AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 14, 2014

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 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

B. CONSENT AGENDA

1. Minutes of the Regular Meetings of November 12, 2013.

2. Minutes of the Work Session of December 19, 2013.

3. Consider and take appropriate action on a preliminary plat application. The subject property is located at the northern terminus of Princeton Road, north of Liberty Grove Road, being 35.25 ± acres out of the James M. Hamilton Survey, Abstract Number 544 (PP13-692).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a retail vehicle filling station other than associated with a convenience store in the General Commercial/Retail (C-2) zoning district. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (SUP13-693)- **Note: Staff requests that this item be tabled to the January 28th Regular Meeting.**

2. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with the Barrett Motors. The subject property is 4.43 ± acres of land located along the south side of Century Drive, 500± feet west of Rowlett Road. (DP13-690).

D. ADJOURNMENT

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

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

Erin L. Jones

Erin L. Jones, Director of Development Services

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., November 12, 2013

PRESENT:	Chairman Rick Sheffield, Commissioners Clayton Farrow, Gregory Peebles, Jonas Tune
ALSO PRESENT:	Alternates Gabriela Borcoman, James Moseley
ABSENT:	Vice-Chairman Greg Landry, Commissioners Karl Crawley, Michael Lucas, Alternate Thomas Newsom
STAFF PRESENT:	Director of Development Services Erin Jones, Principal Planner Garrett Langford, Development Services Technician Lola Isom

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

Item B.2. was removed from the Consent Agenda to be considered individually.

B. CONSENT AGENDA

1. **Minutes of the Regular Meeting of October 29, 2013.**

2. **Consider and take action on a replat request for Magnolia Springs Office Retail Addition, located at SWC of Miller Road and President George Bush Turnpike and being a Replat of Lot 1R, 2R and 3, Block A, of the Magnolia Springs Office Retail Addition to the City of Rowlett, Dallas County, Texas. (FP13-683).**

   This item was removed from the Consent Agenda to be considered individually. Commissioner Clayton Farrow removed himself from the dais after filing an Affidavit for Conflict of Interest with the City Secretary. Commissioner Gregory Peebles made a motion to approve item B.2. Commissioner Jonas Tune seconded the motion. This item was approved with a 5-0 vote.

3. **Consider and take action on a replat request for Rowlett Medical Plaza Addition, located at 5702 Old Rowlett Road and being a Replat of Lot 1, Block 1, of the Rowlett Medical Plaza Addition to the City of Rowlett, Dallas County, Texas. (FP13-689).**

   Commissioner Clayton Farrow returned to the dais. Commissioner Gregory Peebles made a motion to approve the consent agenda items B.1. and B.3. Alternate James Moseley seconded the motion. Consent Agenda items B.1. and B.3. were approved with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Consider and make a recommendation to City Council regarding a request for alternative building materials for the proposed use of a gabion wall on the exterior remodel for Taco Bueno located at 8300 Lakeview Parkway, being further described as Lot 1, Block 1 of the Taco Bueno #3125 Addition to the City of Rowlett, Dallas County, Texas (DP13-690).**

Garrett Langford, Principal Planner, came forward to present the case. He explained that Taco Bueno is proposing to remodel their existing building by replacing two stucco towers with a stone material. The applicant is proposing to overlay the stone with a wire mesh that gives the appearance of holding the stone in place, this is known as gabion. While the proposed stone material is permitted by right, the wire mesh requires approval as an alternative building material. Mr. Langford explained that staff did not have a strong opinion on this case. He did mention that the proposed stone would align the building more with our current masonry requirements.

Commissioner Gabriela Borcoman asked if this material was a franchise requirement. Mr. Langford answered by saying that Taco Bueno has several prototypes and that they are moving towards the styles which contain the gabion material. He said that this is an effort to rebrand the franchise.

Chairman Rick Sheffield asked if this was a typical application for the use of this material. Mr. Langford answered by saying that it was not, to his knowledge. Mr. Langford stated that he has typically seen the material being used for retaining wall applications.

Commissioner Gregory Peebles stated that he had safety concerns and did not care for the appearance of the material because he said it looks unfinished.

Chairman Rick Sheffield called the applicant to the podium for questioning.

Zack Amick, residing at 1957 Stevens Drive in Rockwall, Texas, came forward and stated that he is here to answer any questions that the commission may have. He stated that this rebranding effort will begin with 38 of the Taco Bueno locations. He confirmed that this is a new corporate branding effort. He gave an overview of the reason for the alternate building material request. Mr. Amick stated that the sales have increased at the newly branded stores and believes that it is due to the new branding effort of the restaurant. He gave details on the durability of the material and how it will be affixed to the building.

Chairman Rick Sheffield asked if it was a structural requirement to have the wire mesh in order to hold the stone in place. Mr. Amick stated that it was not and that it is purely aesthetic.

There was further discussion regarding the wire mesh material amongst the commission.

Commissioner Gabriela Borcoman asked what will be the color of stone. Erin Jones, Director of Development Services, answered by saying that the City of Rowlett does not dictate the color of the stone.

Commissioner Jonas Tune made a motion to approve this item. Alternate James Moseley seconded the motion. The item passed with a 4-2 vote. Chairman Rick Sheffield and Commissioner Gregory Peebles voted in opposition.

ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:16 p.m.

_____ _____

Chairman Secretary

City of Rowlett

Meeting Minutes

City Council
Planning and Zoning Commission

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

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.

Thursday, December 19, 2013 **6:30 P.M.** **Annex Conference Room – 4004 Main Street**

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Council Present: **Mayor Pro Tem Kilgore, Councilmember Phillips, and Councilmember Dana-Bashian**

Commission Present: **Chairman Sheffield, Commissioner Lucas, Commissioner Peebles, Commissioner Tune, Commissioner Farrow, Alternate Commissioner Moseley, and Alternate Commissioner Newsom**

1. CALL TO ORDER

1A. City Council

For lack of a quorum, the City Council was not convened.

1B. Planning and Zoning Commission

Chairman Sheffield called the meeting to order at 6:30 p.m.

2. WORK SESSION ITEM

2A. Staff and the consultant team led by Jacobs will provide the City Council and Planning and Zoning Commission with an update regarding the Realize Rowlett 2020 – North Shore Master Plan Process.

Mark Bowers, with Jacobs, provided a presentation covering the following items:

1. Study Background and Purpose
2. Planning Process
3. Market Potential

    a. Research in census tracts
    b. Surrounding areas with competitive space
4. Physical Opportunities
    a. Review of topography
    b. Ownership of parcels
    c. Current zoning
    d. Roadways
5. Stakeholder Desires
6. Next Steps

Mr. Bowers described the intensive stakeholder involvement approach with the Advisory Committee meetings, property owner charrettes, neighborhood meetings, and public meetings. He then went on to outline the next steps in the process, including: a community meeting in January to receive additional feedback from neighborhoods surrounding the North Shore area; consultants will complete the market analysis and workforce study and present the findings to the Council and Planning and Zoning Commission; consultant team will prepare a draft illustrative Master Plan for the North Shore area that responds to the market analysis; and a second series of property owner meetings will be held in January to receive input on the draft illustrative Master Plan.

Further conversation regarding discussions with Garland ISD and their future plans. Commissioners commented they were pleased with the level of involvement of so many people.

Mr. Bowers announced the next briefing to the Council and Planning and Zoning Commission will take place in February.

3. ADJOURNMENT

3A. City Council

3B. Planning and Zoning Commission

Chairman Sheffield adjourned the meeting at 7:37 p.m.

City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 01/14/2014 **AGENDA ITEM**: B.3

AGENDA LOCATION:
Consent Agenda

TITLE
Consider and take appropriate action on a preliminary plat application. The subject property is located at the northern terminus of Princeton Road, north of Liberty Grove Road, being 35.25 ± acres out of the James M. Hamilton Survey, Abstract Number 544 (PP13-692).

STAFF REPRESENTATIVE
Erin Jones, Director of Development Services
Report Prepared By: Arti Harchekar, Consulting Urban Design Specialist (Townscape, Inc.)

BACKGROUND / HISTORY
The subject property is zoned New Neighborhood FB District (NN-FB) and is regulated by the Form Based Code, approved on November 06, 2012 by Rowlett City Council. The New Neighborhood FB District is designed to generate a pedestrian-oriented, single-family neighborhood.

POLICY EXPLANATION
Section 1.7.1 of the Form Based Code (FBC) states the follows. Where necessary, Staff's commentary is provided in italics.

a) Plats in a FB District will ensure public access easements over sidewalk areas and shared drive access, and will be consistent with the development standards in this Chapter and all applicable laws and regulations. *–Since the sidewalks are located in public right-of-way and the alleys will be dedicated as public right-of-way, these public access easements were not needed.*

b) Preliminary and Final Plats will show:
   1. Minimum and maximum build-to lines (where appropriate).
   2. Sideyards on single family lots where homes are off-set on the lot to gain a wider sideyard on one side such as patio homes and zero-lot line homes, as may be allowed in the standards in this Chapter.
   3. Compliance with the platting requirements of the RDC. *(These sections are listed below)*

c) Terminated Vistas will be identified on the Plat which signifies lots and buildings which will be configured to take advantage of that prominence such as centering them in the view corridor and where appropriate, including additional height and special architectural features. *– Within the New Neighborhood FB District this designation is not necessary, it*

is more appropriate in Urban Village. However, the applicant has configured streets which terminate on lots to line up with the centerline of the lot. This is an essential element of good urban design.

d) Lots which are directly adjacent to and facing public Open Space (such as Mews lots, Attached Green lots and Green Street Lots) but which have Mews Alley access, will be considered to have met the requirements for public frontage and are considered adequate for fire protection, addressing and mail box location.

Section 1.7.2 of the Form Based Code (FBC) states,

a) Within the FB District, Preliminary and Final Plats must be in conformance with an approved Regulating Plan and/or Development Plan. A Preliminary or Final Plat will not be approved without an approved Regulating Plan and/or Development Plan. The Final Plat may be filed by phase to allow for adjustments to building types and market flexibility*. – The Preliminary Plat is in substantial conformance with the approved Regulating Plan.*

b) A Preliminary Plat will be approved prior to issuance of any Building or Grading Permit. The Preliminary Plat will expire within one year if a Final Plat is not approved by the City.

c) An Applicant may file a Preliminary Plat application concurrently with a Building or Construction Permit application. However, a Final Plat must be filed with the County prior to approval of infrastructure or any Certificate of Occupancy.

Section 1.7.3 of the Form Based Code (FBC) states,

a) A mandatory Public Improvement District ("PID") shall be created to ensure adequate funding for maintenance and replacement of Streetscape, Open Space, Trail System, fencing, irrigation, and other common areas within New Neighborhood development and Urban Village areas.

b) A Homeowners Association is required to provide for the review, maintenance, and enforcement of design standards, and to provide recommendations to the PID Board for adequate resources for the care and, where appropriate, the reconstruction of the common elements and amenities in New Neighborhood developments.
The applicant has acknowledged the stated requirements and will provide the Public Improvement District and Homeowners Association for The Homestead at Liberty Grove.

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

> “Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

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

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

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

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

FISCAL IMPACT

N/A

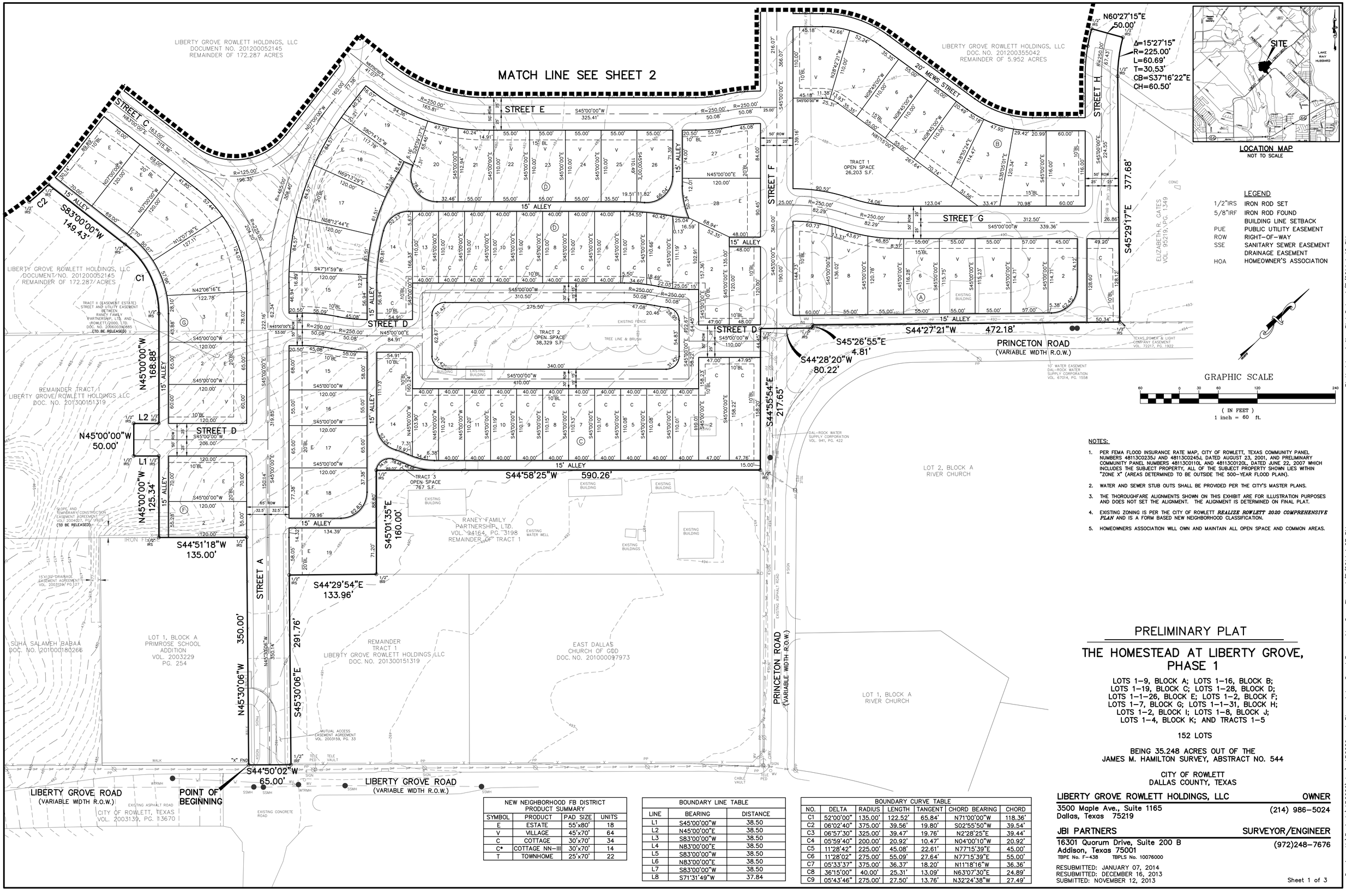
STAFF RECOMMENDATION

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the Preliminary Plat for compliance; it is their educated opinion that all the above criteria have been met. In addition, the proposed Preliminary Plat adheres to the requirements outlined in the Form Based Code. Based on the above-mentioned factors, Staff recommends approval.

ATTACHMENTS

Attachment 1 – Preliminary Plat

ATTACHMENT 1



LEGEND

1/2"IRS	IRON ROD SET
5/8"IRF	IRON ROD FOUND
BL	BUILDING LINE SETBACK
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION

NOTES:

1. PER FEMA FLOOD INSURANCE RATE MAP, CITY OF ROWLETT, TEXAS COMMUNITY PANEL NUMBERS 48113C0235J AND 48113C0245J, DATED AUGUST 23, 2001, AND PRELIMINARY COMMUNITY PANEL NUMBERS 48113C0110L AND 48113C0120L, DATED JUNE 22, 2007 WHICH INCLUDES THE SUBJECT PROPERTY, ALL OF THE SUBJECT PROPERTY SHOWN LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).
2. WATER AND SEWER STUB OUTS SHALL BE PROVIDED PER THE CITY'S MASTER PLANS.
3. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED ON FINAL PLAT.
4. EXISTING ZONING IS PER THE CITY OF ROWLETT ***REALIZE ROWLETT 2020 COMPREHENSIVE PLAN*** AND IS A FORM BASED NEW NEIGHBORHOOD CLASSIFICATION.
5. HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE AND COMMON AREAS.

NEW NEIGHBORHOOD FB DISTRICT PRODUCT SUMMARY			
SYMBOL	PRODUCT	PAD SIZE	UNITS
E	ESTATE	55'x80'	18
V	VILLAGE	45'x70'	64
C	COTTAGE	30'x70'	34
C*	COTTAGE NN-III	30'x70'	14
T	TOWNHOME	25'x70'	22

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°00'00"W	38.50
L2	N45°00'00"E	38.50
L3	S83°00'00"W	38.50
L4	N83°00'00"E	38.50
L5	S83°00'00"W	38.50
L6	N83°00'00"E	38.50
L7	S83°00'00"W	38.50
L8	S71°31'49"W	37.84

BOUNDARY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	52°00'00"	135.00'	122.52'	65.84'	N71°00'00"W	118.36'
C2	06°02'40"	375.00'	39.56'	19.80'	S02°55'50"W	39.54'
C3	06°57'30"	325.00'	39.47'	19.76'	N2°28'25"E	39.44'
C4	05°59'40"	200.00'	20.92'	10.47'	N04°00'10"W	20.92'
C5	11°28'42"	225.00'	45.08'	22.61'	N77°15'39"E	45.00'
C6	11°28'02"	275.00'	55.09'	27.64'	N77°15'39"E	55.00'
C7	05°33'37"	375.00'	36.37'	18.20'	N11°18'16"W	36.36'
C8	36°15'00"	40.00'	25.31'	13.09'	N63°07'30"E	24.89'
C9	05°43'46"	275.00'	27.50'	13.76'	N32°24'38"W	27.49'

PRELIMINARY PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

LOTS 1-9, BLOCK A; LOTS 1-16, BLOCK B;
LOTS 1-19, BLOCK C; LOTS 1-28, BLOCK D;
LOTS 1-1-26, BLOCK E; LOTS 1-2, BLOCK F;
LOTS 1-7, BLOCK G; LOTS 1-1-31, BLOCK H;
LOTS 1-2, BLOCK I; LOTS 1-8, BLOCK J;
LOTS 1-4, BLOCK K; AND TRACTS 1-5

152 LOTS

BEING 35.248 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

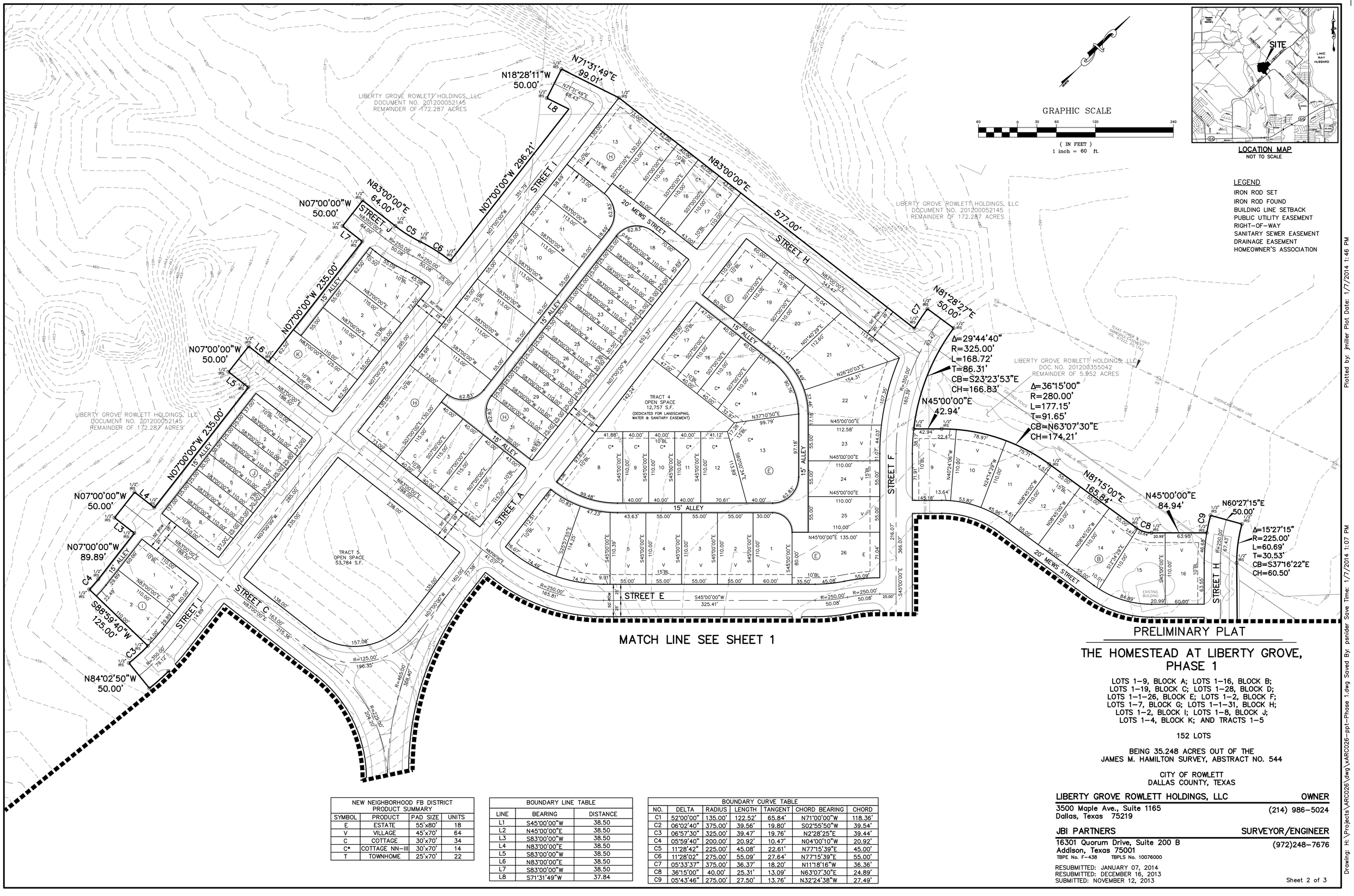
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LIBERTY GROVE ROWLETT HOLDINGS, LLC — OWNER
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

JBI PARTNERS — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JANUARY 07, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 1:46 PM
Drawing: H:\Projects\ARC026\dwg\xARC026-pp1-Phase 1.dwg Saved By: psnider Save Time: 1/7/2014 1:07 PM



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- BUILDING LINE SETBACK
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- HOMEOWNER'S ASSOCIATION

MATCH LINE SEE SHEET 1

NEW NEIGHBORHOOD FB DISTRICT PRODUCT SUMMARY			
SYMBOL	PRODUCT	PAD SIZE	UNITS
E	ESTATE	55'x80'	18
V	VILLAGE	45'x70'	64
C	COTTAGE	30'x70'	34
C*	COTTAGE NN-III	30'x70'	14
T	TOWNHOME	25'x70'	22

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°00'00"W	38.50
L2	N45°00'00"E	38.50
L3	S83°00'00"W	38.50
L4	N83°00'00"E	38.50
L5	S83°00'00"W	38.50
L6	N83°00'00"E	38.50
L7	S83°00'00"W	38.50
L8	S71°31'49"W	37.84

BOUNDARY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	52°00'00"	135.00'	122.52'	65.84'	N71°00'00"W	118.36'
C2	06°02'40"	375.00'	39.56'	19.80'	S02°55'50"W	39.54'
C3	06°57'30"	325.00'	39.47'	19.76'	N2°28'25"E	39.44'
C4	05°59'40"	200.00'	20.92'	10.47'	N04°00'10"W	20.92'
C5	11°28'42"	225.00'	45.08'	22.61'	N77°15'39"E	45.00'
C6	11°28'02"	275.00'	55.09'	27.64'	N77°15'39"E	55.00'
C7	05°33'37"	375.00'	36.37'	18.20'	N11°18'16"W	36.36'
C8	36°15'00"	40.00'	25.31'	13.09'	N63°07'30"E	24.89'
C9	05°43'46"	275.00'	27.50'	13.76'	N32°24'38"W	27.49'

PRELIMINARY PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

LOTS 1-9, BLOCK A; LOTS 1-16, BLOCK B;
LOTS 1-19, BLOCK C; LOTS 1-28, BLOCK D;
LOTS 1-1-26, BLOCK E; LOTS 1-2, BLOCK F;
LOTS 1-7, BLOCK G; LOTS 1-1-31, BLOCK H;
LOTS 1-2, BLOCK I; LOTS 1-8, BLOCK J;
LOTS 1-4, BLOCK K; AND TRACTS 1-5

152 LOTS

BEING 35.248 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LIBERTY GROVE ROWLETT HOLDINGS, LLC — OWNER
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

JBI PARTNERS — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JANUARY 07, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 1:46 PM
Drawing: H:\Projects\ARC026\dwg\xARC026-ppt-Phase 1.dwg Saved By: psnider Save Time: 1/7/2014 1:07 PM

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEING a parcel of land located in the City of Rowlett, Dallas County, Texas, a part of the James M. Hamilton Survey, Abstract Number 544, being a part of that called 172.287 acre tract of land described in a special warranty deed with vendor's lien to Liberty Grove Rowlett Holdings, LLC, as recorded in Document No. 201200052145, Dallas County Deed Records, being a part of that called 5.952 acre tract of land described in a special warranty deed to Liberty Grove Rowlett Holdings, LLC, as recorded in Document No. 201200355042, Dallas County Deed Records, being a part of that called 14.547 acre tract of land described as Tract 1 in a special warranty deed to Liberty Grove Rowlett Holdings, LLC, as recorded in Document No. 201300151319, Dallas County Deed Records, and being further described as follows:

BEGINNING at a "X" in concrete found in the southeast line of said Tract 1, said point being in the northwest right-of-way of Liberty Grove Road (a variable width right-of-way), said point being the east corner of Lot 1, Block A, Primrose School Addition, an addition to the City of Rowlett as recorded in Volume 2003229, Page 254, Dallas County Deed Records;

THENCE North 45 degrees 30 minutes 06 seconds West, 350.00 feet to a one-half inch iron rod set at the north corner of said Lot 1;

THENCE South 44 degrees 51 minutes 18 seconds West, 135.00 feet along the northwest line of said Lot 1 to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 125.34 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron set for corner;

THENCE North 45 degrees 00 seconds 00 minutes East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 168.88 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 122.52 feet along a curve to the left having a central angle of 52 degrees 00 minutes 00 seconds, a radius of 135.00 feet, a tangent of 65.84 feet, and whose chord bears North 71 degrees 00 minutes 00 seconds West, 118.36 feet to a one-half inch iron rod set for corner;
THENCE South 83 degrees 00 minutes 00 seconds West, 149.43 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 39.56 feet along a curve to the right having a central angle of 06 degrees 02 minutes 40 seconds, a radius of 375.00 feet, a tangent of 19.80 feet, and whose chord bears South 02 degrees 55 minutes 50 seconds West, 39.54 feet to a one-half inch iron rod set for corner;

THENCE North 84 degrees 02 minutes 50 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 39.47 feet along a curve to the left having a central angle of 06 degrees 57 minutes 30 seconds, a radius of 325.00 feet, a tangent of 19.76 feet, and whose chord bears North 02 degrees 28 minutes 25 seconds East, 39.44 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 59 minutes 40 seconds West, 125.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 20.92 feet along a curve to the left having a central angle of 05 degrees 59 minutes 40 seconds, a radius of 200.00 feet, a tangent of 10.47 feet, and whose chord bears North 04 degrees 00 minutes 10 seconds West, 20.92 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 89.89 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 235.00 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 235.00 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 64.00 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 45.08 feet along a curve to the left having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 225.00 feet, a tangent of 22.61 feet, and whose chord bears North 77 degrees 15 minutes 39 seconds East, 45.00 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 55.09 feet along a curve to the right having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 275.00 feet, a tangent of 27.64 feet, and whose chord bears North 77 degrees 15 minutes 39 seconds East, 55.00 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 296.21 feet to a one-half inch iron rod set for corner;

THENCE South 71 degrees 31 minutes 49 seconds West, 37.84 feet to a one-half inch iron rod set for corner;

THENCE North 18 degrees 28 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 31 minutes 49 seconds East, 99.01 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 577.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 36.37 feet along a curve to the right having a central angle of 05 degrees 33 minutes 27 seconds, a radius of 375.00 feet, a tangent of 18.20 feet, and whose chord bears North 11 degrees 18 minutes 16 seconds West, 36.36 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 28 minutes 27 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 168.72 feet along a curve to the left having a central angle of 29 degrees 44 minutes 40 seconds, a radius of 325.00 feet, a tangent of 86.31 feet, and whose chord bears South 23 degrees 23 minutes 53 seconds East, 166.83 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, 42.94 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 177.15 feet along a curve to the right having a central angle of 36 degrees 15 minutes 00 seconds, a radius of 280.00 feet, a tangent of 91.65 feet, and whose chord bears North 63 degrees 07 minutes 30 seconds East, 174.21 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 15 minutes 00 seconds East, 165.84 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 25.31 feet along a curve to the left having a central angle of 36 degrees 15 minutes 00 seconds, a radius of 40.00 feet, a tangent of 13.09 feet, and whose chord bears North 63 degrees 07 minutes 30 seconds East, 24.89 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, 84.94 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 27.50 feet along a curve to the right having a central angle of 05 degrees 43 minutes 46 seconds, a radius of 275.00 feet, a tangent of 13.76 feet, and whose chord bears North 32 degrees 24 minutes 18 seconds West, 27.49 feet to a one-half inch iron rod set for corner;

THENCE North 60 degrees 27 minutes 15 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 60.69 feet along a curve to the left having a central angle of 15 degrees 27 minutes 15 seconds, a radius of 225.00 feet, a tangent of 30.53 feet, and whose chord bears South 37 degrees 16 minutes 22 seconds East, 60.50 feet to a one-half inch iron rod set at the northeast corner of said 5.952 acre tract of land;

THENCE South 45 degrees 29 minutes 17 seconds East, 377.68 feet to a one-half inch iron rod set at the east corner of said 5.952 acre tract of land, said point being at the south corner of that tract of land described in deed to Elizabeth P. Gates recorded in Volume 95219, Page 1349, Deed Records Dallas County, Texas, and said point being in the northwesterly right-of-way line of Princeton Road (a variable width right-of-way);

THENCE South 44 degrees 27 minutes 21 seconds West, 472.18 feet along the southeasterly line of said 5.952 acre tract of land and along the northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set at the south corner of said 5.952 acre tract of land, said point being in the southwesterly line of said 172.287 acre tract of land;

THENCE South 45 degrees 26 minutes 55 seconds East, 4.81 feet along the southwesterly line of said 172.287 acre tract of land and along the northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 44 degrees 28 minutes 20 seconds West, 80.22 feet along the southwesterly line of said 172.287 acre tract of land and along the northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set at the north line of said Tract 1;

THENCE along the northeast line of said Tract 1 as follows:
South 44 degrees 55 minutes 54 seconds East, 217.65 feet along the southwest right-of-way line of Princeton Road to a one-half inch iron rod set for corner;
South 44 degrees 58 minutes 25 seconds West, 590.26 feet to a one-half inch iron rod set for corner;
South 45 degrees 01 minutes 35 seconds East, 160.00 feet to a one-half inch iron rod set for corner;

THENCE South 44 degrees 29 minutes 54 seconds West, 133.96 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 30 minutes 06 seconds East, 291.76 feet to a one-half inch iron rod set in the southeast line of said Tract 1, said point being in the northwest right-of-way of Liberty Grove Road;

THENCE South 44 degrees 50 minutes 02 seconds West, 65.00 feet along the southeast line of said Tract 1 and along the northwest line of Liberty Grove Road to the POINT OF BEGINNING and containing 1,535,418 square feet or 35.248 acres of land.

BASIS OF BEARING

The basis of bearings is derived from GPS observations using the City of Rowlett geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LIBERTY GROVE ROWLETT HOLDINGS, LLC, Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as "THE HOMESTEAD AT LIBERTY GROVE, PHASE 1", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, I agree to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association.
- The homeowners' association shall have the authority to collect membership fees.
- As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
- The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.
- The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.
- The homeowners' association shall, where additional rights-of-way have been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.

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

_____
Signature of Owner

VISIBILITY AND MAINTENANCE EASEMENT

The area or areas shown on the plat as "VAM" (Visibility , Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, is successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

	LOT AREA TABLE	
BLOCK/LOT	SQUARE FEET	ACRES
A-1	6,392	0.147
A-2	4,792	0.110
A-3	6,523	0.150
A-4	6,323	0.145
A-5	6,352	0.146
A-6	6,381	0.146
A-7	6,471	0.149
A-8	7,023	0.161
A-9	8,505	0.195
B-1	6,960	0.160
B-2	7,083	0.163
B-3	7,928	0.182
B-4	6,723	0.154
B-5	6,050	0.139
B-6	6,050	0.139
B-7	7,528	0.173
B-8	7,942	0.182
B-9	6,928	0.159
B-10	6,981	0.160
B-11	7,188	0.165
B-12	6,050	0.139
B-13	6,050	0.139
B-14	6,344	0.146
B-15	8,222	0.189
B-16	6,661	0.153
C-1	7,571	0.174
C-2	7,437	0.171
C-3	4,401	0.101
C-4	4,402	0.101
C-5	4,403	0.101
C-6	4,404	0.101
C-7	4,404	0.101
C-8	4,405	0.101
C-9	4,406	0.101
C-10	4,406	0.101
C-11	4,407	0.101
C-12	4,408	0.101
C-13	4,339	0.100
C-14	8,074	0.185
C-15	7,645	0.176
C-16	6,599	0.151
C-17	7,798	0.179
C-18	8,939	0.205
C-19	9,637	0.221
D-1	5,760	0.132
D-2	6,874	0.158
D-3	4,357	0.100
D-4	4,456	0.102
D-5	4,408	0.101
D-6	4,400	0.101
D-7	4,400	0.101
D-8	4,400	0.101
D-9	4,400	0.101
D-10	4,400	0.101
D-11	4,400	0.101
D-12	4,400	0.101
D-13	4,400	0.101
D-14	8,241	0.189
D-15	7,865	0.181
D-16	8,765	0.201
D-17	8,765	0.201
D-18	8,751	0.201
D-19	7,761	0.178
D-20	7,330	0.168
D-21	6,089	0.140
D-22	6,050	0.139
D-23	6,050	0.139
D-24	6,050	0.139
D-25	6,053	0.139
D-26	5,776	0.133
D-27	9,361	0.215
D-28	9,481	0.218
E-1	4,413	0.139
E-2	2,750	0.151
E-3	2,750	0.136
E-4	2,750	0.119

	LOT AREA TABLE	
BLOCK/LOT	SQUARE FEET	ACRES
E-5	2,750	0.063
E-6	3,905	0.090
E-7	3,905	0.090
E-8	2,750	0.063
E-9	2,750	0.063
E-10	2,750	0.063
E-11	2,750	0.063
E-12	4,499	0.103
E-13	7,500	0.172
E-14	5,817	0.134
E-15	5,841	0.134
E-16	8,479	0.195
E-17	6,270	0.144
E-18	4,950	0.114
E-19	4,950	0.114
E-20	4950	0.114
E-21	4950	0.114
E-22	4,950	0.114
E-23	4,950	0.114
E-24	5,677	0.130
E-25	5,329	0.122
E-26	3,634	0.083
F-1	2,775	0.064
F-2	2,775	0.064
G-1	3,386	0.078
G-2	3,386	0.078
G-3	2,775	0.064
G-4	2,775	0.064
G-5	3,898	0.089
G-6	4,647	0.107
G-7	2,750	0.063
H-1	2,750	0.063
H-2	3,355	0.077
H-3	3,355	0.077
H-4	2,750	0.063
H-5	2,750	0.063
H-6	2,750	0.063
H-7	2,750	0.063
H-8	4,250	0.098
H-9	5,676	0.130
H-10	3,946	0.091
H-11	6,320	0.145
H-12	6,050	0.139
H-13	6,050	0.139
H-14	6,050	0.139
H-15	6,050	0.139
H-16	6,027	0.138
H-17	7,189	0.165
H-18	6,662	0.153
H-19	6,662	0.153
H-20	8,040	0.185
H-21	6,047	0.139
H-22	4,950	0.114
H-23	4,950	0.114
H-24	4,950	0.114
H-25	6,499	0.149
H-26	10,766	0.247
H-27	9,652	0.222
H-28	5,389	0.124
H-29	6,203	0.142
H-30	6,025	0.138
H-31	2,811	0.065
I-1	2,765	0.063
I-2	3,355	0.077
J-1	3,355	0.077
J-2	2,750	0.063
J-3	2,750	0.063
J-4	4,690	0.108
J-5	7,059	0.162
J-6	6,050	0.139
J-7	6,050	0.139
J-8	6,050	0.139
K-1	6,050	0.139
K-2	6,558	0.151
K-3	5,938	0.136
K-4	5,175	0.119

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dan B. Ramsey, a Registered Professional Land Surveyor, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

PRELIMINARY, THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE

Dan B. Ramsey, Registered Professional Survey No. 4172

STATE OF TEXAS
REGISTERED
DAN B. RAMSEY
4172
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and under oath stated that the statements in the foregoing instrument are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2013.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
STEVEN E. HINES
Notary Public, State of Texas
My Comm. Expires 05/04/15

"PRELIMINARY PLAT – FOR INSPECTION PURPOSES ONLY."
"APPROVED FOR PREPARATION OF FINAL PLAT."

CITY APPROVAL CERTIFICATE

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

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

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

_____ _____
Director of Public Works and Development Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

PRELIMINARY PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

LOTS 1–9, BLOCK A; LOTS 1–16, BLOCK B;
LOTS 1–19, BLOCK C; LOTS 1–28, BLOCK D;
LOTS 1–1–26, BLOCK E; LOTS 1–2, BLOCK F;
LOTS 1–7, BLOCK G; LOTS 1–1–31, BLOCK H;
LOTS 1–2, BLOCK I; LOTS 1–8, BLOCK J;
LOTS 1–4, BLOCK K; AND TRACTS 1–5

152 LOTS

BEING 35.248 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

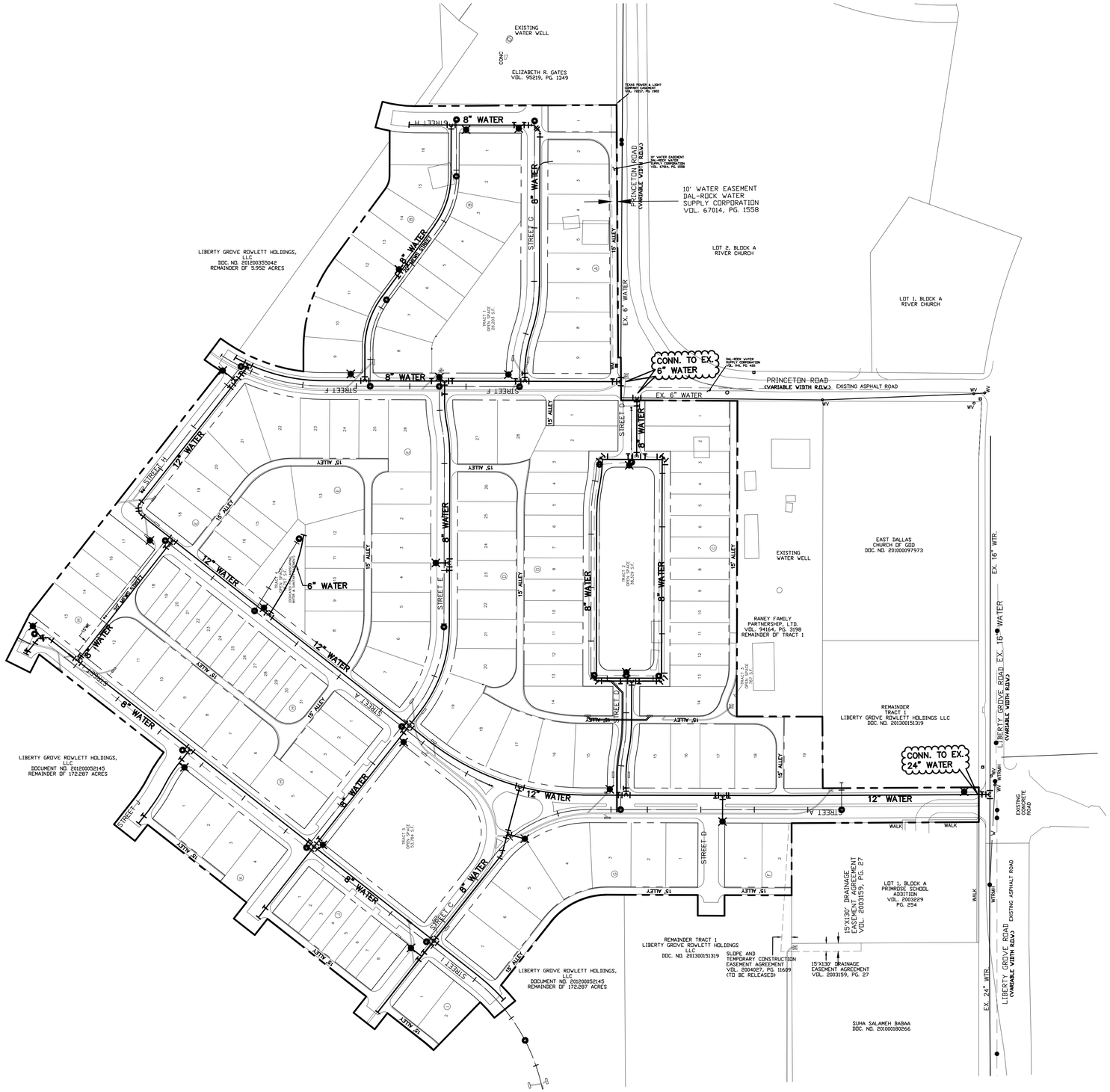
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LIBERTY GROVE ROWLETT HOLDINGS, LLC — OWNER
3500 Maple Ave., Suite 1165
Dallas, Texas 75219 — (214) 986–5024

JBI PARTNERS — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 — (972)248–7676
TBPE No. F–438 TBPLS No. 10076000

RESUBMITTED: JANUARY 07, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 1:46 PM
Drawing: H:\Projects\ARC026\dwg\xARC026-ppt-Phase 1.dwg Saved By: psnider Save Time: 1/7/2014 1:07 PM



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY WATER PLAN

THE HOMESTEAD AT LIBERTY GROVE

109.106 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LOTS DEVELOPED PER
FORM BASED NEW NEIGHBERHOOD

LIBERTY GROVE ROWLETT HOLDINGS, LLC
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

D.R. HORTON-TEXAS, LTD. — DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

JBI PARTNERS — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676

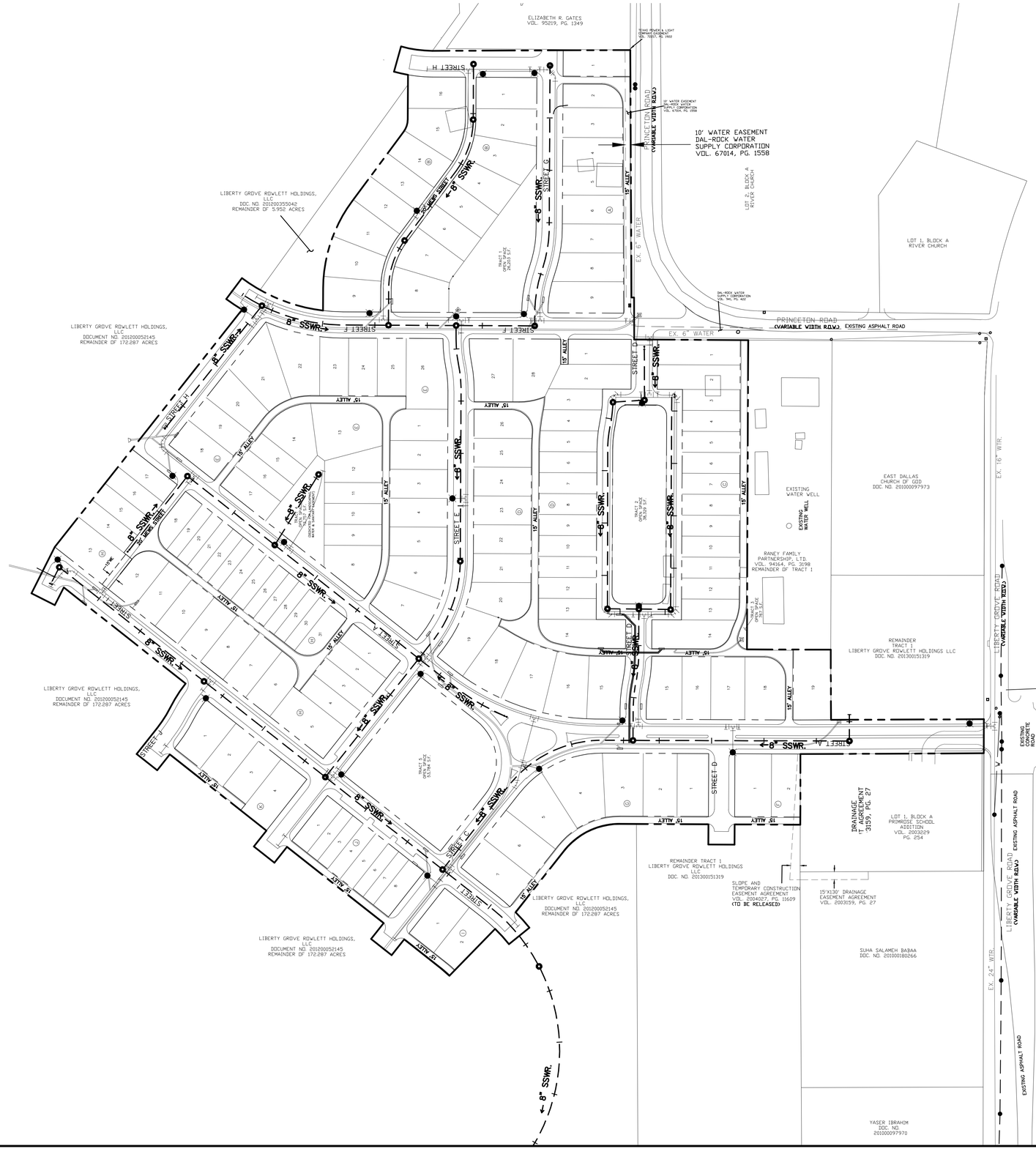
152 RESIDENTIAL LOTS

SEPTEMBER 09, 2013

Sheet 1 of 5

RESUBMITTED: JANUARY 7, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 2:06 PM
Drawing: H:\Projects\ARC026\dwg\PRELIM\ARC026-WTR-PH1.dwg Saved By: jmiller Save Time: 1/7/2014 1:11 PM



PRELIMINARY SANITARY SEWER PLAN

THE HOMESTEAD AT LIBERTY GROVE

109.106 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LOTS DEVELOPED PER
FORM BASED NEW NEIGHBERHOOD

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LIBERTY GROVE ROWLETT HOLDINGS, LLC
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

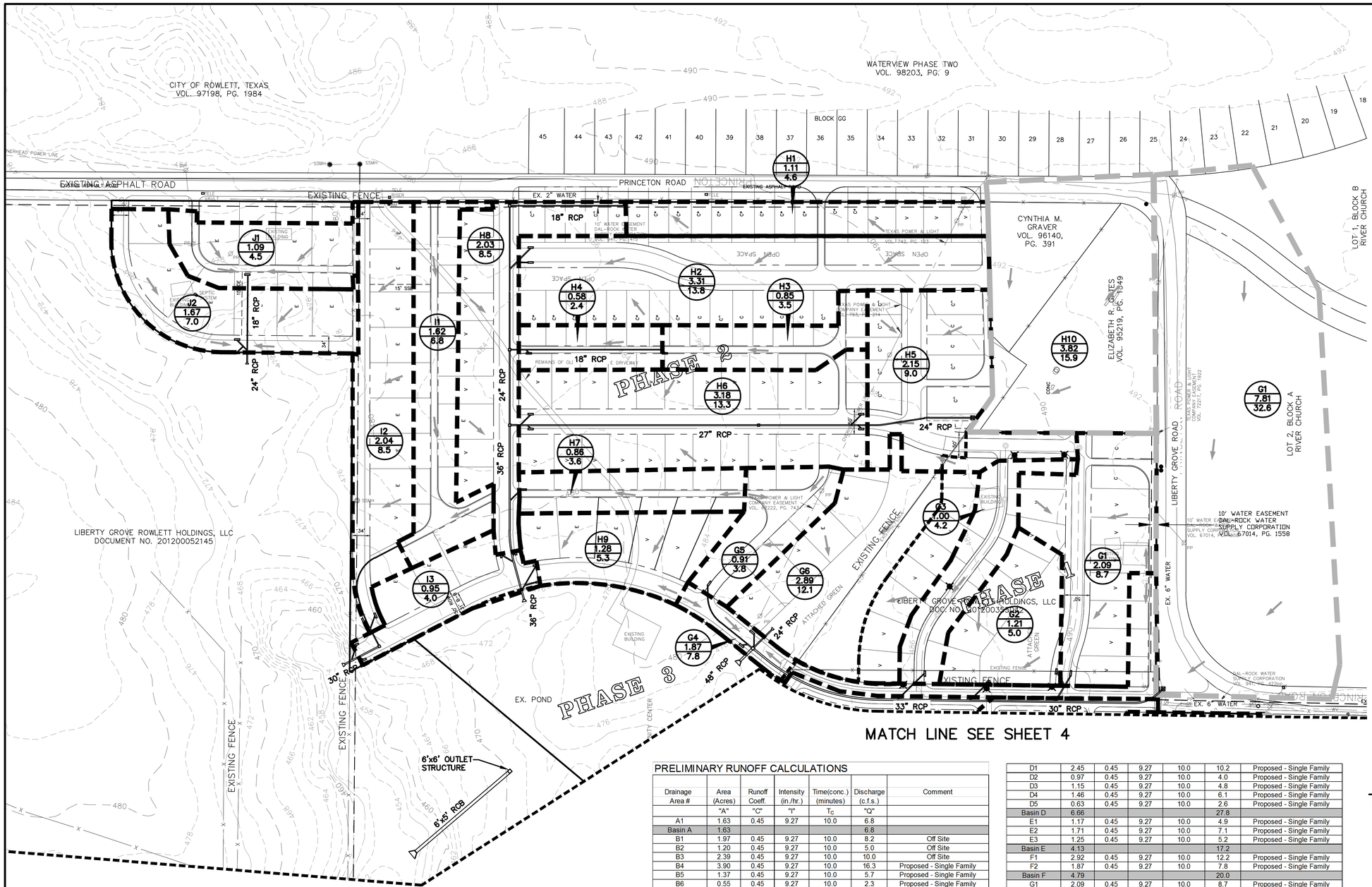
D.R. HORTON-TEXAS, LTD. — **DEVELOPER**
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

JBI PARTNERS — **SURVEYOR/ENGINEER**
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676

152 RESIDENTIAL LOTS — SEPTEMBER 09, 2013 — Sheet 2 of 5

RESUBMITTED: JANUARY 7, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 2:07 PM
Drawing: H:\Projects\ARC026\dwg\PRELIM\ARC026-SSWR-PHASE 1.dwg Saved By: jmiller Save Time: 1/7/2014 1:55 PM



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Drainage Design Theory for Proposed Conditions

Rational Method

Q = C*I*A
Q ~ Flow in c.f.s.(100-year Frequency)
I ~ 100 yr. Intensity for Tc = 10 min (9.27 in./hr))
A ~ Area (Ac.)
C ~ Coefficient of runoff (0.45 – Proposed Conditions)
C ~ Coefficient of runoff (0.30 – Existing Conditions)

* All storm pipes are sized using Proposed Conditions.
*100 Year storm with 100 year overflow.

PRELIMINARY RUNOFF CALCULATIONS

Drainage Area #	Area (Acres)	Runoff Coeff.	Intensity (in./hr.)	Time(conc.) (minutes)	Discharge (c.f.s.)	Comment
	"A"	"C"	"I"	T_C	"Q"	
A1	1.63	0.45	9.27	10.0	6.8	
Basin A	1.63				6.8	
B1	1.97	0.45	9.27	10.0	8.2	Off Site
B2	1.20	0.45	9.27	10.0	5.0	Off Site
B3	2.39	0.45	9.27	10.0	10.0	Off Site
B4	3.90	0.45	9.27	10.0	16.3	Proposed - Single Family
B5	1.37	0.45	9.27	10.0	5.7	Proposed - Single Family
B6	0.55	0.45	9.27	10.0	2.3	Proposed - Single Family
B7	2.04	0.45	9.27	10.0	8.5	Proposed - Single Family
B8	3.78	0.45	9.27	10.0	15.8	Proposed - Single Family
B9	0.99	0.45	9.27	10.0	4.1	Proposed - Single Family
B10	3.17	0.45	9.27	10.0	13.2	Off Site
Basin B	21.36				89.1	
C1	2.95	0.45	9.27	10.0	12.3	Proposed - Single Family
C2	0.88	0.45	9.27	10.0	3.7	Proposed - Single Family
C3	1.51	0.45	9.27	10.0	6.3	Proposed - Single Family
C4	1.52	0.45	9.27	10.0	6.3	Proposed - Single Family
C5	1.81	0.45	9.27	10.0	7.6	Proposed - Single Family
C6	1.53	0.45	9.27	10.0	6.4	Proposed - Single Family
C7	2.26	0.45	9.27	10.0	9.4	Proposed - Single Family
C8	2.93	0.45	9.27	10.0	12.2	Proposed - Single Family
C9	2.56	0.45	9.27	10.0	10.7	Proposed - Single Family
C10	2.66	0.45	9.27	10.0	11.1	Proposed - Single Family
C11	0.73	0.45	9.27	10.0	3.0	Proposed - Single Family
C12	0.76	0.45	9.27	10.0	3.2	Proposed - Single Family
C13	1.90	0.45	9.27	10.0	7.9	Proposed - Single Family
C14	0.66	0.45	9.27	10.0	2.8	Proposed - Single Family
C15	0.87	0.45	9.27	10.0	3.6	Proposed - Single Family
C16	1.55	0.45	9.27	10.0	6.5	Proposed - Single Family
C17	0.95	0.45	9.27	10.0	4.0	Proposed - Single Family
C18	1.14	0.45	9.27	10.0	4.8	Proposed - Single Family
C19	0.98	0.45	9.27	10.0	4.1	Proposed - Single Family
C20	1.99	0.45	9.27	10.0	8.3	Off Site
C21	1.13	0.45	9.27	10.0	4.7	Off Site
Basin C	33.27				138.8	
D1	2.45	0.45	9.27	10.0	10.2	Proposed - Single Family
D2	0.97	0.45	9.27	10.0	4.0	Proposed - Single Family
D3	1.15	0.45	9.27	10.0	4.8	Proposed - Single Family
D4	1.46	0.45	9.27	10.0	6.1	Proposed - Single Family
D5	0.63	0.45	9.27	10.0	2.6	Proposed - Single Family
Basin D	6.66				27.8	
E1	1.17	0.45	9.27	10.0	4.9	Proposed - Single Family
E2	1.71	0.45	9.27	10.0	7.1	Proposed - Single Family
E3	1.25	0.45	9.27	10.0	5.2	Proposed - Single Family
Basin E	4.13				17.2	
F1	2.92	0.45	9.27	10.0	12.2	Proposed - Single Family
F2	1.87	0.45	9.27	10.0	7.8	Proposed - Single Family
Basin F	4.79				20.0	
G1	2.09	0.45	9.27	10.0	8.7	Proposed - Single Family
G2	1.21	0.45	9.27	10.0	5.0	Proposed - Single Family
G3	1.00	0.45	9.27	10.0	4.2	Proposed - Single Family
G4	1.87	0.45	9.27	10.0	7.8	Proposed - Single Family
G5	0.91	0.45	9.27	10.0	3.8	Proposed - Single Family
G6	2.89	0.45	9.27	10.0	12.1	Proposed - Single Family
Basin G	9.97				41.6	
H1	1.11	0.45	9.27	10.0	4.6	Proposed - Single Family
H2	3.31	0.45	9.27	10.0	13.8	Proposed - Single Family
H3	0.85	0.45	9.27	10.0	3.5	Proposed - Single Family
H4	0.58	0.45	9.27	10.0	2.4	Proposed - Single Family
H5	2.15	0.45	9.27	10.0	9.0	Proposed - Single Family
H6	3.18	0.45	9.27	10.0	13.3	Proposed - Single Family
H7	0.86	0.45	9.27	10.0	3.6	Proposed - Single Family
H8	2.03	0.45	9.27	10.0	8.5	Proposed - Single Family
H9	1.28	0.45	9.27	10.0	5.3	Proposed - Single Family
H10	3.82	0.45	9.27	10.0	15.9	Off Site
Basin H	19.17				80.0	
I1	1.62	0.45	9.27	10.0	6.8	Proposed - Single Family
I2	2.04	0.45	9.27	10.0	8.5	Proposed - Single Family
I3	0.95	0.45	9.27	10.0	4.0	Proposed - Single Family
Basin I	4.61				19.2	
J1	1.09	0.45	9.27	10.0	4.5	Proposed - Single Family
J2	1.67	0.45	9.27	10.0	7.0	Proposed - Single Family
Basin J	2.76				11.5	
K1	1.30	0.45	9.27	10.0	5.4	Proposed - Single Family
K2	0.74	0.45	9.27	10.0	3.1	Proposed - Single Family
Basin K	2.04				8.5	

PRELIMINARY DRAINAGE PLAN

THE HOMESTEAD AT LIBERTY GROVE

109.106 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LOTS DEVELOPED PER
FORM BASED NEW NEIGHBERHOOD

LIBERTY GROVE ROWLETT HOLDINGS, LLC
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

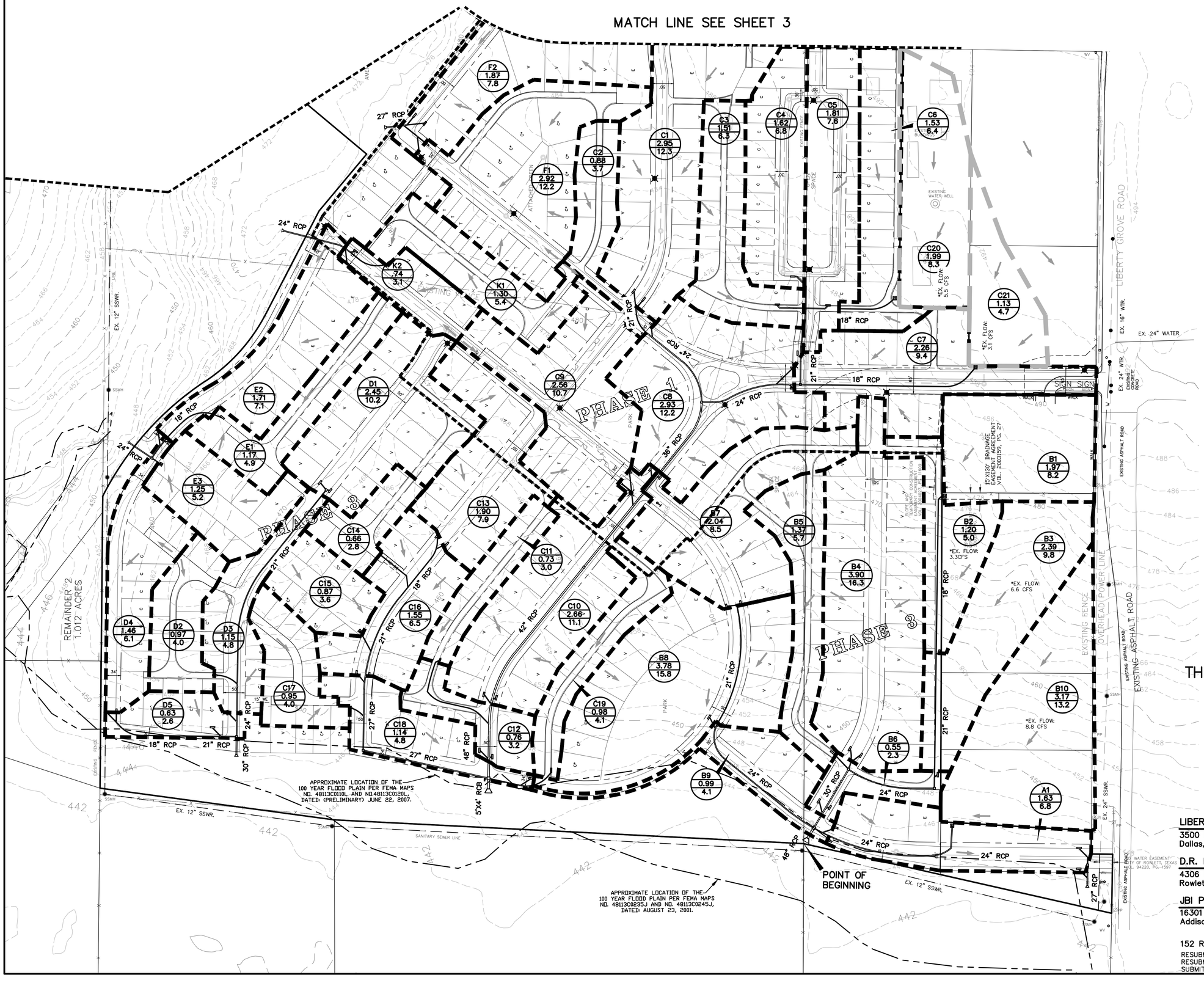
D.R. HORTON-TEXAS, LTD. — DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

JBI PARTNERS — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676

152 RESIDENTIAL LOTS — SEPTEMBER 09, 2013 — Sheet 3 of 5

RESUBMITTED: JANUARY 7, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 2:08 PM
Drawing: H:\Projects\ARC026\dwg\PRELIM\ARC026-ST.dwg Saved By: jmiller Save Time: 1/7/2014 1:54 PM



Drainage Design Theory for Proposed Conditions

Rational Method

Q = C*I*A
Q ~ Flow in c.f.s.(100-year Frequency)
I ~ 100 yr. Intensity for Tc = 10 min (9.27 in./hr))
A ~ Area (Ac.)
C ~ Coefficient of runoff (0.45 – Proposed Conditions)
C ~ Coefficient of runoff (0.30 – Existing Conditions)

* All storm pipes are sized using Proposed Conditions.
*100 Year storm with 100 year overflow.

PRELIMINARY DRAINAGE PLAN

THE HOMESTEAD AT LIBERTY GROVE

109.106 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LOTS DEVELOPED PER
FORM BASED NEW NEIGHBERHOOD

LIBERTY GROVE ROWLETT HOLDINGS, LLC
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

D.R. HORTON-TEXAS, LTD. DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

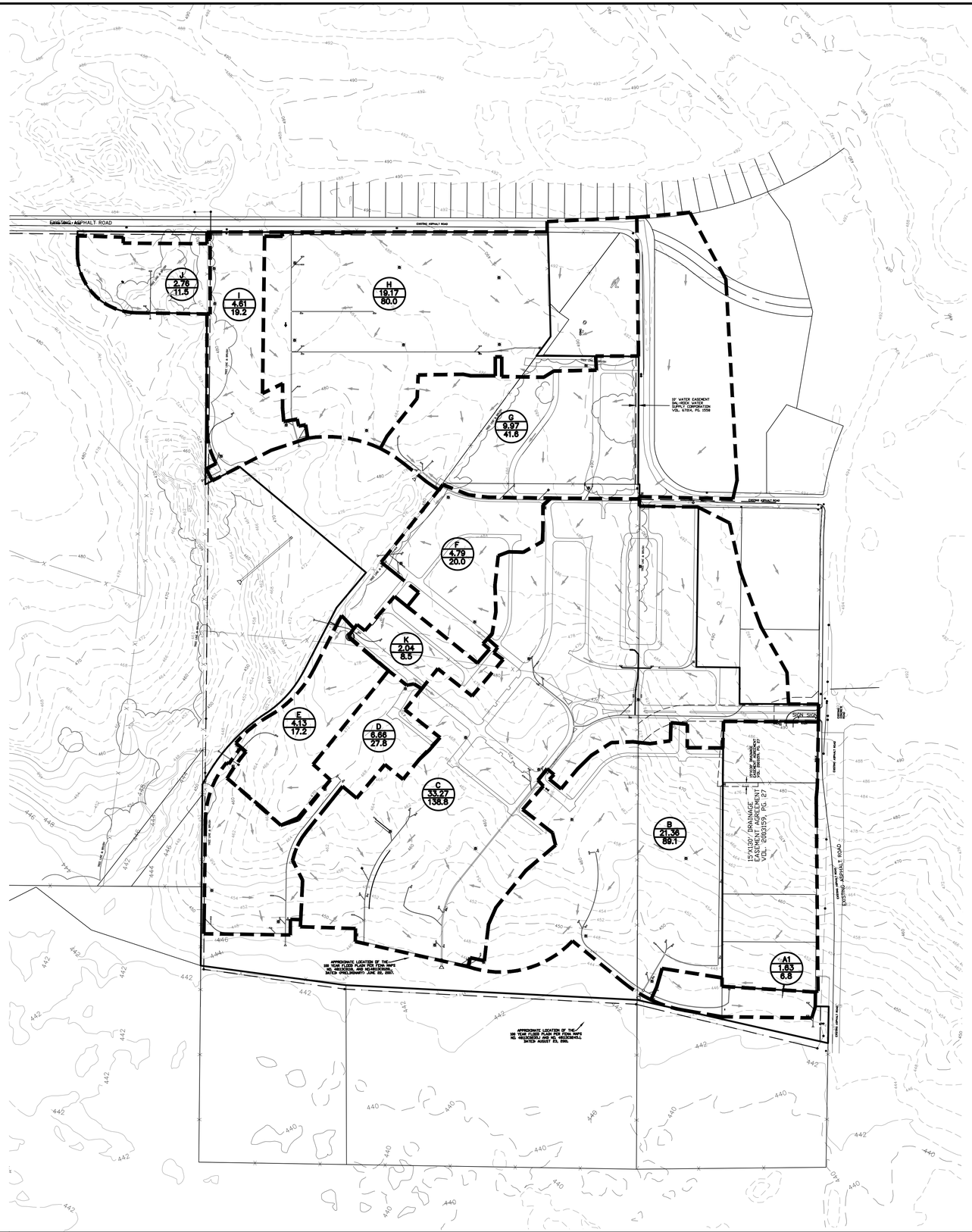
JBI PARTNERS SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676

152 RESIDENTIAL LOTS SEPTEMBER 09, 2013 Sheet 4 of 5

RESUBMITTED: JANUARY 7, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 2:08 PM

Drawing: H:\Projects\ARC026\dwg\PRELIM\ARC026-ST.dwg Saved By: jmiller Save Time: 1/7/2014 1:54 PM



Drainage Design Theory for Proposed Conditions

Rational Method

Q = C*I*A
Q ~ Flow in c.f.s.(100-year Frequency)
I ~ 100 yr. Intensity for Tc = 10 min (9.27 in./hr))
A ~ Area (Ac.)
C ~ Coefficient of runoff (0.45 - Proposed Conditions)
C ~ Coefficient of runoff (0.30 - Existing Conditions)

* All storm pipes are sized using Proposed Conditions.
*100 Year storm with 100 year overflow.

GRAPHIC SCALE

200 0 100 200 200 800

(IN FEET)
1 inch = 200 ft.

LEGEND

- DRAINAGE AREA BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED CURB INLET
- XX / X.XX / XX.XX — DRAINAGE BASIN NAME, AREA (ac.), 100-YEAR RUNOFF
- PROPOSED FLOW DIRECTION
- 733 — EXISTING CONTOURS

PRELIMINARY DRAINAGE BASIN PLAN

THE HOMESTEAD AT LIBERTY GROVE

109.106 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

LOTS DEVELOPED PER
FORM BASED NEW NEIGHBERHOOD

LIBERTY GROVE ROWLETT HOLDINGS, LLC
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
(214) 986-5024

D.R. HORTON-TEXAS, LTD. — DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244

JBI PARTNERS — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676

152 RESIDENTIAL LOTS — SEPTEMBER 09, 2013 — Sheet 5 of 5

RESUBMITTED: JANUARY 7, 2014
RESUBMITTED: DECEMBER 16, 2013
SUBMITTED: NOVEMBER 12, 2013

Plotted by: jmiller Plot Date: 1/7/2014 1:55 PM
Drawing: H:\Projects\ARC026\dwg\PRELIM\ARC026-BASIN MAP.dwg Saved By: jmiller Save Time: 1/7/2014 1:14 PM

City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 01/14/2014 **AGENDA ITEM**: C.1

AGENDA LOCATION:
Individual Consideration

TITLE
Conduct a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a retail vehicle filling station other than associated with a convenience store in the General Commercial/Retail (C-2) zoning district. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (SUP13-693)

STAFF REPRESENTATIVE
Garrett Langford, AICP, Principal Planner

SUMMARY
The applicant has submitted a request that this item be tabled in order to allow them to consider revisions to their concept plan. Due to the fact that public notices were mailed in accordance with the Rowlett Development Code, Staff recommends that upon opening the public hearing that the Planning and Zoning Commission table the request to the January 28, 2014, meeting.

City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 01/14/2014 **AGENDA ITEM:** C.2

AGENDA LOCATION:
Individual Consideration

TITLE
Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with the Barrett Motors. The subject property is 4.43 acres of land located along the south side of Century Drive, 500± feet west of Rowlett Road.

STAFF REPRESENTATIVE
Garrett Langford, AICP, Principal Planner

SUMMARY
This is a request to remove more than three protected trees from 4.43-acre tract of land located along the south side of Century Drive, 500± feet west of Rowlett Road. (Attachment 1 Location Map). The proposed tree mitigation and preservation plan (Attachment 2) submitted by the applicant is proposing to remove 11 protected trees totaling in 154.75 caliper inches while preserving 14 protected trees totaling in 157 caliper inches in tree mitigation credit.

BACKGROUND / HISTORY
The applicant, Barrett Motors, is proposing a new development to house their financing operations and an auto service facility for their auto dealership located at 2300 Lakeview Parkway. The proposed development on Century Drive will include a 3,178 square-foot office space and an 8,030 square-foot auto service facility. The development will also include parking storage area related their auto dealership located offsite. The applicant submitted a Development Plan for Staff review in the fall of 2013. The Development Plan is currently in review and is nearly ready for approval by City Staff pending the approval of the tree mitigation plan.

Section 77-508.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 / POLICY EXPLANATION
Per section 77-508. 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.

This section also goes on to state that the approval criteria for the removal of trees should be as follows:

The City Council shall deny 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.

FISCAL IMPACT

N/A

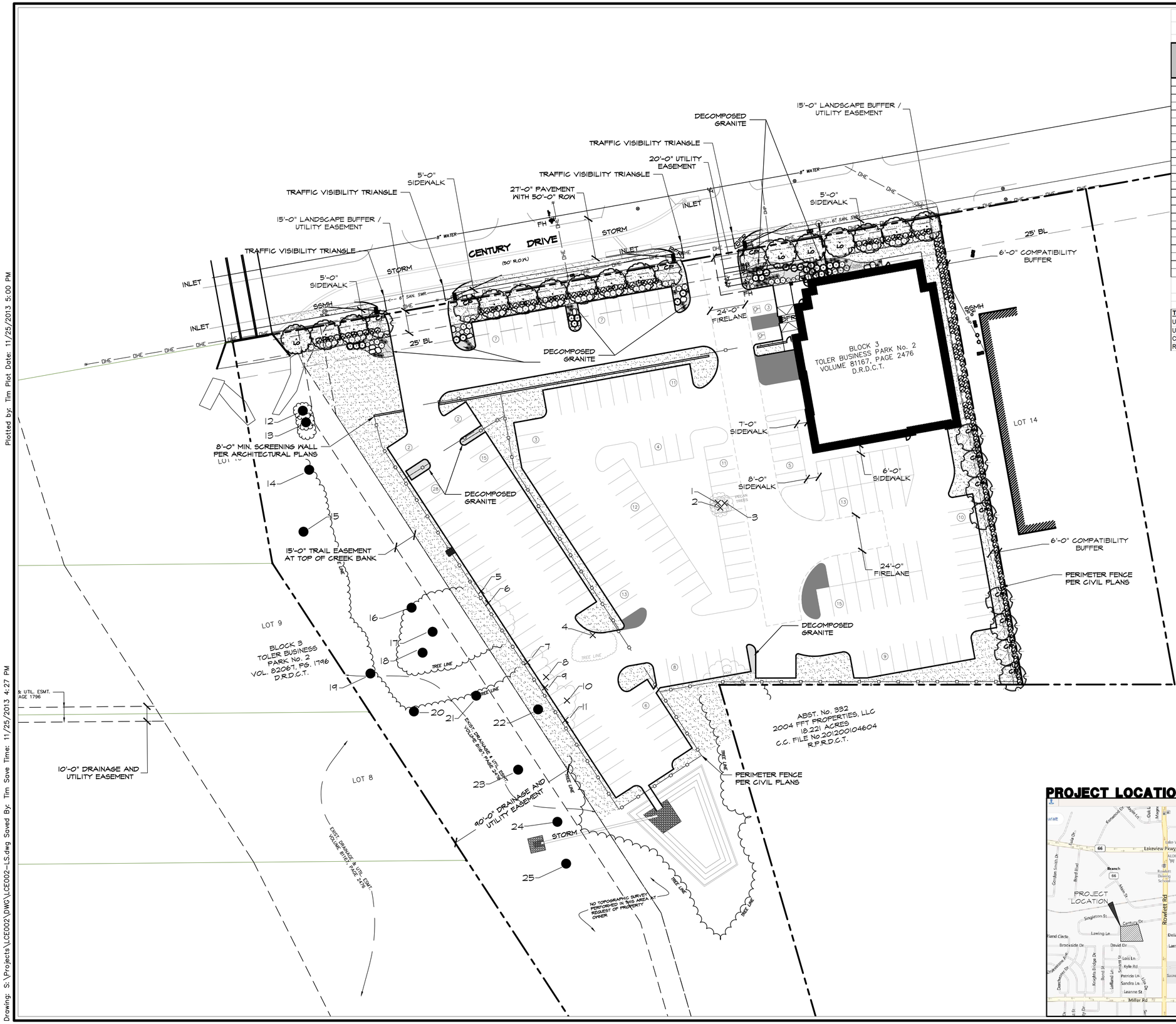
STAFF RECOMMENDATION

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. The applicant has identified 14 protected trees totaling in 157 caliper inches for tree replacement credits to offset the 154 inches to be removed. Staff requests that the Planning and Zoning Commission make a recommendation to the Council regarding the request to remove the 11 protected trees.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Proposed Landscape/Tree Mitigation Plan
Attachment 3 – Tree Survey/Mitigation Chart

Barrett Motors Location Map



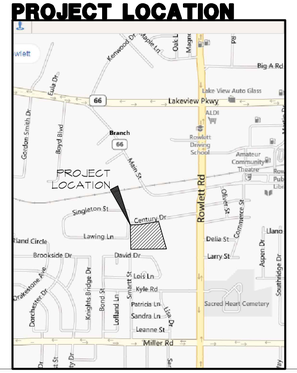
Barrett Motors Office - Tree Survey - LCE002

Tree #	Size	Species	Scientific Name	Condition	Mitigate
1	16.25	Pecan	Carya Illinoensis	Good	16.25
2	16.25	Pecan	Carya Illinoensis	Good	16.25
3	25	Pecan	Carya Illinoensis	Good	25
4	12.5	Cottonwood	Populus Deltoides	Good	12.5
5	14.25	American Elm	Ulmus Americana	Unilateral	14.25
6	9.5	American Elm	Ulmus Americana	Unilateral	9.5
7	10.5	Ash	Fraxinus Texensis	Unilateral	10.5
8	17	American Elm	Ulmus Americana	Good	17
9	9.75	Ash	Fraxinus Texensis	Unilateral	9.75
10	9.75	American Elm	Ulmus Americana	Unilateral	9.75
11	14	American Elm	Ulmus Americana	Unilateral	14
12	10.25	Cedar Elm	Ulmus Crassifolia	Good	
13	11	Cedar Elm	Ulmus Crassifolia	Good	
14	13	American Elm	Ulmus Americana	Good	
15	9.5	American Elm	Ulmus Americana	Unilateral	
16	11.5	Hackberry	Celtis Occidentalis	Unilateral	
17	9	American Elm	Ulmus Americana	Unilateral	
18	18	American Elm	Ulmus Americana	Unilateral	
19	9.5	American Elm	Ulmus Americana	Unilateral	
20	10.5	American Elm	Ulmus Americana	Unilateral	
21	9	Ash	Fraxinus Texensis	Understory	
22	10.5	American Elm	Ulmus Americana	Unilateral	
23	10.25	Ash	Fraxinus Texensis	Unilateral	
24	18	American Elm	Ulmus Americana	Good	
25	9	American Elm	Ulmus Americana	Unilateral	
	Total Caliper Inches				Total Mitigation
	311.75				154.75

Tree Condtion Key:	Total Credits
UL = Unilateral	157
US = Understory	
CD = Canopy Dieback	
RD = Root Damage	

TREE INFORMATION	SYMBOL
PROTECTED TREES TO BE REMOVED	×
PROTECTED TREES TO REMAIN	●

PROJECT LOCATION



LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIRGINIANA (4" CALIPER)
- CHINESE PISTACHE / PISTACIA CHINENSIS (4" CALIPER)
- DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA' (7 GALLON)
- INDIAN HAWTHORN 'BLUEBERRY MUFFIN' RHAPHIOLEPSIS UBELLATA 'BLUEBERRY MUFFIN' (5 GALLON)
- PURPLE PIXIE LOROPETALUM / LOROPETALUM CHINENSIS ' PURPLE PIXIE' (5 GALLON)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (7 GALLON)
- RED YUCCA / HESPERALOE PARVIFLORA (3 GALLON)
- LITTLE ZEBRA MAIDEN GRASS / MISCANTHUS SINENSIS 'LITTLE ZEBRA' (3 GALLON)
- GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (3 GALLON, PLANTS SPACED 36" O.C.)
- DRAGON'S BLOOD STONECROP / SEDUM SPURIUM 'DRAGONS BLOOD' (4" FLATS, PLANTS SPACED 12" O.C.)
- COMMON BERMUDA GRASS HYDROMULCH (MINIMUM 100% COVERAGE @ 70% DENSITY)
- DECOMPOSED GRANITE (4" DEPTH WITH FILTER FABRIC)
- RANDOM MOSS ROCK BOULDER MASSES (50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED)

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS
November 25, 2013

NORTH

30 15 0 30
1" = 30' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Barrett Motors Office

City of Rowlett, Dallas County, Texas

#	DATE	BY	PLAN REVIEW REVISIONS
0			

PROJECT
LCE002

SHEET
L1 of 2

Plotted by: Tim Plot Date: 11/25/2013 5:00 PM
Drawing: S:\Projects\LCE002\DWG\LCE002-LS.dwg Saved By: Tim Save Time: 11/25/2013 4:27 PM

Barrett Motors Office - Tree Survey - LCE002

Tree #	Size	Species	Scientific Name	Condition	Mitigate
1	16.25	Pecan	Carya Illinoensis	Good	16.25
2	16.25	Pecan	Carya Illinoensis	Good	16.25
3	25	Pecan	Carya Illinoensis	Good	25
4	12.5	Cottonwood	Populus Deltoides	Good	12.5
5	14.25	American Elm	Ulmus Americana	Unilateral	14.25
6	9.5	American Elm	Ulmus Americana	Unilateral	9.5
7	10.5	Ash	Fraxinus Texensis	Unilateral	10.5
8	17	American Elm	Ulmus Americana	Good	17
9	9.75	Ash	Fraxinus Texensis	Unilateral	9.75
10	9.75	American Elm	Ulmus Americana	Unilateral	9.75
11	14	American Elm	Ulmus Americana	Unilateral	14
12	10.25	Cedar Elm	Ulmus Crassifolia	Good	
13	11	Cedar Elm	Ulmus Crassifolia	Good	
14	13	American Elm	Ulmus Americana	Good	
15	9.5	American Elm	Ulmus Americana	Unilateral	
16	11.5	Hackberry	Celtis Occidentalis	Unilateral	
17	9	American Elm	Ulmus Americana	Unilateral	
18	16	American Elm	Ulmus Americana	Unilateral	
19	9.5	American Elm	Ulmus Americana	Unilateral	
20	10.5	American Elm	Ulmus Americana	Unilateral	
21	9	Ash	Fraxinus Texensis	Understory	
22	10.5	American Elm	Ulmus Americana	Unilateral	
23	10.25	Ash	Fraxinus Texensis	Unilateral	
24	18	American Elm	Ulmus Americana	Good	
25	9	American Elm	Ulmus Americana	Unilateral	
	Total Caliper Inches				**Total Mitigation**
	311.75				154.75

Tree Condtion Key:					
UL = Unilateral					**Total Credits**
US = Understory					157
CD = Canopy Dieback					
RD = Root Damage					