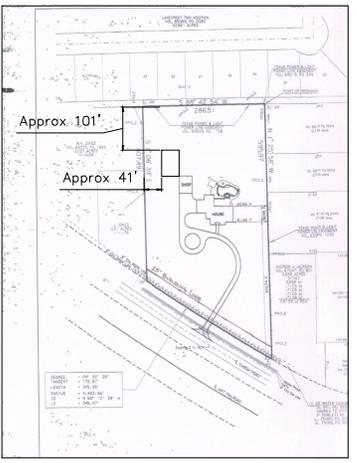
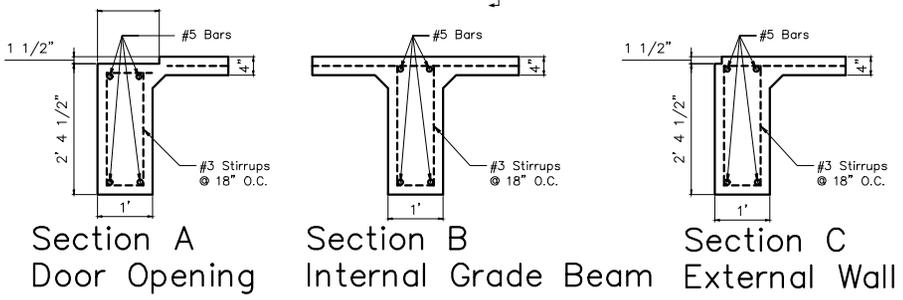


EXHIBIT A – CONCEPT PLAN  
 BRUNSEN ESTATES LOT 1 BLOCK 1  
 CHARLES D MERRELL SURVEY  
 ABSTRACT 957 DALLAS COUNTY  
 SUBMISSION DATE 12/1/16  
 MIKE AND BECKY BRUNSEN  
 2012 CHIESA RD, ROWLETT  
 214-538-5934



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 2012 Chiesa Road further described as being a 3.33 +/- acre parcel located in Lot 1, Block 1 of the Brunsen Estates Addition, City of Rowlett, Dallas County, Texas. (SUP216-2016)
EXPLANATION OF REQUEST: The applicant is proposing a 2,400 square-foot metal accessory building located at 2012 Chiesa Road. A Special Use Permit is needed as the applicant's proposal does not meet size and material requirements in Section 77-303 of Rowlett Development Code. (SUP216-2016)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS: The land should be residential single family only.

COMMENTS: Please keep our zoning uniform or we may end up like the city of Garland where I've seen a restaurant next door to a funeral home or a pawn shop on the main drag entering their city.

PROPERTY OWNER NAME

(print):

Willie Thornton

SIGNATURE:

[Handwritten signature]

ADDRESS:

2221 Randi Rd., Rowlett, TX 75088

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If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-463-3906
FAX 972-412-6228
kgoodrich@rowlett.com

RETURN BY FAX, EMAIL, OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** The subject property is located at 2012 Chiesa Road further described as being a 3.33 ± acre parcel located in Lot 1, Block 1 of the Brunsen Estates Addition, City of Rowlett, Dallas County, Texas. (SUP216-2016)  
 A map is attached for reference.  
**EXPLANATION OF REQUEST:** The applicant is proposing a 2,400 square-foot metal accessory building located at 2012 Chiesa Road. A Special Use Permit is needed as the applicant's proposal does not meet size and material requirements in Section 77-303 of Rowlett Development Code. (SUP216-2016)

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

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

*Quang Nguyen* 7929 Blue quail Ln  
 Rowlett 75082

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

COMMENTS: TOO LARGE of "NON" RESIDENTIAL SPACE.

PROPERTY OWNER NAME

(print):

VICTOR ROSE ESPARZA

SIGNATURE:

ADDRESS:

8201 MEADOWLARK LANE

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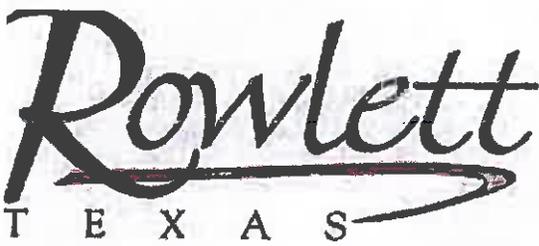
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

Rebbert van Bloemendaal

SIGNATURE:

*Rebbert van Bloemendaal*

ADDRESS:

2101 Randi's Road Rowlett.

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

COMMENTS:

Our approval is contingent with the new building not producing loud...

PROPERTY OWNER NAME

(print):

Staci Eudy & Adam Nickell

SIGNATURE:

[Handwritten signatures]

ADDRESS:

7806 Meadowlark Ln Rowlett, TX 75088

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Table with 2 columns: Contact information for questions and return instructions (Return by Fax, Email, or Mail).

noises as a result of its use for auto body repair et cetera. If it is for storage only, we have no issue with its construction. **ATTACHMENT 3** Page 2



Department of Development  
Services

## COURTESY NOTICE OF PUBLIC HEARING

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

COMMENTS:

I am okay with the construction of this building

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

John DaSilva  
John DaSilva  
3514 Bridgewater Dr, Rowlett, TX 75088

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Department of Development Services

NOTICE OF PUBLIC HEARING

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

COMMENTS: I want the community neighborhood and city to keep the "accessory building" within the city's standard.

PROPERTY OWNER NAME (print): Stanley Mathew
SIGNATURE: [Signature]
ADDRESS: 2009 Chiesa Rd, Rowlett

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

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

COMMENTS: The noise that this building could cause and also the traffic on the road.

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS: 75088 7909 Meadowlark Ln Rowlett

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recvd 1/10/17 2:50 pm





# Over-sized Accessory Buildings Map

ATTACHMENT 5



2114 Chiesa RD

Subject Property

2012 Chiesa RD

2011 Chiesa RD

1925 Chiesa RD

BOB WHITE

EGRET

BLUE QUAIL

RELIANCE  
WIN

MEADOWLARK

RANDI

LORETTA

DANA

ROSSER

STONE  
HOLLOW

PAUL

COOKE

CHIESA

DALROCK

PECAN

MARINA



0 125 250 Feet





## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 1/24/2017

**AGENDA ITEM:** C2

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Conduct a public hearing and make a recommendation on a rezoning request from Single Family-8 (SF-8) to a Planned Development (PD) with an underlying Single Family-8 (SF-8) base zoning. The subject property is located at 7300 Woodmere Drive, further described as being 6.36 +/- acres in the James Saunders Survey, Abstract #1424, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Tony Felts, AICP, Planning Manager

#### **SUMMARY**

The applicant is requesting to rezone the subject property (Attachment 1 – Location Map) to a Planned Development (PD) with an underlying Single Family-8 (SF-8) base zoning for the purposes of constructing a 25-lot single-family residential subdivision (Exhibit C – Statement of Intent and Purpose).

#### **BACKGROUND INFORMATION**

The subject property is currently undeveloped and is being utilized for agricultural purposes and cattle grazing. The property is a tract that has been left over as the area surrounding it has been developed. The property to the north was subdivided in 2001, the property to the south, east and west was subdivided in 1999. When Lakewood Pointe was subdivided in 1999, Woodmere Drive, a 112-foot street-stub was included to provide public right-of-way access to the subject property. The applicant is proposing now to develop 25 single-family residential lots on the subject property, using an extension of Woodmere Drive as public access. Because this is essentially an infill project, the applicant is proposing to modify the development standards with this Planned Development application to accommodate the proposed development.

The applicant is requesting a PD with an underlying zoning of SF-8 with modified development standards (Exhibit D – Development Standards). The modified dimensional standards compared to the RDC standards are listed in the table below. If approved, the proposed development will follow the standard requirements in the RDC except for those requirements specified in the Development Standards and the Concept Plan. The applicant's Concept Plan proposes a single family subdivision with a minimum lot size of 6,000 square feet (Exhibit E – Concept Plan). Nine of the proposed lots are depicted at the minimum size, with the remainder of the lots being larger, some are significantly larger. The proposed development will allow front entry homes with garage

doors that face the street on lots which are not abutting an alley, and will provide flexibility to allow either rear facing garages or front facing garages on lots that are abutting an alley.

	SF-8	PD Standards
Minimum Dwelling Size	1,800 square feet	1,800 square feet
Minimum Lot Size	8,000 square feet	6,000 square feet
Minimum Lot Width	65 feet with 35-foot street frontage	56 feet with 41-foot street frontage
Minimum Lot Depth	110 feet	65 feet
Maximum Lot Coverage	45%	45%
Front Setback	25 feet	20 feet
Rear Setback	Lesser of 20 feet or 20% of lot depth	Lesser of 20 feet or 20% of lot depth
Side Setback (Interior)	Greater of 10% of lot width or 7.5 feet	5 feet
Side Setback (Street)	10 feet	10 feet
Maximum Height	35 feet or 2 stories	35 feet or 2 stories

The applicant is proposing to keep all other development standards, including landscaping and screening, the same as the underlying SF-8 Zoning. Additionally, the applicant has conducted a study and determined that the existing storm water drainage capacity in the area is able to handle the increased runoff from the site; however, staff has worked with the applicant to provide a note on the site plan which will allow minor modifications to the layout in the event that it is determined that surface detention of storm water is required.

## DISCUSSION

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

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

***The proposed Planned Development intends to meet the challenges posed for development of a parcel of land which is proposed for development. The parcel represents an infill development opportunity for a parcel of land surrounded by***

**existing single-family residential development. Because the parcel is surrounded by development, and is essentially left over from previous developments, the site poses challenges to make the project successful, which the Planned Development application intends to meet.**

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 comprehensive plan envisions this parcel, and indeed the surrounding area, to be single-family residential, and does not identify it as a Form Based Code opportunity area. As such, the proposal is consistent with the comprehensive plan.**

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

**The proposed single-family development will provide additional housing stock in the area, and all code and ordinances relating to building codes and storm water will be adhered to.**

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;

**The proposed Planned Development of the parcel will not adversely impact existing transportation and utility facilities and for surrounding properties.**

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

**The proposed use as single-family residences is compatible with the development patterns surrounding the property, and no adverse air, noise, storm water, wildlife, or vegetation impacts are anticipated.**

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

**The proposed use as single-family residences is compatible with the development patterns surrounding the property, and open space – Twin Star Park – is within a short walking distance to the proposed development.**

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

**Both the existing and the proposed zoning classifications are suitable for the property; it should be noted however, that the existing zoning classification may**

**result in less developable lots in the development due to challenges of providing new streets and required yards.**

8. Whether there is determined to be an excessive proliferation of the use or similar uses; ***This area of the city is already developed primarily as single-family residential, and the few remaining open spaces which are large enough for development in the immediate vicinity are all envisioned as single-family residential. Introduction of other uses on this property, such as commercial or multi-family would likely destabilize the existing surrounding development, and therefore, single-family residential development is the best option for development of this parcel.***

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;

***The proposed use associated with the Planned Development consist entirely of single-family residences. Though the Planned Development does include some lots which are smaller in area than surrounding developed lots, the Planned Development also includes several lots which are larger than the majority of developed lots in the area. As such, the scale and uses are generally compatible with surrounding development.***

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 previously stated, this Planned Development proposal represents infill development in an area which is already developed for single-family uses. Even as Rowlett approaches build out, demand for detached single-family housing in the city and region has not decreased. As such, the proposed rezoning to Planned Development represents an opportunity to provide additional housing stock in an area which is already envisioned for single-family development.***

#### **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 seventy-four 200-ft notices and one hundred thirty one courtesy 500-ft notices January 6, 2017, and as of Wednesday, January 18, 2017, staff has received seven notices in opposition of the request and three notices in favor of the request from within the 200-ft notification area. Three additional notices from the 500-ft area were received in opposition to the request. These responses are included as Attachment 3.

#### **FISCAL IMPACT**

N/A

#### **RECOMMENDED ACTION**

Staff recommends approval.

## **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Planned Development Submittal

Exhibit A – Legal Description

Exhibit B – Zoning Boundary

Exhibit C – Statement of Intent and Purpose

Exhibit D – Planned Development Standards

Exhibit E – Zoning Concept Plan

Exhibit F – Development Schedule

Attachment 3 – Public Hearing Notices



200' Notification Area



7300 WOODMERE DR  
REZONING  
Map Created: December 12, 2016

PLANNED DEVELOPMENT  
200 FT NOTICE  
LOCATION MAP

*EXHIBIT A*

## PROPERTY DESCRIPTION

BEING a lot, tract or parcel of land situated in the James Saunders 640 acre Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas, being the same property described in a deed to Gregory M. Duncan, recorded in Volume 2003206, Page 2880 of the Deed Records of Dallas County, and being further described as follows:

BEGINNING at a cross in a concrete alley found at the northeast corner of Lot 10, Block 19 of Lakewood Pointe, an addition recorded in Volume 99252, Page 1 of said Deed Records, said cross being the southeast corner of the herein described tract;

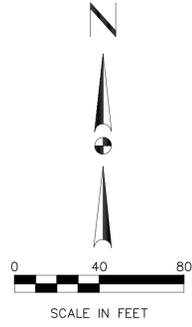
THENCE South 88° 57' 06" West (bearing base from aforesaid deed 2003206/2880), along the north line of said Block 19, a distance of 876.22 feet to a cross in a concrete alley found at the southeast corner of Lot 23, Block 20 of said Lakewood Pointe addition;

THENCE North 01° 03' 48" West, with the east line of said Block 20, a distance of 358.62 feet to a 1/2-inch Iron rod with cap stamped "Precise Land Surv." (hereinafter called "with cap") set at the common north corner of Lots 19 and 20 of said Block 20, being the northwest corner of this tract, and being on the south line of Lot 13, Block G of the Crossroads Addition, recorded in Volume 2001225, Page 143, aforesaid Map Records;

THENCE North 89° 17' 33" East, along the south line of said Block G, a distance of 615.87 feet to a 1/2-inch Iron rod with cap set on the southwest line of Lot 19 of aforesaid Block 19, being on or near the northeast line of the aforementioned Saunders Survey and southwest line of the Hanse Hamilton 621 acre Survey, Abstract No. 548;

THENCE South 45° 08' 07" East, with the southwest line of said Block 19, a distance of 375.07 feet to a cross set near the edge of a concrete alley on the southwest line of Lot 13 of said Block 19;

THENCE South 00° 42' 45" East, along the west line of said Block 19, a distance of 85.55 feet to the Beginning Point, and containing 277,169 square feet or 6.36 acres of land.



**PROPERTY DESCRIPTION**

BEING a lot, tract or parcel of land situated in the James Saunders 640 acre Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas, being the same property described in a deed to Gregory M. Duncan, recorded in Volume 2003206, Page 2880 of the Deed Records of Dallas County, and being further described as follows:

BEGINNING at a cross in a concrete alley found at the northeast corner of Lot 10, Block 19 of Lakeswood Pointe, an addition recorded in Volume 99252, Page 1 of said Deed Records, said cross being the southeast corner of the herein described tract;

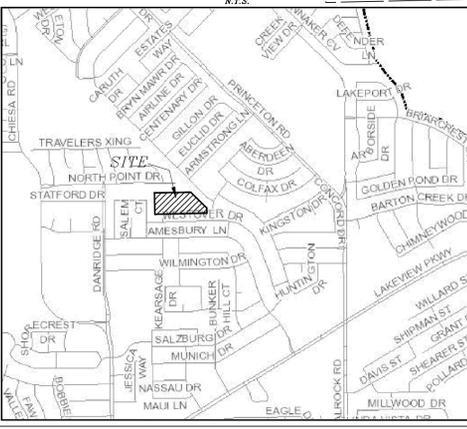
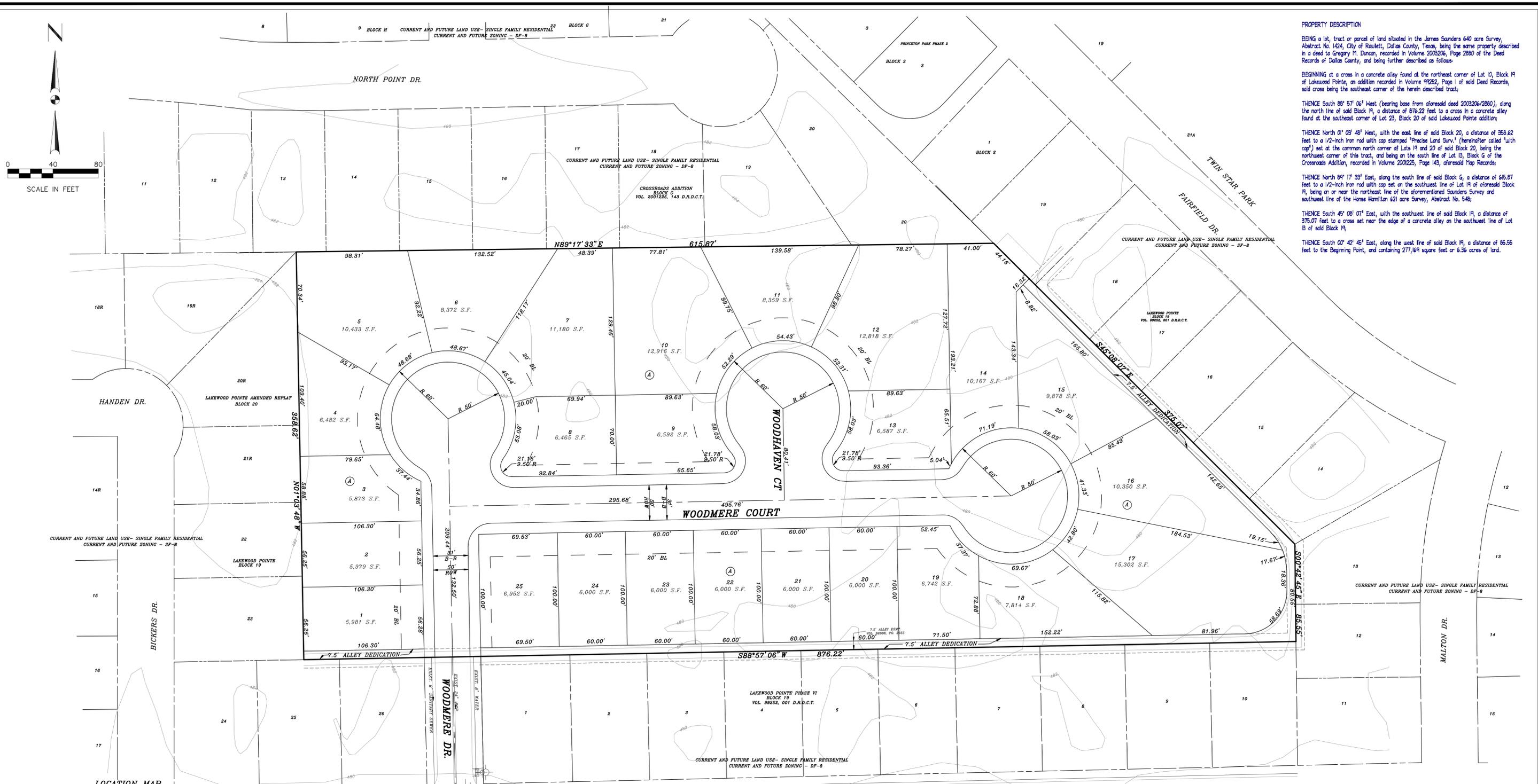
THENCE South 88° 57' 06" West (bearing base from aforesaid deed 2003206/2880), along the north line of said Block 19, a distance of 876.22 feet to a cross in a concrete alley found at the southeast corner of Lot 23, Block 20 of said Lakeswood Pointe addition;

THENCE North 01° 03' 49" West, with the east line of said Block 20, a distance of 359.62 feet to a 1/2-inch iron rod with cap stamped "Precise Land Surv." (hereinafter called "with cap") set at the common north corner of Lots 19 and 20 of said Block 20, being the northwest corner of this tract, and being on the south line of Lot 18, Block G of the Crossroads Addition, recorded in Volume 2001225, Page 145, aforesaid Map Records;

THENCE North 89° 17' 33" East, along the south line of said Block G, a distance of 615.87 feet to a 1/2-inch iron rod with cap set on the southwest line of Lot 19 of aforesaid Saunders Survey and southwest line of the Horse Hamilton 621 acre Survey, Abstract No. 548;

THENCE South 45° 08' 07" East, with the southwest line of said Block 19, a distance of 375.07 feet to a cross set near the edge of a concrete alley on the southwest line of Lot 15 of said Block 19;

THENCE South 00° 42' 45" East, along the west line of said Block 19, a distance of 85.55 feet to the Beginning Point, and containing 277,164 square feet or 6.36 acres of land.



**NOTES:**

- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL 481113C0245K, REVISED JULY 7, 2014.
- THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPING STANDARDS

**OWNER/DEVELOPER**  
 KELBY MULLINS  
 5131 GOUDON SMITH DRIVE  
 ROWLETT, TEXAS  
 214-938-6839

**ENGINEER**  
 DOUPHRAE & ASSOCIATES, INC.  
 2235 RIDGE ROAD STE 200  
 ROCKWALL, TEXAS  
 (972) 771-9004

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

**TOTAL TRACT - 6.36 ACRES**  
**ALLEY DEDICATION - 0.23 ACRES**  
**NET ACREAGE - 6.13 ACRES**  
**CURRENT ZONING - SF-8**  
**PROPOSED ZONING - PD**  
**PROPOSED USE - SINGLE FAMILY RESIDENTIAL**

**EXHIBIT B - ZONING EXHIBIT**  
**WOODMERE HOMES**  
**LOTS 1-25, BLOCK A**  
 JAMES SAUNDERS SURVEY, ABST. 1424  
**CITY OF ROWLETT**  
**DALLAS COUNTY, TEXAS**

PROJECT: 16015	DOUPHRAE & ASSOCIATES, INC.	REVISION:
DATE: DEC. 2, 2016	ENGINEERING + PROJECT MANAGEMENT + SURVEYING	
SCALE: 1"=40'	2235 RIDGE ROAD	
DRAWN: G.C.W.	ROCKWALL, TEXAS 75087	
CHKD: W.L.D.	PHONE: (972)771-9004 FAX: (972)771-9005	SHEET 1

Woodmere Homes  
City of Rowlett, Texas

**Exhibit C**

Description of project uses: Single Family Residences

Existing and proposed zoning: Existing zoning – SF-8; Proposed – PD

Potential Residential Density: 25 lots / 6.36 acres (3.93 DU / acre)

Approval Criteria:

1. Our proposal meets the trend toward increased density in metro-plex cities.
  2. The goal is to accomplish efficient use of the land supply in Rowlett, while preserving the character of neighboring homes. We also are conserving the land's value by preserving as many trees as possible.
  3. This development will provide a safe and healthy environment in a beautiful and well maintained community.
  4. We are told that the city has already factored in the density expected from this addition.
  5. No expected impact
  6. It should have a positive impact on an otherwise undeveloped fenced off area.
  7. It matches the pre-determined usage.
  8. No
  9. Same use as surrounding usage.
  - 10.No Change.
- .

## **Exhibit D**

All of the Standards of Design which apply to the City of Rowlett Development Code will apply to this proposed subdivision except for the zoning changes being requested as part of this proposed PD which are listed below and also shown on Exhibit E.

Proposed 25 Single Family Units

Maximum Lot Coverage: Required 45% Proposed 45%

Minimum Lot Area: Required 8,000 SF Proposed 6,000 SF

Minimum Lot Width: Required: 65 Ft & 35 Ft Frontage with 50 Ft at building line.  
Proposed: 56 Ft and 41 Ft Frontage with 53 Ft at building line.

Minimum Lot Depth : Required: 110 Ft Proposed: 65 Ft

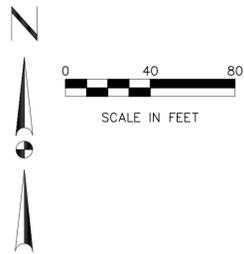
Setbacks: Front Required: 25 Ft Proposed: 20 Ft  
Side Interior: Required: The greater of 7.5 Ft or 10% of lot width  
Proposed: 5 Ft  
Side Street: Required : 10 Ft Proposed 10 Ft  
Rear : Required : Lesser of 20 Ft or 20 % of Lot Depth  
Proposed : As required

Maximum Height : Required: 2 Stories or 35 Ft  
Proposed : As required

The homebuilders request to have the flexibility of providing either front entry or rear entry where there are existing alleys adjacent to this proposed planned development.

## **Exhibit F - Development Schedule**

We would like to complete the horizontal improvements by fall 2017, and future homes over the next 24 months.



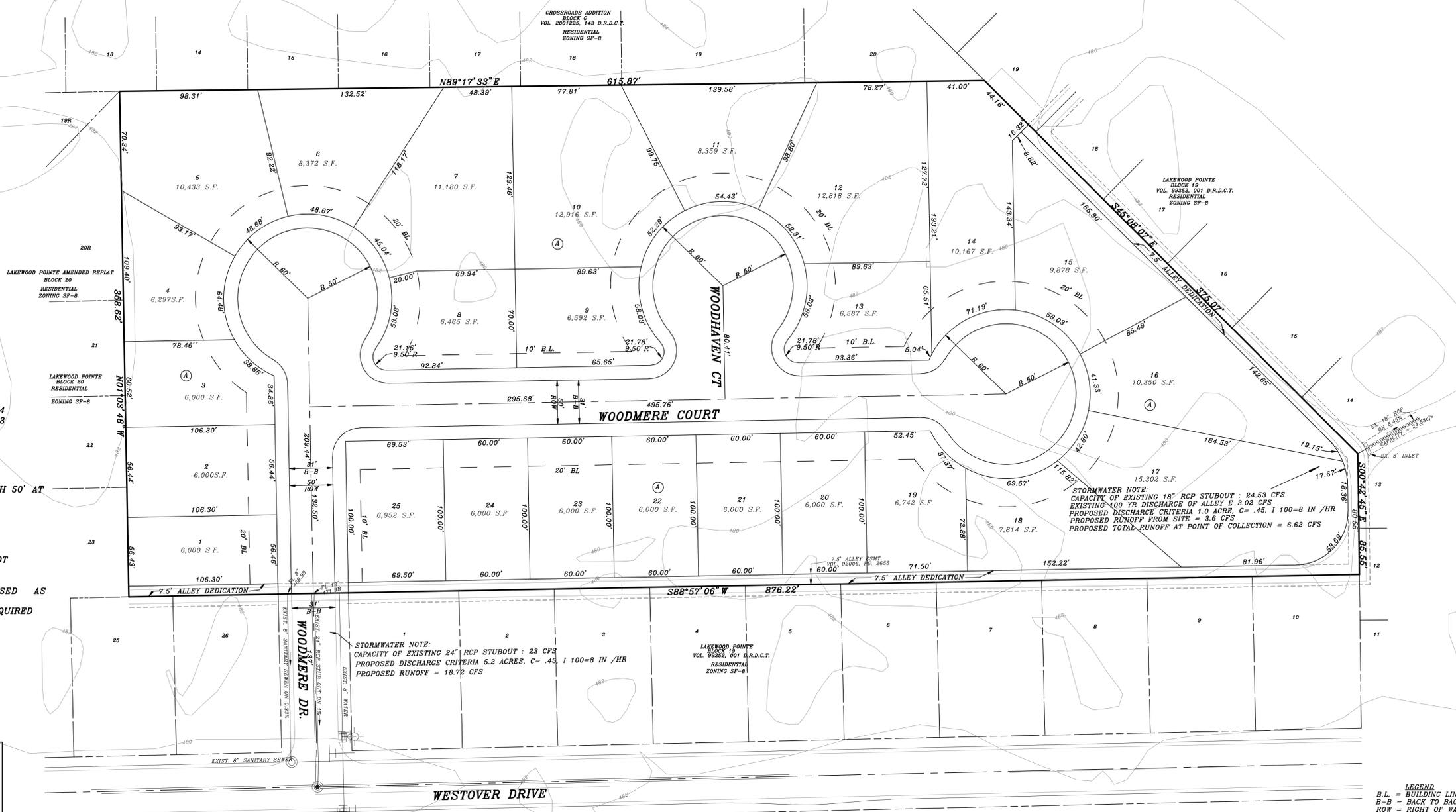
**PROPOSED USE - SINGLE FAMILY RESIDENTIAL**  
**FUTURE LAND USE - SINGLE FAMILY RESIDENTIAL**  
**FUTURE LAND USE DESIGNATION - SF**  
**EXISTING ZONING - SF-8**  
**PROPOSED ZONING - PD**  
**DALLAS CAD ACCOUNT NO. 65142403010190200**

**TOTAL TRACT - 6.36 AC.**  
**IMPERVIOUS SURFACE - 1.17 AC.**  
**PERVIOUS SURFACE - 5.19 AC.**

**TOTAL GROSS DENSITY - 3.9 DU/ACRE**  
**LOTS BY LOT SIZE:**  
 REQUIRED - 8,000 S.F. / PROPOSED 6,000 S.F. TO 7,900 S.F. - 15  
 REQUIRED - 8,000 S.F. / PROPOSED 7,901 S.F. TO 8,500 S.F. - 2  
 REQUIRED - 8,000 S.F. / PROPOSED 8,501 S.F. TO 10,000 S.F. - 1  
 REQUIRED - 8,000 S.F. / PROPOSED 10,001 S.F. TO 12,000 S.F. - 4  
 REQUIRED - 8,000 S.F. / PROPOSED 12,001 S.F. TO 15,203 S.F. - 3  
**25 SINGLE FAMILY UNITS**

**MAXIMUM LOT COVERAGE - REQUIRED 45% / PROPOSED 45%**  
**MINIMUM LOT AREA - REQUIRED 8,000 S.F. / PROPOSED 6,000 S.F.**  
**MINIMUM LOT WIDTH - REQUIRED 65' AND 35' STREET FRONTAGE WITH 50' AT B.L. / PROPOSED 56' AND 41' STREET FRONTAGE WITH 53' AT B.L.**  
**MINIMUM LOT DEPTH - REQUIRED 110' / PROPOSED 65'**

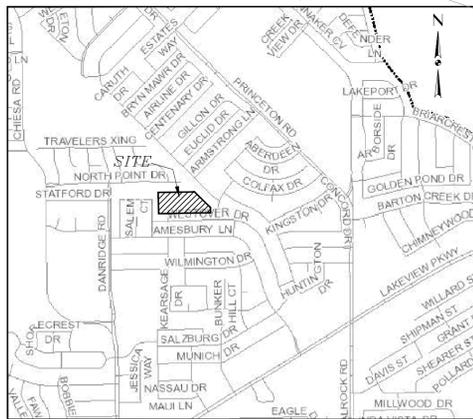
**SETBACKS:**  
**FRONT - REQUIRED 25' / PROPOSED 20'**  
**SIDE INTERIOR - REQUIRED - THE GREATER OF 7.5' OR 10% OF LOT WIDTH / PROPOSED 5'**  
**SIDE STREET - 10'**  
**REAR - REQUIRED LESSER OF 20' OR 20% OF LOT DEPTH / PROPOSED AS REQUIRED**  
**MAXIMUM HEIGHT - REQUIRED 2 STORIES OR 35' / PROPOSED AS REQUIRED**



**STORMWATER NOTE:**  
 CAPACITY OF EXISTING 18" RCP STUBOUT : 24.53 CFS  
 EXISTING 100 YR DISCHARGE OF ALLEY E 3.02 CFS  
 PROPOSED DISCHARGE CRITERIA 1.0 ACRE, C= .45, 1 100=8 IN /HR  
 PROPOSED RUNOFF FROM SITE = 3.6 CFS  
 PROPOSED TOTAL RUNOFF AT POINT OF COLLECTION = 6.62 CFS

**STORMWATER NOTE:**  
 CAPACITY OF EXISTING 24" RCP STUBOUT : 23 CFS  
 PROPOSED DISCHARGE CRITERIA 5.2 ACRES, C= .45, 1 100=8 IN /HR  
 PROPOSED RUNOFF = 18.72 CFS

**LEGEND**  
 B.L. = BUILDING LINE  
 B-B = BACK TO BACK  
 ROW = RIGHT OF WAY  
 R = RADIUS



LOCATION MAP N.T.S.

- NOTES:
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL 481113C0245K, REVISED JULY 7, 2014.
  - THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPING STANDARDS. DEVIATION FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENTS (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 THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN, AS NECESSARY, AND THE DEVELOPMENT REGULATIONS.

- IF EXISTING STORM WATER CAPACITY IS DETERMINED TO BE INADEQUATE AND SURFACE DETENTION IS REQUIRED RECONFIGURATION OF ONE OR MORE LOTS IS ALLOWED TO ACCOMMODATE SPACE FOR SURFACE DETENTION
- THE HOMEBUILDERS REQUEST TO HAVE THE FLEXIBILITY OF PROVIDING EITHER FRONT ENTRY OR REAR ENTRY WHERE THERE ARE ALLEYS ADJACENT TO THIS PROPOSED PLANNED DEVELOPMENT

**TOTAL TRACT - 6.36 ACRES**  
**ALLEY DEDICATION - 0.23 ACRES**  
**NET ACREAGE - 6.13 ACRES**  
**CURRENT ZONING - SF-8**  
**PROPOSED ZONING - PD**  
**PROPOSED USE - SINGLE FAMILY RESIDENTIAL**  
**DALLAS CAD ACCOUNT NO. 65142403010190200**

<b>OWNER/DEVELOPER</b>	<b>ENGINEER</b>	<b>SURVEYOR</b>
KELBY MULLINS 5131 GOUDON SMITH DRIVE ROWLETT, TEXAS 214-938-6839	DOUPHRAE & ASSOCIATES, INC. 2235 RIDGE ROAD STE 200 ROCKWALL, TEXAS (972) 771-9004	MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416

**EXHIBIT E - ZONING CONCEPT PLAN**  
**WOODMERE HOMES**  
**LOTS 1-25, BLOCK A**  
 JAMES SAUNDERS SURVEY, ABST. 1424  
 CITY OF ROWLETT  
 DALLAS COUNTY, TEXAS

PROJECT: 16015	DOUPHRAE & ASSOCIATES, INC.	REVISION:
DEC. 2, 2016	2235 RIDGE ROAD ROCKWALL, TEXAS 75087	
SCALE: 1"=40'	PHONE: (972)771-9004 FAX: (972)771-9005	
DRAWN: G.C.W.		
CHK'D: W.L.D.		SHEET 1



**Department of Development Services**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Rezoning from SF-8 Single Family Residential to PD Planned Development

**LOCATION:** The subject property is located at 7300 Woodmere Drive, being 6.36 +/- acres further described as a portion of Tracts 19.2 out of the James Saunders Survey, Abstract Number 1424, City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant requests a rezoning from SF-8 Single Family Residential to PD Planned Development to construct up to 25 single family residences on lots of a minimum of 6,000 square feet, reduced lot widths, reduced lot depths, and reduced front and interior side setbacks. The proposed maximum density of the development is 3.93 dwelling units per acre.

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

**COMMENTS:**

*Increased density will lower neighboring property values and greatly increase traffic.*

**SIGNATURE:**

*Rexy G Clabough*

**ADDRESS:**

*7114 Bickers Drive*

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 24<sup>th</sup> day of January, 2017, and the Rowlett City Council will hold a Public Hearing at 7:30 p.m. on the 21<sup>st</sup> day of February, 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, January 18, 2017 to be included in the Planning and Zoning Commission packet and February 9, 2017 to be included in the City Council packet. Responses received after February 9, 2017 shall not be counted in the record of response. Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request, please contact the Planning Division  
 Phone 972-412-6239  
 FAX 972-412-6228  
 tfelts@rowlett.com

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



Department of Development Services

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

COMMENTS:

The traffic is already so bad to get out on Bickers, Woodmere + Westover, we don't need more. And, where are all the wildlife going to go? We have owls, hawks, squirrels and all kinds of birds on that property - Consider my vote.

SIGNATURE:

Preva C. Wells

ADDRESS:

7701 Westover Dr. Rowlett, Tx. 75089

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

COMMENTS:

I PAID AN ADDITIONAL 10,000.00 FOR THIS PROPERTY DEEMED AS PREMIUM LOT. THE FACT I CAN LOOK OUT THE BACK OF MY HOME AND SEE TREES GIVES ME PEACE

SIGNATURE:

ADDRESS:

7809 WESTOVER DR

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

COMMENTS:

WHEN I PURCHASED MY HOME AT 7713 WESTOVER I WAS <sup>TOLD</sup> THIS WOULD NOT BE USED FOR HOUSING. BUILDING HOUSES ON THIS LAND WILL REDUCE THE VALUE OF MY HOME.

SIGNATURE:

[Handwritten signature]

ADDRESS:

7713 WESTOVER DR. ROWLETT, TX 75089

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

COMMENTS: AS PER PROPERTY MAP it looks that I have a portion of Land outside the fence

SIGNATURE: H. Emmanuel

ADDRESS: 7618 NORTH POINT DR. ROWLETT, TX 75089

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

COMMENTS:

The greenbelt with all of the trees behind my house would be gone and decrease my property value. I told him I would buy it and put horses on it and he said he already has a contract!
7614 North Point

SIGNATURE:

ADDRESS:

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

COMMENTS:

world prefer no HUD housing in the area
the land be preserved

SIGNATURE:

M Benjamin

ADDRESS:

7102 Northpoint, 75089

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 24th day of January, 2017, and the Rowlett City Council will hold a Public Hearing at 7:30 p.m. on the 21st day of February, 2017. Both meetings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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If you have any questions concerning this request, please contact the Planning Division
Phone 972-412-6239
FAX 972-412-6228
tfefts@rowlett.com

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



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Rezoning from SF-8 Single Family Residential to PD Planned Development
LOCATION: The subject property is located at 7300 Woodmere Drive, being 6.36 +/- acres further described as a portion of Tracts 19.2 out of the James Saunders Survey, Abstract Number 1424, City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant requests a rezoning from SF-8 Single Family Residential to PD Planned Development to construct up to 25 single family residences on lots of a minimum of 6,000 square feet, reduced lot widths, reduced lot depths, and reduced front and interior side setbacks.

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

COMMENTS: I THINK THIS IS A GREAT IDEA!

SIGNATURE: [Handwritten Signature]
ADDRESS: 6721 FARFELD DRIVE

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Table with 2 columns: Contact information for Planning Division and Return by Fax or Mail address (City of Rowlett Planning Dept., 3901 Main Street, Rowlett, TX 75088).



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

COMMENTS:

SIGNATURE:

[Handwritten signature]

ADDRESS:

2605 Westover Dr Rowlett, TX 75089

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

COMMENTS:

SIGNATURE:

Melvin L Warren

ADDRESS:

6413 Fairfield Dr. Rowlett

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

COMMENTS:

1. The area in question will have only one entrance and exit, Woodmere Dr., off of Westover Dr. This will add to the traffic on Westover.
2. The smaller lots will probably call for smaller houses with lesser value,

SIGNATURE:

Lee A. Carpenter

ADDRESS: 7002 Westover Dr., Rowlett TX 75089

This will probably also affect the value of the existing houses,

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

COMMENTS:

TOO MANY HOUSES IN THAT SMALL OF AN AREA
THE ROADS ARE TOO NARROW TO SUPPORT THE AMOUNT OF TRAFFIC
ONE ROAD IN ALLEYWAYS NOT ROADS

SIGNATURE:

Day Film

ADDRESS:

7805 AMESBURY

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1/12/17

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

COMMENTS: too much congestion!! its nice to have the tree growing!! not the right place for more homes!!

SIGNATURE: Kerry King
ADDRESS: 7009 Bickers Dr Rowlett, Tx 75089

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Rowlett, TX 75088



# City of Rowlett

## Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 01/24/2017

**AGENDA ITEM:** C3

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and make a recommendation on a request for two Major Warrants for the Bayside North Single Family development, located at 2192 Fuqua Road, further described as being 85.5 +/- acres in the Charles D Merrell Survey, Abstract Number 145.731, City of Rowlett, Dallas County Texas.

**STAFF REPRESENTATIVE**

Daniel Acevedo, Urban Design Manager

**SUMMARY**

The subject property (Attachment 1 – Location Map) is zoned New Neighborhood FB District (NN-FB) and is regulated by the City's Form Based Code (FBC) within the Bayside development. The applicant requests two Major Warrants in order to develop a 350 unit residential neighborhood within the Form Based Code New Neighborhood district. The subject request is to allow the backing of ten residential lots to the floodplain and Lake Ray Hubbard, and to increase the maximum square footage requirements for Casita lot types from 1400 to 2500 square feet. The purpose of this item is to conduct a public hearing and make a recommendation to the City Council on the request.

**BACKGROUND INFORMATION**

The subject property (Attachment 1 - Location Map) was originally part of the Elgin B. Robertson Park previously owned by the City of Dallas. On April 7, 2015, this property was incorporated into City of Rowlett municipal boundaries and zoned NN-FB Sub-District within the Bayside District.

As part of the Framework Plan and zoning to the Form Based Code, Major Warrants were associated with the subject parcel. At that time, the developer requested approval of several blanket Warrants from City Council in order to secure a builder for their development. The Warrants that were approved are listed as follows:

1. Interconnectivity with adjacent neighborhoods will not be provided for, only allowing pedestrian connectivity and emergency access to the adjacent Vue de Lac neighborhood.
2. New Neighborhood requirement to provide a minimum of 20% of each Type I, Type II and Type III housing waived to allow a maximum of 80% of Type I housing with the remaining percentage permitted as either Type II or Type III housing.

3. Front-loaded garages permitted on lots that are a minimum of 50' in width (varying from the code requirement of 60' in width).
4. To allow a minimum of a 10' build-to line for lot types that are 50-59' and 60-69' in width. This varies from the code requirement set at 15-25' and 20-30' respectively. This also includes a requirement that decorative carriage style garage doors that are cedar or cedar stained be utilized, and that the HOA or PID is responsible for front yard maintenance on all lots.
5. To allow a variance of placement of the garage face from 20' offset to a 10' offset from building corners where garages are "front loaded". This also includes a requirement that decorative carriage style garage doors that are cedar or cedar stained be utilized, and that the HOA or PID is responsible for front yard maintenance on all lots.

The next step in the Form Based development process after obtaining the Framework Plan is the Regulating Plan. The Regulating Plan was submitted November 8, 2016. At this time, the application has gone through the standard process of submittals and revisions to adhere to the standards of the code. Article 1.4.8.h.1 of Form Based Code (FBC) states that in order to obtain final approval of the Regulating Plan, the request for Major Warrants must be considered by City Council after a recommendation from Planning and Zoning Commission. The applicant is requesting two additional Major Warrants at this time.

## **DISCUSSION**

The applicant requests two Major Warrants in order to develop a 350 unit residential neighborhood within the Form Based Code New Neighborhood district. Section 1.5.3 of the Form Based Code states the criteria for approval of Major Warrants. Listed below are the code requirements as well as staff commentary written in bold.

### **Major Warrant Request #1 - To allow the backing of ten residential lots to the floodplain and Lake Ray Hubbard.**

#### FBC 2.3.2.e.3.i. Facing Open Space

Buildings will face public Open Space and trails both on site and immediately adjacent, such as public parks, creeks and lake which are owned by the developer or managed by the City. Backing buildings onto trails, parks, natural areas or the lake will be prohibited unless there is a demonstrated design constraint that is specifically approved as part of the Regulating Plan/Phased Development Plan or Development Plan.

**After evaluating the Regulating Plan, staff has determined that there is no demonstrated design constraint that would force the developer to back lots onto the floodplain and lake, and is thereby prohibited from doing so. When speaking to the developer staff was told that the requirements to front lots on the floodplain and lake would create a condition where they would not be able to achieve the same number of lots. While this may be case, the intent of the requirement is to maximize the remaining available land along flood plain and lake to be used as a public amenity. This was one of the key**

**aspects of the Comprehensive Plan and Form Based Code in relation to open space, and utilizing Rowlett's natural features, so that the community would have access and benefit as a whole.**

FBC 1.5.3 states City Council may approve a Major Warrant if the application:

- a. Meets the general intent of this Chapter (Article 1.2) and the FB District in which the property is located;
- b. Will result in an improved project which will be an attractive contribution to the FB District; and
- c. Will not prevent the realization of the overall intent of the FB District or Districts.

**Staff believes that the requested Major Warrant #1 does not meet the general intent of Article 1.2 and the Form Based District in which it is located. Furthermore, staff does not believe that the result of the Warrant will be an improved project and an attractive contribution to the district. Staff believes that by limiting access along the flood plain the overall realization of the intent is not being met. For those reasons staff is not in support and recommends denial of the request to back lots onto the floodplain and lake.**

**Major Warrant Request #2 - To increase the maximum square footage requirements for Casita lot types from 1400 to 2500 square feet.**

FBC Appendix 2.1 states that the maximum square footage of houses for Casita lot types is 1400 square feet.

**After analyzing the casita category for square footage range, and the product that the applicant is proposing, staff has determined that this product is more like a detached townhome unit. In the New Neighborhood townhome category, there is no maximum square footage. Since both the townhome and casita lot fall within in the Type III category, staff believes that allowing the square footage and buildings to further resemble a townhome type would still be in harmony with the category that they are in. If allowed, the applicant would still be required to meet all other code requirements as they relate to safety.**

FBC 1.5.3 states City Council may approve a Major Warrant if the application:

- a. Meets the general intent of this Chapter (Article 1.2) and the FB District in which the property is located;
- b. Will result in an improved project which will be an attractive contribution to the FB District; and
- c. Will not prevent the realization of the overall intent of the FB District or Districts.

**Staff believes that the requested Major Warrant #2 meets the general intent of Article 1.2, will result in an improved project, and will not prevent the realization of the overall intent**

**of the Form Based District. For those reasons staff is in support of the request to increase the maximum allowable square footage to 2500.**

**Public Hearing Notices:**

On January 6, 2017, a total of 67 notices were mailed to property owners within 200 feet and a total of 119 courtesy notices were mailed to property owners within 500 feet. As of January 20, 2017, staff has received four responses in opposition and five responses in favor from the 200 foot range and one response in opposition and two responses in favor from the 500 foot range.

**FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

**RECOMMENDED ACTION**

Staff recommends the motion for denial of the request to back buildings onto the floodplain and open space (Warrant #1), and approval of the request to allow an increased maximum square footage of 2500 square feet for casita type lots (Warrant #2).

**ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Public Hearing Notices

Attachment 3 – Regulating Plan



2192 FUQUA RD  
 MAJOR WARRANT  
 Map Created: January 06, 2017

200 FT NOTICE  
 LOCATION MAP



Department of Development  
Services

## COURTESY NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for Major Warrant

**LOCATION:** The subject property is located at 2192 Fuqua Road, further described as being 85.5 +/- acres in the Charles D Merrell Survey, Abstract Number 145.731, 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 two Major Warrants in order to develop a 350 unit residential neighborhood within the Form Based Code New Neighborhood district. The subject request is to allow the backing of ten residential lots to the floodplain and Lake Ray Hubbard, and to increase the maximum square footage requirements for Casita lot types from 1400 to 2500 square feet.

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

**COMMENTS:**

*It looks like it will be a great improvement in community and in city.*

**SIGNATURE:**

*[Handwritten Signature]*

**ADDRESS:**

*37+ 2009 Chiesa Rd, Rowlett, TX 75089*

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Phone 972-463-3904  
FAX 972-412-6228  
[dacevedo@rowlett.com](mailto:dacevedo@rowlett.com)

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

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

COMMENTS:

NO! Our neighborhood was once quiet surrounded by woods now it is a construction never ending!

SIGNATURE:

Nancy N Hebert

ADDRESS:

7510 Seascape Dr

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

## COMMENTS:

*We are not interested in more construction*

## SIGNATURE:

*Roy Pearson & Barbara Pearson*

## ADDRESS:

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

COMMENTS:

NO!!! This area needs to be a park. This area is already overcrowded + the city hasn't even replaced our traffic light. Its loud enough over here + we don't need these houses adding to it.

SIGNATURE:

Signature: [Handwritten signature] Nevermind we are paying for the view we have!

ADDRESS:

7804 meadowlark ln Rowlett, TX 75088 NO NO NO NO NO

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I don't think that is worth getting rid of the park to build expensive homes. The new homeowners would have to be willing to risk not having flood insurance bc it used to be a flood plain as well as put up with noise from the highway, train, & Cheisa road. I personally would not pay that much money & still have to put up with such issues. This area would be better suited as a park to be used by the community. There are other more convenient areas that can be used as a neighborhood.

I sincerely hope that you listen to our grievances because we want what is best for our community & our neighborhood. I don't think that "it will raise our property value" is a valid argument for allowing this to happen.



Department of Development Services

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TO: Property Owner

RE: Application for Major Warrant

LOCATION: The subject property is located at 2192 Fuqua Road, further described as being 85.5 +/- acres in the Charles D Merrell Survey, Abstract Number 145.731, 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 two Major Warrants in order to develop a 350 unit residential neighborhood within the Form Based Code New Neighborhood district. The subject request is to allow the backing of ten residential lots to the floodplain and Lake Ray Hubbard, and to increase the maximum square footage requirements for Casita lot types from 1400 to 2500 square feet.

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

So many homes already. No more beauty of the lake. Too damn crowded. Traffic and property taxes will be a nightmare.

SIGNATURE:

Jawana Collins

ADDRESS:

6800 Park Place Rowlett, TX 75088

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 24th day of January, 2017, and the Rowlett City Council will hold a Public Hearing at 7:30 p.m. on the 21st day of February, 2017. Both meetings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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If you have any questions concerning this request, please contact the Planning Division  
Phone 972-463-3904  
FAX 972-412-6228  
dacevedo@rowlett.com

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



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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

COMMENTS: The larger houses will increase the value of the surrounding properties

SIGNATURE: Barbara McMahon
ADDRESS: 7609 Seascape

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**Department of Development  
Services**

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

**COMMENTS:**

---



---

**SIGNATURE:**

**ADDRESS:**

6820 Dolphin Cir. Rowlett TX 75088

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Department of Development  
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I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

I am ok with the decision.

**SIGNATURE:**

Julio Rana

**ADDRESS:**

6801 Ports O Call Drive, Rowlett, Texas 75088

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

COMMENTS: I am okay with the request.

SIGNATURE: John DaSilva

ADDRESS: 3514 Bridgewater Dr, Rowlett, TX 75088

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 24th day of January, 2017, and the Rowlett City Council will hold a Public Hearing at 7:30 p.m. on the 21st day of February, 2017. Both meetings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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

**COMMENTS:**

*You took away the Park with the beautiful Pecan trees. When and how high will the (Fence) be when it goes up, that we will have to look at every day instead of the park.*

**SIGNATURE:**

*Betty Myers*

**ADDRESS:**

*2225 Rock bluff - 972-475-3211*

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

COMMENTS: Do not want INCREASE in property values.

SIGNATURE: [Handwritten Signature]

ADDRESS: 6817 LA COSTA DR

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

COMMENTS:

SIGNATURE:

[Handwritten Signature]

ADDRESS:

2345 Fuqua, Rowlett TX 75088

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3901 Main Street
Rowlett, TX 75088

December 30, 2016

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

**RE: Statement of Intent and Purpose**  
**Bayside North – Regulating Plan for Single Family and Townhome Tracts**

Dear Mr. Kurbansade:

It is the intent of Bayside Land Partners to develop a 71.4 acre Single-Family and Townhome residential community within the Bayside District. This Regulating plan illustrates the proposed road network and lot type layout for this development. The purpose of this plan is to request warrants to the "New Neighborhood" form based code in order to fully optimize the designated lot types and provide the best possible product for future homeowners and this community. The warrants being request will have no effect on the surrounding current/proposed developments and will only serve to strengthen the overall appeal of the surrounding areas. The list below contains the warrants requested for the Regulating Plan and Form Based Zoning for the Single Family and Townhome tracts in the Bayside North Community.

Warrants Requested:

MajW 1: To allow the backing of homes to the creek that runs along the east side of the property in Phase I and the 3 lots along the lake in Phase II.

MajW 2: To increase the area square footage per dwelling unit for the Casita NN-II & Casita NN-III lot types to a maximum 2,500 s.f.

MinW 1: To reduce the side yard setbacks between all the Casita NN-II & Casita NN-III lots from 5'/5' or 7'/3' to 3'/3' or 0'/6'

MinW 2: To reduce the minimum lot width on Townhome I lots from 25' to 22'.

We look forward to working with the City on this portion of the Bayside Development Community. Please let us know if you have any questions.

Thank you,  
Brian Bridgewater, P.E.

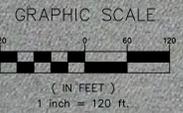
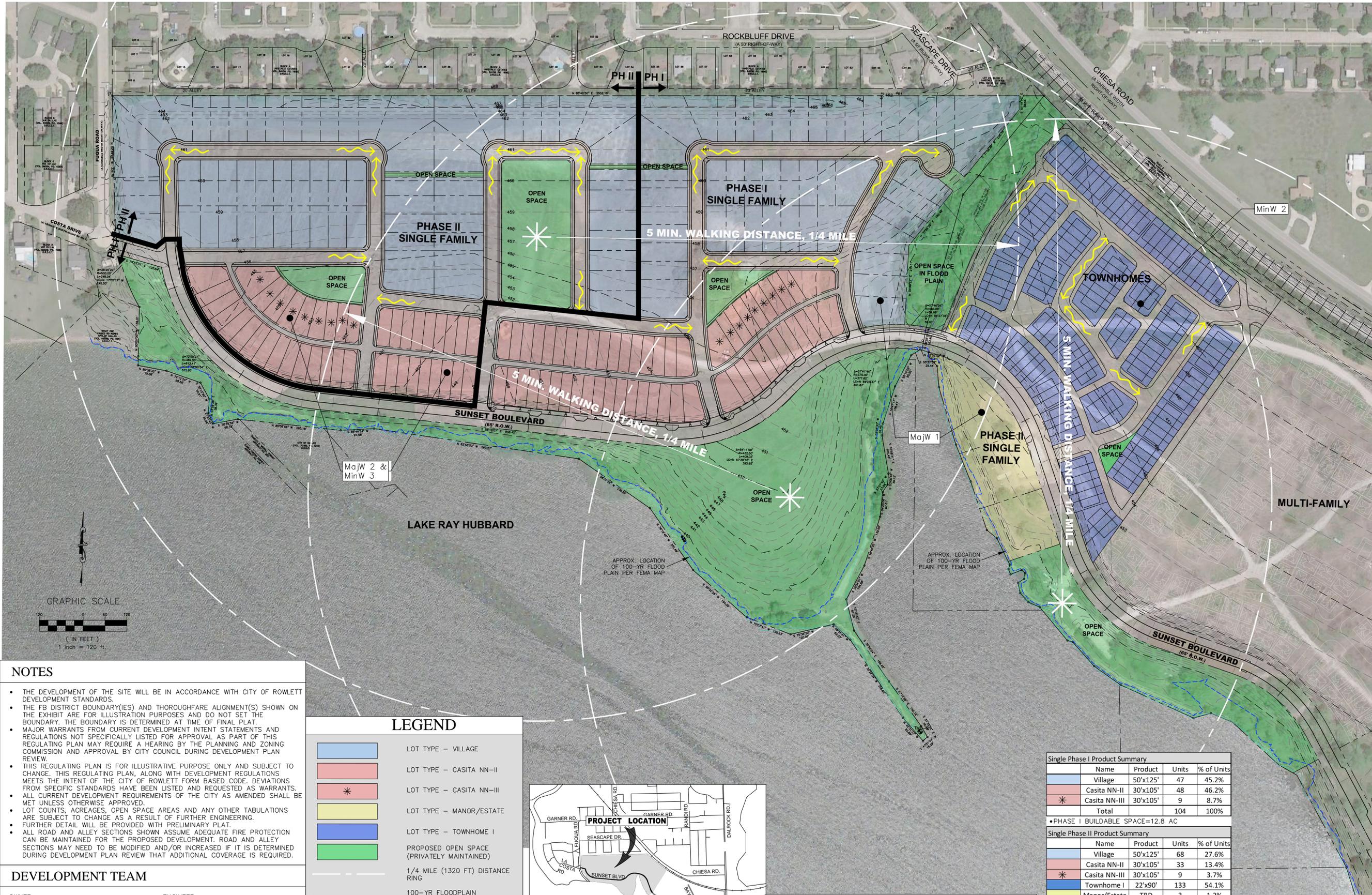
Engineer of Record:	BJB	
Drawn by:	HPL	
Date Plotted:	12/30/2016	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS

**BAYSIDE NORTH  
REGULATING PLAN FOR  
SINGLE FAMILY & TOWNHOME TRACTS**  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

**Acivil engineering, LLC.**  
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
www.acivileng.com

**PRELIMINARY**  
[ NOT FOR CONSTRUCTION ]  
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.  
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN J. BRIDGEWATER JR., P.E., TEXAS REG. #99334  
DATE: XX/XX/XXXX

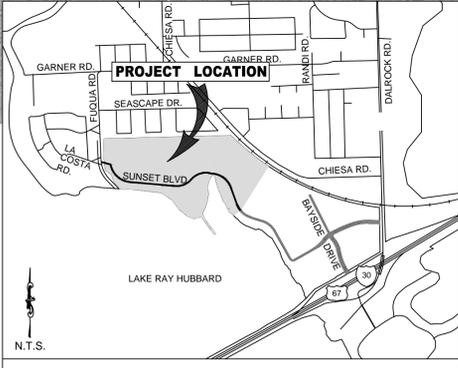
SHEET TITLE  
**REGULATING PLAN**  
SHEET NO.  
**EXHIBIT "D-2"**  
HPCE #16-278



- NOTES**
- THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.
  - THE FB DISTRICT BOUNDARY(IES) AND THOROUGHFARE ALIGNMENT(S) SHOWN ON THE EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE BOUNDARY. THE BOUNDARY IS DETERMINED AT TIME OF FINAL PLAT.
  - MAJOR WARRANTS FROM CURRENT DEVELOPMENT INTENT STATEMENTS AND REGULATIONS NOT SPECIFICALLY LISTED FOR APPROVAL AS PART OF THIS REGULATING PLAN MAY REQUIRE A HEARING BY THE PLANNING AND ZONING COMMISSION AND APPROVAL BY CITY COUNCIL DURING DEVELOPMENT PLAN REVIEW.
  - THIS REGULATING PLAN IS FOR ILLUSTRATIVE PURPOSE ONLY AND SUBJECT TO CHANGE. THIS REGULATING PLAN, ALONG WITH DEVELOPMENT REGULATIONS MEETS THE INTENT OF THE CITY OF ROWLETT FORM BASED CODE. DEVIATIONS FROM SPECIFIC STANDARDS HAVE BEEN LISTED AND REQUESTED AS WARRANTS.
  - ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
  - LOT COUNTS, ACRAGES, OPEN SPACE AREAS AND ANY OTHER TABULATIONS ARE SUBJECT TO CHANGE AS A RESULT OF FURTHER ENGINEERING.
  - FURTHER DETAIL WILL BE PROVIDED WITH PRELIMINARY PLAT.
  - ALL ROAD AND ALLEY SECTIONS SHOWN ASSUME ADEQUATE FIRE PROTECTION CAN BE MAINTAINED FOR THE PROPOSED DEVELOPMENT. ROAD AND ALLEY SECTIONS MAY NEED TO BE MODIFIED AND/OR INCREASED IF IT IS DETERMINED DURING DEVELOPMENT PLAN REVIEW THAT ADDITIONAL COVERAGE IS REQUIRED.

**LEGEND**

	LOT TYPE -- VILLAGE
	LOT TYPE -- CASITA NN-II
	LOT TYPE -- CASITA NN-III
	LOT TYPE -- MANOR/ESTATE
	LOT TYPE -- TOWNHOME I
	PROPOSED OPEN SPACE (PRIVATELY MAINTAINED)
	1/4 MILE (1320 FT) DISTANCE RING
	100-YR FLOODPLAIN PER FEMA MAP
	PHASING LINE
	TERMINATED VISTA
	LANDMARK



**DEVELOPMENT TEAM**

**OWNER:**  
BAYSIDE LAND PARTNERS, LLC  
1200 SOUTH MAIN, SUITE 1400  
GRAPEVINE, TX 76051  
CONTACT: BILL KRUSE  
PHONE: 817-865-1000

**ENGINEER:**  
HP CIVIL ENGINEERING  
5339 ALPHA ROAD, SUITE 300  
DALLAS, TX 75240  
CONTACT: BRIAN BRIDGEWATER  
PHONE: 972-701-9636

**APPLICANT:**  
BAYSIDE LAND PARTNERS, LLC  
1200 SOUTH MAIN, SUITE 1400  
GRAPEVINE, TX 76051  
CONTACT: BILL KRUSE  
PHONE: 817-865-1000

**SURVEYOR:**  
REALSEARCH OF TEXAS, LLC  
P.O. BOX 1006  
GODLEY, TX 76044  
CONTACT: JEREMY L. DEAL, RPLS  
PHONE: 817-937-2655

**REQUESTED WARRANTS:**

MinW 1: TO ALLOW THE BACKING OF HOMES TO THE CREEK THAT RUNS ALONG THE EAST SIDE OF THE PROPERTY.

MinW 2: TO INCREASE THE AREA SQUARE FOOTAGE PER DWELLING UNIT FOR THE CASITA NN-II & CASITA NN-III LOT TYPES TO A MAXIMUM 2,500 SF.

MinW 3: TO REDUCE THE SIDE YARD SETBACKS BETWEEN ALL THE CASITA NN-II & CASITA NN-III LOTS FROM 5'/3' OR 7'/3' TO 3'/3' OR 0'/6'.

MinW 4: TO REDUCE THE MINIMUM LOT WIDTH ON TOWNHOME I LOTS FROM 25' TO 22'.

**Single Phase I Product Summary**

Name	Product	Units	% of Units
Village	50'x125'	47	45.2%
Casita NN-II	30'x105'	48	46.2%
* Casita NN-III	30'x105'	9	8.7%
<b>Total</b>		<b>104</b>	<b>100%</b>

**Single Phase II Product Summary**

Name	Product	Units	% of Units
Village	50'x125'	68	27.6%
Casita NN-II	30'x105'	33	13.4%
* Casita NN-III	30'x105'	9	3.7%
Townhome I	22'x90'	133	54.1%
Manor/Estate	TBD	3	1.2%
<b>Total</b>		<b>246</b>	<b>100%</b>

**Overall Product Summary**

Name	Product	Units	% of Units
Village	50'x125'	115	32.9%
Casita NN-II	30'x105'	81	23.1%
* Casita NN-III	30'x105'	18	5.1%
Townhome I	22'x90'	133	38.0%
Manor/Estate	160'x180'	3	0.9%
<b>Total</b>		<b>350</b>	<b>100%</b>

**Overall FBC Category Summary**

Category	Units	% of Units
1	118	33.7%
2	81	23.1%
* 3	151	43.1%
<b>Total</b>	<b>350</b>	<b>100%</b>

FILE: C:\temp\BAYLAKA\_ROWLETT\_PLAN\_EXHIBIT\_D-2.dwg  
USER: bing DATE: 12/30/2016 2:57pm







## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 01/24/2017

**AGENDA ITEM:** C4

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Consider and take action regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Waterspring Townhomes. The subject property is located at 10206 Liberty Grove Road further described as being 3.149 +/- acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Katy Goodrich, MPA, Planner I

#### **SUMMARY**

This is a request to remove more than 3 protected trees 3.149 +/- acres of land located 10206 Liberty Grove Road (Attachment 1 – Location Map). The removal of more than three protected trees requires a recommendation from the Planning and Zoning Commission and final approval from the City Council.

#### **BACKGROUND INFORMATION**

The subject property consists of 3.149 +/- acres and is located approximately 190 feet northeast of the Dalrock Road and Liberty Grove Road intersection (Attachment 2 – Location Map). The subject property is zoned Planned Development (PD) and regulated by Ordinance 009-2016 approved by City Council on February 16, 2016.

The applicant is proposing to remove 54 protected trees totaling in 666 caliper inches while saving 54 protected trees totaling in 1031 caliper inches (Exhibit B – Tree Survey and Preservation/Mitigation Plan). Due to the developer saving more caliper inches than removing, the developer is not required to do any mitigation on the site. The trees are being removed due to site grading, location of future infrastructure, or located within building envelope.

Section 77-504.H of the Rowlett Code of Ordinances states the purpose of tree preservation and lists the criteria for approval of a tree removal. The following section lists the criteria for a tree removal permit followed by Staff's recommendation.

#### **DISCUSSION**

Per section 77-504. H of the Rowlett Development Code, "Tree preservation". The purpose of tree preservation is as follows:

1. Purpose. The purpose of this section is to encourage the preservation of long-established trees of sizes that, once removed, can be replaced only after many generations of tree growth; to preserve protected trees during construction; and to control the removal of protected trees. It is the intent of this section to achieve the following:
  - (a) Prohibit the indiscriminate clearing of trees from property;
  - (b) To the greatest extent possible, preserve and maintain protected trees so as to enhance the quality of development;
  - (c) Protect and increase the value of residential and commercial properties within the city by maintaining the city's current tree inventory;
  - (d) Maintain and enhance a positive image for the attraction of new business enterprises to the city;
  - (e) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city; and
  - (f) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.

The Planning and Zoning Commission may recommend denial of a tree removal permit and associated tree survey and preservation plan if it is determined that:

1. Removal of the tree is not reasonably required in order to conduct anticipated activities;
2. A reasonable accommodation can be made to preserve the tree; or
3. The purpose and intent of this subchapter is not being met by the applicant.

The proposed tree removal is needed in order to conduct anticipated activities on the site and no reasonable accommodation could be made. To deny the removal will require the developer to substantially re-configure their proposed development.

#### **FISCAL IMPACT**

N/A

#### **RECOMMENDED ACTION**

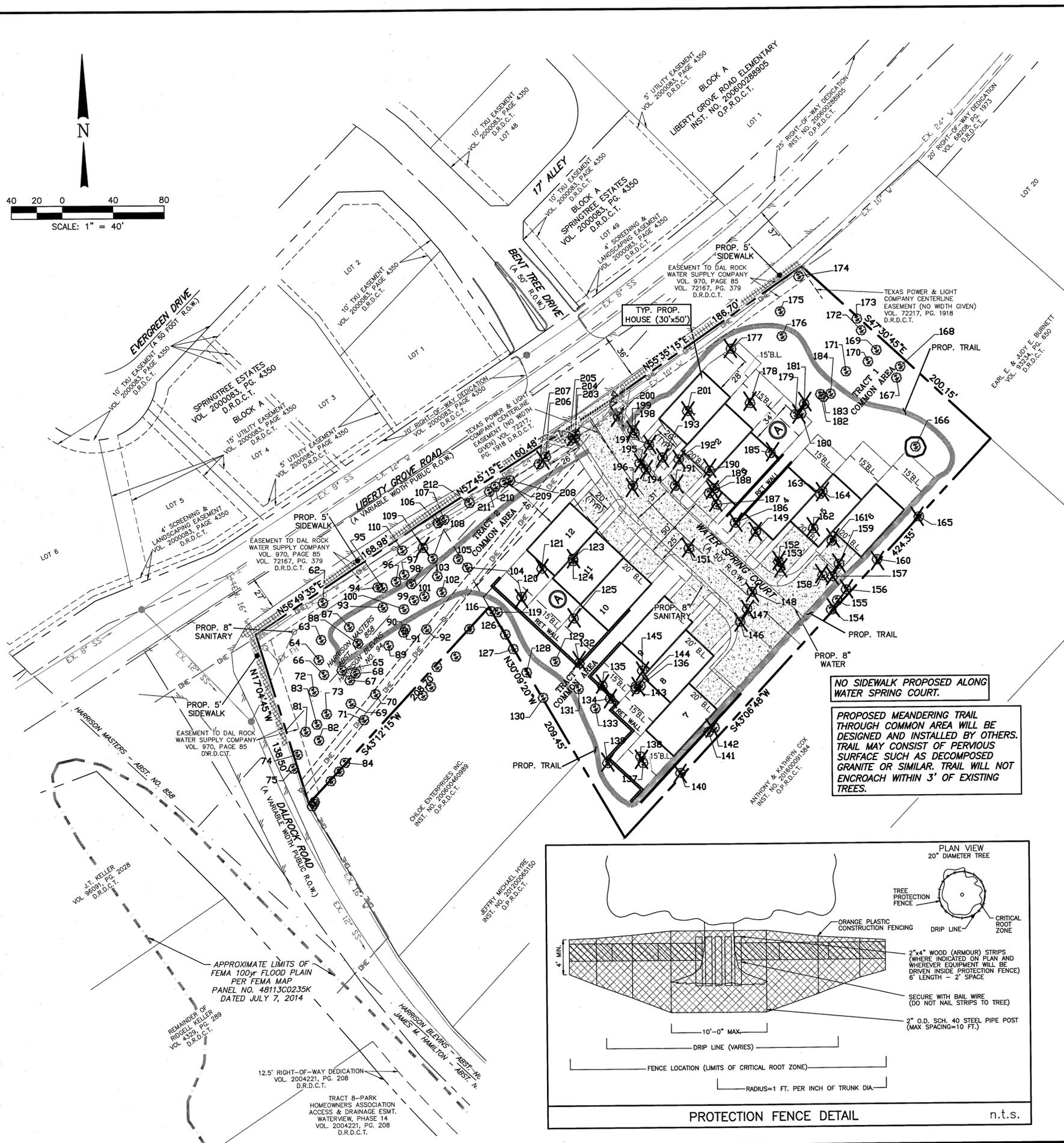
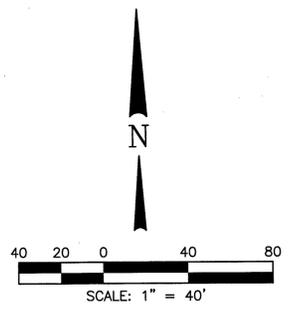
Staff requests that the Planning and Zoning Commission make a favorable recommendation to the City Council regarding the applicant's request to remove 666 caliper inches.

#### **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Tree Survey and Preservation Plan



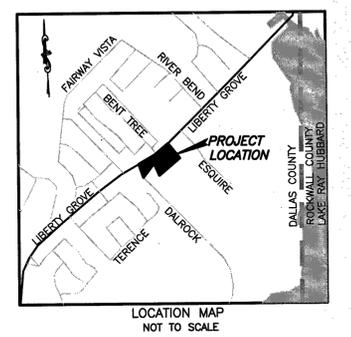


REFERENCE NO.	TREE CALIPER (DBH) (INCHES)	TREE TYPE	CONDITION	STATUS
123	10	CEDAR	GOOD	REMOVED
124	11	PECAN	GOOD	REMOVED
125	15	CEDAR	GOOD	REMOVED
126	9	CEDAR	GOOD	P/C
127	8	PECAN	GOOD	P/C
128	11	HACKBERRY	GOOD	NP
129	12	PECAN	GOOD	P/C
130	10	CEDAR	GOOD	P/C
131	9	PECAN	GOOD	P/C
132	8	PECAN	GOOD	REMOVED
133	8	PECAN	GOOD	P/C
134	10	PECAN	GOOD	REMOVED
135	10	PECAN	GOOD	REMOVED
136	9	CEDAR	GOOD	REMOVED
137	10	PECAN	GOOD	REMOVED
138	8	OAK	GOOD	REMOVED
139	15	PECAN	GOOD	REMOVED
140	10	ELM	GOOD	REMOVED
141	10	HACKBERRY	GOOD	NP
142	10	HACKBERRY	GOOD	NP
143	15	HACKBERRY	GOOD	REMOVED
144	9	OAK	GOOD	REMOVED
145	12	BOIS D'ARC	GOOD	NP
146	12	HACKBERRY	GOOD	REMOVED
147	12	HACKBERRY	GOOD	REMOVED
148	18	PECAN	GOOD	REMOVED
149	15	COTTON WOOD	GOOD	NP
151	15	PECAN	GOOD	REMOVED
152	11	HACKBERRY	GOOD	NP
153	8	HACKBERRY	GOOD	NP
154	12	PECAN	GOOD	REMOVED
155	10	PECAN	GOOD	REMOVED
156	18	PECAN	GOOD	REMOVED
157	17	PECAN	GOOD	REMOVED
158	8	CEDAR	GOOD	REMOVED
159	9	CEDAR	GOOD	REMOVED
160	14	CEDAR	GOOD	REMOVED
161	19	PECAN	GOOD	REMOVED
162	18	PECAN	GOOD	REMOVED
163	10	CEDAR	GOOD	REMOVED
164	18	PECAN	GOOD	REMOVED
165	15	HACKBERRY	GOOD	REMOVED
166	20	PECAN	GOOD	P/C
167	22	PECAN	GOOD	P/C
168	13	OAK	GOOD	P/C
169	9	HACKBERRY	GOOD	NP
170	8	HACKBERRY	GOOD	NP
171	20	PECAN	GOOD	P/C
172	8	HACKBERRY	GOOD	NP
173	13	HACKBERRY	GOOD	P/C
174	26	PECAN	GOOD	P/C
175	15	ELM	GOOD	P/C
176	19	HACKBERRY	GOOD	P/C
177	10	OAK	GOOD	REMOVED
178	9	ELM	GOOD	REMOVED
179	10	HACKBERRY	GOOD	REMOVED
180	17	HACKBERRY	GOOD	REMOVED
181	20	HACKBERRY	GOOD	REMOVED
182	9	HACKBERRY	GOOD	NP
183	8	HACKBERRY	GOOD	NP
184	8	BOIS D'ARC	GOOD	NP
185	15	HACKBERRY	GOOD	REMOVED
186	13	HACKBERRY	GOOD	REMOVED
187	18	PECAN	GOOD	REMOVED
188	12	HACKBERRY	GOOD	REMOVED
189	11	HACKBERRY	GOOD	NP
190	12	CEDAR	GOOD	REMOVED
191	12	CEDAR	GOOD	REMOVED
192	13	PECAN	GOOD	REMOVED
193	14	CEDAR	GOOD	REMOVED
194	13	PECAN	GOOD	REMOVED
195	15	MESQUITE	GOOD	REMOVED
196	10	MESQUITE	GOOD	REMOVED
197	8	HACKBERRY	GOOD	NP
198	10	CEDAR	GOOD	REMOVED
199	14	CEDAR	GOOD	REMOVED
200	10	HACKBERRY	GOOD	NP
201	18	OAK	GOOD	REMOVED
203	9	HACKBERRY	GOOD	NP
204	12	CEDAR	GOOD	REMOVED
205	12	CEDAR	GOOD	REMOVED
206	10	BOIS D'ARC	GOOD	REMOVED
207	10	BOIS D'ARC	GOOD	REMOVED
208	10	HACKBERRY	GOOD	NP
209	10	CEDAR	GOOD	P/C
210	9	BOIS D'ARC	GOOD	NP
211	9	CEDAR	GOOD	P/C
212	14	CEDAR	GOOD	P/C

TOTAL NUMBER OF TREES REMOVED=	55 TREES
TOTAL NUMBER OF TREES PRESERVED=	88 TREES
TOTAL CALIPER INCHES BEING PRESERVED=	1031 INCHES
TOTAL INCHES USED FOR CREDIT=	1031 INCHES
GROSS CALIPER INCHES NEEDING MITIGATION=	666 INCHES
CREDIT INCHES	1031 INCHES
NET CALIPER INCHES NEEDING MITIGATION=	-365 INCHES
<b>(NO MITIGATION REQUIRED)</b>	

LEGEND	
P/C	PROTECTED & USED FOR MITIGATION CREDIT
NP	NOT A PROTECTED TREE
B.L.	BUILDING SETBACK LINE
	TREE TO BE REMOVED
	TREE PROTECTION FENCE
	PROPOSED CONCRETE SIDEWALK

OWNERS:  
 ZI SHUN WANG, ANGELA LI  
 & MIN ZHAO  
 6809 HARWOOD DRIVE  
 PLANO, TEXAS 75075  
 CONTACT: ANGELA LI  
 TEL (972) 658-7292  
 EMAIL: angielee05@hotmail.com



REFERENCE NO.	TREE CALIPER (DBH) (INCHES)	TREE TYPE	CONDITION	STATUS
62	20	WILLOW	GOOD	P/C
63	10	COTTON WOOD	GOOD	NP
64	8	CEDAR	GOOD	P/C
65	8	PECAN	GOOD	P/C
66	10	CEDAR	GOOD	P/C
67	10	HACKBERRY	GOOD	NP
68	9	CEDAR	GOOD	P/C
69	10	PECAN	GOOD	P/C
70	24	PECAN	GOOD	P/C
71	20	ELM	GOOD	P/C
72	8	CEDAR	GOOD	P/C
73	15	ELM	GOOD	P/C
74	14	HACKBERRY	GOOD	P/C
75	13	HACKBERRY	GOOD	P/C
76	13	HACKBERRY	GOOD	P/C
77	9	HACKBERRY	GOOD	NP
78	10	HACKBERRY	GOOD	NP
81	9	CEDAR	GOOD	P/C
82	14	HACKBERRY	GOOD	P/C
84	10	HACKBERRY	GOOD	NP
85	10	HACKBERRY	GOOD	NP
86	9	HACKBERRY	GOOD	NP
87	12	HACKBERRY	GOOD	P/C
88	8	ELM	GOOD	P/C
89	8	HACKBERRY	GOOD	NP
90	8	HACKBERRY	GOOD	NP
91	9	HACKBERRY	GOOD	NP
92	17	PECAN	GOOD	P/C
93	18	PECAN	GOOD	P/C
94	9	PECAN	GOOD	P/C
95	10	CEDAR	GOOD	P/C
96	11	CEDAR	GOOD	P/C
97	11	CEDAR	GOOD	P/C
98	10	CEDAR	GOOD	P/C
99	10	CEDAR	GOOD	P/C
100	11	CEDAR	GOOD	P/C
101	11	OAK	GOOD	P/C
102	12	CEDAR	GOOD	P/C
103	12	CEDAR	GOOD	P/C
104	20	OAK	GOOD	P/C
105	9	CEDAR	GOOD	P/C
106	18	CEDAR	GOOD	P/C
107	11	HACKBERRY	GOOD	NP
108	9	CEDAR	GOOD	P/C
109	9	CEDAR	GOOD	REMOVED
110	10	CEDAR	GOOD	P/C
111	12	BOIS D'ARC	GOOD	NP
112	11	HACKBERRY	GOOD	NP
113	10	HACKBERRY	GOOD	NP
114	9	HACKBERRY	GOOD	NP
115	12	HACKBERRY	GOOD	P/C
116	9	HACKBERRY	GOOD	NP
119	10	CEDAR	GOOD	P/C
120	13	CEDAR	GOOD	REMOVED
121	15	HACKBERRY	GOOD	REMOVED

NOTE:  
 Staff approval of the Tree Survey and Preservation Plan is dependent on approval by City Council.

REV.	BY	DATE	DESCRIPTION

BENCHMARKS:  
 CITY OF ROWLETT MONUMENT D-4  
 N: 7024731.574, E: 2571390.039, ELEV=482.06  
 CITY OF ROWLETT MONUMENT E-5  
 N: 7029586.590, E: 2575405.023, ELEV=454.53

### TREE SURVEY AND PRESERVATION PLAN

WATER SPRING TOWNHOMES  
 LOTS 1-12 - BLOCK A  
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

**MACATEE ENGINEERING**  
 DAYTON MACATEE ENGINEERING, LLC  
 (Tex. Reg. No. F-456)  
 3519 MILES STREET  
 DALLAS, TEXAS 75209  
 TEL 214-373-1180 \* FAX 214-373-6580  
 E-MAIL: daytonm@macatee-engineering.com

DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
	PJF	01/03/17	JW-JRSPRNG	WATERSPRING	1 OF 1

