



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 24, 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 Planning and Zoning Commission Meeting of June 10, 2014.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #070-07 to allow additional parking at a property located at 1900 Dalrock Road, further described as Lot 1, Block A, Andrews Addition to the City of Rowlett, Rockwall County, Texas. (PD14-718)
2. Consider and take action on a Development Plan for the Four Square Addition located at 2817 Main Street, further described as being 8.051-acres tract of land in the Thomas Collins Survey, Abstract No. 332 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-705)
3. Consider and take action on an Alternative Landscape Plan application for Glaser Dental located at 5324 Lakeview Parkway, further described as Lot 4, Block A, Advantage Self Storage Addition to the City of Rowlett, Dallas County, Texas. (DP14-699)

4. Elect Chairman and Vice-Chairman.

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 black ink, appearing to read "Garrett Langford".

Garrett Langford, Principal Planner

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., JUNE 10, 2014**

PRESENT: Vice-Chairman Greg Landry, Commissioners Karl Crawley, Michael Lucas, Chris Kilgore, Alternates Gabriela Borcoman, James Moseley

ABSENT: Commissioners Gregory Peebles, Clayton Farrow, Jonas Tune

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Vice-Chairman Greg Landry called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 27, 2014.

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Alternate James Moseley seconded the motion. The Consent Agenda passed with a 5-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Elect Chairman and Vice-Chairman.

There was a brief discussion regarding possible candidates. Vice-Chairman Landry expressed gratitude, but declined any nominations to move to the Chairman position.

After discussion, the Commission agreed 5-0 to table the item to the June 24, 2014 meeting.

2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a "Massage Establishment" in the General Commercial/Retail Zoning District, C-2. The subject property is a 1,500+/- square foot existing lease space located at 5101 Rowlett Road, Suite 5115, being part of a 2.96 acre portion of Tract 6.2 in the U Matthusen Survey, Abstract No. 1017, Page 470, City of Rowlett, Dallas County, Texas. (SUP14-714)

Garrett Langford, Principal Planner, came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Langford presented site photos. He explained the staff analysis and stated that staff recommends approval of the item with the following stipulation:

The Special Use Permit shall be limited to reflexology of the feet and shall not include any other unlicensed massage services.

**MINUTES OF THE REGULAR MEETING
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Mr. Langford stated that 19 public hearing notices were sent; one was returned in favor of the request.

There was a brief discussion regarding the transferability of Special Use Permits.

Vice-Chairman Landry opened a public hearing.

No speakers came forward.

Vice-Chairman Landry closed the public hearing.

Commissioner Michael Lucas made a motion to recommend approval. Commissioner Karl Crawley seconded the motion. The item passed 5-0.

D. ADJOURNMENT

Vice-Chairman Landry adjourned the meeting at 7:10 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: 06/24/2014

AGENDA ITEM: C.1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #070-07 to allow additional parking at a property located at 1900 Dalrock Road further described as Lot 1, Block A, Andrews Addition to the City of Rowlett, Rockwall County, Texas. (PD14-718)

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The applicant is requesting to amend Planned Development (PD) Ordinance #070-07 to allow six additional parking spaces at 1900 Dalrock Road (Attachment 1 – Location Map and Attachment 2 – PD Ordinance #070-07). The applicant would like to remove two landscaped parking islands to add six additional parking spaces.

BACKGROUND INFORMATION

The Andrews Addition was developed in 2008 with a three-story office building totaling in 20,690 square feet. The property was developed by KE Andrews, which continues to occupy the building. KE Andrews is a tax and valuation company that specializes in the energy sector. The company has grown from 15 employees from its inception to currently 75 employees. When the site was developed, the company expected to have 65 employees. The success of the company and increased number of employees has resulted in parking shortages for the company. To alleviate the parking shortage, the applicant wishes to add six more parking spaces by removing two landscaped parking islands that are required under the existing PD Ordinance #070-70 and by the Rowlett Development Code (RDC).

The subject property is 1.348 acres in size and is bordered by the railroad to the south, the Take-Line Area to the east and northeast, and Dalrock Road to the west. The surroundings do not provide an opportunity to allow the applicant to acquire additional land to provide more parking. The subject property was first rezoned for a PD in 2005 to allow for the office building. The original concept plan for the development included leasing and using the adjacent take-line area for parking. However, the applicant could not come to an agreement with the City of Dallas in regard to the Take-Line Area. As a result, the applicant amended the PD in 2007 and redesigned the site plan to eliminate any construction within the Take-Line Area property.

The 2007 PD states “parking rows of up to fourteen (14) continuous spaces shall be allowed along the Dallas take-line and along the south property line.” The PD does not dictate an allowance for continuous parking along Dalrock Road. Therefore, the maximum allowed number of continuous parking along Dalrock Road would be dictated by the current requirements in the Rowlett Development Code which allows up to 12 continuous parking spaces without a landscaped island.

Currently, the site has 70 parking spaces. The applicant is proposing to add six more parking spaces. This will impact two landscaped islands. The eastern landscaped island is located along the Take-Line Area between a row of 13 parking spaces and a row of 14 parking spaces. The western landscaped island is located along Dalrock Road between a row of eight parking spaces and a row of 10 parking spaces. (Attachment 3 – Site Photos)

The eastern landscaped island will be reduced in size to provide four additional parking spaces. This will increase the number of continuous parking spaces to the north of the eastern landscaped island from 14 to 18. There will remain a small pie-shaped landscaped island between the two rows of parking along the take-line area. The eastern landscape island had three existing pecan trees that were preserved as part of the 2008 approved tree mitigation plan. However, the applicant indicated that the trees eventually died and were removed. The western landscaped island is approximately 1,130 square feet in size. Adding the parking spaces will reduce this landscaped island to 120 square feet in size.

The western landscaped island will be removed to add two additional parking spaces. This will create a continuous row of 20 parking spaces along Dalrock Road. The western landscaped island is approximately 287 square feet in size and includes a Chinquapin Oak tree that will need to be replaced, if the request is approved.

Removing the landscaped islands will result in a reduction of the total landscaped area for the subject property from 20,828 square feet to 19,531 square feet of landscaping, or a decrease from 33% to 31% total landscaping of the subject property. The reduced landscaped area will continue to exceed well above the minimum 15% of overall landscape of the subject property.

The proposed amendment would modify the standard #1 under Landscaping in Exhibit C of the PD as follows:

Current Requirement:

“The landscaping for this area will comply with the landscape requirements within the Rowlett Development Code, as amended herein. Parking rows of up to fourteen (14) continuous spaces shall be allowed along the Dallas take-line and along the south property line. The 5 feet required parking lot perimeter buffer will not be provided due to existing undisturbed landscape within the take-line area and to the east between the south parking lot and the railroad.”

Proposed Language (bolded and underlined):

“The landscaping for this area will comply with the landscape requirements within the Rowlett Development Code, as amended herein. **Parking rows of up to eighteen (18) continuous spaces shall be allowed along the Dallas take-line and along the south property line. Parking rows of up to twenty (20) parking spaces shall be allowed along the west property long.** The 5 feet required parking lot perimeter buffer will not be provided due to existing undisturbed landscape within the take-line area and to the east between the south parking lot and the railroad.”

The proposed changes to the Concept Plan in PD Ordinance #070-07 are illustrated in Attachment 4 – Revised Concept Plan.

DISCUSSION

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

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

The proposed amendment to the Planned Development Ordinance #070-07 is needed to address the changing conditions with the operation of the property. Over last several years, KE Andrews has increased the number of employees to 75. As a result, the subject property is beginning to experience parking shortages. This increase in the number of employees without expanding the square-footage of the building is reflective of an overarching trend seen in office environments where less space (square-footage) is needed per employee. This higher utilization rate of office space leads to higher parking demands. The amendment to the PD will allow the applicant to expand the parking to meet an increased demand of a growing business.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. The Plan states for areas outside of the opportunity areas that the existing zoning and the Guiding Principles should be considered in decisions about rezoning and site design. This proposal meets Guiding Principle #2, “Grow the City’s economy through diversification of job and business opportunities.” Allowing additional parking for a company that continues to provide for professional employment opportunities within the City, meets the intent of the Plan.

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

The proposed amendment to the PD is not expected to negatively impact the health, safety, morals, or general welfare of the public. The proposed amendment is minor in scope. Removing the landscaped island will allow an increase of six parking spaces or an increase of 9%.

The RDC sets a maximum on the amount of parking that can be provided for commercial uses including off use. The RDC requires the number of off-street vehicle parking spaces shall not be provided in an amount that is more than 125% of the minimum requirements. The PD establishes a minimum parking of one space per 310 square feet. This results in requiring a minimum of 67 parking spaces and a maximum of 84 parking spaces for this development. Increasing the number of parking spaces from 70 to 76 will not exceed the 125% maximum parking threshold.

The increase in the number of parking spaces is not expected to adversely impact the traffic along Dalrock Road. The driveway to the parking lot where the parking spaces will be added has a traffic-light signal to control the exiting traffic out of the parking lot.

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

Adequate utilities, access roads, and drainage facilities exist for the subject property and are sufficient for accommodating the demands associated with the request for additional parking.

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

It is unlikely that the proposed amendment to the PD to allow additional parking will have significant adverse impacts on the natural environment. The Development Services Engineer has reviewed the proposal and concluded that the additional pavement will not adversely impact the stormwater runoff.

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

Increasing the number of parking spaces by removing the existing landscaped parking islands is not expected to have any significant adverse impacts on other property in the vicinity of the subject property. The ROW landscape buffer along Dalrock Road provides ample screening of the parking lot from Dalrock Road. It is not expected for the increased number of parking along Dalrock Road to negatively affect nearby properties.

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

The proposed PD amendment does not change the zoning classification. The permitted use of the property will remain and continue to be suitable for the subject property.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

The proposed PD amendment does not involve a change in allowable uses of the subject property. This criterion is not applicable to this request.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

The use of the property will not change as a result of the proposed PD amendment. The development will continue to be compatible in scale with uses on other properties in the vicinity of the subject property.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

The proposed PD amendment to revise the development standards to allow for additional parking for an office use will not impact the supply of land. This criterion is not applicable to this request.

In summary, the proposed amendment to the PD to allow a minor increase in the number of the parking spaces will not have an adverse impact on adjacent properties. The subject property is limited in size and shape thereby limiting the ability to add more parking spaces under the current requirements of the PD. The proposed PD amendment meets the before mentioned criteria for a rezoning and is consistent with the Realize Rowlett 2020 Comprehensive Plan.

Public Notice

On May 23, 2014, a total of 14 notices were sent to property owners within 200 feet. As of Wednesday, June 18, 2014, one response was received in favor of the request and none were received in opposition.

A Legal Notice was published in the Rowlett Lakeshore Times on June 12, 2014, pursuant to the requirements set forth in the Rowlett Development Code. A zoning sign was placed on the subject property on June 13, 2014, in accordance with the Rowlett Development Code and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval of the request to amend PD Ordinance #070-07

ATTACHMENTS

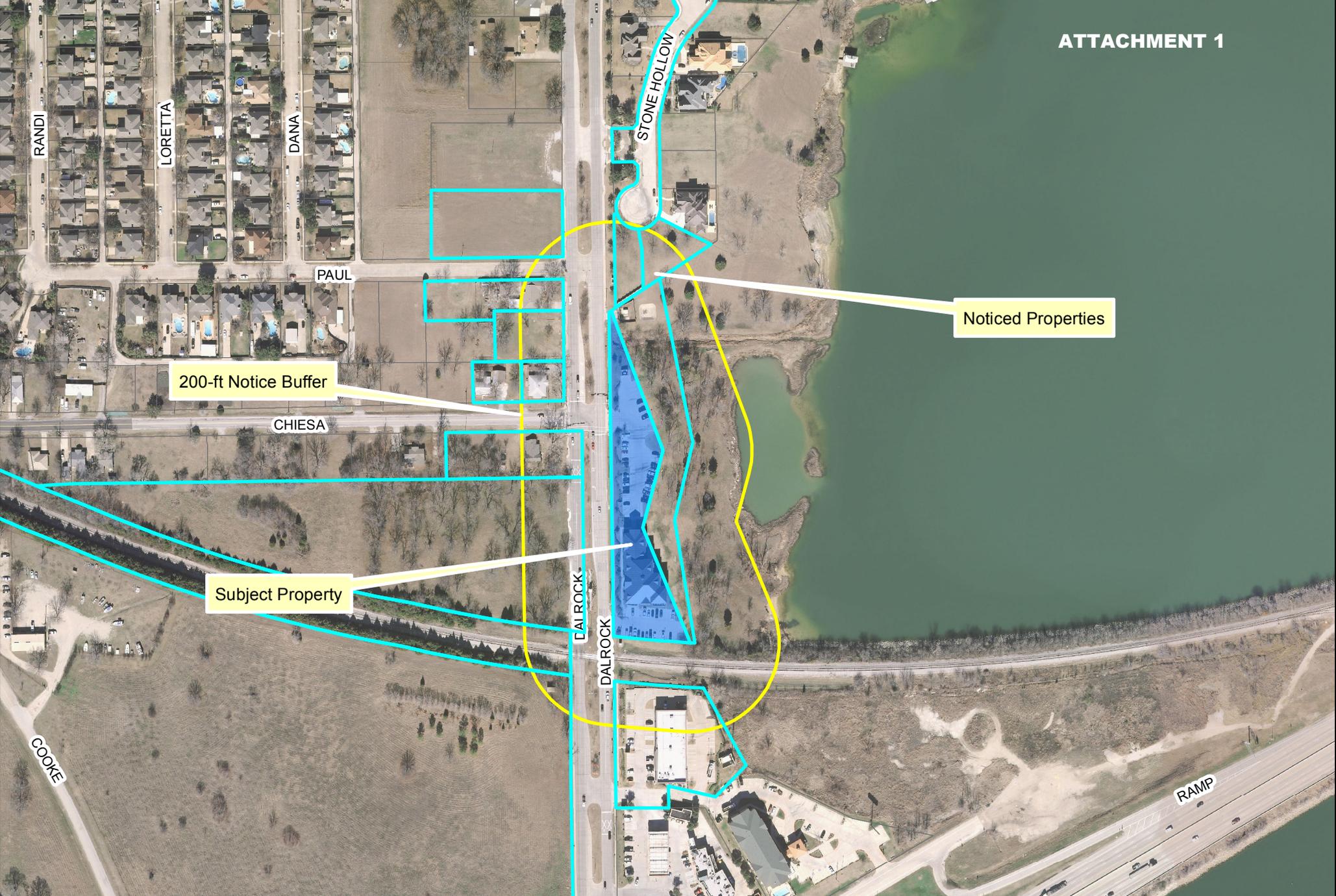
Attachment 1 – Location Map

Attachment 2 – Planned Development Ordinance #070-07

Attachment 3 – Site Photos

Attachment 4 – Revised Concept Plan

Attachment 5 – Public Notice Response



200-ft Notice Buffer

Noticed Properties

Subject Property



**K.E. Andrews
Parking Lot Expansion
1900 Dalrock Road
Map Created: June 6, 2014**



**PD AMENDMENT
200 FT NOTICE
LOCATION MAP**



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development Amendment
LOCATION: The subject property is located at 1900 Dalrock Road further described as Lot 1, Block A of the Andrews Addition to the City of Rowlett, Rockwall County, Texas. (Case Number PD14-718). A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant is requesting amendments to the Planned Development Ordinance #070-07 to allow for additional parking at the subject property.

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

COMMENTS:

SIGNATURE:

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services 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 the 24th day of June, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on the 1st day of July, 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 Development Service Department by 5 pm on Wednesday, June 18, 2014, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, June 25, 2014, to be included in the City Council packet. All responses received by June 25th will be forwarded to the 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 response.

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

Table with 2 columns: Contact information for questions and Return by Fax or Mail address.



City of Rowlett

Official Copy

Ordinance: ORD-070-07

ATTACHMENT 2

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

File Number: 2007-513

Enactment Number: ORD-070-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE PLAN, COMPREHENSIVE ZONING ORDINANCE, AND ZONING MAP AND CHANGING THE ZONING FROM PLANNED DEVELOPMENT (PD) PROFESSIONAL OFFICE DISTRICT TO A REVISED PLANNED DEVELOPMENT (PD) PROFESSIONAL OFFICE DISTRICT TO ALLOW CONSTRUCTION OF AN OFFICE BUILDING CONTAINING 20,690± SQUARE FEET FOR PROFESSIONAL OFFICE USES ON 1.5± ACRES OF LAND LOCATED ON THE EAST SIDE OF DALROCK ROAD, 850± FEET NORTH OF THE WEST-BOUND FRONTAGE ROAD OF I-30; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR FINES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mark Andrews, owner of the subject property, made application for a change in zoning, requesting a Revised Planned Development-Professional Office zoning; and

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing and where the governing body in the exercise of its legislative discretion has concluded that the Zoning Ordinance of the City of Rowlett should be amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1: That the Comprehensive Plan, Comprehensive Zoning Ordinance, and Zoning Map of the City of Rowlett, Texas are hereby amended by granting a change in zoning for 1.5± acres of land from Planned Development (PD) Professional Office District to a Revised Planned Development (PD) Professional Office District to allow construction of an office building containing 20,690± square feet for Professional Office uses located on the east side of Dalrock Road, 850± feet north of the west-bound frontage road of I-30.

Section 2: That the property described in Exhibit 'A' (Legal Description) shall be developed in accordance with the following exhibits:

- Exhibit 'B' - Zoning Concept Site Plan
- Exhibit 'C' - Development Regulations
- Exhibit 'D' - Façade Plan

Section 3: That all provisions of the ordinances at the City of Rowlett and the Comprehensive Plan, and Zoning Ordinances of the City of Rowlett in conflict with the provisions of this ordinance be, and the same are developed and hereby, repealed, and all other provisions of the ordinances of the City of Rowlett not in

conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

Section 5 An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 6: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 7: That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

At a meeting of the City Council on 11/6/2007, a motion was made by Councilmember Maggiotto, seconded by Mayor Pro Tem Rushing, that this Ordinance be adopted. The motion passed by the following vote:

Ayes: 4 Mayor Harper, Councilmember Maggiotto, Councilmember Mays and Mayor Pro Tem Rushing

Absent: 2 Councilmember Alberts and Deputy Mayor Pro Tem Gottel

Approved by  Date 11-07-07
Mayor

Approved to Form by  Date 11/13/07
City Attorney

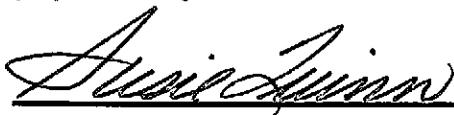
Certified by  Date 11-13-07
City Secretary

Exhibit "A"

All that certain lot, tract or parcel of land situated in the W.H. THOMAS SURVEY, ABSTRACT NO. 213, City of Rowlett, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed from H. Wailen York to D.L. Faulkner, et al as recorded in Volume 178, Page 415 of the Real Estate Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East right-of-way line of Dalrock Road (R.O.W. Deed Vol. 1954, Pg. 224) at its intersection with the South boundary line of the above cited tract of land said point also being in the curving North right-of-way line of the M.K. & T. Railroad (100' R.O.W.) ;

THENCE N. 00 deg. 22 min. 41 sec. W. along said right-of-way line, a distance of 522.45 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 05 deg. 39 min. 08 sec. E. along said right-of-way line, a distance of 5.30 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 07 min. 51 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 05 deg. 51 min. 44 sec. W. along said right-of-way line, a distance of 10.46 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 00 deg. 22 min. 52 sec. W. along said right-of-way line, a distance of 95.43 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 37 min. 08 sec. E., a distance of 5.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East boundary line of said Faulkner tract and being in the West take line of Lake Ray Hubbard City of Dallas tract, as recorded in Volume 62, Page 312 of the Deed Records of Rockwall County, Texas;

THENCE S. 19 deg. 53 min. 09 sec. E. along said Take line, a distance of 337.02 feet to a City of Dallas concrete monument found for corner;

THENCE S. 15 deg. 23 min. 12 sec. W. along said Take line, a distance of 179.64 feet to a 1/2" iron rod found for corner;

THENCE S. 21 deg. 59 min. 02 sec. E. along said Take-line, a distance of 280.69 feet to a 1/2" iron rod found for corner in the North line of the M.K. & T. Railroad 100 foot right-of-way, said point being at the Southeast corner of said Faulkner tract;

THENCE in a Northwesterly direction along a curve to the right having a central angle of 02 deg. 11 min. 43 sec., a radius of 4533.66 feet, a tangent of 86.87 feet, a chord of N. 84 deg. 26 min. 32 sec. W., 173.70 feet along said right-of-way line, an arc distance of 173.71 feet to the POINT OF BEGINNING and containing 1.51 acres or 65,962 square feet of land.

Ordinance 2-_____

EXHIBIT "C" - Development Regulations

(Ordinance # _____)

(Andrews Office parcel: Case #ZAM07-296)

001 03 2007

PURPOSE AND INTENT

Create Revised Planned Development (PD) District for Professional Office uses for 1.5 +/- acres of land located on the east side of Dalrock Road, 850+ feet north of the west-bound frontage road of Interstate-30 Highway (I-30) as depicted/shown on the attached Exhibit 'B' - Zoning Concept Plan.

ARCHITECTURE

1. The building shall be designed to have a mountain lodge character incorporating rough natural stone, large heavy timber and rustic wood siding. The building shall contain a minimum of seventy percent (70%) masonry for the total exterior wall, per elevation, excluding doors and windows. Masonry materials shall be as defined within Masonry Ordinance No. 03-16-04A.
2. The building shall have no more than thirty percent (30%) large heavy timber, rustic wood siding and other building materials characteristic of a mountain lodge for the total exterior wall, per elevation, excluding doors and windows. These building materials shall substitute for the 20% accent material required under Ordinance No. 03-16-04A.
3. The same exterior wall material(s) and finishes used on the primary building/s shall be used on all accessory buildings, screening walls, and dumpster enclosure. Dumpster gates shall be constructed of rustic wood/timber to coordinate with the wood on the building.
4. Due to the visibility of the office center from all directions, all building facades shall be designed to provide architectural features (such as, fenestration, entries, windows, awnings, stone detailing/corbeling, etc.)
5. Roof drainage design will consist of metal gutters and downspouts on the east facade facing the take-line area. This will prevent roof storm water runoff water from falling on the decks and patios. Other elevations will not have any gutters or downspouts.

Ordinance 2-_____

LANDSCAPING

1. The landscaping for this area will comply with the landscape requirements within the Rowlett Development Code, as amended herein. Parking rows of up to fourteen (14) contiguous spaces shall be allowed along the Dallas take-line and along the south property line. The 5 feet required parking lot perimeter buffer will not be provided due to existing undisturbed landscape within the take-line area and to the east between the south parking lot and the railroad.
2. The front yard landscape edge along the Dalrock Road frontage will be a minimum of 10 feet in width adjacent to the front entryway along Dalrock Road. A variable width landscape edge, which tapers on the northern end from approximately 18 feet to a minimum of 10 feet in width shall be allowed within the area north of the northern driveway.
3. The landscape edge along the East (take-line area) side of the property will have natural screening from the existing trees. There will be no additional landscape added to this area. Landscape edge along east and south side of property will have natural screening from existing trees.

TREE PRESERVATION

Subject property shall be subject to regulations contained within Chapter 98 VEGETATION of the Rowlett Development Code at the time of final development plan approval.

PAVING, PARKING AREAS, AND THOROUGHFARE

1. Driveways and parking area shall be constructed with a concrete surface in accordance with City design and construction standards. Paving surfaces consisting of brick or stone pavers may be used to delineate pedestrian crossing areas or parking area access.
2. The number of parking spaces shall not be less than outlined below:
 - Office uses - 1 space per 310 sq ft of gross floor area:
3. Right-of-way dedication for Dalrock Road shall be provided at time of Final Plat to meet minimum Master Thoroughfare Plan (MTP) requirements.

Ordinance 2-_____

4. A left-turn lane shall be constructed on Dalrock Road by the developer to serve the northern most driveway proposed. Left-turn lanes shall be reviewed and approved by the Engineering Department during development plan approval process with construction during construction of the proposed office building.

SIGNAGE

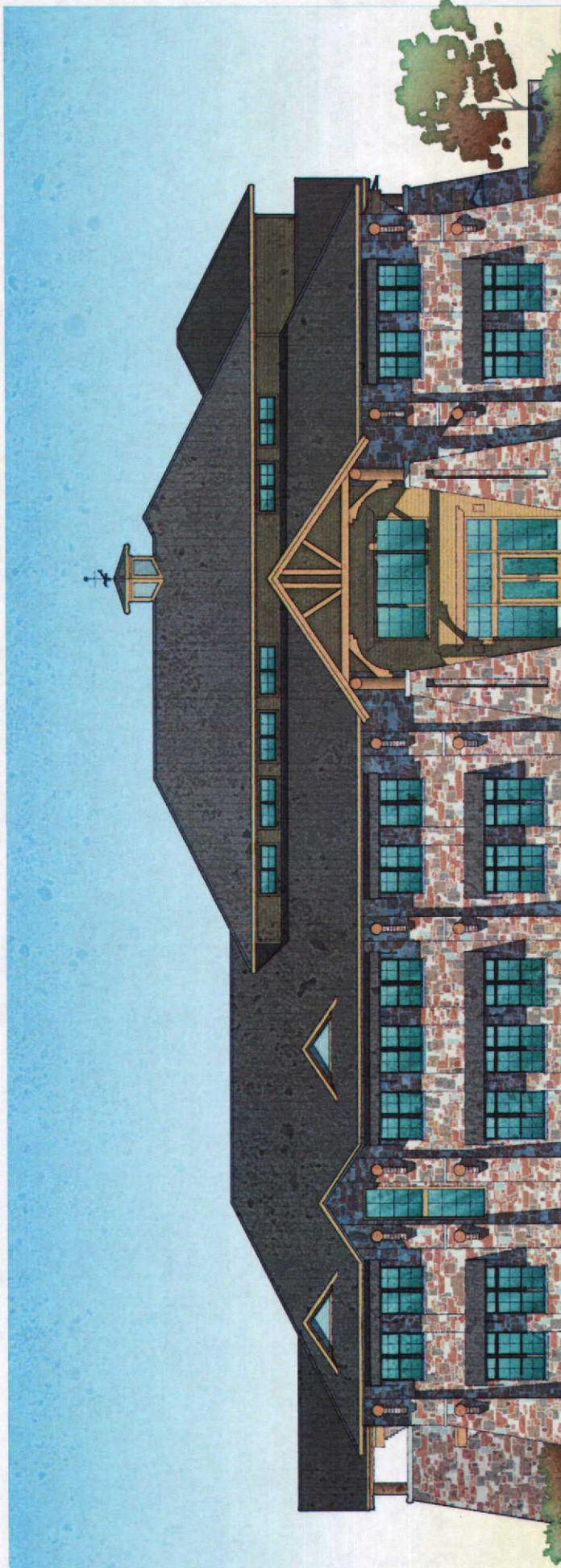
1. Signage shall be in accordance with the sign regulations within the Rowlett Development Code, as amended, for height and area. The Board of Adjustment must approve any variation. The design of the sign (i.e. sign type, dimensioning, listing of materials, and other related details) shall be included with final façade plans and requires final approval by the Chief Building Official by separate permit.

ILLUMINATION

1. Lighting standards, poles and fixtures shall be compatible with the architecture of the building(s) and site.
2. All lighting shall be down-light or cut-off types oriented to eliminate glare outside the property boundaries and site improvement areas.

GENERAL

1. The maximum building footprint will be 12,500 sq ft.
2. All utilities shall be constructed underground at the time of construction with the exception of the existing overhead lines along Dalrock Road.
3. All trash containers shall be screened utilizing the same materials used on the building. (i.e. rock enclosure with rustic wood gates - see regulation #3 above under Architecture).
4. No building shall exceed 3 stories in height.
5. Front yard - Minimum 20 feet from street right-of-way. These regulations will allow a 3 feet encroachment for items such as columns, porches, porticos and porte cocheres. Any additional right-of-way needed for Dalrock Road to comply with the current Master Thoroughfare Plan shall be dedicated by plat.
6. Side yard setback - Minimum 10 feet.
7. Rear yard setback - No setback requirement adjacent to Take Line area.
8. Sidewalks - Sidewalks and barrier free ramps shall be required adjacent to Dalrock Road..



WEST ELEVATION

ANDREWS OFFICE CENTER
DALROCK ROAD, ROWLETT, TEXAS

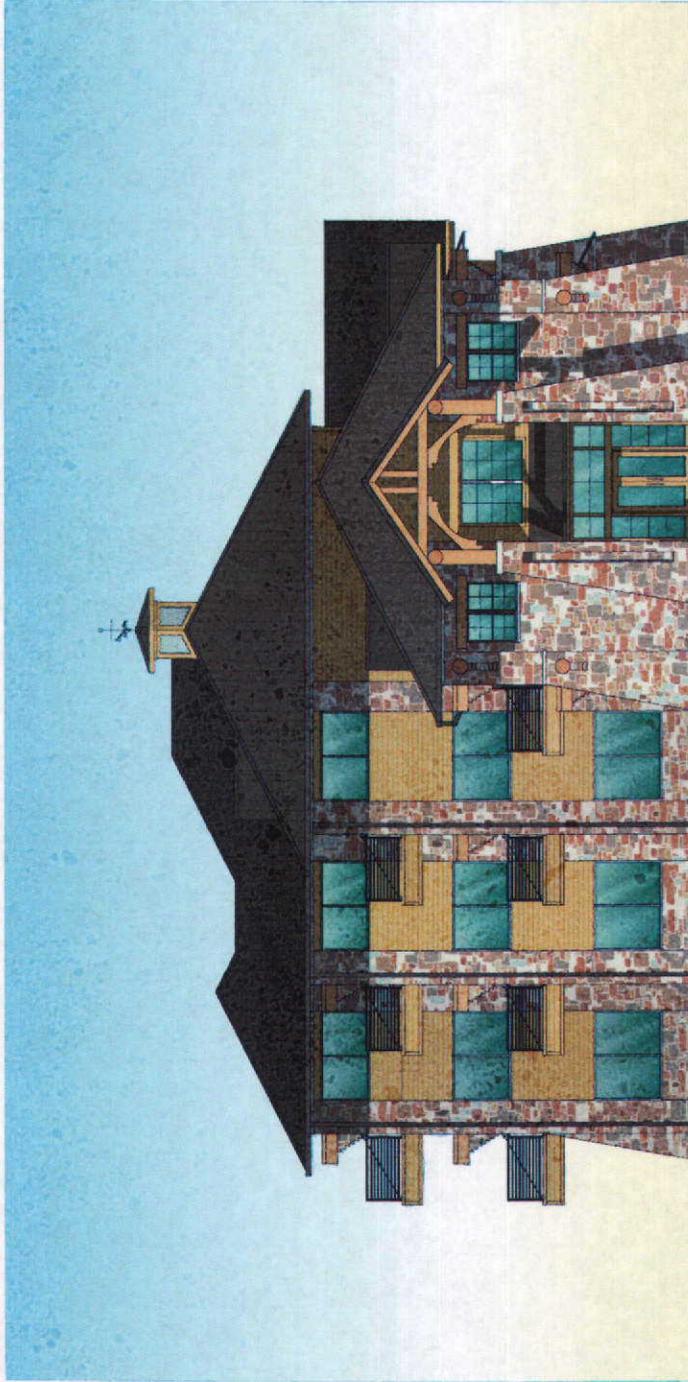
 TERRY R. CUNNINGHAM
ARCHITECTS
1800 CENTRAL DRIVE, SUITE 401 - BEFORD, TEXAS 76004 - (817)284-4899
WWW.TERRARCHITECTS.COM
© COPYRIGHT 2007 TERRY R. CUNNINGHAM FAX (817)971-0004



EAST ELEVATION

ANDREWS OFFICE CENTER
DALROCK ROAD, ROWLETT, TEXAS

 TERRY R. CUNNINGHAM
ARCHITECTS
1800 CENTRAL DRIVE, SUITE 401 - BEAUFORT, TEXAS 75815 - (409) 264-4009
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NORTH ELEVATION

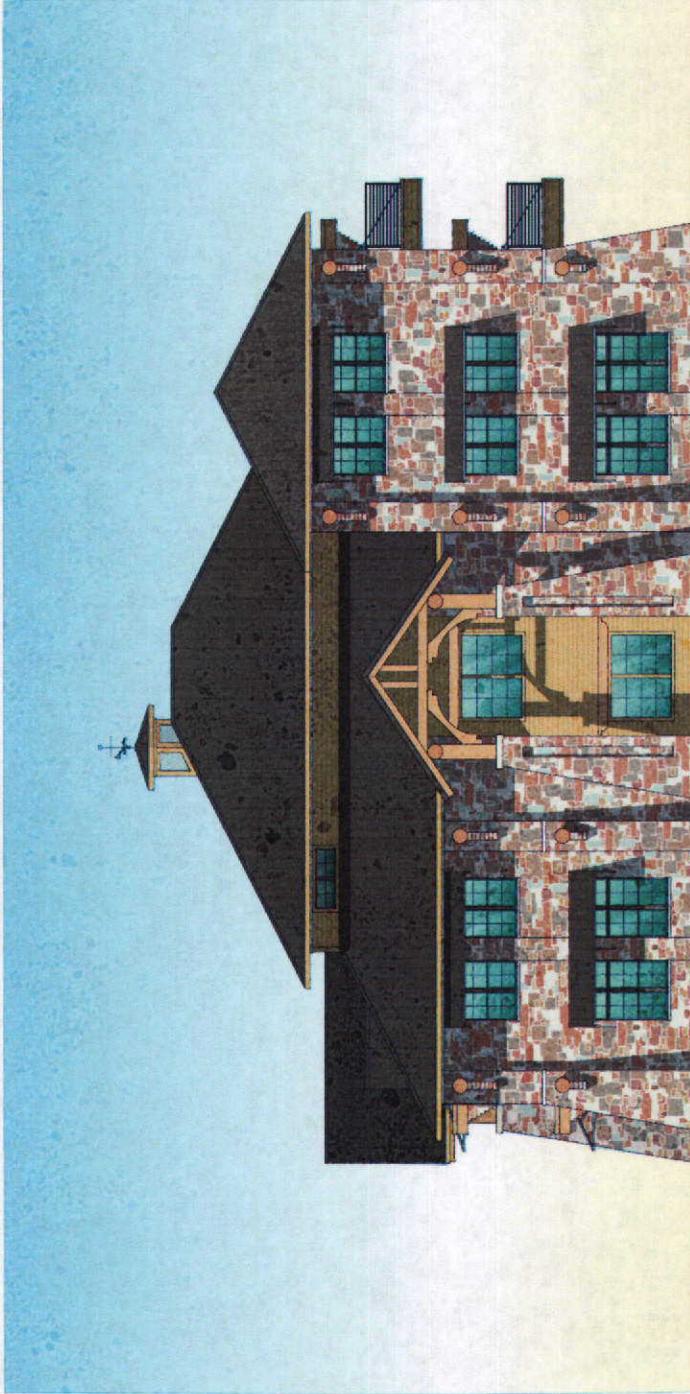
ANDREWS OFFICE CENTER
DALROCK ROAD, ROWLETT, TEXAS

TERRY R. CUNNINGHAM
ARCHITECTS

1400 CENTRAL DRIVE, SUITE 401 - BECKFORD, TEXAS 76001 - (817)384-4399
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EXHIBIT D



SOUTH ELEVATION

ANDREWS OFFICE CENTER
 DALROCK ROAD, ROWLETT, TEXAS

TERRY R. CUNNINGHAM
 ARCHITECTS
 WWW.TRCAARCHITECTS.COM

1600 CENTRAL DRIVE, SUITE 401 - BEDFORD, TEXAS 76021 - (817)284-4289
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EXHIBIT D

Andrews Addition Site Photos



Andrews Addition Site Photos

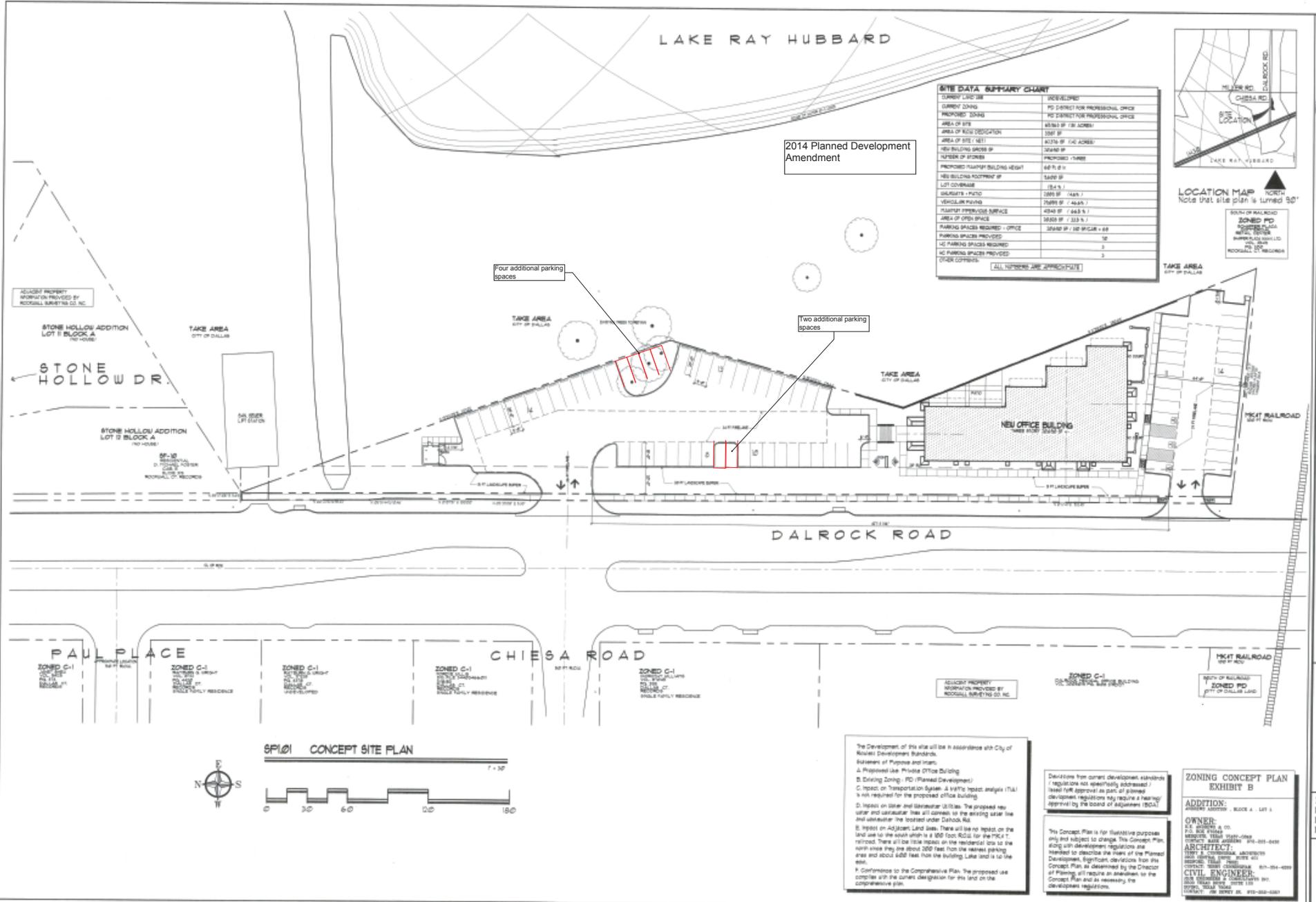


Andrews Addition Site Photos



Andrews Addition Site Photos





SITE DATA SUMMARY CHART	
CURRENT ZONING	PD DISTRICT FOR PROFESSIONAL OFFICE
PROPOSED ZONING	PD DISTRICT FOR PROFESSIONAL OFFICE
AREA OF SITE	48,910 SF (1.12 ACRES)
AREA OF RIGID DESIGNATION	3,987 SF
AREA OF SITE (NET)	44,923 SF (1.02 ACRES)
NEW BUILDING SQUARE FEET	300,000 SF
NUMBER OF STORIES	PROPOSED 3-STORY
PROPOSED MAXIMUM BUILDING HEIGHT	60 FT. 0 IN.
NEW BUILDING FOOTPRINT SF	54,000 SF
LOT COVERAGES	70.5 %
SOILS/STS - PHOTO	7500 S (1.00 A.)
VEHICLE TRAVEL SURFACE	75,000 SF (1.70 A.)
PLANTER DEPRESSION SURFACE	4,500 SF (0.10 A.)
AREA OF OPEN SPACE	35,000 SF (0.80 A.)
PARKING SPACES REQUIRED - OFFICE	350 SPACES / 100 SPACES + 400
PARKING SPACES PROVIDED	300
NET PARKING SPACES REQUIRED	2
NET PARKING SPACES PROVIDED	3
OTHER COMMENTS:	ALL NEIGHBORING ARE APPROXIMATE



TERRY R. CUNNINGHAM
ARCHITECTS
1400 CENTRAL EXPRESS DRIVE - SUITE 100 - ROWLETT, TEXAS 75087-1400
© COPYRIGHT 2007 TERRY R. CUNNINGHAM FAX: (972) 761-1004

ANDREWS OFFICE CENTER
DALROCK ROAD
ROWLETT, TEXAS

SHEET TITLE:
REVISED CONCEPT SITE PLAN

DATE: 8/31/07
REVISED: 10/2/07
REVISED:
REVISED:

SHEET:
SP1

The development of this site will be in accordance with City of Rowlett Development Ordinance, Subchapter of Purpose and Intent:

- Proposed Use: Private Office Building
- Existing Zoning: PD (Planned Development)
- Impact on Transportation System: A traffic impact analysis (TIA) is not required for the proposed office building.
- Impact on Water and Sewerage Utilities: The proposed new water and wastewater lines all connect to the existing water line and sewerage line located under Dalrock Rd.
- Impact on Adjacent Land Uses: There will be no impact on the land use to the south which is a 100' foot R200 for the MTA. The railroad. There will be no impact on the residential lots to the north since they are about 200 feet from the railroad parking area and about 400 feet from the building. Lake land is to the east.
- Compliance to the Comprehensive Plan: The proposed use complies with the current designation for this land on the comprehensive plan.

Deviations from current development standards / regulations not specifically addressed / listed for approval as part of planned development regulations may require a hearing approval by the Board of Adjustment (BOA).

This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations and standards to describe the nature of the Planned Development, Right-of-Way, deviations from the Concept Plan as determined by the Director of Planning, all require an amendment to the Concept Plan and as necessary, the development regulations.

ZONING CONCEPT PLAN EXHIBIT B

ADDITION:
ADDITION: LOT 1, BLOCK A, LOT 1

OWNER:
D.L. BROWN & CO.
PROJECT MANAGER: 972-383-4500
ARCHITECT:
TERRY R. CUNNINGHAM ARCHITECTS
ADDRESS: 1400 CENTRAL EXPRESS DRIVE, SUITE 100, ROWLETT, TEXAS 75087-1400
PHONE: (972) 761-1004
CIVIL ENGINEER:
TERRY R. CUNNINGHAM
1400 CENTRAL EXPRESS DRIVE, SUITE 100, ROWLETT, TEXAS 75087-1400
PHONE: (972) 761-1004





Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development Amendment
LOCATION: The subject property is located at 1900 Dalrock Road further described as Lot 1, Block A of the Andrews Addition to the City of Rowlett, Rockwall County, Texas. (Case Number PD14-718). A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant is requesting amendments to the Planned Development Ordinance #070-07 to allow for additional parking at the subject property.

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

COMMENTS:

SIGNATURE:

Handwritten signature: Grant Sheen

ADDRESS: 3901 Main Street, Rowlett, Texas 75082

Development Services 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 the 24th day of June, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on the 1st day of July, 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 Development Service Department by 5 pm on Wednesday, June 18, 2014, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, June 25, 2014, to be included in the City Council packet. All responses received by June 25th will be forwarded to the 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 response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 06/24/2014

AGENDA ITEM: C.2

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on a Development Plan for the Four Square Addition located at 2817 Main Street, further described as being 8.051-acres tract of land in the Thomas Collins Survey, Abstract No. 332 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-705)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

BACKGROUND INFORMATION

The subject property is an 8.051-acre tract of land located along the north side of Main Street, adjacent to Lone Star Storage (Attachment 1 Location Map). The applicant, Lone Star Storage, is proposing to expand their mini-warehouse facility located at 2817 Main Street by adding an RV/Boat Storage facility. The proposed development will consist of 90 stalls for RV/Boat storage (Attachment 2 – Development Plan). In 2008, the Planning and Zoning Commission approved a Conditional Use Permit to allow the RV/Boat storage facility. A copy of the minutes from the October 14, 2008, Planning and Zoning Commission meeting are provided in Attachment 3. The Planning and Zoning Commission also approved a variance to allow a wrought-iron fence with the existing tree cover along the east side of the property to provide for a living screening instead of a masonry screening wall.

Since 2008, the developer has been working to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA, which issued the CLOMR in August of 2013. The CLOMR was needed in order to modify the floodplain on the property. As a result of this ongoing work by the applicant, the Conditional Use Permit has not expired. The applicant submitted a Development Plan for Staff review in late fall of 2013. Over the last six months, the applicants have been working with City Staff to finalize the Development Plan, the Engineering Plan, and the Tree Mitigation Plan. The Tree Mitigation Plan was approved by City Council on June 17, 2014.

DISCUSSION

It is important to note that Section 77-808.A of the RDC states,

“The purpose of the development plan review process is to ensure compliance with the development and design standards and provisions of this Code, and to encourage quality development reflective of the goals, policies, and objectives of the

comprehensive plan. For land uses requiring a development plan review, such uses may be established in the city, and building permits may be issued, only after a development plan showing the proposed development has been approved in accordance with the procedures and requirements of this section.”

Section 77-808.D of the RDC further states,

A development plan shall be approved upon a finding that the development plan meets all of the following criteria:

1. The development plan is consistent with the Comprehensive Plan;
2. The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
3. The development plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 77-200 Zoning districts, Chapter 77-300, Use regulations, Chapter 77-400, Dimensional requirements, and Chapter 77-500, Development and design standards;
4. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the Development Plan for compliance with the Conditional Use Permit and the M-2 General Manufacturing District. It is staff’s opinion that all of the above criteria have been met.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

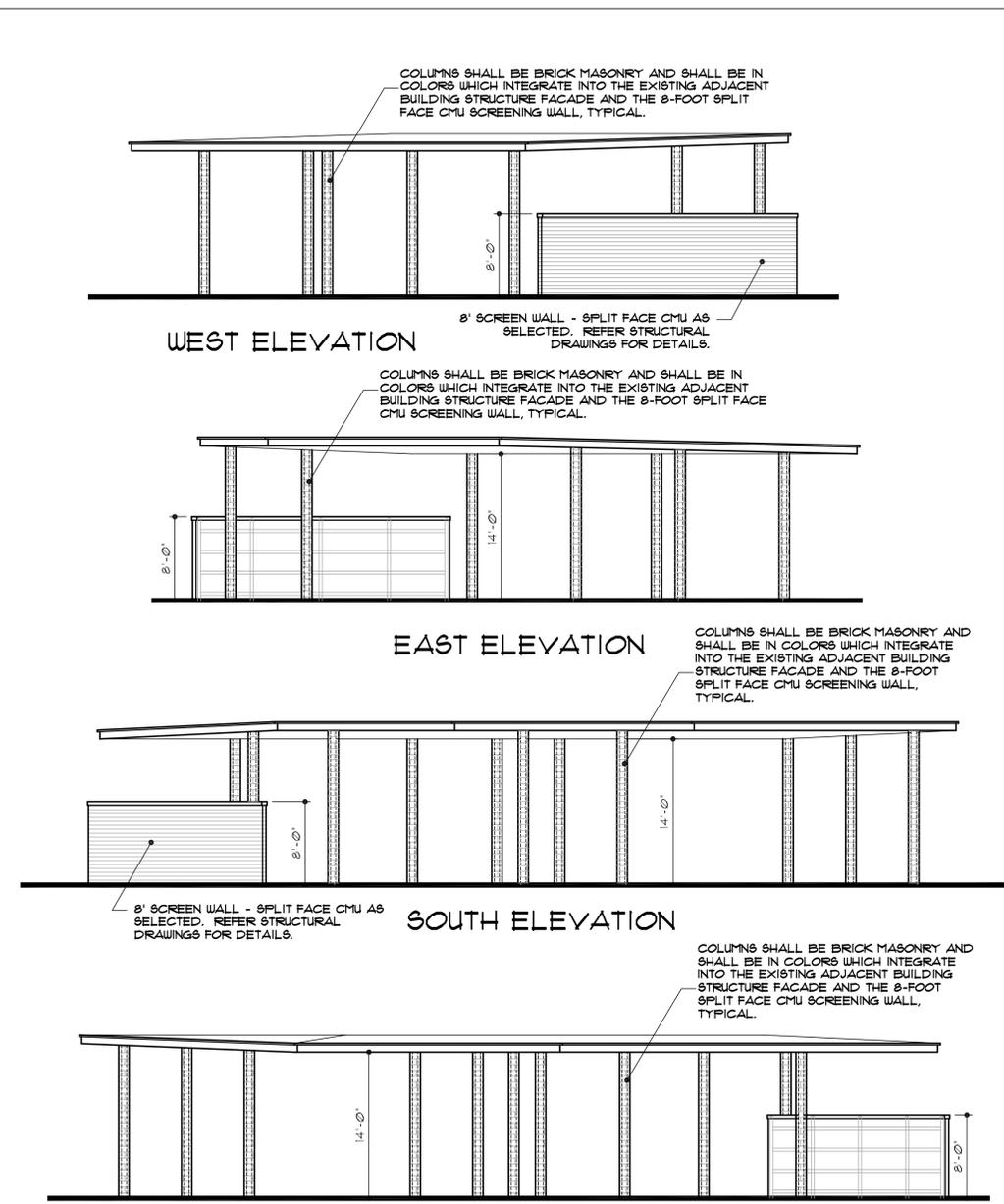
Staff recommends the Planning and Zoning Commission approve the Development Plans.

ATTACHMENTS

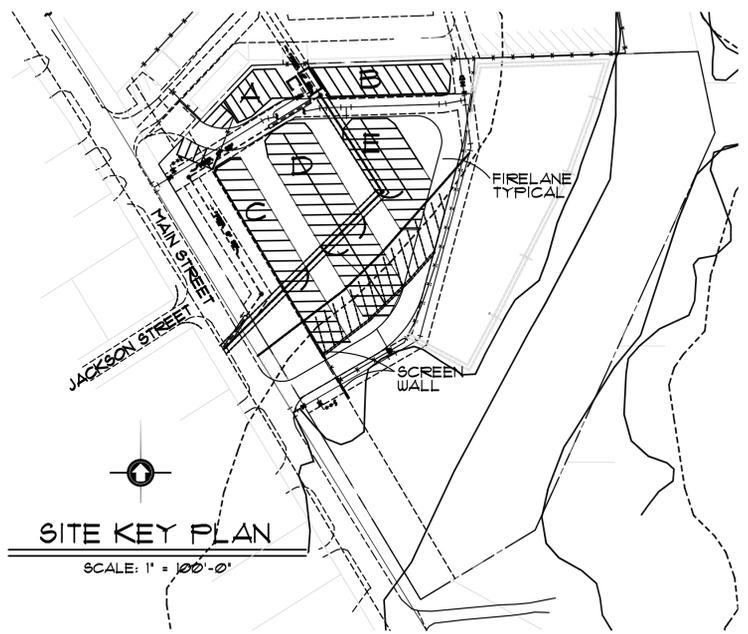
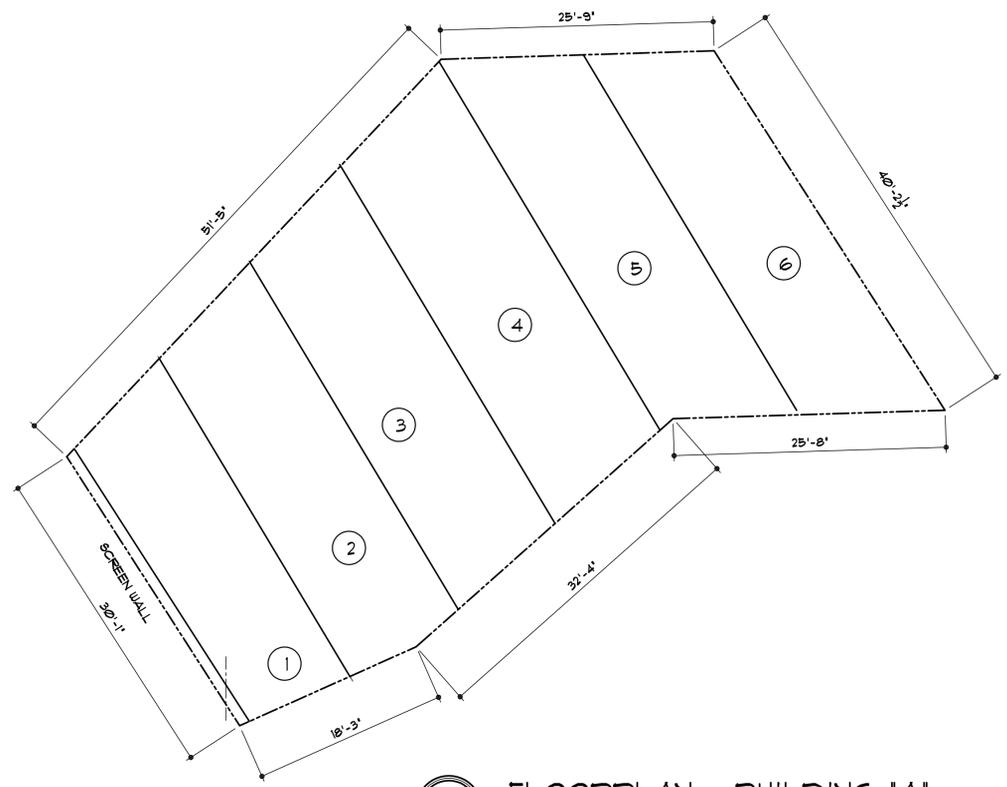
Attachment 1 – Location Map

Attachment 2 – Development Plan

Attachment 3 – Planning and Zoning Commission Minutes October 14, 2008



2 ELEVATIONS - BUILDING "A"
SCALE: 1/8" = 1'-0" 3025 SF



BUILDING FACADE / ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4



RSS ARCHITECTS L.L.C.

2201 DOTTIE LYNN PKWY, SUITE H5
FORT WORTH, TEXAS 76120

PH: 817/640-9003 FAX: 817/649-8410



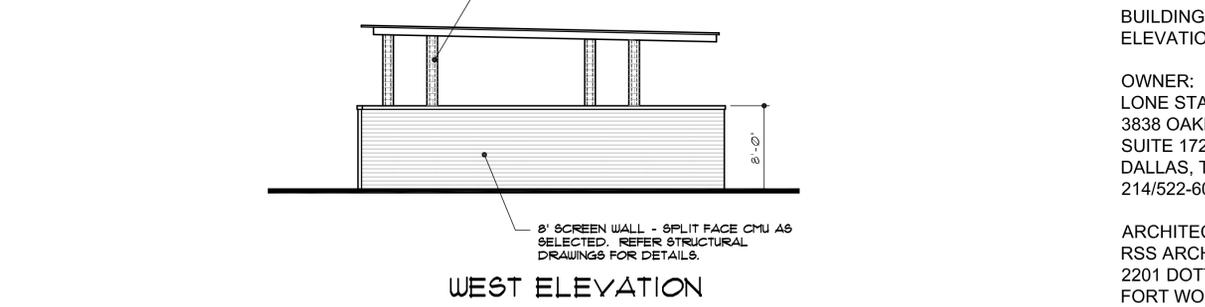
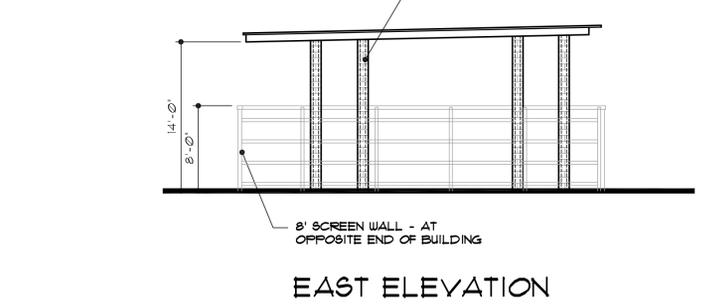
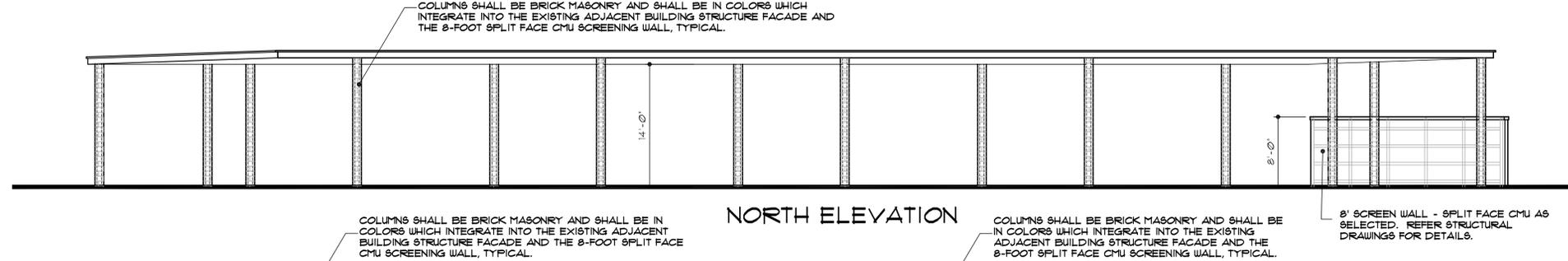
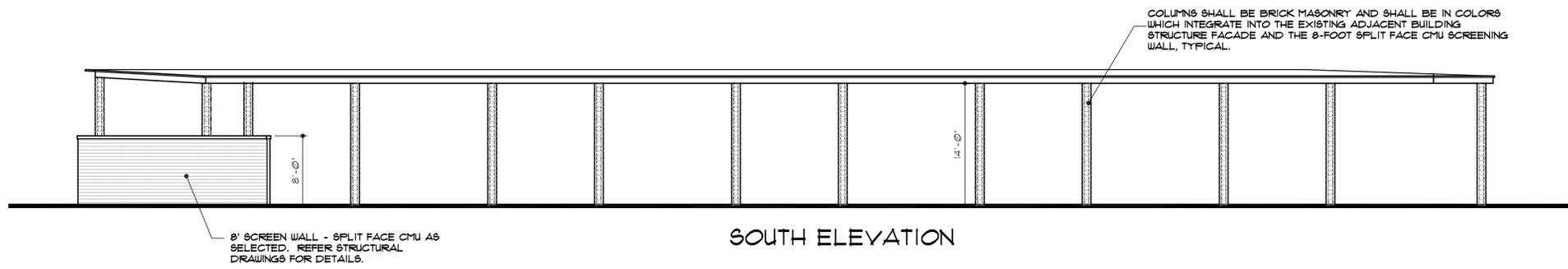
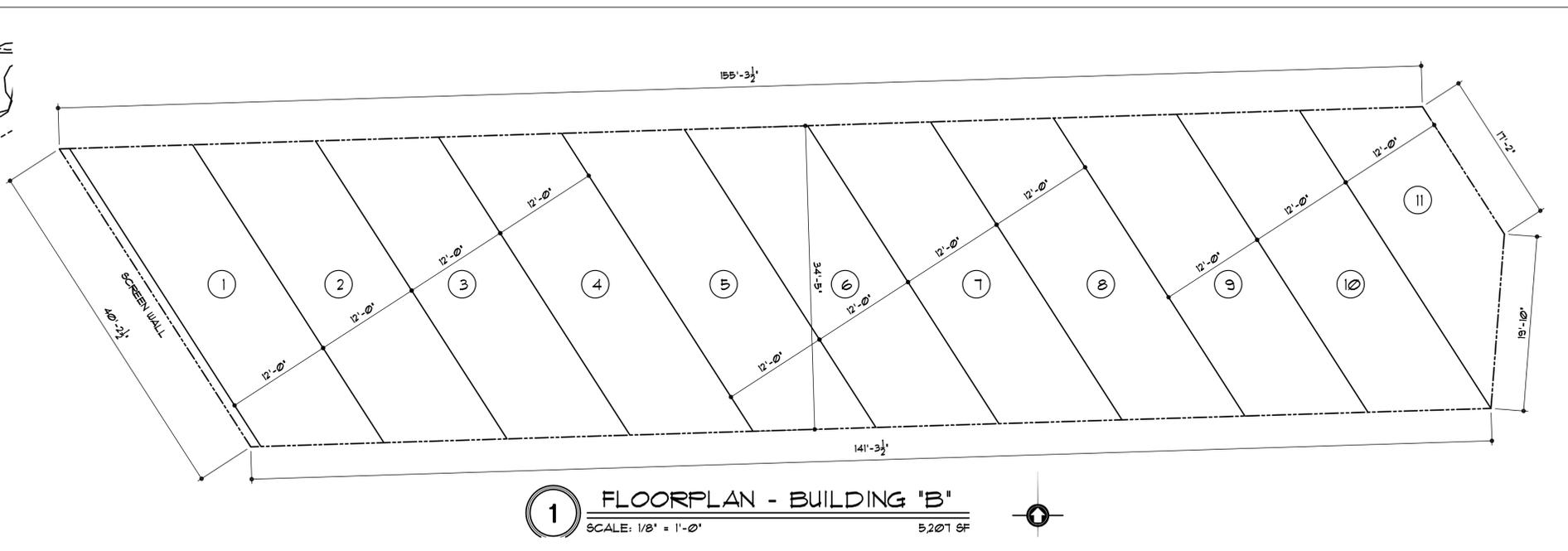
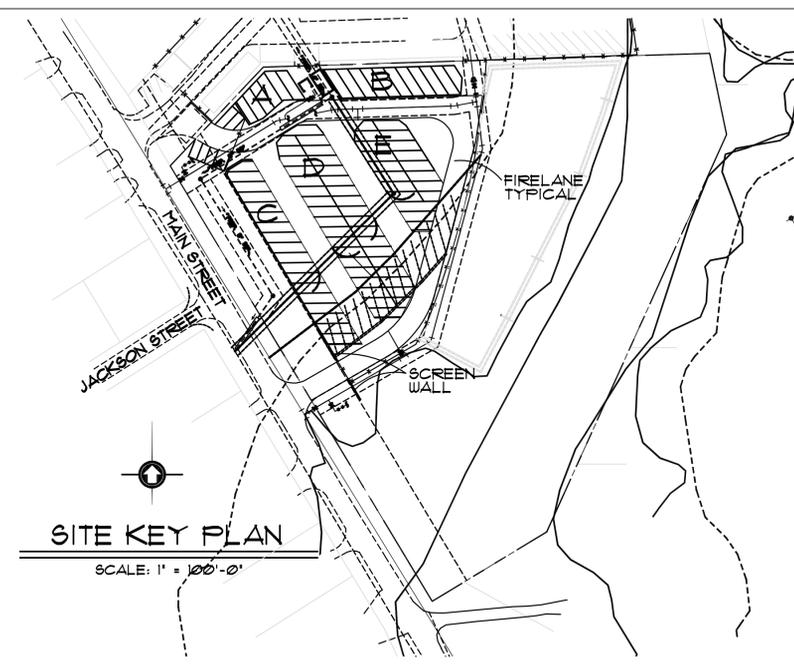
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

SITE PLAN - SOUTH
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

OWNER: LONE STAR STORAGE, LTD
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE., SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

DESIGNED:	DATE: 3-18-14	SHEET: A-1
DRAWN:	PROJECT No.: E-1062	
CHECKED:		
3		
2		
1	CHANGED COLUMN NOTATIONS	6-10-14
No.	Description	Date

REVISIONS



2 ELEVATIONS - BUILDING "B"
SCALE: 1/8" = 1'-0" 5,600 SF

BUILDING FACADE / ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

**4 SQUARE ADDITION
LOT 2, BLOCK 4**



RSS ARCHITECTS L.L.C.
2201 DOTTIE LYNN PKWY, SUITE H5
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS

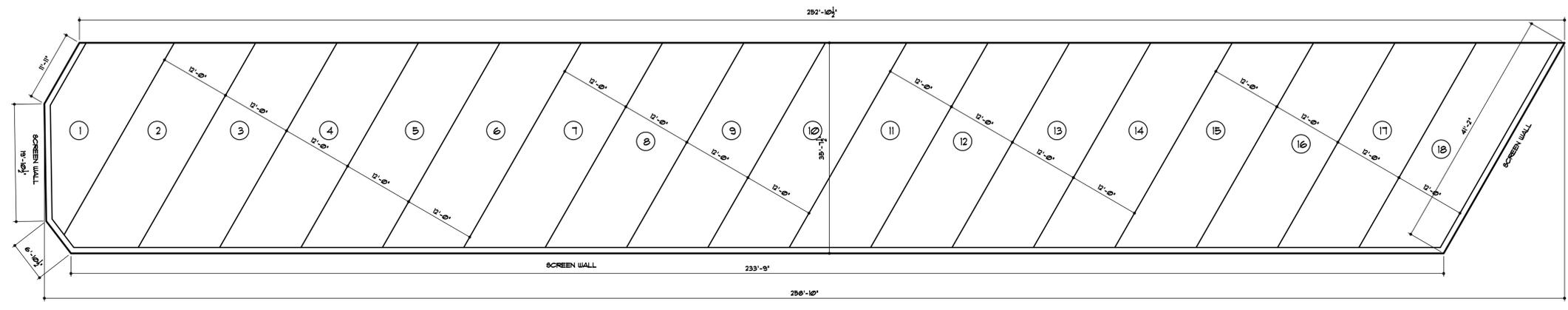
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ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

SITE PLAN - SOUTH
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

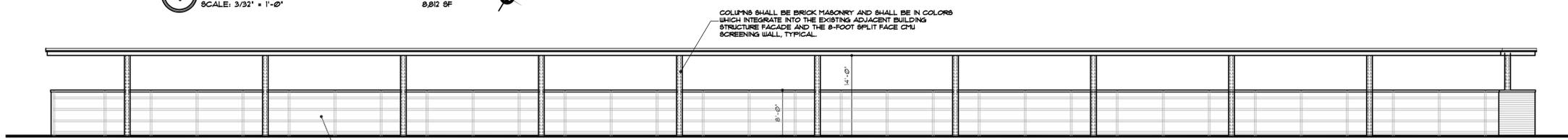
OWNER: LONE STAR STORAGE, LTD.
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE., SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

DESIGNED:	DATE: 3-18-14	SHEET: A-2
DRAWN:	PROJECT No.: E-1062	
CHECKED:		
3		
2		
1	CHANGED COLUMN NOTATIONS	6-10-14
No.	Description	Date

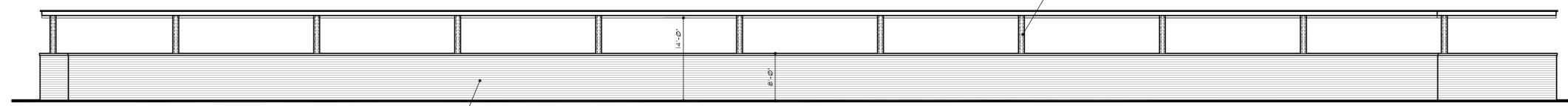
REVISIONS



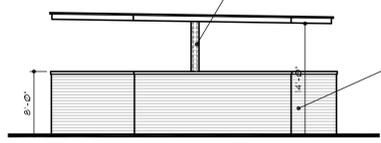
1 FLOORPLAN - BUILDING 'C'
SCALE: 3/32" = 1'-0"
8,812 SF



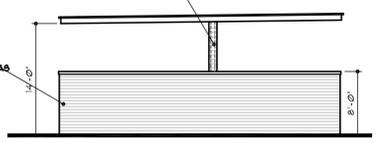
NORTH ELEVATION



SOUTH ELEVATION

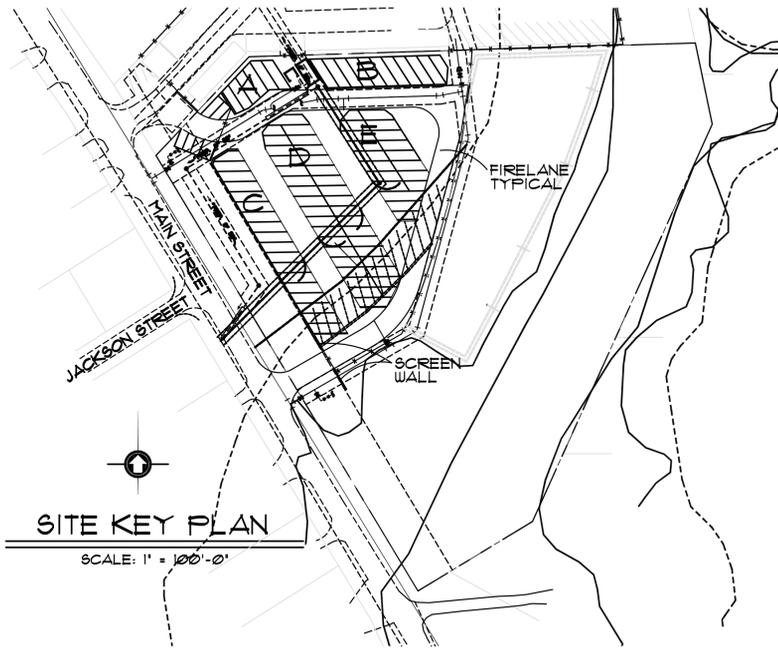


EAST ELEVATION



WEST ELEVATION

2 ELEVATIONS - BUILDING 'C'
SCALE: 3/32" = 1'-0"
4800 SF



SITE KEY PLAN
SCALE: 1" = 100'-0"

BUILDING FACADE /
ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4



RSS ARCHITECTS, L.L.C.

2201 DOTTIE LYNN PKWY, SUITE 145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410



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ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
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SITE PLAN - SOUTH

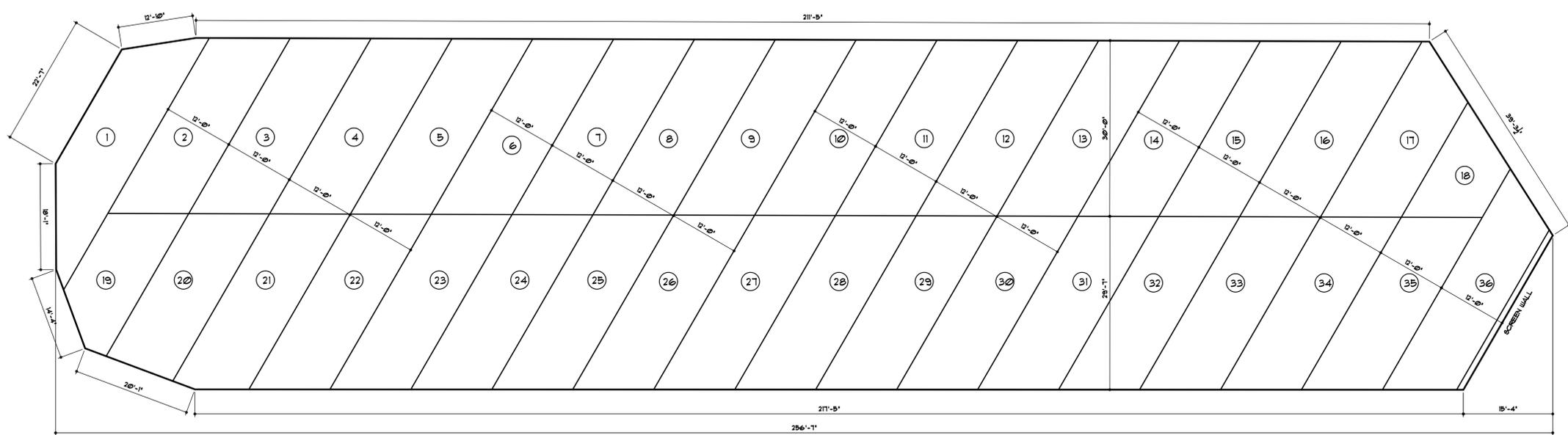
**LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS**

OWNER: LONE STAR STORAGE, LTD
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

DESIGNED:	DATE: 3-18-14	SHEET: A-3
DRAWN:	PROJECT No.: E-1062	
CHECKED:		

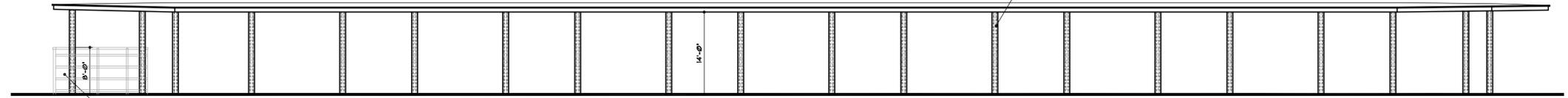
No.	Description	Date
3		
2		
1	CHANGED COLUMN NOTATIONS	6-10-14
	Description	Date

REVISIONS



1 FLOORPLAN - BUILDING 'D'
SCALE: 1/8" = 1'-0" 14,492 SF

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

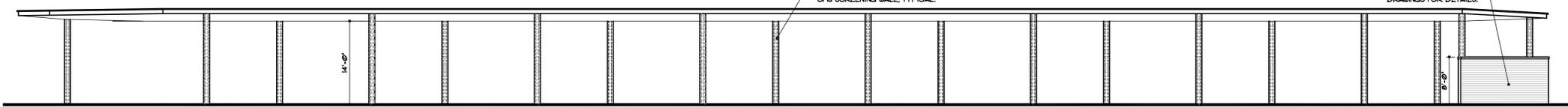


NORTH ELEVATION

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

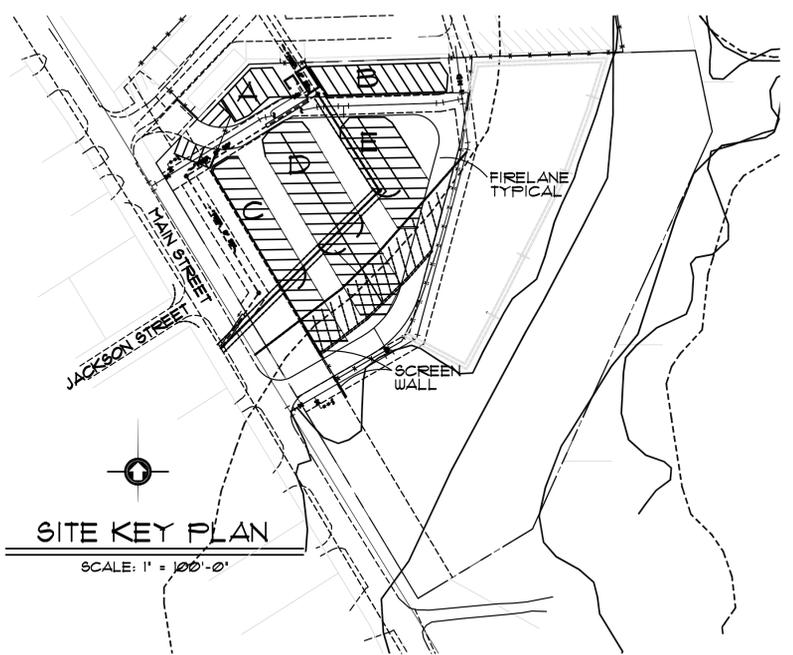
8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.



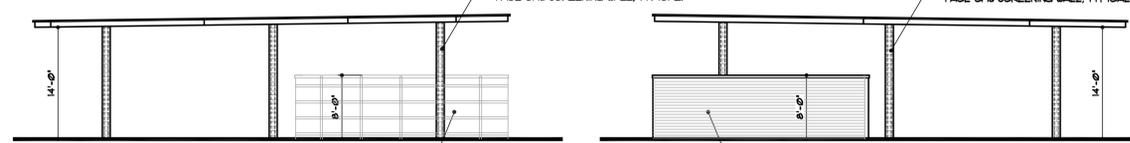
SOUTH ELEVATION

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.

COLUMNS SHALL BE BRICK MASONRY AND SHALL BE IN COLORS WHICH INTEGRATE INTO THE EXISTING ADJACENT BUILDING STRUCTURE FACADE AND THE 8-FOOT SPLIT FACE CMU SCREENING WALL, TYPICAL.



SITE KEY PLAN
SCALE: 1" = 100'-0"



WEST ELEVATION

EAST ELEVATION

2 ELEVATIONS - BUILDING 'D'
SCALE: 1/8" = 1'-0" 15,500 SF

8' SCREEN WALL - AT OTHER END OF BUILDING

8' SCREEN WALL - SPLIT FACE CMU AS SELECTED. REFER STRUCTURAL DRAWINGS FOR DETAILS.



RSS ARCHITECTS L.L.C.

2201 DOTTIE LYNN PKWY, SUITE 145
FORT WORTH, TEXAS 76120
PH: 817/640-9003 FAX: 817/649-8410

BUILDING FACADE / ELEVATION PLAN

OWNER:
LONE STAR STORAGE, LTD.
3838 OAKLAWN AVENUE
SUITE 1720
DALLAS, TEXAS 75219
214/522-6050

ARCHITECT:
RSS ARCHITECTS, LLC
2201 DOTTIE LYNN PKWY 145
FORT WORTH, TX 76120
817/640-9003

4 SQUARE ADDITION
LOT 2, BLOCK 4

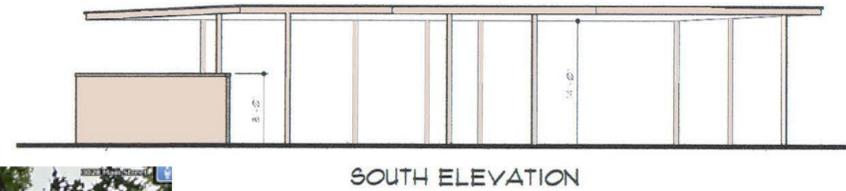
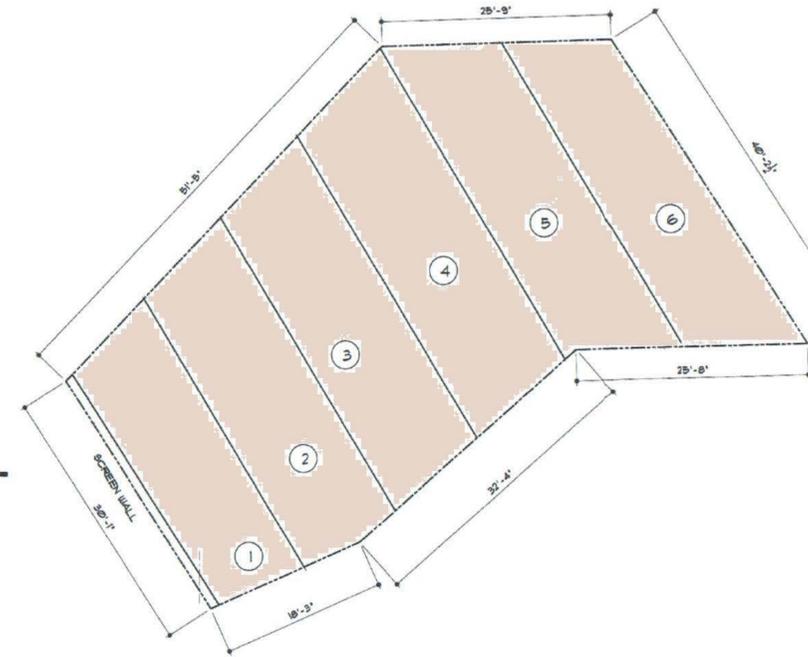


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SITE PLAN - SOUTH LOT 2, BLOCK A, 4 SQUARE ADDITION ROWLETT, DALLAS COUNTY, TEXAS		
OWNER: LONE STAR STORAGE, LTD BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC. 3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050		
DESIGNED:	DATE: 3-18-14	SHEET: A-4
DRAWN:	PROJECT No.: E-1062	
CHECKED:		
3		
2		
1	CHANGED COLUMN NOTATIONS	6-10-14
No.	Description	Date
REVISIONS		

The proposed canopy and post shall be painted to match the existing structures on the adjacent property.

The 8-foot split-face CMU Screening Wall shall be in colors which integrate into the existing, adjacent building structure facades.

All columns shall be brick masonry and shall be in colors which integrate into the existing adjacent building structure facade and the 8-foot split face CMU Screening Wall



Typical Color Elevation
Lot 2, Block A, 4 Square Addition

Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS
TEXAS

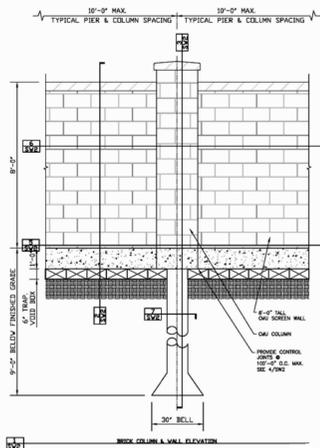
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

SITE PLAN - COLOR ELEVATION
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

OWNER: LONE STAR STORAGE, LTD
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050
DESIGNED: JPS SCALE: DATE: OCTOBER, 2013 SHEET:
DRAWN: JCS, CM NTS PROJECT No.: **E-1062**
CHECKED: JPS

No.	Description	Date
3	THIRD SUBMITTAL	4-25-14
2	SECOND SUBMITTAL	3-21-14
1	FIRST SUBMITTAL	2-25-14

REVISIONS



SCREENING WALL DETAIL
ALL CMU SHALL BE
SPLIT-FACED

NOT TO SCALE

THEO M LEWIS
VOLUME 2909,
PAGE 55

SCHRADE PROPERTIES LP
VOLUME 2005106, PAGE 9261
M-2
TRACT 4 & 5 S-1, THOMAS COLLINS A-332
GENERAL MANUFACTURING
Residence

THEO M LEWIS
VOLUME 2909,
PAGE 55
D.R.D.C.T.

VERNON SCHRADE

SCHRADE PROPERTIES
VOLUME 2005106,
PAGE 9268
D.R.D.C.T.

LOT 4, BLOCK 1,
BOYD & KNEEGS
BUSINESS PARK
VOLUME 85096,
PAGE 2442
P.R.D.C.T.

LOT 3, BLOCK 1,
BOYD & KNEEGS
BUSINESS PARK
VOLUME 85096,
PAGE 2442
P.R.D.C.T.

FLOOD PLAIN LIMITS PER
COMMUNITY PANEL 48113C0240J
EFFECTIVE 12-2005 LOMR CASE
NO. 05-06-0921P

DARRELL A TRAHAN III & LORI
VOLUME 2004066, PAGE 8889
D.R.D.C.T.

TRACT C-2
U MATTHESEN A-1017
REGIONAL RETAIL
Vacant

LOT 1, BLOCK A,
4 SQUARE ADDITION
VOLUME 12001011,
PAGE 127, P.R.D.C.T.

EXISTING BUILDING

FLOOD PLAIN LIMITS PER
COMMUNITY PANEL 48113C0240J
EFFECTIVE 12-2005 LOMR CASE
NO. 05-06-0921P

EXISTING BUILDING

LOT 2, BLOCK A,
4 SQUARE ADDITION

EXISTING CONCRETE
PAVEMENT TO REMAIN

24' PRIVATE ACCESS ESMT
BY SEPARATE INSTRUMENT

APPROXIMATELY 490 LF. OF CONCRETE
BARRIER WITH FLAP VALVES TO BE
INSTALLED ALONG EXISTING PAVEMENT
ADJACENT TO CREEK. FOOTING TO BE
DESIGNED BY STRUCTURAL ENGINEER
BASED ON GEOTECHNICAL REPORT.

FLOODWAY PER
COMMUNITY PANEL
48113C0240J
EFFECTIVE 12-2005
LOMR CASE NO.
05-06-0921P

SITE PLAN NOTES

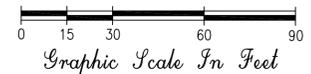
- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
- Buildings of 500 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Marshal.
- Fire lanes shall be designed and constructed per City Standards or as directed by the Fire Marshal.
- Speed bumps/humps are not permitted with a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
- Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.
- Opti-coms shall be provided on all gates; Emergency Pad Locks shall be installed for power failures.

SEE SHEET 5A FOR SITE PLAN
PROJECT DATA & VICINITY MAP

NOTE: ALL TREES AND TREE
CANOPIES SHOWN ARE TO
REMAIN

LEGEND:

- 6" WROUGHT IRON FENCE
- 8" CONCRETE
- 2009 EFFECTIVE FLOODPLAIN
- 2009 EFFECTIVE FLOODWAY
- PROPOSED FLOODPLAIN
- MANHOLE
- EXISTING MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE



This interim document is
released for the purpose of
REVIEW ONLY
under the authority of
Jennifer M. Cobbs, P.E.
98314 on June 19, 2014. It
is not to be used for any
other purpose.

"SITE PLAN"

Rowlett CITY OF ROWLETT, TEXAS
DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

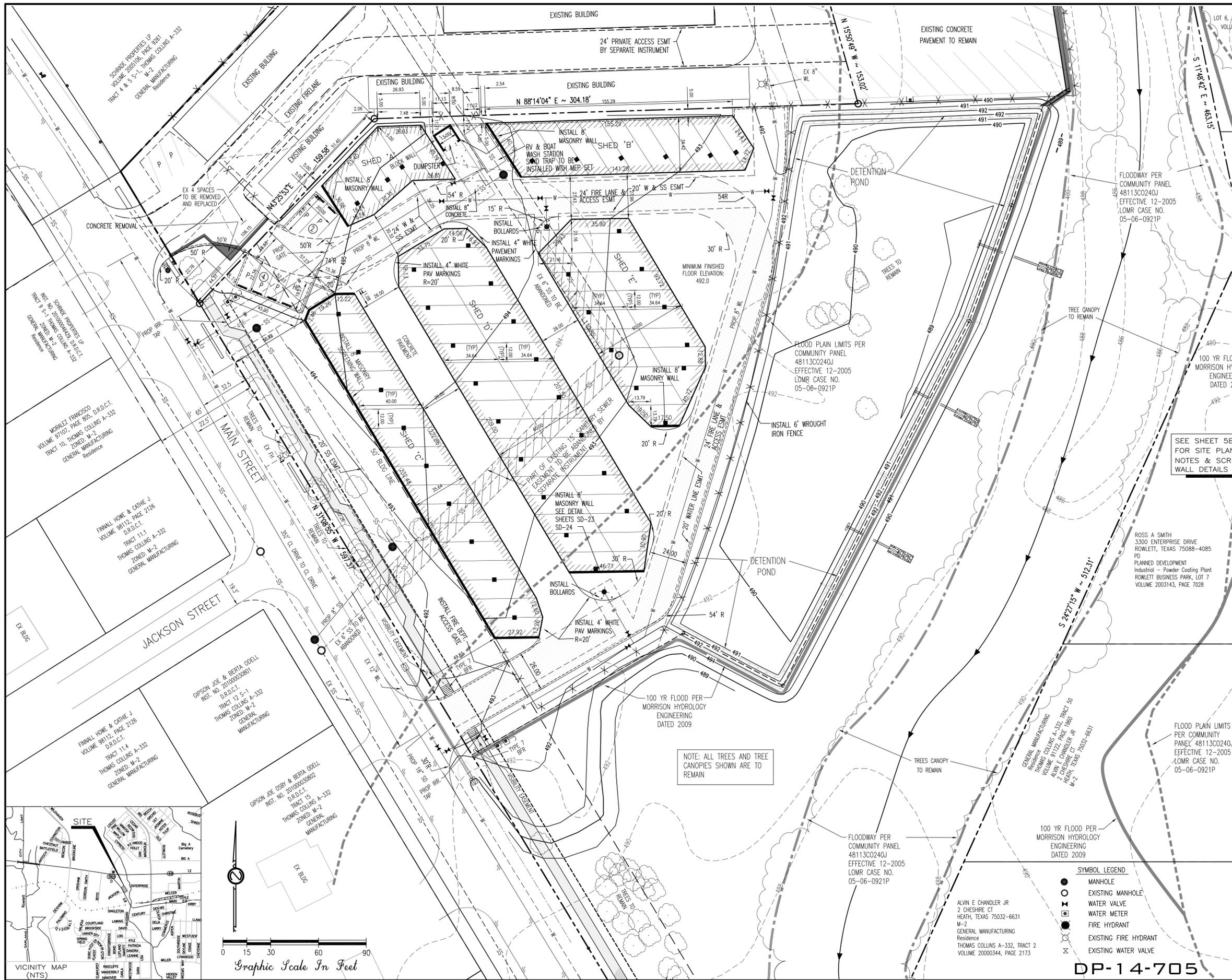
SITE PLAN - NORTH
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

OWNER: LONE STAR STORAGE, LTD
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE, SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

DESIGNED: JPS	SCALE: 1" = 30'	DATE: OCTOBER, 2013	SHEET: 5B
DRAWN: JCS, CM	PROJECT No.: E-1062		
CHECKED: JPS			

4	FOURTH SUBMITTAL	6-19-14
3	THIRD SUBMITTAL	4-25-14
2	SECOND SUBMITTAL	3-21-14
1	FIRST SUBMITTAL	2-25-14

REVISIONS



LEGAL DESCRIPTION

BEING AN 8.051 acre tract of land situated in the THOMAS COLLINS SURVEY, ABSTRACT NO. 322 and the U. MATTHESEN SURVEY, ABSTRACT NO. 1017, in the City of Rowlett, Dallas County, Texas, and being a portion of that certain tract of land of land described in Volume 92051, Page 1551 D.R.D.C.T.,

GEORGE R WEATHERFORD
VOLUME 90166, PAGE 1634,
D.R.D.C.T.

LOT 6, ROWLETT BUSINESS PARK ADDITION
VOLUME 78122, PAGE 493, P.R.D.C.T.

BEGINNING at a 1/2 inch iron found at the southwest corner of Lot 1, Block A, 4 Square Addition, and addition to the City of Rowlett, Dallas County, Texas, according to the Final Plat recorded in Volume 2001011, Page 127, Plat Records of Dallas, County, Texas, said iron rod also being in the east right of way line of Main Street;

THENCE easterly and later northerly with the south and east line of Lot 1, Block A, 4 Square Addition as follows:

North 43° 25' 53" East, a distance of 159.58 feet to a 1/2" iron rod found for corner;

North 88° 14' 04" East, a distance of 304.18 feet to a 1/2" iron rod found at the southeast corner of Lot 1, for corner;

North 15° 50' 49" East, a distance of 153.02 feet to an "X" found cut in concrete for corner;

North 32° 02' 38" East, a distance of 139.56 feet to an "X" found cut in concrete for corner;

North 13° 39' 02" East, a distance of 145.98 feet to a 1/2" iron rod with plastic cap stamped "Discilio and Terry" set at the northeast corner of Lot 1, Block A, 4 Square Addition, for corner;

THENCE North 88° 19' 14" East 57.16 feet to a 1/2" iron rod found for angle point;

THENCE North 87° 53' 47" East, a distance of 22.44 feet to a 1/2" iron rod with plastic cap stamped "Discilio and Terry" set for corner;

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THENCE North 88° 41' 39" East, a distance of 144.86 feet to a 1/2 inch iron rod found for a corner;

THENCE South 11° 48' 42" East, at a distance of 208.80 feet passing the northwest corner of Rowlett Business Park Addition, and addition to the City of Rowlett, Dallas County, Texas, according to the plat recorded in Volume 78122, Page 493, Plat Records of Dallas County, Texas, then with the west line of Rowlett Business Park Addition, in all a distance of 463.15 feet to a 1/2 inch set iron rod for a corner;

THENCE South 24° 27' 15" West, with the west line of Rowlett Business Park Addition, at a distance of 274.76 feet passing the southwest corner of Rowlett Business Park Addition, in all a distance of 512.31 feet to a 1/2 inch found iron rod for a corner;

THENCE South 58° 52' 11" West, 157.71 feet to the POINT OF BEGINNING containing a calculated area of 8.051 acres (350,702 square feet) of land.

PROJECT SITE DATA

8.051 ACRES ~ 350,702 S.F.

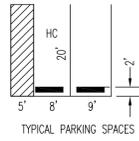
BLDG SUMMARY	
GROSS SITE AREA	8.05 ACRES
SITE FRONTAGE	597.37 L.F.
SITE WIDTH	610 L.F.
SITE DEPTH	650 L.F.
TOTAL GROSS INTENSITY N/A	
TOTAL SQUARE FOOTAGE	
COMMERCIAL	39,541 S.F.
INDUSTRIAL	0 S.F.
OTHER	0 S.F.
TOTAL 39,541 SF	
OPEN SPACE AREA	
(PERVIOUS AREA: 4.23 ACRES = 53%)	
(DETENTION POND AREA: 1.00 ACRES = 12%)	
TOTAL OPEN SPACE AREA:	5.23 ACRES 65%
NON PERVIOUS AREA:	2.82 ACRES 35%
ACCESSORY USE AREA:	0 ACRES 0%
RECREATION AREA:	0 ACRES 0%
CIVIC AREA:	0 ACRES 0%
OTHER AREA:	0 ACRES 0%
TOTAL	8.05 ACRES 100%

PARKING SUMMARY

PARKING REQ'D : 1 SPACE PER 50 STORAGE UNITS = 2 SPACES
 PARKING SHOWN : 2 NEW SPACES, 4 REPLACEMENT SPACES INCLUDING 1 HANDICAP SPACE

EXISTING & PROPOSED ZONING: DALLAS COUNTY APPRAISAL DISTRICT ACCOUNT NUMBER: 6503325111006000
 M-2 (GENERAL MANUFACTURING)

VARIANCE FOR INCOMPATIBILITY BUFFER WITH WROUGHT IRON FENCING AND EXISTING TREE LINE ALONG CREEK GRANTED BY CU08-370.



- LEGEND:
- 6" WROUGHT IRON FENCE
 - 8" CONCRETE
 - 2009 EFFECTIVE FLOODPLAIN
 - 2009 EFFECTIVE FLOODWAY
 - PROPOSED FLOODPLAIN

This interim document is released for the purpose of REVIEW ONLY under the authority of Jennifer M. Cobbs, P.E. 98314 on June 19, 2014. It is not to be used for any other purpose.

"SITE PLAN"

Rowlett CITY OF ROWLETT, TEXAS DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. ENGINEERING AND SURVEYING
 908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
 (817) 275-3361
 ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

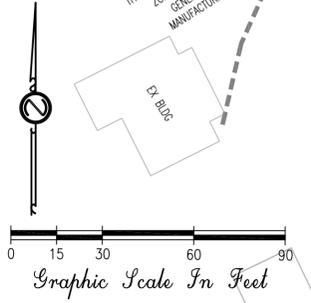
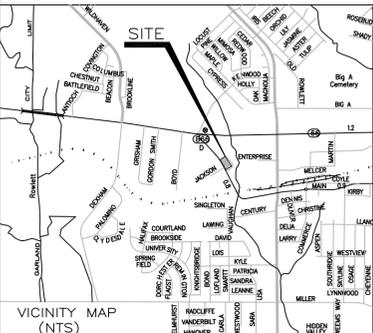
SITE PLAN - SOUTH
 LOT 2, BLOCK A,
 4 SQUARE ADDITION
 ROWLETT, DALLAS COUNTY, TEXAS

DESIGNED: JPS	SCALE: 1" = 30'	DATE: OCTOBER, 2013	SHEET: 5A
DRAWN: JCS, CM		PROJECT No.: E-1062	
CHECKED: JPS			
4	FOURTH SUBMITTAL	6-19-14	
3	THIRD SUBMITTAL	4-25-14	
2	SECOND SUBMITTAL	3-21-14	
1	FIRST SUBMITTAL	2-25-14	

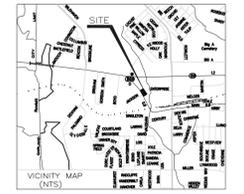
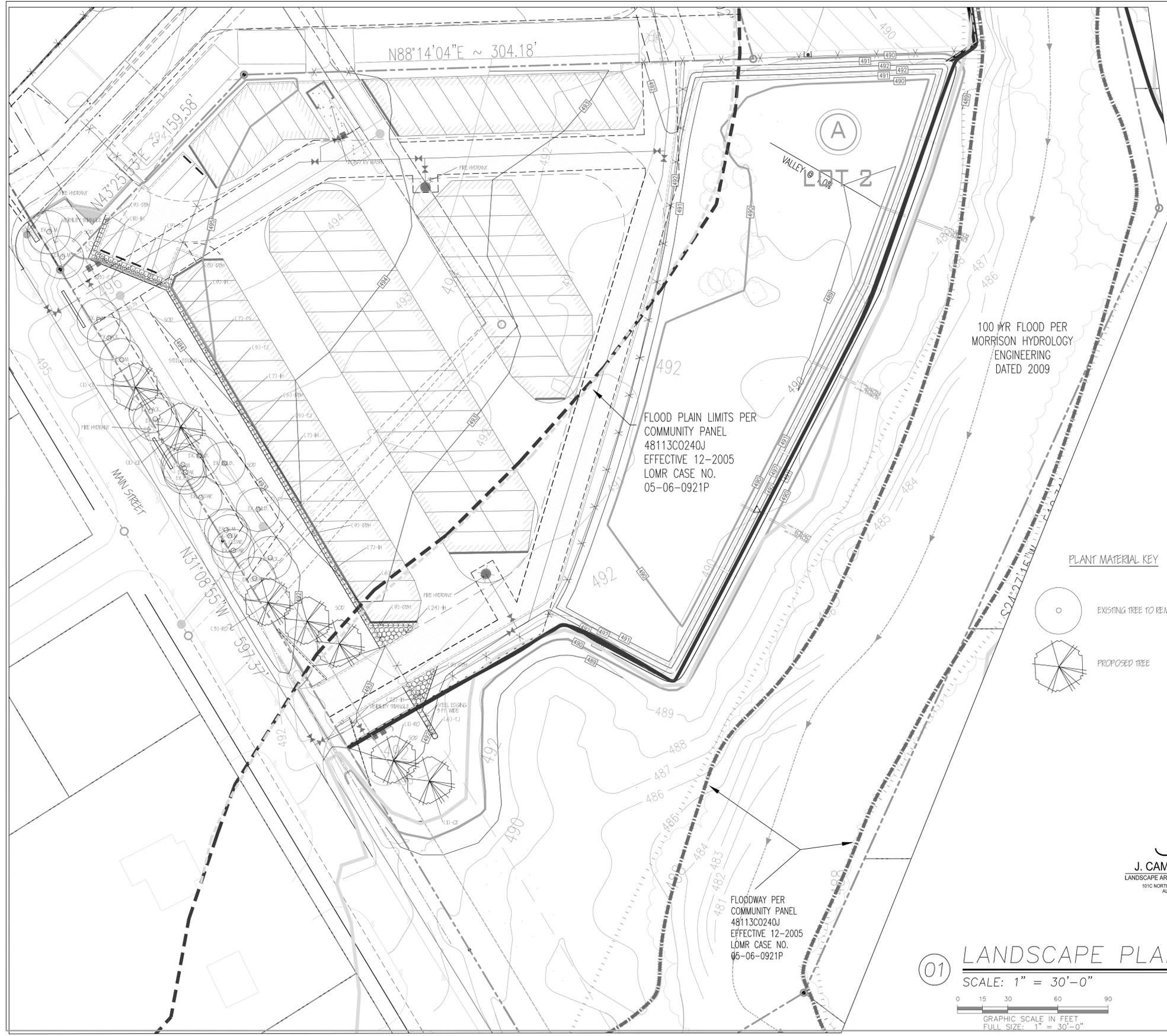
REVISIONS

DP-14-705

ALVIN E CHANDLER JR
 2 CHESHIRE CT
 HEATH, TEXAS 75032-6631
 M-2
 GENERAL MANUFACTURING
 Residence
 THOMAS COLLINS A-332, TRACT 2
 VOLUME 20000344, PAGE 2173



NOTE: ALL TREES AND TREE CANOPIES SHOWN ARE TO REMAIN



ROWLETT
LANDSCAPE ORDINANCE

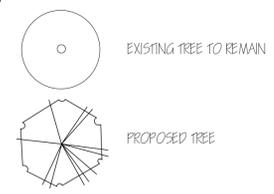
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPED AREA - MINIMUM 15% REQUIRED TOTAL SITE = 101,228 SF.	15% = 15,184 SF.	17.6% = 17,816 SF.
LANDSCAPED ROW EDGE - MAIN STREET @ 395 L.F. 1 SHADE TREE & 12 SHRUBS PER 50 L.F. REQUIRED OR 2 ORNAMENTAL TREES PER 1 SHADE TREE	20 FT. 13 SHADE TREES 156 SHRUBS	20 FT. 17 SHADE TREES* 167 SHRUBS
SCREENING OF PARKING LOTS	DBL. ROW OF SHRUBS BERMS 2 FT. HIGH MIN.	DBL. ROW OF SHRUBS BERMS 2 FT. HIGH MIN.
PARKING LOT INTERIOR LANDSCAPING - 6 SPACES 1 TREE FOR EACH 8 SPACES REQUIRED 8 SHRUBS FOR EACH 12 SPACES REQUIRED	0 SHADE TREES 0 SHRUBS	0 SHADE TREES 0 SHRUBS
INTERIOR LANDSCAPE REQUIREMENTS	1,240 SF. x 10% = 124 SF.	1,661 SF. (135%)

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FT. FROM AN IMPERMEABLE SURFACE
* 10 EXISTING SHADE TREES - (4) -AMER. ELM. (4) -EASTERN RED CEDAR, (1) -RED OAK

PLANT MATERIAL LIST

KEY	QUANTITY	DESCRIPTION	SIZE
TREES			
CE	3	ULMUS CRASSIFOLIA	4" CAL., 12 FT. HT., & MIN. 4' SPREAD
RO	4	CEDAR ELM QUERCUS SHUMARDII RED OAK	4" CAL., 12 FT. HT., & MIN. 4' SPREAD
SHRUBS			
IH	87	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN 'PINK LADY'	7 GAL., MIN. 24" HT. & MIN. 20" SPREAD
TJ	35	JUNIPERUS SABINA 'TAMARISCUFOLIA' TAM JUNIPER	7 GAL., MIN. 24" HT. & MIN. 20" SPREAD
TS	16	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL., MIN. 18" HT. & MIN. 10" SPREAD
DBH	49	ILEX BURFORDII 'NANA' DF. BURFORD HOLLY	7 GAL., MIN. 24" HT. & MIN. 20" SPREAD

PLANT MATERIAL KEY



"LANDSCAPE PLAN"



01 **LANDSCAPE PLAN**
SCALE: 1" = 30'-0"

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 30'-0"

TRUE NORTH

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

SITE PLAN - SOUTH
LOT 2, BLOCK A,
4 SQUARE ADDITION
ROWLETT, DALLAS COUNTY, TEXAS

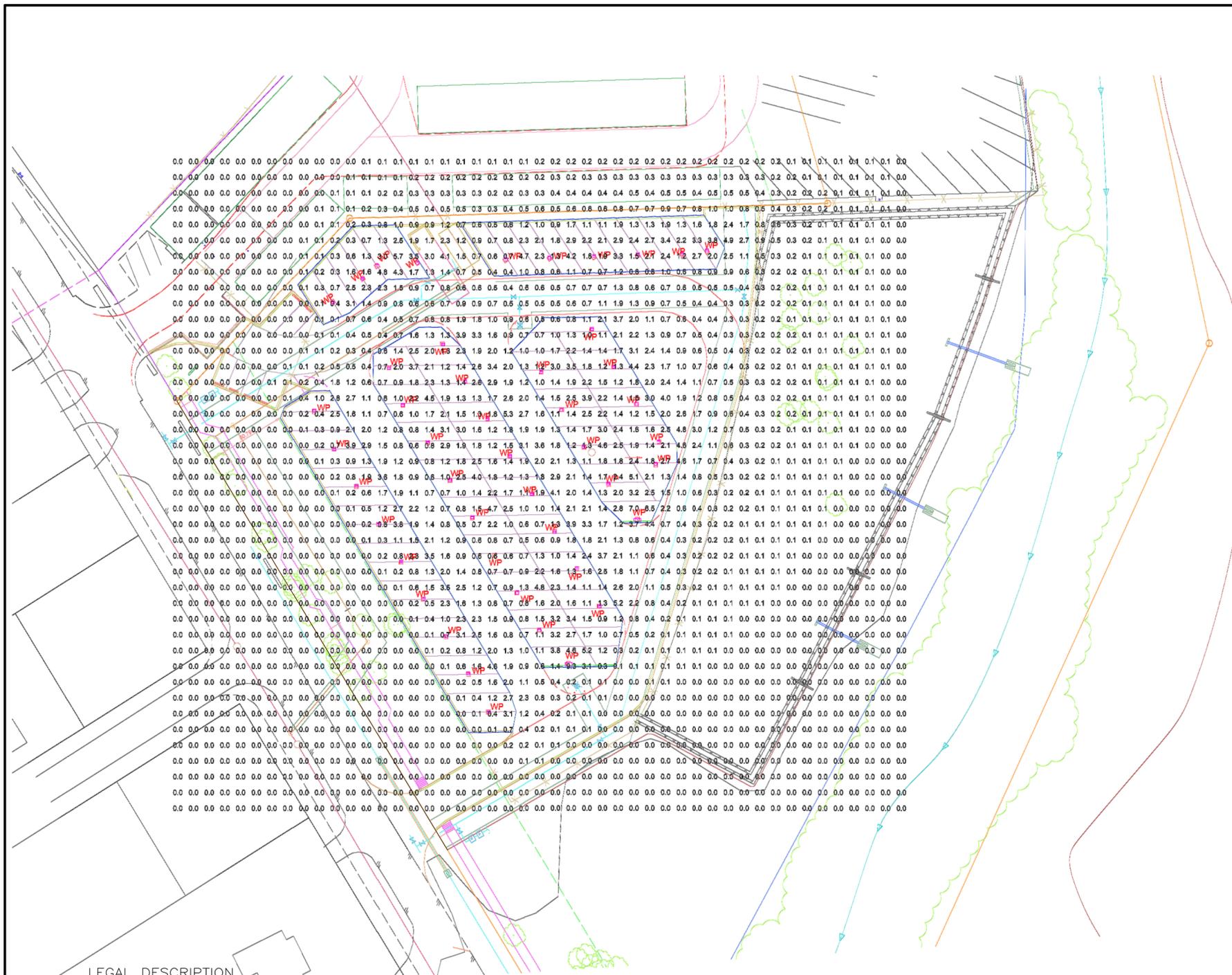
OWNER: LONE STAR STORAGE, LTD
BY ITS GENERAL PARTNER: LONE STAR SELF STORAGE, INC.
3838 OAKLAWN AVE., SUITE 1720, DALLAS, TEXAS 75219 • PHONE: (214) 522-6050

DESIGNED: JCL SCALE: DATE: OCTOBER, 2013 SHEET: L1.01
DRAWN: JCL 1" = 30' PROJECT No.: E-1062
CHECKED: JCL

4	FOURTH SUBMITTAL	6-19-14
3	THIRD SUBMITTAL	4-25-14
2	SECOND SUBMITTAL	3-21-14
1	FIRST SUBMITTAL	2-25-14

REVISIONS

© DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2014



TLS Texas Lighting Sales		Callin J. Cox Texas Lighting Sales 831 W. Eubank Blvd. #16 Dallas, Texas 75240 Fax: 817-283-8427 Email: ccox@texaslighting.com
Project: Four Square Addition Rowlett, Texas	Scale: 1" = 30 ft. Date: April 25, 2014	Client: Di Sciuolo-Terry, Stanton & Assoc. Arlington, Texas
Revision 1		

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
WP	45	WP	SINGLE	14000	0.800	MPWP-GL-150-XX

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Site @ Finished Grade	Illuminance	Fc	0.57	9.3	0.0	N.A.	N.A.	10	10

Luminaire No	Label	X	Y	Z	Orient	Tilt
1	WP	1080.229	755.432	8	90.908	0
2	WP	1038.5	864	8	90	0
3	WP	1051.25	875.75	14	0	0
4	WP	1019	848.5	14	0	0
5	WP	1065.25	851.75	14	0	0
6	WP	1031.75	824.5	14	0	0
7	WP	1046	801.75	14	0	0
8	WP	1079.75	828.25	14	0	0
9	WP	1093.5	804.25	14	0	0
10	WP	1091.75	790.25	14	0	0
11	WP	1061.75	777.5	14	0	0
12	WP	986.5	920	14	0	0
13	WP	1024.25	921	14	0	0
14	WP	1032.5	922	14	0	0
15	WP	1080.5	923	14	0	0
16	WP	1108.75	923.25	14	0	0
17	WP	1124.5	928.5	14	0	0
18	WP	814.75	916	14	0	0
19	WP	905.5	907.75	14	0	0
20	WP	940.25	917.75	14	0	0
21	WP	886.5	892.75	14	0	0
22	WP	874.75	824	14	0	0
23	WP	887.5	799.5	14	0	0
24	WP	901.5	776.25	14	0	0
25	WP	815.5	752	14	0	0
26	WP	930	728.5	14	0	0
27	WP	944.25	704.75	14	0	0
28	WP	958.5	681.25	14	0	0
29	WP	972.5	657.5	14	0	0
30	WP	985.25	633	14	0	0
31	WP	1017.75	684.75	14	0	0
32	WP	1003.75	708.75	14	0	0
33	WP	1058	699.75	14	0	0
34	WP	1041.5	724	14	0	0
35	WP	1027.5	747	14	0	0
36	WP	975.25	756.5	14	0	0
37	WP	1013	771	14	0	0
38	WP	961	780	14	0	0
39	WP	990.25	795.25	14	0	0
40	WP	946.75	804	14	0	0
41	WP	984.5	818.75	14	0	0
42	WP	931	827.75	14	0	0
43	WP	970.5	842.75	14	0	0
44	WP	922	851.25	14	0	0
45	WP	956.75	866.25	14	0	0

WP ■ 150 WATT WALL PACK LIGHTING

NOTES:

THIS LIGHTING PLAN IS SCHEMATIC ONLY FOR REVIEW WITH THE DEVELOPMENT PLAN APPROVAL.

ALL LIGHTING IS INTERNAL TO CANOPY STRUCTURES. NO EXTERNAL OR POLE LIGHTING SHALL BE PROVIDED.

FULL ELECTRICAL PLANS AND DETAILS WILL BE SUBMITTED WITH THE M.E.P. PLANS FOR ELECTRICAL AND BUILDING PERMITS.

NO LIGHTING PLAN IS NECESSARY ON THE NORTH PORTION OF THIS PROJECT. THERE WILL BE NO NEW BUILDINGS CONSTRUCTED OR NEW LIGHTING PROPOSED.

LEGAL DESCRIPTION

BEING an 8.051 acre tract of land situated in the THOMAS COLLINS SURVEY, ABSTRACT NO. 322 and the U. MATTHESEN SURVEY, ABSTRACT NO. 1017, in the City of Rowlett, Dallas County, Texas, and being a portion of that certain tract of land of land described in Volume 92051, Page 1551 D.R.D.C.T.,

BEGINNING at a 1/2 inch iron rod found at the southwest corner of Lot 1, Block A, 4 Square Addition, and addition to the City of Rowlett, Dallas County, Texas, according to the Final Plat recorded in Volume 2001011, Page 127, Plat Records of Dallas, County, Texas, said iron rod also being in the east right of way line of Main Street;

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"SITE PLAN"

Rowlett CITY OF ROWLETT, TEXAS
 DEPARTMENT OF PUBLIC WORKS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
 ENGINEERING AND SURVEYING
 908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
 (817) 275-3361
 ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

SITE PLAN-LIGHTING PLAN
 LOT 2, BLOCK A,
4 SQUARE ADDITION
 ROWLETT, DALLAS COUNTY, TEXAS

DESIGNED: JPS	SCALE: 1" = 40'	DATE: OCTOBER, 2013	SHEET: 5C
DRAWN: JCS, CM		PROJECT No.: E-1062	
CHECKED: JPS			

NO.	REVISIONS	DATE
4	FOURTH SUBMITTAL	6-19-14
3	THIRD SUBMITTAL	4-25-14
2	SECOND SUBMITTAL	3-21-14
1	FIRST SUBMITTAL	2-25-14

DP-14-705

**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., OCTOBER 14, 2008**

PRESENT: Chairman Kevin Moore, Vice-Chairman Greg Peebles,
Commissioners Charles Alexander, Chuck Knickerbocker, Jeff
Thomas, Rick Sheffield

ALSO PRESENT: Alternate Greg Landry

ABSENT: Commissioner Chris Cigainero

STAFF PRESENT: Development Services Director Keri Samford, Amy Mathews
Planner II, Erin Jones Planner II, Sr. Administrative Assistant Kendra
Frederick

A. CALL TO ORDER

Chairman Moore called the meeting to order at 7:10 p.m.

B. CONSENT AGENDA

1. Minutes of the regular meeting of September 23, 2008.

Commissioner Jeff Thomas made a motion to approve the minutes of September 23, 2008.
Commissioner Rick Sheffield seconded the motion. Motion approved 6-0-1 with Commissioner Chuck
Knickerbocker abstaining.

C. PUBLIC HEARINGS

1. Conduct a public hearing and take appropriate action on a request to amend previously approved Planned Development (PD) # 2006-336 for a 4,997± square foot convenience store. The subject property is located on the northwest corner of Cheisa Road and Lakeview Parkway, being 2.67 acres located in the James Hobbs survey, abstract number 571. [ZAM08-382]

Erin Jones came forward to present this case. She stated that the above mentioned Planned Development was approved in June 2006 and since that time the site has shifted due to an Atmos Energy line. The change in the site requires the applicant to amend the Planned Development with a new concept plan. The applicant is requesting that the revision remain under the old code which was the 2001 zoning ordinance and also requests that the trees that are typically required in the front landscape buffer be waived due to the existing Atmos Energy line. The applicant is proposing to provide the required sod, shrubs, and berm in the landscape buffer. Mrs. Jones reiterated that in the work session it was discussed to require the applicant to move the trees that would normally be required in

**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., OCTOBER 14, 2008, Cont.**

that area to a different location on the property. Since no one came forward in the public hearing, Vice Chairman Greg Peebles made a motion to close the public hearing. Mr. Thomas seconded the motion. Motion passed with a 7-0 vote.

Mr. Thomas asked Keri Samford, Development Services Director, if the applicant can either move the trees or donate the trees to the City. She responded that if it is Tree Mitigation, it is the applicant's option whether they want to mitigate or pay the fee in lieu of mitigation. She stated that since the trees are being moved, that she is unsure if Planning and Zoning can make that recommendation to City Council. Mr. Moore asked how many trees would be required in the landscape buffer. With that the applicant, Kevin Patel with Dimension Group, 10755 Sandhill Road, Dallas, TX 75238 came forward and stated that there are between 10 to 12 trees required and that they would be willing to re-locate the trees elsewhere on the property. Mr. Sheffield stated that keeping the trees on the property could serve as better screening to the adjacent residential since the residential behind the property is zoned commercial and there are no screening requirements.

Mr. Thomas made a motion to recommend to City Council approval of the amended Planned Development subject to the applicant moving the trees that will be required in the Atmos easement to another location on the property. Mr. Sheffield seconded the motion. Motion passed with a 7-0 vote.

2. Conduct a public hearing and take appropriate action on a request for a Conditional Use Permit for a Boat and RV storage facility in general manufacturing (M-2) zoning. The subject property is located on the northeast corner of Jackson St. and Main St, being 5.912 ± acres located in the Thomas Collins Survey, Abstract 332 [CUP08-370]

Ms. Jones came forward and stated that Phase I of this project was completed in September 2000. At that time, the applicant only did mini-warehouse. The applicant is now proposing to do Phase II as a boat/RV storage which requires a Conditional Use Permit in M-2 zoning. The applicant is requesting that instead of the masonry fence along the rear that would normally be required, that they be permitted to have a wrought iron fence and that the existing trees along the creek bed be allowed to be used as the living screen wall. With no one coming forward in the Public Hearing, Mr. Knickerbocker made a motion to close the Public Hearing. Commissioner Charles Alexander seconded the motion. Motion passed with a 7-0 vote.

Mr. Thomas asked the applicant what side of the tree line the wrought iron tree line. A consultant representing the applicant came forward. Karl Stauss at 3767 Forest Lane, Dallas, TX stated that the wrought iron fence would be on the west side of the tree line by about 100 feet. Mr. Moore asked Mr. Stauss about the entrances. Mr. Stauss clarified that the hopes of the project are to make it look like phase one. The applicant's plans are to redo the existing parking. Today, there is a driveway with cars on both sides in which their plans are to remove and relocate the parking on the south side so the property can have a single entry to have common management and common security control. The

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second entrance shown is a fire lane only access. Mr. Moore asked staff about the existing sewer line shown as being abandoned. Tom Harris, City Engineer, verified that the sewer line is not being used at this time. Mr. Peebles asked if wrought iron fence requested will be enough of a security deterrent to keep potential theft down. The applicant stated that with the 6 ft. requirement for the fence will be enough. Ms. Samford stated that in the work session there was a discussion about the masonry requirements and looking at the plan, the masonry does not look like it goes all the way down the front side of Main St. Mr. Stauss stated that the fire lane that goes around the eastern side of the project and out to the street is on or about the floor plain in most of the land. For part of it, it turns back into the flood plain and the applicant proposes to do a double or triple layer of screening material because of the flood plain. The applicant does not want to put a masonry wall in the flood plain so he felt he should leave it open and use the existing tree line as the screening wall. The way that the project is set up, the wrought iron fence would more than likely never be seen from the north. The only properties that would be exposed to it would be the industrial properties next to it. Mr. Stauss further explained that at the end of each building, there is a masonry wall so if someone is looking into the property, a masonry wall would be seen. With that, Alternate Greg Landry made a motion to allow the variance for the wrought iron fence in combination with the existing tree line as the living screen wall and the approval for the Conditional Use Permit for the boat and RV storage. Mr. Sheffield seconded the motion. Motion approved with a 7-0 vote.

D. ITEM FOR INDIVIDUAL CONSIDERATION

- 1. Consider a request and make a recommendation to City Council regarding alternate building materials for ALDI Food Stores. The subject property is located at 3500 Lakeview Parkway and consists of 17,368 ± square feet of an existing building. [DP08-384]**

Amy Mathews came forward to present this case. Currently the building has stucco and exposed aggregate and has been vacant for over six months which would require the applicant to bring it up to code. The applicant is proposing to use the existing aggregate and paint over it and is also requesting to waive the 20% accent material per elevation on part of the east elevation and the south elevation.

Chairman Moore asked if the landlord will need to come to Planning and Zoning for a request to paint the rest of the building since ALDI will only be responsible for their portion of their property. Ms. Samford stated that the landlord will need to come in with whoever takes the other section of the building if they are requesting a masonry exception.

Justin Beetle at 1445 County Road 223, Collinsville, TX came forward. He stated that the applicant is requesting to paint the aggregate to minimize the cost to the landlord and to keep from putting up another type of exterior wall.

Chairman Moore stated that on the south elevation and the west elevation the applicant is requesting to paint it a white color which potentially stands out for graffiti. Mr. Moore asked if the landlord has given

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any thought to matching the color to the brick out front and Mr. Beetle stated that he was unsure if the applicant had entertained any other idea for colors. He also stated that he feels if the aggregate was painted a maroon color to match the colors of the store, it would look much worse than a tan wall. Mr. Knickerbocker stated that he is in favor of approving the application but would like to have the aggregate be left unpainted. After Mr. Knickerbocker made a motion and with further discussion, he decided to withdraw his motion. Mr. Thomas made a motion to recommend approval to the City Council of the façade plan special exception request as submitted with the exception of the painting of the aggregate of the west and south side of the building. Mr. Knickerbocker seconded the motion. Motion passed with a 6-1 vote.

E. ADJOURNMENT

Chairman Moore adjourned the meeting at 7:57 p.m.



Chairman

Secretary

LEGAL DESCRIPTION

BEING 5.912 acres of land situated in the THOMAS COLLINS SURVEY, ABSTRACT NO. 322 and the U. MATHESEN SURVEY, ABSTRACT NO. 1017, in the City of Rowlett, Dallas County, Texas, and being a portion of that land described in Volume 92051, Page 1551 D.R.D.C.T.,

BEGINNING at a 1/2 inch iron found for a corner of the intersection of the East line of Main Street and the North line of a 1.47 acre tract of land conveyed to the State of Texas by Deed recorded in Volume 2107, Page 109 of the Deed Records of Dallas County, Texas, and said point also being the Southwesterly corner of said 5.912 acre tract;

THENCE North 31 degrees 08 minutes 55 seconds W, along the East line of Main Street, a distance of 597.37 feet to a 5/8 inch found iron rod, said point being in the Southwest corner of Lot 1, Block A 4 Square Addition as recorded in Volume 12001011, page 127 P.R.D.C.T.

THENCE North 43 degrees 25 minutes 53 seconds a W, a distance of 159.58 feet to a corner, said line being with the south line of Lot 1 Block A 4 Square Addition;

THENCE North 88 degrees 14 minutes 04 seconds East, a distance of 526.64 feet to a corner, said line also being a portion of the south line of Lot 1 Block A 4 Square Addition;

THENCE South 11 degrees 48 minutes 42 seconds East, a distance of 97.55 feet to a 1/2 inch set iron rod for a corner;

THENCE South 24 degrees 27 minutes 15 seconds West, a distance of 512.31 feet to a 1/2 inch found iron rod for a corner;

THENCE South 58 degrees 52 minutes 11 seconds West, 157.71 feet to the POINT OF BEGINNING and CONTAINING a total of 5.912 acres or 257,509 square feet of land.

This Concept Plan is for illustrative purposes only and is subject to change. Significant deviations from this Concept Plan, as determined by the Director of Planning, will require an amendment to the Concept Plan.

This plan will be developed in accordance with City of Rowlett Standards.

This Concept Plan is a part of a request for Conditional Use Permit (CUP) for mini-warehouse and storage with boat and RV storage. This plan includes a request for a variance from the screening/fencing requirements to allow the use of wrought iron fencing along the eastern side of the development at the flood plain line and to allow the existing tree line along the creek to act as the required landscape screening buffer otherwise required.

PROJECT SUMMARY

LOT 2, BLOCK A, 4 SQUARE ADDITION, PROPOSED
5.912 AC., 257,509 S.F.

BLDG SUMMARY

SHED "A"	3025 SF	BOAT & RV STORAGE	6 UNITS
WASH STA.	535 SF	WASH STATION	
SHED "B"	5600 SF	BOAT & RV STORAGE	10 UNITS
SHED "C"	4800 SF	BOAT & RV STORAGE	19 UNITS
SHED "D"	15,500 SF	BOAT & RV STORAGE	5 UNITS
SHED "E"	8500 SF	BOAT & RV STORAGE	20 UNITS
SHED "F"	3125 SF	BOAT & RV STORAGE	12 UNITS
TOTAL	41,085 SF		72 UNITS

PARKING SUMMARY

PARKING REQ'D : 1 SPACE PER 50 STORAGE UNITS = 2 SPACES
PARKING SHOWN : 2 NEW SPACES, 4 REPLACEMENT SPACES

ZONING CONCEPT PLAN
EXHIBIT B
4 SQUARE STORAGE
PHASE TWO - A
M-2 General Manufacturing ZONING

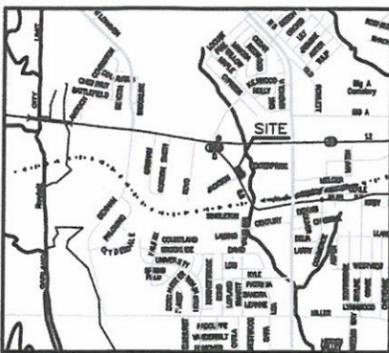
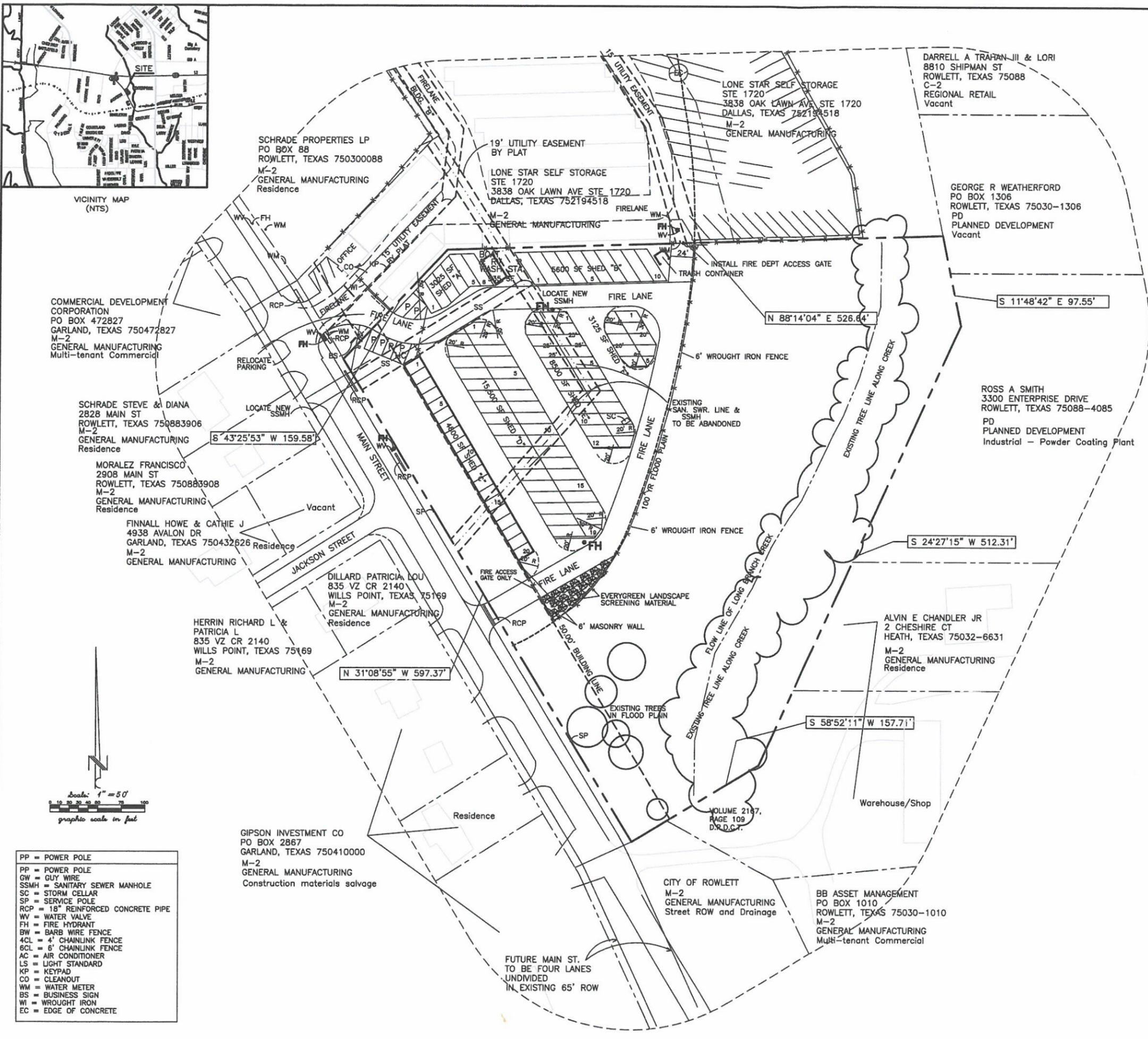
5.912 AC.
THOMAS COLLINS SURVEY, ABSTRACT 332
DALLAS COUNTY

OWNER: LONE STAR STORAGE, LTD
3838 OAKLAWN, SUITE 1720
DALLAS, TEXAS 75219
214-522-6050

ENG/SURVEYOR: JOHN D. ZIMMERMAN, RPLS
908 W. MAIN ST.
ARLINGTON, TEXAS 76013
817-461-0188

SUBMITTED: JUNE 2008
REVISED: Sept 9, 2008
REVISED: Oct 7, 2008

CUP approved as presented 10/14/08 P+Z



VICINITY MAP (NTS)

- PP = POWER POLE
- GW = GUY WIRE
- SSMH = SANITARY SEWER MANHOLE
- SC = STORM CELLAR
- SP = SERVICE POLE
- RCP = 18" REINFORCED CONCRETE PIPE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- BW = BARB WIRE FENCE
- 4CL = 4' CHAINLINK FENCE
- 6CL = 6' CHAINLINK FENCE
- AC = AIR CONDITIONER
- LS = LIGHT STANDARD
- KP = KEYPAD
- CD = CLEANOUT
- WM = WATER METER
- BS = BUSINESS SIGN
- WI = WROUGHT IRON
- EC = EDGE OF CONCRETE



Scale: 1" = 50', graphic scale in feet

GIPSON INVESTMENT CO
PO BOX 2867
GARLAND, TEXAS 750410000
M-2
GENERAL MANUFACTURING
Construction materials salvage

SCHRADE STEVE & DIANA
2828 MAIN ST
ROWLETT, TEXAS 750883906
M-2
GENERAL MANUFACTURING
Residence

MORALEZ FRANCISCO
2908 MAIN ST
ROWLETT, TEXAS 750883908
M-2
GENERAL MANUFACTURING
Residence

FINNALL HOWE & CATHIE J
4938 AVALON DR
GARLAND, TEXAS 750432626
M-2
GENERAL MANUFACTURING
Residence

HERRIN RICHARD L & PATRICIA L
835 VZ CR 2140
WILLS POINT, TEXAS 75169
M-2
GENERAL MANUFACTURING
Residence

SCHRADE PROPERTIES LP
PO BOX 88
ROWLETT, TEXAS 750300088
M-2
GENERAL MANUFACTURING
Residence

LONE STAR SELF STORAGE
STE 1720
3838 OAK LAWN AVE STE 1720
DALLAS, TEXAS 752194518
M-2
GENERAL MANUFACTURING

LONE STAR SELF STORAGE
STE 1720
3838 OAK LAWN AVE STE 1720
DALLAS, TEXAS 752194518
M-2
GENERAL MANUFACTURING

DARRELL A TRAHAN III & LORI
8810 SHIPMAN ST
ROWLETT, TEXAS 75088
C-2
REGIONAL RETAIL
Vacant

GEORGE R WEATHERFORD
PO BOX 1306
ROWLETT, TEXAS 75030-1306
PD
PLANNED DEVELOPMENT
Vacant

ROSS A SMITH
3300 ENTERPRISE DRIVE
ROWLETT, TEXAS 75088-4085
PD
PLANNED DEVELOPMENT
Industrial - Powder Coating Plant

ALVIN E CHANDLER JR
2 CHESHIRE CT
HEATH, TEXAS 75032-6631
M-2
GENERAL MANUFACTURING
Residence

BB ASSET MANAGEMENT
PO BOX 1010
ROWLETT, TEXAS 75030-1010
M-2
GENERAL MANUFACTURING
Multi-tenant Commercial

CITY OF ROWLETT
M-2
GENERAL MANUFACTURING
Street ROW and Drainage

FUTURE MAIN ST.
TO BE FOUR LANES
UNDIVIDED
IN EXISTING 65' ROW



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 06/24/2014

AGENDA ITEM: C.3

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on an Alternative Landscape Plan application for Glaser Dental located at 5324 Lakeview Parkway, further described as Lot 4, Block A, Advantage Self Storage Addition to the City of Rowlett, Dallas County, Texas. (DP14-699)

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The applicant is requesting an Alternative Landscape Plan to reduce the landscaped right-of-way (ROW) buffer from 20 feet in width to 10 feet in width along Lakeview Parkway. The applicant is proposing to develop a portion of Lot 4 with a 2,850 square-foot dental office. The proposed landscape plan is based on the applicant's intent to subdivide Lot 4 into two lots. The proposed lot for the future dental office will be 24,596 square feet or 0.56 acres in size.

BACKGROUND INFORMATION

The subject property is located 5324 Lakeview Parkway fronting on the south side of Lakeview Parkway (Attachment 1 – Location Map). To the east of the subject property is an existing retail strip center zoned Planned Development #3-4-72B. To the south of the subject property is a mini-warehouse development zoned Planned Development #30-04 and to the west of the subject property is a fast-food restaurant zoned with a Special Use Permit #11-05. To the north of the subject property is an apartment complex zoned Planned Development #12-16-86B.

The subject property is an L-shaped property that is 3.11 acres in size. The vast majority of the subject property, approximately 2.55 acres, is covered by two easements owned by Oncor Electric. The combined width of the easements is 150 feet that runs from Lakeview Parkway to the rear of the property. Within these easements are two overhead high voltage electrical lines. The Oncor easements will not permit any future development on this portion of the lot. The applicant intends to subdivide Lot 4 separating the developable portion of the lot from the portion that is covered by the Oncor easement. This will create a 24,596 square-foot lot for the proposed dental office. The proposed Alternative Landscape Plan is based on the proposed 24,596 square-foot lot and not the full size of Lot 4.

The subject property retains a zoning designation of Planned Development (PD 30-04) with a base zoning district of C-2 for General Commercial/Retail District. This property was first

rezoned to a Planned Development with Ordinance #3-6-01B to allow a mini-warehouse development. The Planned Development was amended in 2004 with Ordinance #30-04 to revise the development standards in the PD. A dental office is a permitted use in the C-2 zoning district.

Alternative Landscape Plan

On January 6, 2014, development plans, including a site plan and landscaping plan were submitted for staff review. Due to the size of the development plan, the plans are eligible for administrative approval. However, the applicants are requesting modifications to the requirements of the City's landscaping provisions in order to utilize existing site improvements. Chapter 77-504, Subsection I allows for approval of an Alternative Landscape Plan (ALP) and states that "the Planning and Zoning Commission may approve an ALP, provided the subject property is less than one gross acre and the total right-of-way frontage is less than 250 feet." The proposed ALP meets the criteria for the Commission's consideration when factoring in the proposed subdivision of the subject property.

One of the primary reasons for the deviation to the landscape regulations in the Rowlett Development Code (RDC) is to avoid removing the existing improvements to the site. The driveway and the fire lane were installed during the development of the adjacent fast-food restaurant to the west (Attachment 2 – ALP Request). To install a 20-foot landscaped ROW buffer would require relocating the front row of proposed parking spaces and move the existing fire lane farther southward. To meet the minimum off-street parking required by RDC for a dental office of this size requires at least 17 parking spaces. There is insufficient room on the eastside of the proposed office building to place a drive aisle and the required number of parking spaces. In addition, the applicant would like to retain the space on the east side of the dental office for the possibility of expanding the office building in the future, should they ever obtain approval from Oncor to allow parking within the easements.

The proposal for the landscaped ROW buffer consists of existing trees that were installed with the previous developments to the west as required by the PD ordinance #30-04. This includes three vitex trees and three cedar elm trees. The existing trees and the proposed shrubs will meet the planting requirements for a landscaped ROW buffer (Attachment 3 – Alternative Landscape Plan).

DISCUSSION

Section 77-504.1.4 of the RDC outlines approval criteria of ALPs. Staff recommends that the Planning and Zoning Commission consider the request based on these approval criteria as detailed below. Staff comments are provided in bold italics.

1. There are unique characteristics of the property site design or use that warrant special consideration to modify or deviate from the requirements of this section and that these characteristics are not self-created

There is limited availability of developable land on the subject property. The site cannot utilize the existing access drive, meet the minimum landscape ROW buffer

width requirements, and the minimum parking requirements for the proposed use. The adjacent uses (bank and fast-food restaurant) within PD 30-04 also received approvals to reduce the ROW buffer to 10 feet in width.

2. The ALP meets or exceeds the minimum requirements of this section while recognizing the unusual site design or use restraints on the property

While the ALP does not meet the traditionally required ROW buffer, the overall landscape plan exceeds the general landscaping requirements as it proposes five additional tree plantings throughout the site. The additional tree plantings include three Crape Myrtles, a Yaupon Holly and a Lacebark Elm.

3. Approval of the ALP will provide for both increased consistency and compatibility with adjacent projects located in the general vicinity of the property

Allowing the 10-foot ROW buffer would be consistent with the adjacent developments to the west. The mini-warehouse, the bank and the fast-food restaurant all have 10-foot ROW buffers.

4. The ALP conforms to the requirements of this section and no modifications are requested except those explicitly provided in Section 77-504.1.2(b)

The standards proposed for modification with this plan are the ROW buffer standards. Section 77-504.1.2.(b) specifically allows for modifications to the ROW buffer standards.

In summary, the proposed ALP is justified given the existing site improvements to the subject property and it being consistent with the adjacent developments to the west that have 10-foot ROW buffers. Furthermore, the proposed ALP will offset the reduction in the ROW buffer to 10 feet by the planting of five additional trees throughout the subject property.

FISCAL IMPACT/BUDGE IMPLICATIONS

N/A

RECOMMENDED ACTION

It is staff's professional recommendation to approve the proposed alternative landscape plan.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Application Letter

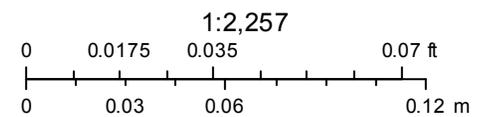
Attachment 3 – Alternative Landscape Plan

Location Map

ATTACHMENT 1



June 19, 2014



MONK CONSULTING ENGINEERS, INC.

June 4, 2014

Mr. Garrett Langford
Sr. Planner
City of Rowlett

RE: Case Number. DP14-699
Dr. Glaser Dentist Office
5324 Lakeview Parkway

Dear Garrett;

The owner of this property requests an "Alternative Landscape Plan" (ALP). The project is for a new Dental Clinic at 5324 Lakeview Parkway.

The ALP is requested for a reduction to the 20 ft. landscape buffer on Lakeview Parkway to a 10 ft. wide buffer.

There are mitigating issues for determining that an ALP is needed.

1. To match the 2 west properties which have a 10 ft. buffer.
2. The approach and drive was poured when Bahama Bucks was constructed. This drive allows a mutual access capability for all the properties in this vicinity and the alignment is set for the 10ft buffer to match Bahama Bucks.

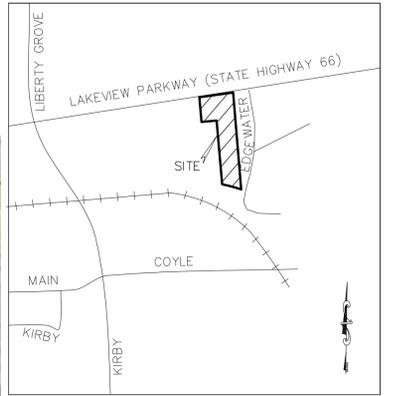
For this consideration, we have added an additional (1) Lace Bark Elm, 3 Crepe Myrtles and 1 Yaupon Holly on the lot.

Previously we included 2 exhibits which depict the existing alignment of the driveway and the existing 10 ft. buffer at the bank and Bahama Bucks and the lack of a buffer on the east side.

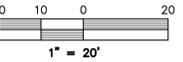
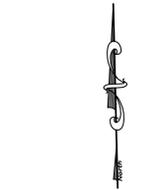
If you have any questions, please call.

Sincerely,


Gerald Monk, P.E.

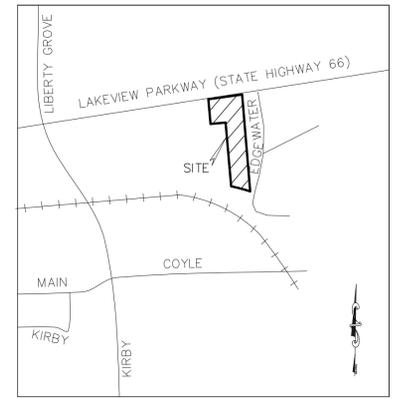


VICINITY MAP
NOT TO SCALE

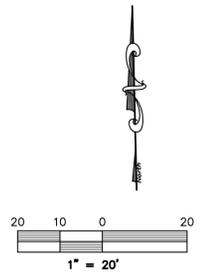


ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROWLETT TO BE USED FOR CONSTRUCTION.

EXHIBIT A		
GLASER DENTAL		
5324 LAKEVIEW PARKWAY ADVANTAGE SELF STORAGE ADDITION LOT 4, BLOCK A, 3.11 Acres City of Rowlett, Dallas County, Texas 75088 <i>owner / developer</i>		
DR. TOBY J. GLASER, DDS 1201 Billie Johnson Ln. Garland, TX 75044 469-939-4283 <i>prepared by</i>		
MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
<small>© 2014 Monk Consulting Engineers, Inc., All Rights Reserved PROJECT NO.: 2013-14</small>		
date:	scale:	sheet:
4/22/14	1"=20'	EXH. A



VICINITY MAP
NOT TO SCALE



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROWLETT TO BE USED FOR CONSTRUCTION.

EXHIBIT B
GLASER DENTAL

5324 LAKEVIEW PARKWAY
ADVANTAGE SELF STORAGE ADDITION
LOT 4, BLOCK A, 3.11 Acres
City of Rowlett, Dallas County, Texas 75088
owner/developer

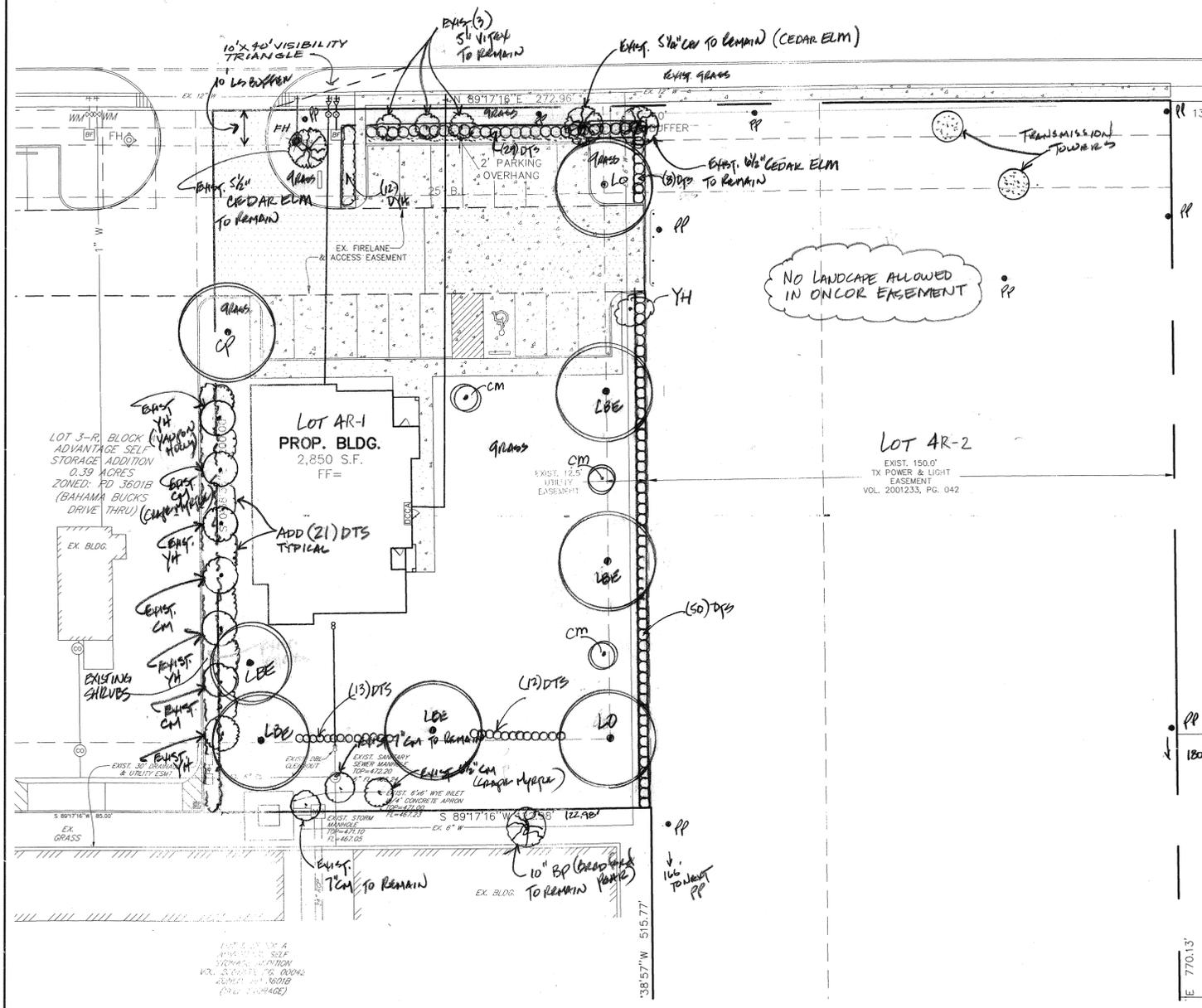
DR. TOBY J. GLASER, DDS
1201 Billie Johnson Ln.
Garland, TX 75044
469-939-4283
prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2013-14

date:	scale:	sheet:
4/22/14	1"=20'	EXH. B

LAKEVIEW PARKWAY (STATE HIGHWAY 66)
120' R.O.W.



LANDSCAPE NOTES:

With the exception of drainage areas, all grass areas are to be hydromulched Bermuda (2# per 1000 sq.ft.) for warm season application or hydromulched mixture of rye grass (5# per 1000 sq.ft.) and hulled Bermuda (1# per 1000 sq.ft.) for cool season application. Grass in detention ponds and flow lines to be solid sod Bermuda grass. During drought conditions hydromulching may not be allowed and solid sod will be required.

All areas disturbed by construction are to be revegetated with grass or plant material.

Grass and bed areas are to be separated by 14 gauge metal edging.

All trees are to be planted minimum of 5' from impermeable surfaces & utility lines.

Contractor to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

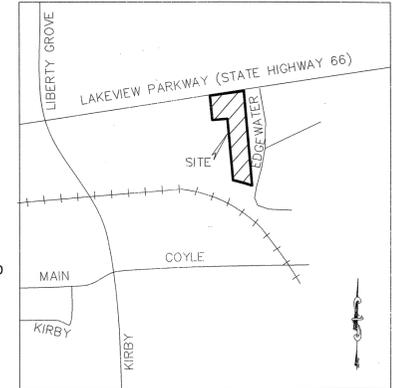
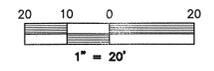
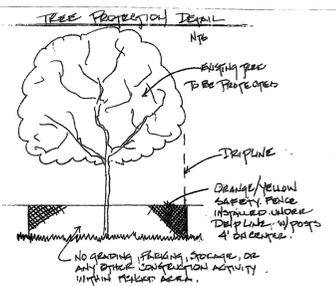
All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building code(s) for the City of Rowlett.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar mulch (minimum).

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by City.

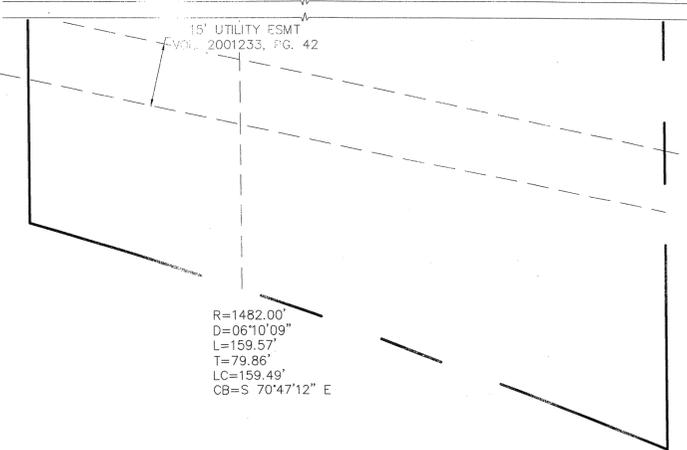
The property owner, his successors, assigns or a designated Homeowners Association (H.O.A.) agrees to: 1) maintain all common areas and buffer yards; 2) keep all required landscaped areas maintained in a weed free condition; 3) is responsible for maintaining a temporary irrigation system as long as necessary in order to transition plants over to natural sources. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Section 13-2-14, Maintenance, and 4) replace any dead plant material within 90 days.



TABULATIONS:

Perimeter Buff Landscape		
Site (15% of gross lot area)	Required: (15% x 24596)	3,689
	Provided:	> 11,640
Right-of-way		
Lakeview Parkway (10' x 35 L.F., 10 shrubs/30 L.F.)	Trees Required (108/35=3.1 trees)	3
	Trees Provided (Existing)	4
	Shrubs Required (108/30x10=36)	36
	Shrubs Provided	41
Compatibility		
W. (1 tree/ 50 L.F., 10 shrubs/30 L.F.)	Trees Required (147/50=2.9 trees)	3
	Trees Provided (2 Existing, 1 new)	3
	Shrubs Required (147/30x10=49)	49
	Shrubs Provided (Existing Bahama Bucks)	0
E. (1 tree/ 50 L.F., 10 shrubs/30 L.F.)	Trees Required (175/50=3.5 trees)	4
	Trees Provided	4
	Shrubs Required (147/30x10=49)	49
	Shrubs Provided	50
S. (1 tree/ 50 L.F., 10 shrubs/30 L.F.)	Trees Required (123/35=3.5 trees)	4
	Trees Provided (1 Existing, 3 new)	4
	Shrubs Required (123/30x10=41)	41
	Shrubs Provided	25
Off Street Parking (5% interior planting area)	Required (5% x 6100 = 305)	305 s.f.
	Provided	710 s.f.
	Trees Required (1 per 8 spaces)(17/8=2.1)	2
	Trees Provided	2
	Trees Required Additional (1/400 s.f. L.S area)(305/400)	1
	Trees Provided	1

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROWLETT TO BE USED FOR CONSTRUCTION.



PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT	WIDTH	QUANTITY
DTS	Dwarf Texas Sage (Leucophyllum Frutescens Compacta)	3/8 gal	36"	20"	18"	87
DYH	Dwarf Yaupon Holly (Ilex vomitoria nana)	3 gal	24"	10"	12"	12
CP	Chinese Pistache (Platanus Chinensis)	3" cal	All	12'	4'	1
LBE	Lace Bark Elm (Ulmus Parvifolia) (or Cedar Elm)	3" cal	All	12'	4'	4
LO	Live Oak (Quercus Virginiana)	3" cal	All	12'	4'	2

(#) - INDICATES QUANTITY OF PLANT MATERIAL. All - AS INDICATED

PLANT	PLANT NAME	SIZE	HT	QTY.
YH	YAUPON HOLLY	8 GAL	5'	1
CM	CREPE MYRTLE	3 TRUNK	6'	3
LBE	LACE BARK ELM	3" CAL	12'	1

ALT. LANDSCAPE PLAN
GLASER DENTAL

5324 LAKEVIEW PARKWAY
ADVANTAGE SELF STORAGE ADDITION
LOT 4R-1, BLOCK A, 0.56 Acres
City of Rowlett, Dallas County, Texas 75088
owner/developer

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