



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 11, 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 January 28, 2014.
2. Consider and take action on a replat application for a property located at 3102, 3202 and 3206 Century Drive, further described as a being Replat of all of Lots 11-13, Block 3 of the Toler Business Park No. 2 (FP13-684).

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 mini-warehouse in the Industrial Overlay District and General Manufacturing (M-2) zoning district. The subject property is located at 2416 Lakeview Parkway, further described as Lot 1R, Block A of the Storage Max of Rowlett No. 2 Addition to the City of Rowlett, Dallas County, Texas. (SUP14-697)

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVELE 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.

A handwritten signature in blue ink that reads "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., January 28, 2014**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Karl Crawley, Michael Lucas, Jonas Tune

ALSO PRESENT: Alternates James Moseley, Gabriela Borcoman

ABSENT: Commissioners Clayton Farrow, Gregory Peebles, Alternate Thomas Newsom

STAFF PRESENT: Director of Development Services Erin Jones, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Lola Isom

A. CALL TO ORDER

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

Erin Jones, Director of Development Services, came forward with an announcement. She introduced the City of Rowlett's new Urban Designer, Daniel Acevedo.

B. CONSENT AGENDA

1. Minutes of the Regular Meetings of January 14, 2014.

Vice-Chairman Greg Landry made a motion to approve the consent agenda. Commissioner Karl Crawley seconded the motion. The motion passed with a 5-0-1 vote; Commissioner Jonas Tune abstained from voting since he was not present at the January 14th meeting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Remove the item from the table, continue a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a retail vehicle filling station 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)

Garrett Langford, Principal Planner, came forward to present the case. Mr. Langford stated that the applicant, Wal-Mart, is proposing to demolish the existing structure and build a new Wal-Mart Neighborhood Market. He mentioned that, as part of that proposal, they are applying for a Special Use Permit in order to have a retail fueling station on the site. Mr. Langford explained that the grocery store is currently permitted by right, but a Special Use Permit is required for the use of the fueling station. He presented a map of the subject property. He then presented pictures of the existing site. Mr. Langford gave a brief history of the site and its development. He presented the concept plan that was provided by the applicant. He stated that the proposed fueling station will have 6 fueling pumps, 12 fueling positions, and a 740 square foot walk-in convenience store. Mr. Langford provided a close up view of what currently exists on the subject property and what is being proposed. He stated that if the Special Use Permit is approved by City Council, then the applicant plans to submit the corresponding development plan for the site to the Planning & Zoning Commission for approval in the near future. Mr. Langford stated that by reviewing the Rowlett Development Code (RDC) criteria, it was found that a fueling station would not have an adverse effect on the site. He mentioned that 37 public hearing notifications were mailed out and 8 responses were received.

**MINUTES OF THE REGULAR MEETING
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He stated that 4 responses were in favor, 3 were in opposition (due to traffic/noise concerns), and 1 requested that the existing screening wall on the site be raised in height, but did not express being for or opposed the Special Use Permit application. Mr. Langford stated that staff recommends approval of the request with 2 stipulations: 1) The fueling station will be limited to 6 fueling pumps/12 fueling positions 2) The fueling station will be operated by the same owner of the grocery store.

Commissioner Karl Crawley made a motion to remove the item from the table and continue the public hearing. Vice-Chairman Greg Landry seconded the motion. The motion passed 6-0.

Chairman Rick Sheffield reopened the public hearing.

The following speaker came forward:

Dan Milner
5750 Genesis Court
Frisco, TX

Mr. Milner stated that he is with Kimley-Horn and is the civil engineer on the project working directly with Wal-Mart. He offered to answer any questions.

No additional speakers came forward.

Chairman Rick Sheffield closed the public hearing.

Vice-Chairman Greg Landry made a motion to approve the item with the stipulations as listed. Commissioner Karl Crawley seconded the motion. The item passed 6-0.

Chairman Rick Sheffield announced that he is running for City Council Place No. 5 on the upcoming May 10, 2014 election.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:13 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: 2/11/2014

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take appropriate action on a replat application for Barrett Motors. The subject property is located at 3102, 3202 and 3206 Century Drive, further described as a being Replat of all of Lots 11-13, Block 3 of the Toler Business Park No. 2 addition to the City of Rowlett, Dallas County, Texas (FP13-684).

STAFF REPRESENTATIVE

Garrett Langford, AICP – Principal Planner

BACKGROUND / HISTORY

The subject property is located is located at 3102, 3202 and 3206 Century Drive 500± feet west of Rowlett Road. (Attachment 1 – Location Map). The location is zoned Planned Development. The applicant has submitted an application to replat the subject property from three lots into one lot (Attachment 2 – Replat).

The applicant, Barrett Motors, is proposing a new development to house their 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 auto parking storage area related their auto dealership located offsite. The development plan and civil plans are currently in review and are nearly ready for approval. The tree mitigation plan was approved by City Council on February 4, 2014.

POLICY EXPLANATION

A replat is required in this case to create one lot from three previously platted lots.

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

The approval criteria for plats are outlined in Section 77-806.C.6 of the RDC:

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;

- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

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

FISCAL IMPACT

N/A

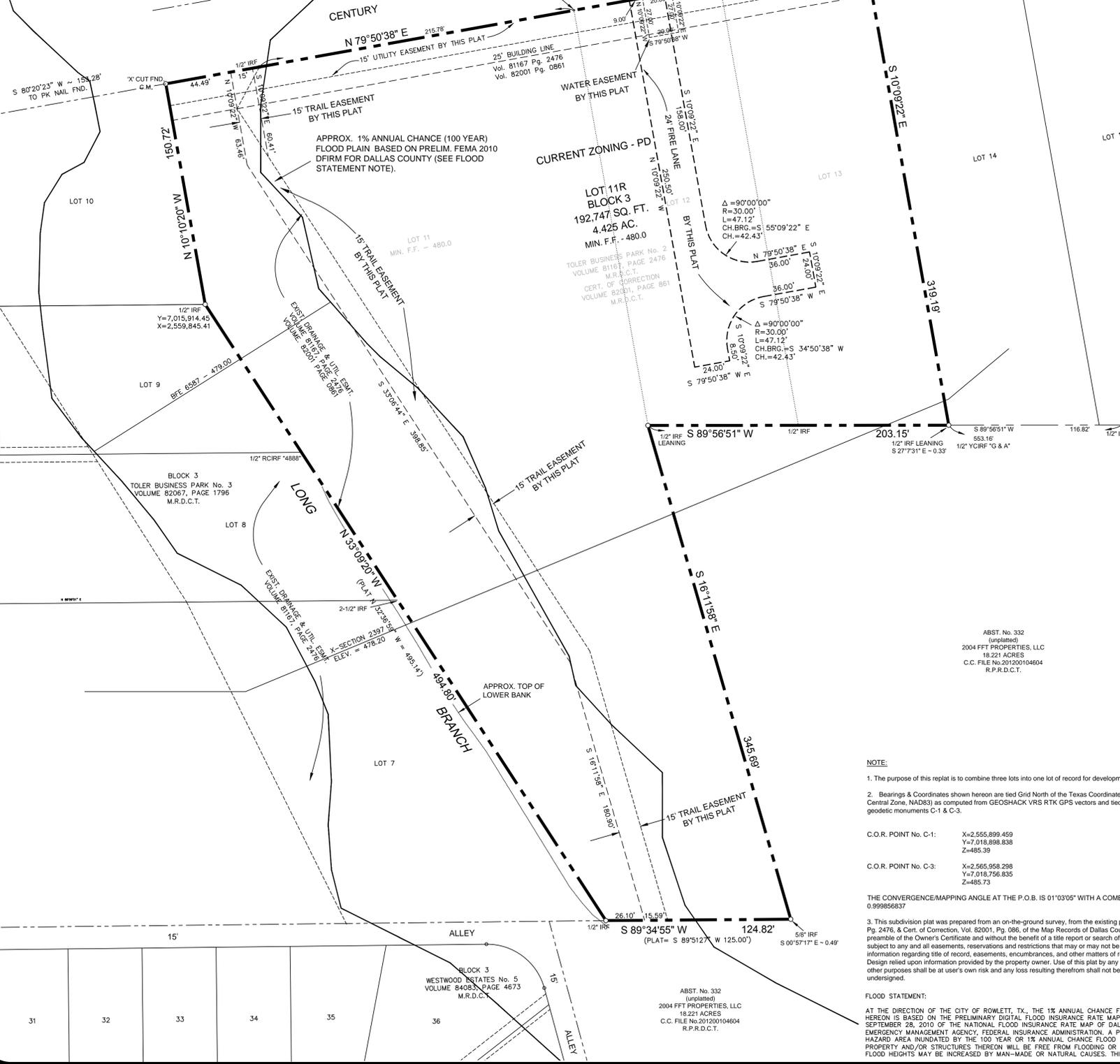
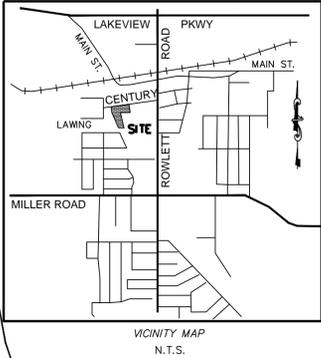
STAFF RECOMMENDATION

Based on meeting the approval criteria in the RDC, staff recommends the Planning and Zoning Commission approve the proposed replat.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Replat



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS, Nathan Barrett Properties, LLC is the owner of a tract of land situated in the City of Rowlett, the County of Dallas, State of Texas, as evidenced by the deeds recorded in County Clerk Number 201200272269 and 201300243968 of the Official Public Records of Dallas County, Texas, and being a part of the Thomas Collins Survey, Abstract No. 332, and being all of Lots 11 through 13, Block 3, Toler Business Park No. 2, an Addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 81167, at Page 2476, of the Map Records of Dallas County, Texas ("MRDCT"), and Certificate of Correction of Error filed December 31, 1981, in Volume 82001, at Page 0861, of the Deed Records of Dallas County, Texas being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod for the northeasterly corner of said Lot 13 in the southerly right-of-way line Century Drive (50' R.O.W.), from which a 1/2-inch iron rod with yellow plastic cap stamped "3691" found bears S 14°46'10" W a distance of 0.19 feet, said corner having coordinates of: X=2,560,291.21 feet, Y=7,016,147.42 feet;
THENCE South 10 deg. 09 min. 22 sec. East with the easterly line of said Lot 13, a distance of 319.19 feet to point for corner from which a 1/2" leaning iron rod bears S 27°07'31" E a distance of 0.33 feet;
THENCE South 89 deg. 56 min. 51 sec. West with the south line of said Lot 13, a distance of 124.82 feet to a point for corner from which a 5/8-inch iron rod found bears S 00°57'17" E a distance of 0.49 feet;
THENCE South 16 deg. 11 min. 58 sec. East with the easterly line of said Lot 11 a distance of 345.69 feet to a point for corner from which a 5/8-inch iron rod found bears S 00°57'17" E a distance of 0.49 feet;
THENCE South 89 deg. 34 min. 55 sec. West with the south line of said Lot 11 a distance of 124.82 feet to a 1/2-inch iron rod found on the bank of Long Branch Creek and being the southwest corner of said Lot 11;
THENCE North 33 deg. 09 min. 20sec. West with a westerly line of said Lot 11, at 257.16 feet pass two 1/2-inch iron rods found for the northeasterly corner of Lot 7, Block 3, of Toler Business Park No. 3, an addition to the City of Rowlett, Texas, according to the plat thereof recorded in Volume 82067, Page 1796, MRDCT, at 375.97 feet pass a 1/2-inch iron rod with red plastic cap stamped "RPLS 4888" for the northeasterly corner of Lot 8, Block 3, of said Toler Business Park No. 3, and continuing for a total distance of 494.80 feet to a 1/2-inch iron rod found for corner, said corner having coordinates of: X=2,569,845.41 feet, Y=7,015,914.45 feet;
THENCE North 10 deg. 10 min. 20 sec. West with a westerly line of said Lot 11 a distance of 150.72 feet to an 'X' cut in concrete headwall found for the northwest corner of same, said corner being in said southerly right-of-way of Century Drive (50' R.O.W.);
THENCE North 79 deg. 50 min. 38 sec. East with said southerly right-of-way and with the northerly line of said Lots 11, 12 & 13, a distance of 480.00 feet to the PLACE OF BEGINNING and containing 192,747 square feet or 4.425 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:
That, Nathan Barrett Properties, LLC, the owner, does hereby bind themselves and their heirs, assigns and successors of title the plat designating the hereinabove described property as BARRETT MOTORS ADDITION, an addition to the City of Rowlett, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

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

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Rowlett, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 11R, Block 3, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes.

NOTE:

- 1. The purpose of this replat is to combine three lots into one lot of record for development purposes.
2. Bearings & Coordinates shown hereon are tied Grid North of the Texas Coordinate System of 1983 (North Central Zone, NAD83) as computed from GEOSHACK VRS RTK GPS vectors and tied to City of Rowlett, Tx. geodetic monuments C-1 & C-3.

C.O.R. POINT No. C-1: X=2,555,899.459 Y=7,018,898.838 Z=485.39
C.O.R. POINT No. C-3: X=2,565,958.298 Y=7,018,756.835 Z=485.73

THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°03'05" WITH A COMBINED FACTOR OF 0.999856837

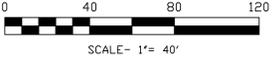
3. This subdivision plat was prepared from an on-the-ground survey, from the existing plat of record (Vol.81167, Pg. 2476, & Cert. of Correction, Vol. 82001, Pg. 086, of the Map Records of Dallas County, Texas) recited in the preamble of the Owner's Certificate and without the benefit of a title report or search of the public record and is subject to any and all easements, reservations and restrictions that may or may not be of record. For all information regarding title of record, easements, encumbrances, and other matters of record, Dallas Mapping & Design relied upon information provided by the property owner. Use of this plat by any other parties and/or for other purposes shall be at user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned.

FLOOD STATEMENT:

AT THE DIRECTION OF THE CITY OF ROWLETT, TX., the 1% ANNUAL CHANCE FLOODPLAIN (AKA 100 YR. FLOODPLAIN) & ASSOCIATED BASE FLOOD ELEVATIONS SHOWN HEREON IS BASED ON THE PRELIMINARY DIGITAL FLOOD INSURANCE RATE MAP AS SUPPLIED BY CITY OF ROWLETT, COMMUNITY PANEL NO. 4811302040 K, DATED SEPTEMBER 28, 2010 OF THE NATIONAL FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, AND THE ASSOCIATED FLOOD INSURANCE STUDY PROFILE, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "AE", WHICH IS A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR OR 1% ANNUAL CHANCE FLOOD AS DETERMINED BY FEMA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

- 1/2" IRF - IRON ROD FOUND
Y.C.I.R.F. - IRON ROD FOUND WITH YELLOW PLASTIC CAP
R.C.I.R.F. - IRON ROD FOUND WITH RED PLASTIC CAP
C.M. - CONTROLLING MONUMENT
M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TX.
D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TX.



THIS SPACE RESERVED FOR DALLAS COUNTY RECORDING LABEL

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

Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Rowlett shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structure, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

Witness our hands at Dallas, Texas, this _____ day of _____, 2014.

Stephen Barrett
Nathan Barrett Properties, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Glenn S. Breysacher, 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 SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Glenn S. Breysacher
Registered Professional Land Surveyor
Registration No. 5405

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary Public in and for the State of Texas
My commission expires: _____

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

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 _____

FINAL PLAT
BARRETT MOTORS ADDITION

LOT 11R BLOCK 3
4.425 ACRES

BEING A REPLAT OF ALL OF LOTS 11-13, BLOCK 3 TOLER BUSINESS PARK No. 2 AND BEING SITUATED IN THE THOMAS COLLINS SURVEY, ABSTRACT NO. 332, CITY OF ROWLETT, DALLAS COUNTY, TEXAS

JANUARY 27, 2014

Nathan Barrett Properties, LLC OWNER
2300 Lakeview Pkwy. (214) 395-1540
Rowlett, Texas 75094

DALLAS MAPPING & DESIGN SURVEYOR
1222 TERRACE MILL DR. (972) 569-0281
MURPHY, TEXAS 75094

T.B.P.L.S. FIRM No. 10093100



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 02/11/2014

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 mini-warehouse in the Industrial Overlay District with a base zoning of General Manufacturing (M-2) zoning district. The subject property is located at 2416 Lakeview Parkway, further described as Lot 1R, Block A of the Storage Max of Rowlett Addition No. 2 in City of Rowlett, Dallas County, Texas. (SUP13-697)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant, Extra Space Storage, is proposing to add a 9,600 square-foot mini-warehouse building to their site at 2416 Lakeview Parkway. The subject property is zoned General Manufacturing (M-2) and is within the Industrial Overlay District. (Attachment 1 – Location Map, Attachment 2 – Site Photos).

A special use permit is required for a mini-warehouse use in M-2 zoning. When the property was developed in 2002, a mini-warehouse use was permitted by right and did not require a special use permit. However, subsequent amendments to the zoning ordinance now require mini-warehouse land uses to obtain a special use permit in M-2 zoning. In order to expand the mini-warehouse use, a special use permit will be required.

BACKGROUND

The subject property is located at 2416 Lakeview Parkway between Gordon Smith Drive and Boyd Boulevard. The subject property is currently zoned General Manufacturing M-2 within the Industrial Overlay District. The subject property was developed in 2002 with four mini-warehouse buildings totaling in 63,000 square feet with 502 storage units. In addition, the site currently has 60 outdoor RV/boat stalls. The site also includes a 3,000 square-foot, two-story office/apartment building. The apartment is for the onsite caretaker, an employee of the mini-warehouse. The applicant is proposing to add a 9,600 square-foot building with 92 storage units. The proposal would also expand the number of the RV/boat stalls from 60 to 88. Part of the existing RV/boat stalls will be replaced by the new building. The parking area will be expanded to the south by 210 feet to replace RV/boat stalls taken up by the proposed building.

Surrounding land uses and zoning include the following. The adjacent and nearby property to the east, south and west are zoned M-2 within the Industrial Overlay District. Fronting on Lakeview, the property directly to the west is an auto tire and battery shop and to the east is a car wash. The properties to south along Boyd Boulevard and Gordon Smith Drive include a number of industrial uses. To the north of the subject property across Lakeview Parkway are retail and food establishments zoned C-2 with Special Use Permits.

The proposed development will require approval of Special Use Permit by City Council. Currently, the development plan for the expansion has been submitted by the applicant and is under review by City Staff. Section 77-206.D of the Rowlett Code of Ordinances lists the criteria for approval of Special Use Permits. The following section lists the criteria for a Special Use Permit followed by Staff's comments.

DISCUSSION/POLICY EXPLANATION

Section 77-206.D of the Rowlett Code of Ordinances lists the criteria for approval of Special Use Permits. Recommendations and decisions on special use permits shall be based on consideration of the criteria below. Staff has added additional comments in bold italics where applicable.

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. The Realize Rowlett 2020 Comprehensive Plan states that for areas outside of the opportunity areas that the existing zoning as amended will continue to direct design and investment decisions. The Plan further states that its Guiding Principles should be considered in decisions about rezoning, subdivision and site design throughout the City.

While this proposed special use permit does not directly advance the Guiding Principles outlined in the Rowlett Comprehensive Plan, it is consistent with the existing land uses in the Industrial Overlay District. The mini-warehouse is an existing use of the subject property. It is staff's opinion that a mini-warehouse use at this location is consistent with the surrounding industrial uses and meets the intent of the property's conventional base zoning, M-2. The proposed expansion of the mini-warehouse does not change that opinion. Further, the long term vision for this area as the industrial area for City was reaffirmed with the adoption of the Industrial Overlay District in 2012. Granting the special use permit for a mini-warehouse is in line with the intent of the Industrial Overlay District.

2. The proposed special use permit is consistent with the purpose and intent of the zoning district in which it is located;

The existing base zoning is M-2 and allows for industrial and warehouse uses. Per Section 77-203.B.8 of the RDC,

The M-2 district is intended primarily for the conduct of heavier manufacturing, assembling, fabrication, warehousing, and distribution. These uses usually require accessibility to major rail, air, or street transportation facilities. These uses will not typically be in the area of residential uses, office, or retail developments.

Based on the intent of the M-2 zoning district, a mini-warehouse is a compatible use at this location.

3. Whether the proposed special use permit meets the challenge of some changing condition, trend, or fact;

The special use permit is needed in order for the applicant to expand their operation. When the property was developed in 2002 for a mini-warehouse, it was permitted by right in M-2 zoning. The Rowlett Development Code (RDC) adopted in 2006 required a conditional use permit for mini-warehouse in M-1 or M-2 zoning districts. The recent revisions to the RDC in 2013 replaced conditional use permits with special use permits for certain uses including mini-warehouses.

4. Whether the proposed special use permit will protect or enhance the health, safety, morals, or general welfare of the public;

The proposal should not negatively affect the health, safety, morals, or general welfare of the public. The property is located in an industrial area and is not located near any residential subdivisions. The location of the proposed expansion of the facility is bounded by a number of industrial uses which are more intense. Expanding the mini-warehouse should not interfere with the adjacent industrial uses.

The proposed addition will require a development plan and civil engineering plans to ensure the site complies with the applicable development and engineering standards.

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;

The property has access to Lakeview Parkway (SH 66) a Type A+ thoroughfare based on the Master Thoroughfare Plan. In addition water and sewer services are already available for the subject property.

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

The property should not have any adverse impacts on other property within the vicinity. The existing mini-warehouse development is located in the City's industrial district where warehousing and storage is a permitted land use. The proposed addition to the existing mini-warehouse development will not have adverse on adjacent properties. The expansion will occur to the rear of the site and will not be visible from Lakeview Parkway.

7. The suitability of the subject property for the existing zoning and the proposed use sought by the special use permit.

The subject property is already developed as a mini-warehouse. The proposed addition to the existing mini-warehouse development would not adversely affect the surrounding area.

Public Notice

On January 23, 2014, a total of 37 notices were sent to property owners within 200 feet. As of Wednesday February 5, 2014, 4 responses were received. Three were in favor of the request and one is in opposition to the request citing concerns with water runoff. The civil plans will require a drainage plan to ensure that there is no lot to lot runoff. Copies of the responses are in Attachment 3.

FISCAL IMPACT

N/A

STAFF RECOMMENDATION

Based on compatibility with the surrounding area in the Industrial Overlay District and meeting the criteria in the RDC, staff recommends the Planning and Zoning Commission make a favorable recommendation to City Council.

ATTACHMENTS

Exhibit A – Legal description

Exhibit B – Concept Plan
Attachment 1 – Location Map
Attachment 2 – Site Photos
Attachment 3 – Property Owner Responses

LEGAL DESCRIPTION

Being a 5.105 acre tract of land situated in the R. Crist Survey, Abstract No. 225 and being all of Lot 1R, Block A, Storage Max of Rowlett Addition No. 2, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. 20070275496, Deed Records of Dallas County, Texas, said 5.105 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch capped steel rod found for corner in the south right-of-way line of Lakeview Parkway (State Highway No. 66 - having a variable width right-of-way), said point being the most northerly-northwest corner of the aforementioned Lot 1R, Block A and also being the northeast corner of Lot 2, Block A of Storage Max of Rowlett Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 2001232, Page 84, Deed Records of Dallas County, Texas;

THENCE, South 82 degrees 55 minutes 59 seconds East, along said south right-of-way line of Lakeview Parkway (State Highway No. 66) a distance of 99.85 feet to a concrete TXDOT monument found for corner, said point being the northwest corner of Block 2 of Toler Industrial Park, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 78002, Page 1935, Deed Records of Dallas County, Texas, said point also being the northeast corner of said Lot 1, Block A;

THENCE, South 05 degrees 08 minutes 08 seconds West, along the east line of said Lot 1R and the west line of said Block 2 of Toler Industrial Park Addition, a distance of 1,265.35 feet to a 5/8-inch steel rod with plastic cap stamped "JDJR" set for corner;

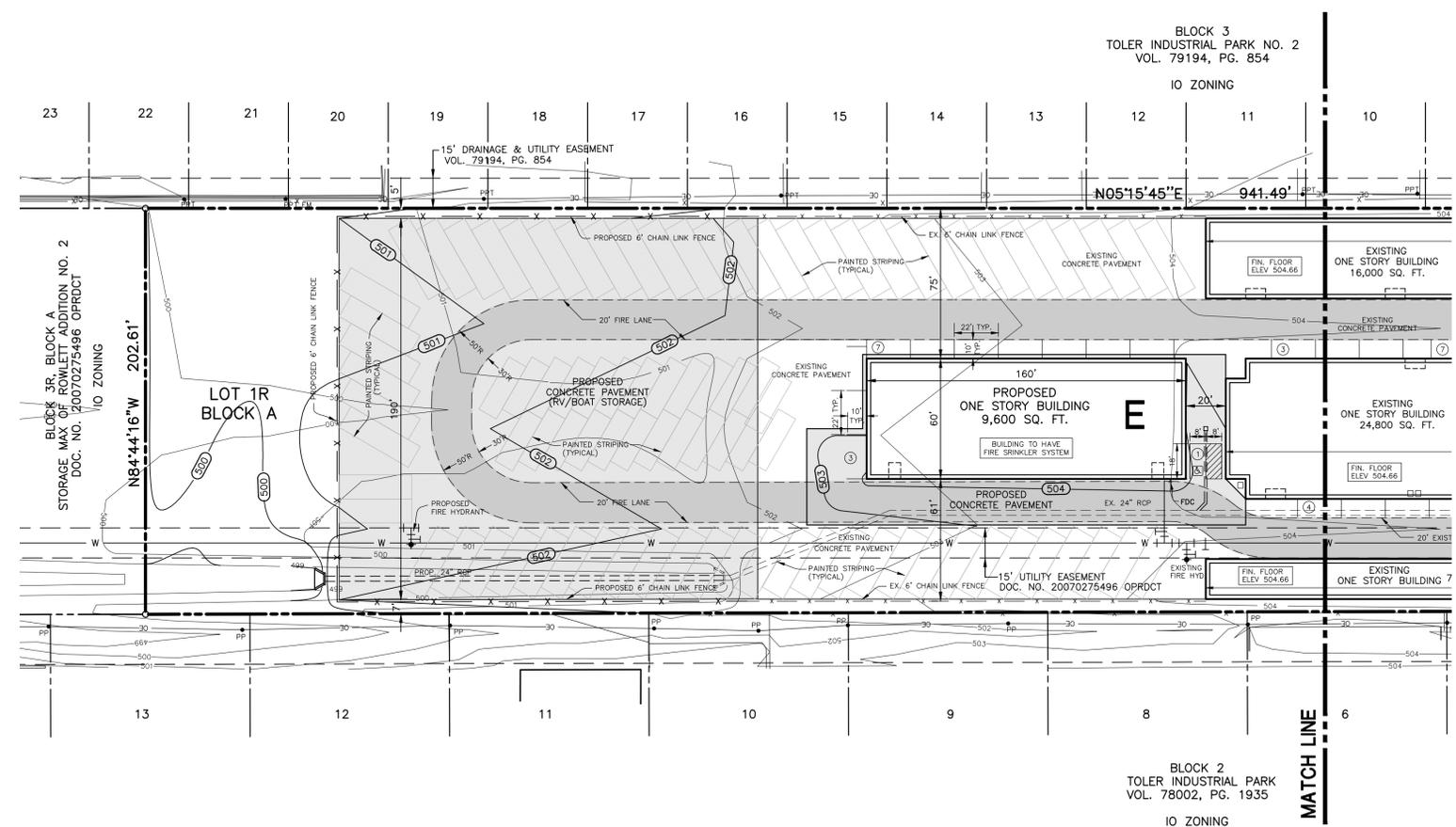
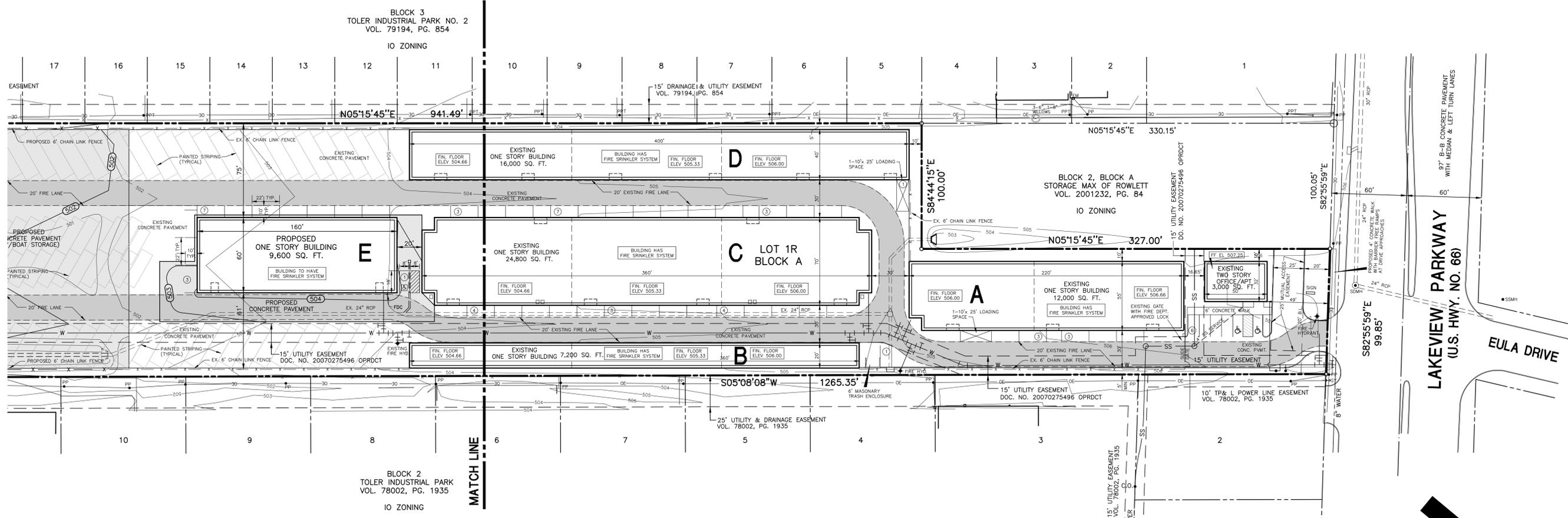
THENCE, North 84 degrees 44 minutes 16 seconds West, along the south line of said Lot 1R, a distance of 202.61 feet to a 5/8-inch steel rod with plastic cap stamped "JDJR" set for corner in the east line of Block 3 of Toler Industrial Park No. 2, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 79194, Page 854, Deed Records of Dallas County, Texas, same being the west line of said Lot 1R, Block A;

THENCE, North 05 degrees 15 minutes 45 seconds East, along the east line of said Block 3 of Toler Industrial Park Addition No. 2 and the west line of said Lot 1R a distance of 941.49 feet to a 5/8-inch capped steel rod found for corner, said point being the southwest corner of said Lot 2, Block A and also being the most westerly-northwest corner of said Lot 1R;

THENCE, South 84 degrees 44 minutes 15 seconds East along a common line of said Lots 1R & 2, Block A, a distance of 100.00 feet to a 5/8-inch capped steel rod found for corner, said point being the southeast corner of said Lot 2 and also being an interior corner of said Lot 1R;

THENCE, North 05 degrees 15 minutes 45 second East along a common line of said Lots 1R & 2, Block A, a distance of 327.00 feet to the PLACE OF BEGINNING.

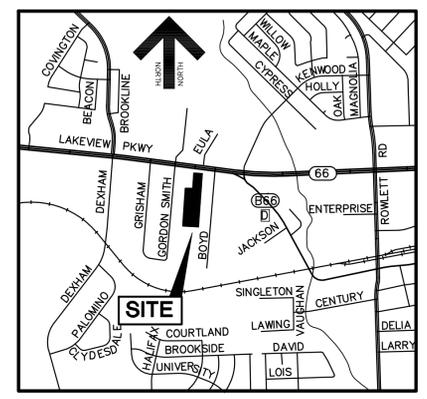
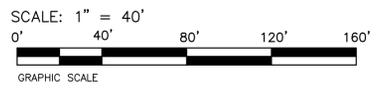
CONTAINING a computed area of 222,370 square feet or 5.105 acres of land.



NOTE: THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

SITE DATA

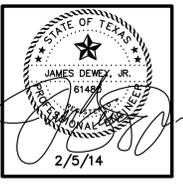
SITE AREA	222,370 SQUARE FEET OR 5.105 ACRES
ZONING	IO - INDUSTRIAL OVERLAY M2 - GENERAL MANUFACTURING
PROPOSED USE	MINI-WAREHOUSE/SELF-STORAGE
EXISTING BUILDING AREA	
OFFICE/APARTMENT	1,600 SQ. FT. (FOOTPRINT) (3,000 SQ. FT. TOTAL, 2 FLOORS)
BUILDING A	12,000 SQ. FT.
BUILDING B	7,200 SQ. FT.
BUILDING C	24,800 SQ. FT.
BUILDING D	16,000 SQ. FT.
TOTAL EXISTING	63,000 SQ. FT.
PROPOSED BUILDING AREA	
BUILDING E	9,600 SQ. FT.
TOTAL BUILDING AREA (FOOTPRINT)	71,200 SQ. FT.
TOTAL BUILDING AREA	72,600 SQ. FT.
LOT COVERAGE	32.02%
FAR	0.3265 OR 32.65%
STORAGE UNITS	
EXISTING	502 UNITS 60 RV/BOAT STALLS
PROPOSED	92 UNITS 28 RV/BOAT STALLS
TOTAL	594 UNITS 88 RV/BOAT STALLS
IMPERVIOUS SURFACE AREA	185,254 SQ. FT.
PERVIOUS SURFACE AREA (OPEN SPACE)	37,116 SQ. FT.
BUILDING HEIGHT	2 STORY MAXIMUM (24')
DWELLING UNITS	1 (RESIDENT MANAGER)
PARKING REQUIRED	1/1500 SQUARE FEET = 72,600/1500 = 48 SPACES
PARKING PROVIDED	49 SPACES (1/1424 SQUARE FEET) INCLUDES 2-10'x25' LOADING SPACES 2 ACCESSIBLE PARKING SPACES REQ'D. 3-8'x18' ACCESSIBLE PARKING SPACES PROVIDED



OWNER :
STORAGE PORTFOLIO I, LLC
2795 E. COTTONWOOD PKWY.
SALT LAKE CITY, UTAH 84121

JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8627
 ENGINEERS • SURVEYORS • LAND PLANNERS

2600 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-1049 (5357) Fax 972-252-1968



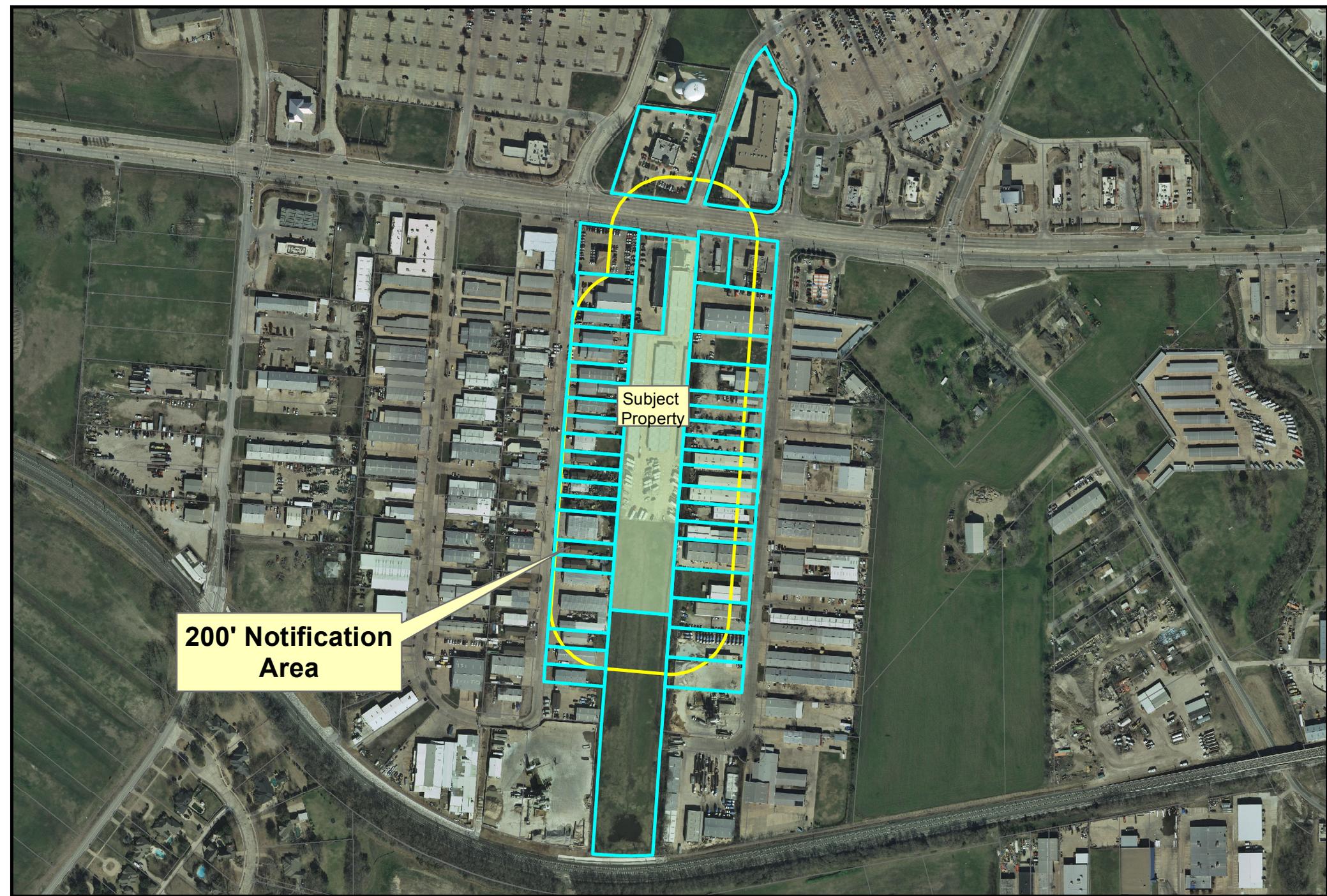
EXTRA SPACE STORAGE EXPANSION
LOT 1R, BLOCK A
STORAGE MAX OF ROWLETTE NO. 2
2416 LAKEVIEW PARKWAY
ROWLETT, DALLAS COUNTY, TEXAS

REVISIONS:

DATE	REVISION
1-24-14	CITY COMMENTS
2-5-14	CITY COMMENTS

SHEET TITLE
EXHIBIT B
ZONING EXHIBIT
EXTRA SPACE STORAGE EXPANSION
 LOT 1R, BLOCK A
 STORAGE MAX OF ROWLETTE NO. 2 ADD'N.
 R. CRIST SURVEY
 ABSTRACT NO. 225
 DALLAS COUNTY

DATE: DEC. 29, 2013
 SCALE: 1" = 40'
 DRAWN BY: SAS
 CHECKED BY: JDJR
 SHEET NO.
1 OF **1**
 JDJR FILE NO. 225-03-01



200' Notification Area

Subject Property



**Extra Space Storage
2416 Lakeview Parkway
Map Created: January 23, 2014**



**SPECIAL USE PERMIT
SUP 14-697
200 FT NOTIFICATION AREA**

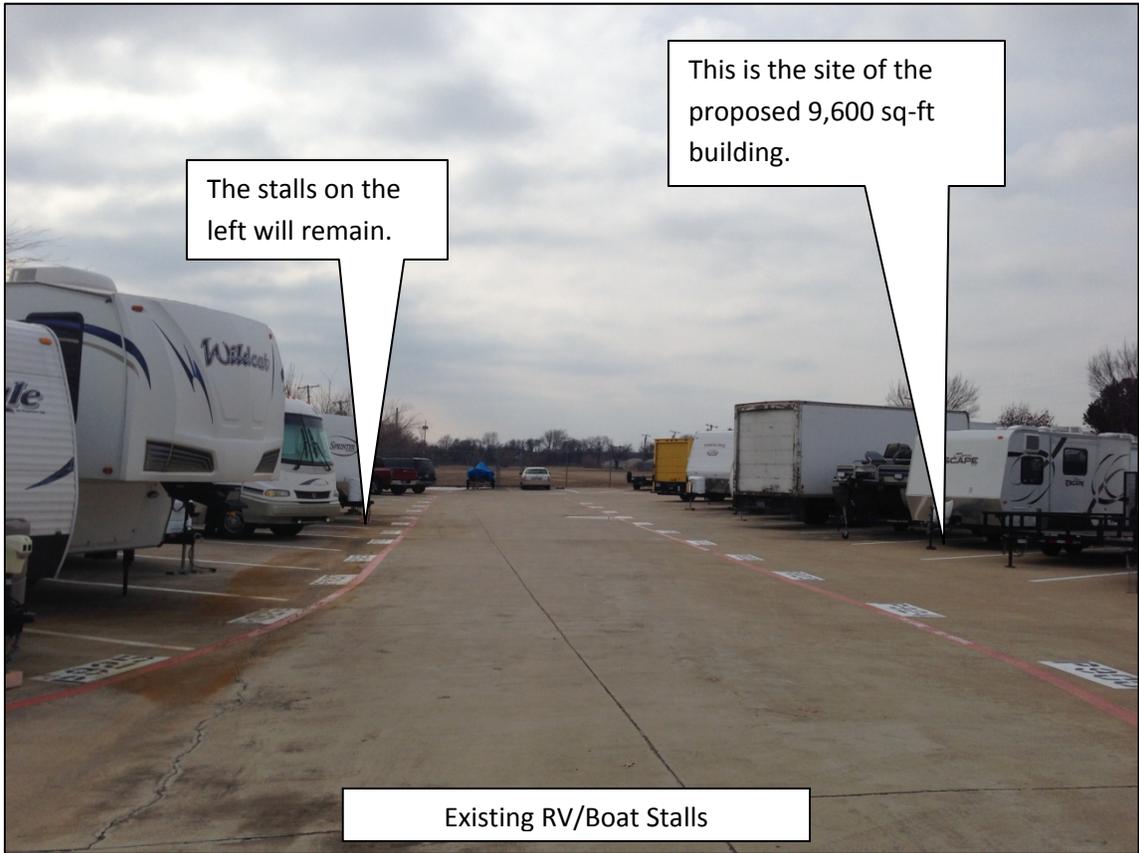


Fronting Lakeview Parkway





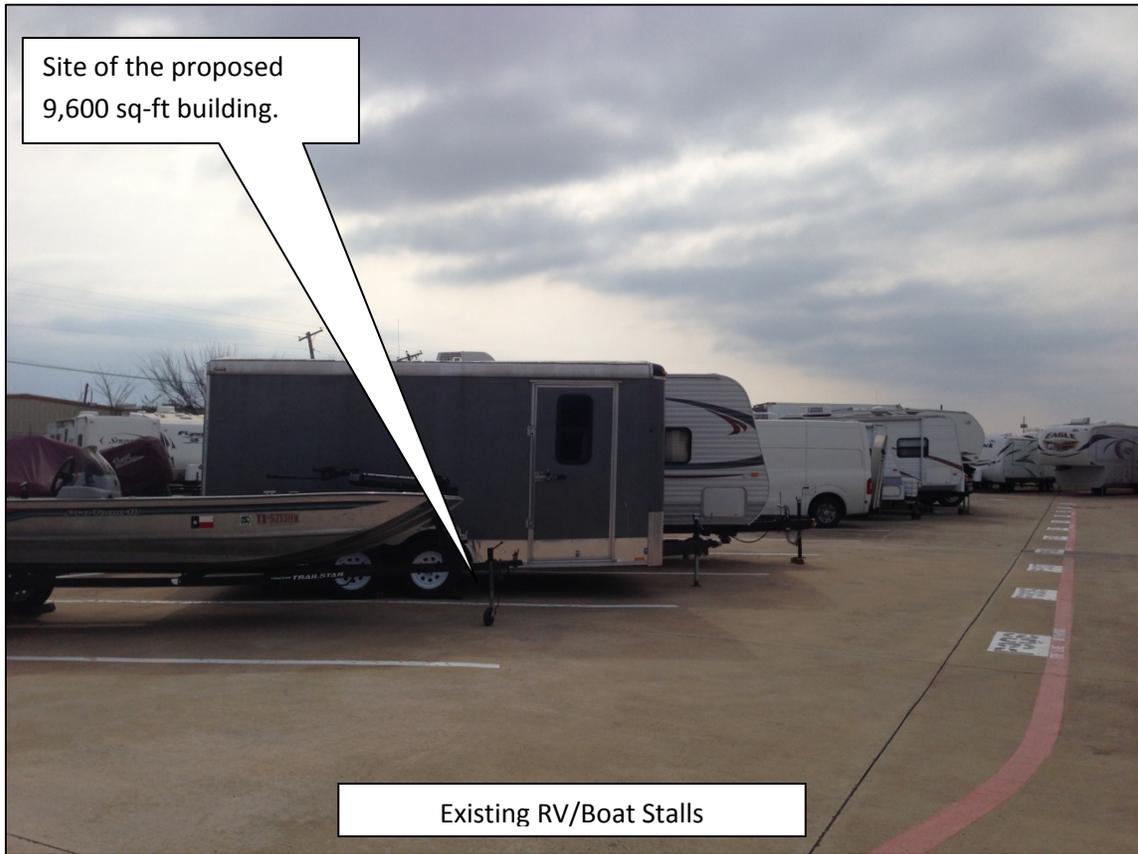
Existing storage units looking south



The stalls on the left will remain.

This is the site of the proposed 9,600 sq-ft building.

Existing RV/Boat Stalls





Department of Public Works/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 2416 Lakeview Parkway...
EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to allow a mini-warehouse addition at 2416 Lakeview Parkway.

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

COMMENTS: This is a commercial district, why not.

SIGNATURE: Tony Perone Sr.
ADDRESS: 4950 BORDON SMITH

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on February 11, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on March 4, 2014, both 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. Your response must be received in the Planning Department by 5 pm on Wednesday, February 4, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by February 21, 2014 will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Table with 2 columns: Contact information for Planning/Public Works Division and Return by Fax or Mail address.



Department of Public Works/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 2416 Lakeview Parkway being further described as Lot 1R, Block A of Storage Max of Rowlett Addition No. 2 in the City of Rowlett, Texas.
EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to allow a mini-warehouse addition at 2416 Lakeview Parkway.

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

COMMENTS: No adverse effect to our property

SIGNATURE: Harry R McManis
ADDRESS: 4945 Boyd Blvd.

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on February 11, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on March 4, 2014, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.
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Table with 2 columns: Contact information for questions (Planning/Public Works Division) and Return by Fax or Mail (City of Rowlett, Planning/Public Works Division).



Department of Public Works/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
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EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to allow a mini-warehouse addition at 2416 Lakeview Parkway.

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

COMMENTS: I don't have a problem with this development. They are just adding on to their original development.

SIGNATURE: Russ Carroll

ADDRESS: 5901 Linderoth Rd Dallas TX 75227

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on February 11, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on March 4, 2014, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Table with 2 columns: Contact information for Planning/Public Works Division (phone, fax, email) and Return by Fax or Mail address (City of Rowlett, Planning/Public Works Division, PO Box 99, Rowlett, TX 75030-0099).



Department of Public Works/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 2416 Lakeview Parkway...
EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to allow a mini-warehouse addition...

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

COMMENTS: RAINWATER (RAIN RUN-OFF) Needs Retention Pond.

SIGNATURE:

ADDRESS:

Handwritten signature and address: 4930 GORDON SMITH

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, February 4, 2014...

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

RETURN BY FAX OR MAIL
City of Rowlett
Planning/Public Works Division
PO Box 99
Rowlett, TX 75030-0099