



# Planning and Zoning Commission City of Rowlett Texas

**MARCH 25, 2014**

**7:00 PM**

**CITY COUNCIL CHAMBERS  
CITY HALL**

# Item C.1 – LIBERTY POINTE PD13-687 LOCATION MAP



## Item C.1 – LIBERTY POINTE PD13-687

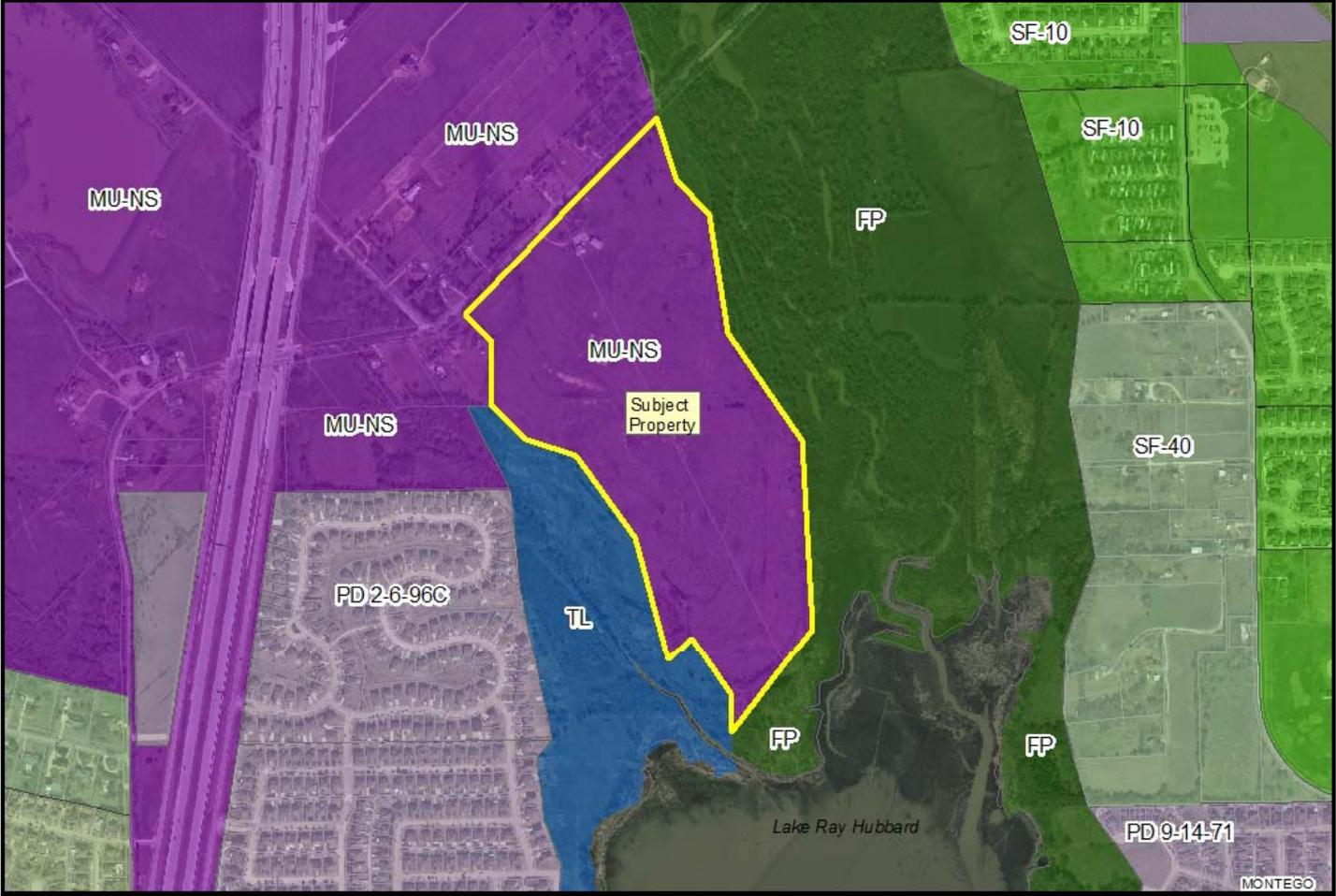


### BACKGROUND

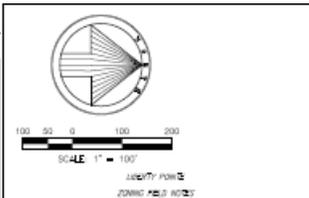
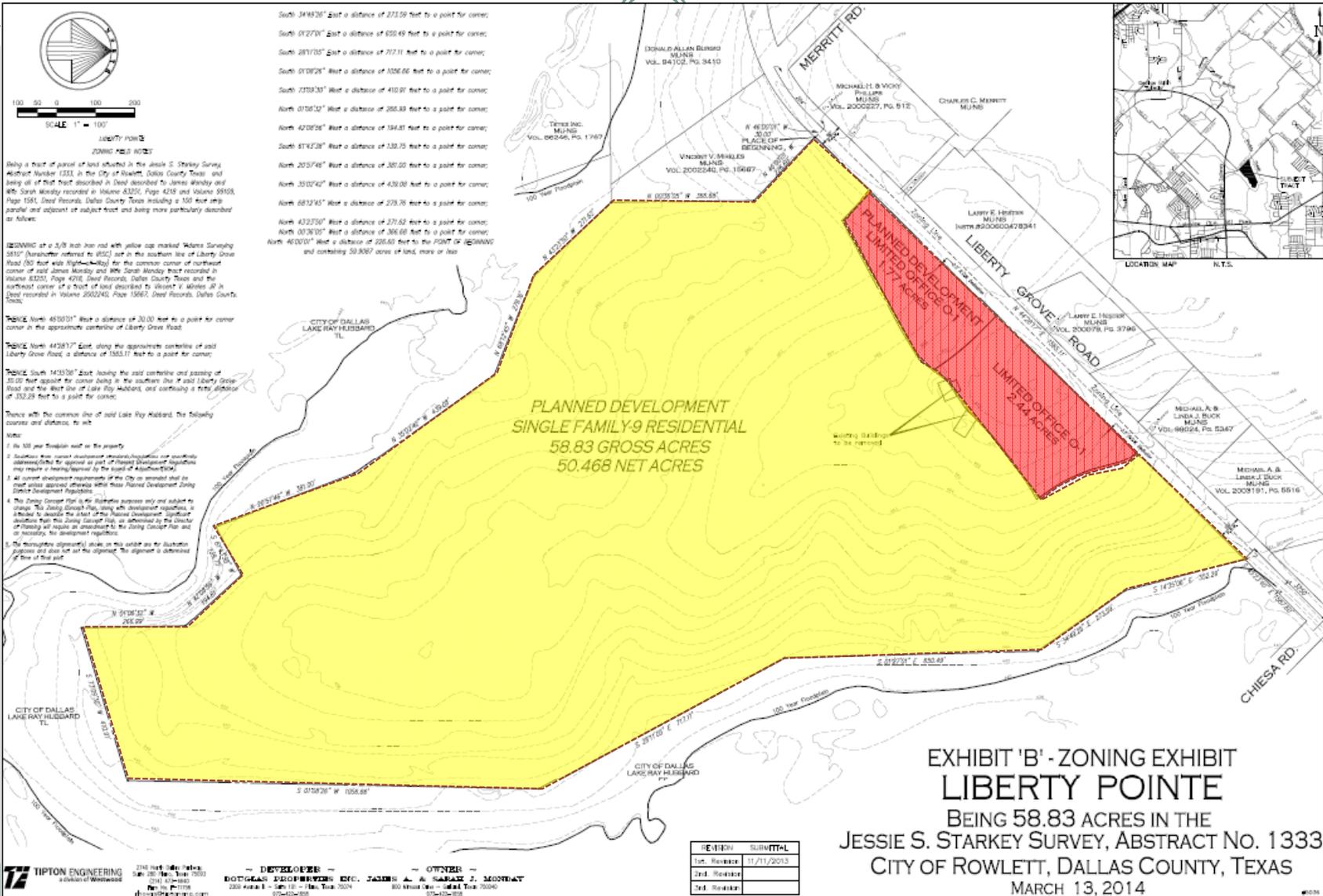
#### PLANNED DEVELOPMENT REQUEST

- 58.83±acre tract of land
- 151 single family residential lots (Base zoning of SF 9)
- 2 office sites – 1.77 acres and 2.44 acres (Base zoning of O-1)
  
- Prior zoning request for subject property

# Item C.1 – LIBERTY POINTE PD13-687 ZONING MAP



# Item C.1 – LIBERTY POINTE PD13-687 BACKGROUND



**LAND/TYPE ZONING**  
ZONING MAP NO. 2013

Being a tract of parcel of land situated in the Jessie S. Starkey Survey Abstract Number 1333, in the City of Rowlett, Dallas County, Texas, and being all of that tract described in Deed recorded to James Wainly and the Sarah Wainly recorded in Volume 43255, Page 4258 and Volume 59158, Page 1581, Deed Records, Dallas County, Texas including a 150 foot imp. parallel and adjacent to subject tract and being more particularly described as follows:

**BEING** a 5/8 inch iron rod with yellow cap marked "Wainly Survey 3517" (hereinafter referred to as "R15") set in the southern line of Liberty Grove Road (50 feet wide Right-of-Way) for the common corner of northeast corner of said James Wainly and the Sarah Wainly tract recorded in Volume 43255, Page 4258, Deed Records, Dallas County, Texas and the northeast corner of a tract of land described to Wainly, V. Wainly, JR. in Deed recorded in Volume 2002240, Page 15667, Deed Records, Dallas County, Texas:

**THENCE** North 45°00'1" West a distance of 30.00 feet to a point for corner corner in the approximate centerline of Liberty Grove Road;

**THENCE** North 47°28'17" East, along the approximate centerline of said Liberty Grove Road, a distance of 1353.17 feet to a point for corner;

**THENCE** South 14°10'36" East, leaving the said centerline and passing of 30.00 feet apart for corner being in the southern line of said Liberty Grove Road and the West line of Lake Ray Hubbard, and continuing a true distance of 332.28 feet to a point for corner;

Thence with the common line of said Lake Ray Hubbard, the following courses and distances to wit:

- To the 100 year floodplain and on the property;
- Substance that cannot be removed (structures, topography, etc.) and is not suitable for development (as approved by the City of Rowlett) and requires a special use permit or a zoning change by the Board of Adjustment;
- All current development requirements of the City as recorded shall be met unless approved otherwise with this Planned Development Zoning District Development Requirements;
- The Zoning Concept Plan is for illustrative purposes only and subject to change. The Zoning Concept Plan, along with development requirements, is intended to provide the intent of the Planned Development, significant deviations from this Zoning Concept Plan, as determined by the Director of Planning will require an amendment to the Zoning Concept Plan and, if necessary, the development regulations;
- The (interim/development) rules on this exhibit are for illustrative purposes and shall not be the agreement. The agreement is determined by the City of Rowlett.

South 34°43'30" East a distance of 273.59 feet to a point for corner;  
 South 01°27'01" East a distance of 650.49 feet to a point for corner;  
 South 28°17'01" East a distance of 777.11 feet to a point for corner;  
 South 01°02'28" West a distance of 1026.66 feet to a point for corner;  
 South 27°39'33" West a distance of 410.91 feet to a point for corner;  
 North 01°08'30" West a distance of 288.83 feet to a point for corner;  
 North 42°05'08" West a distance of 184.61 feet to a point for corner;  
 South 51°45'28" West a distance of 133.75 feet to a point for corner;  
 North 20°37'49" West a distance of 381.00 feet to a point for corner;  
 North 35°02'42" West a distance of 428.00 feet to a point for corner;  
 North 68°12'45" West a distance of 279.76 feet to a point for corner;  
 North 43°27'50" West a distance of 271.62 feet to a point for corner;  
 North 00°36'10" West a distance of 366.66 feet to a point for corner;  
 North 40°00'01" West a distance of 205.61 feet to the POINT OF BEGINNING and containing 50.8667 acres of land, more or less

W 42°00'01" P 30.00' PLACE OF BEGINNING, 4  
 W 00°36'10" P 366.66'  
 W 43°27'50" P 271.62'  
 W 68°12'45" P 279.76'  
 W 35°02'42" P 428.00'  
 W 20°37'49" P 381.00'  
 W 01°08'30" P 288.83'  
 W 01°02'28" P 1026.66'  
 W 28°17'01" P 777.11'  
 W 34°43'30" P 273.59'

REVISION	SUBMITTAL
1st. Revision	11/11/2013
2nd. Revision	
3rd. Revision	

**TIPTON ENGINEERING**  
2700 North Stem Fwy., Suite 200, Dallas, TX 75242  
Tel: 972-412-8880 Fax: 972-412-8888  
www.tiptoneng.com

**DEVELOPER**  
**BOGGS & BOGGS ENGINEERS, P.C.**  
2304 Anna St., Suite 110, Rowlett, TX 75087  
972-412-8888

**OWNER**  
**JAMES A. & SARAH J. WAINLY**  
80 Anna St., Suite 110, Rowlett, TX 75087  
972-412-8888

# Adult Fitness



- Notes:**
1. No 150 year Ave
  2. Deviation from 1 address/lotline may result in fee
  3. All corner elevations must comply with District Standards
  4. The Zoning Code change Title Zon Ordinal 5, also requires that all of Planning will be necessary, etc
  5. The municipality prepares and do at time of final

## ZONING CONCEPT PLAN DATA

### GENERAL

Case Number 1601-087  
 CDDITY 10172  
 Proposed Use - Planned Development (Basic Zoning Single Family)-S, & Limits  
 Future Land Use Designation - Business Park/Office  
 Proposed Future Land Use Designation - Planned Development  
 Existing Zoning District - M-40  
 Proposed Zoning District - Planned Development  
 Appraisal District Account - DC 651319010000000  
 Appraisal District Account - DC 651319050000000

### OVERALL SITE

Gross Site Area - 58.63 Acres - 2,562,634 Square Feet  
 Single Family Lot - 30,418 Acres - 2,193,366 Square Feet  
 Unified Office Lot - 4.22 Acres - 151,853 Square Feet  
 Site Footage - 1541 Feet  
 Site Width - 1020 Feet  
 Site Depth - 2400 Feet  
 Impervious Surface Area - 25,298 Acres  
 Paved Surface Area - 23,532 Acres  
 Open Space - 4.142 Acres - 180,439 sq ft - 78  
 Population - 0.71 Acres

### HOUSING

Total Gross Density - 2.56 Units per acre  
 Lot Count - 151  
 Total Number of Dwelling Units - 151

Minimum Lot Coverage - 33%  
 Minimum Lot Area - 8,000 sq ft  
 Minimum Lot Width - 70'  
 Minimum Lot Depth - 110'  
 setbacks -  
 Front Yard - 25'  
 Side Yard - 5'  
 Rear Yard - 10'  
 Minimum Structure Height - 35'  
 Maximum Number Stories/Floors - 2.5



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 210 North Side Parkway  
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**160-001 Step Up**  
 • Strengthens thighs, knees and legs



**160-002 Leg Lift**  
 • For thighs, legs and lower back



**160-003 Body Curl**  
 • For strong abs and back



**160-005 Beam Jump**  
 • Develops calf and thigh muscles



**160-007 Sit Up**  
 • Increases torso strength and flexibility



**160-009 Push Up**  
 • Strengthens back, shoulders, pecs and triceps



**160-011 Chin Up**  
 • Shoulders, upper back, biceps, forearms and lats



**160-017 Rope Climb**



**160-014 Balance Beam**  
 • Enhances balance



**160-016 Dip Station**  
 • Develops triceps and shoulders



**160-017 Rope Climb**



**160-018 Hyperextension Bench**



37  
**CONCEPT PLAN**  
**POINTE**  
 RES IN THE  
 , ABSTRACT No. 1333  
 AS COUNTY, TEXAS  
 2014

3002491

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<b>Residential</b>	<b>Base SF 9 Standards</b>	<b>Proposed Standards</b>
Lot Coverage	45%	<b>50%</b>
Lot Area	9,000 sf	<b>9,000 sf</b>
Lot Width Min	65'	<b>75'</b>
Lot Depth Min	110'	<b>115'</b>
Setbacks		
Front	25'	<b>25'</b>
Side	7.5'	<b>5'</b>
Rear	25'	<b>10'</b>
Max Height	35'	<b>35'</b>
Max Stories	2.5	<b>2.5</b>

<b>Office</b>	<b>Base O-1 Standards</b>	<b>Proposed Standards</b>
Lot Coverage	70%	<b>70%</b>
Lot Area	None	<b>None</b>
Lot Width Min	None	<b>None</b>
Lot Depth Min	None	<b>None</b>
Setbacks		
Front	30'	<b>30'</b>
Side	25' plus 2 ft per 1-ft in building heights	<b>25' plus 2 ft per 1-ft in building heights</b>
Rear	25' plus 2 ft per 1-ft in building heights	<b>25' plus 2 ft per 1-ft in building heights</b>
Max Height		
Max Stories	3	<b>3</b>

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### **Additional Amenities and Development Standards:**

- *Exercise stations*
- *Scenic Viewing Stations*
- *Benches and picnic tables*
- *Wrought iron fencing*
- *Allowance front facing garages*
- *Limits on repetitive elevations and floor plans*
- *Masonry Mailbox*

## CENTER FOR COMMERCE + INDUSTRY | AREA B-1



**DEVELOPABLE ACRES:** \* 246

### PRODUCT TYPES:

- Flex Office
- Class B Office
- Limited Service Hotels
- Active and Passive Public Spaces

### SUPPORTABLE PSYCHOGRAPHICS

- Blue-Chip Blues
- Close-In Couples
- New Beginnings
- Multi-Culti Mosaic

\* Net floodplain and parcels less likely to redevelop in the near-term (five to 10 years).

### VISION

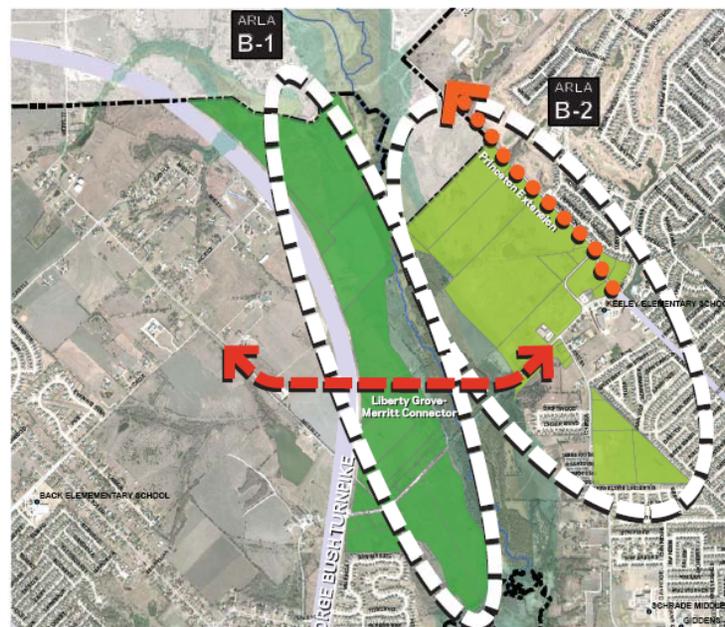
Center for Commerce and Industry uses will mirror those of the eastern edge of Northshore – office and technology spaces supported by commercial and lodging operators. Education and training institutions in support of technology tenants will be an obvious marketing target by the City, near-term, in order to accelerate the pace of investment in this subarea. Floodplains in the area, while limiting the total developable area, will serve as an amenity for businesses and a natural division between business and residential uses. Development of the Center for Commerce and Industry in a consistent manner with the eastern edge of Northshore will be critical, so that the area presents itself as a single business park environment - each side of the PGBT with different features and amenities, but both offering a consistent quality and design.



Essential elements that will have to be in place in order for this investment scenario to be realized include: enhanced access to Muddy Creek; design standards; a roadway network to provide access to northern portions of the area; and, joint marketing effort with Northshore.

### MARKET

- Despite demographic and psychographic indicators that suggest a significant concentration of professionals and executives in the area, there are also blue collar workers, likely leftover from the days when Rowlett was a reasonably priced housing market. This base of employees would provide an attractive asset for companies siting their warehouse/ distribution facilities along the PGBT right-of-way.
- Trade Area demand for employment space (office / industrial) is estimated to exceed 20m square feet over the next 10 years. Given Rowlett's distance from established and more centrally-located office business parks, as well as the area's access to a region-serving network of roadways, it is likely that the format of development along the PGBT will be a flex-office product.
- Given the character and density of improvements that will likely occur along the PGBT in this location, support commercial and lodging products will be limited service in the near-term.



Area B-1 and the North Shore Area A (west of PGBT) were recognized as the last remaining areas in the City to allow for future high intensity commercial development that can assist in diversifying City's primarily residential tax base in order to achieve City's long term goal of becoming more fiscally sustainable.

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In 2012, Realize Rowlett 2020 was followed up with additional planning efforts with Phase II which included a detailed market analysis and the adoption of a Form Based Code (FBC), which was applied to four of the 13 opportunity areas. The next phase of planning known as the North Shore Master Planning Initiative includes Area B-1 (including the subject property) and the North Shore Area A. This master planning initiative was launched in November 2013 with the following goals:

- Identification of an urban design framework for the “North Shore Area A” and “Area B-1”
- Target industry/market analysis to identify development opportunities- both business and an appropriate mix of residential product types.
- Develop an open space and trail network
- Plan for a collector street network
- Public-private partnership plan for public infrastructure for the whole plan area including regional drainage, street network, and utilities (this will be critical in order to maximize the private development potential for the whole North Shore Plan Area)
- Identification of a long-term highest and best use scenario

## Item C.1 – LIBERTY POINTE PD13-687 STAFF ANALYSIS



Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests including Planned Developments.

- ***Proposed rezoning does not correct an error or meet the challenge of some changing condition, trend, or fact.***
- ***Proposal is inconsistent with Realize Rowlett 2020***
- ***Adds to excessive proliferation suburban residential developments***
- ***Inefficient development pattern: oversized block patterns, high number of culs-de-sac, a non-centralized open space, etc.***

## Item C.1 – LIBERTY POINTE PD13-687 Staff's Recommendation



Staff opposes the proposed rezoning for a conventional single family development particularly in an area as important as the “Area B-1.” As such, Staff recommends denial of this request. The requested rezoning does not comply with the *Realize Rowlett 2020 Comprehensive Plan*. Additionally, the proposed development does not meet the guiding principles outlined in the *Plan*. The City’s long term goal of diversifying the City supply of building types and City’s tax base is dependent on the availability of commercially zoned property in the North Shore Area A and Area B-1. Removing 58 acres of developable area from the 246 acres of developable land in Area B-1 will reduce the amount of developable land for future commercial development in Area B-1 by approximately 24%.

Staff recommends that the Planning and Zoning Commission vote to recommend denial of the request to City Council.

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## PUBLIC NOTIFICATION



### Public Notification

On March 7, 2014, notices were sent to property owners within 200 feet.

Receive 4 responses including a response from the property owner of the subject property.

- Two are in favor
- Two are in opposition
  
- A zoning sign was placed on the subject property on March 7, 2014
- A Legal Notice was published in the Rowlett Lakeshore Times on March 13, 2014

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## QUESTIONS