



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 12, 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

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of July 22, 2014.
2. Consider and take action on a final plat request for a property located at 5100 Lakeview Parkway, being further described as a 0.86-acre tract of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas. (FP14-728)
3. Consider and take action on a final replat request for a property located at 3600 Big A Road, being further described as Lots 1 & 2, Block 1 Grisham Business Park Addition, City of Rowlett, Dallas County, Texas. (FP14-726)

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take action on a Development Plan for the Rowlett Assisted Living located at 7000 Chiesa Road, further described as being 9.36 +/- acre tract of land in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas. (DP14-715)

D. ADJOURNMENT

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

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

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., JULY 22, 2014**

PRESENT: Chairman Karl Crawley, Commissioners Jonas Tune, Michael Lucas, Chris Kilgore, Alternate James Moseley

ABSENT: Vice-Chairman Greg Landry, Commissioners Gregory Peebles, Clayton Farrow, Alternate Gabriela Borcoman

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

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:00 p.m.

1. Update Report from Director of Development Services: Briefing on current activities of staff.

Garrett Langford, Principal Planner, came forward and announced that the Boards & Commissions Volunteer Fair would be held on July 24, 2014. He asked for the commission to provide a headcount of who is attending.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 24, 2014.

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner Jonas Tune seconded the motion. The Consent Agenda passed with a 5-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure with a metal roof. The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. (SUP14-721)

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. He stated that this is a request to have a metal roof on a 16X20 accessory structure. Mr. Langford displayed site photos of the subject property. He summarized the staff analysis and stated that staff recommends approval.

Mr. Langford indicated that 28 public hearing notices were sent; three were returned in favor and two were returned in opposition.

**MINUTES OF THE REGULAR MEETING
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OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., JULY 22, 2014**

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

There was a brief discussion stating that there was little concern with the request, nothing seemed to be inconsistent, and the visibility was limited.

Alternate James Moseley made a motion to recommend approval of the request. Commissioner Michael Lucas seconded the motion. The item passed 5-0.

D. ADJOURNMENT

Chairman Karl Crawley 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: 8/19/2014

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a final plat request for a property located at 5100 Lakeview Parkway, being further described as a 0.86-acre tract of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas. (FP14-728)

STAFF REPRESENTATIVE

Garrett Langford, AICP – Principal Planner

BACKGROUND INFORMATION

The subject property is located at 5100 Lakeview Parkway, adjacent to recently constructed Discount Tire located at 5150 Lakeview Parkway (Attachment 1 – Location Map). The subject property retains a zoning designation of General Commercial/Retail (C-2). The applicants are proposing a 0.86-acre lot for a future veterinary office (Attachment 2 – Final Plat). A veterinary office is permitted by right in the C-2 zoning district.

A portion of an access, utility and drainage easement is located outside of the area being platted. This portion of the easement was designated by separate instrument to the City which required City Council approval to accept the easement. On August 5, 2014, City Council voted to accept the off-site easement. The recording information for the separate instrument is shown on the final plat.

DISCUSSION

Chapter 77-806 of the Rowlett *Development Code (RDC)* states that the Planning and Zoning Commission may only approve a final plat when the following criteria are met.

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and

- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

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

FISCAL IMPACT/ BUDGE IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission approve the proposed plat.

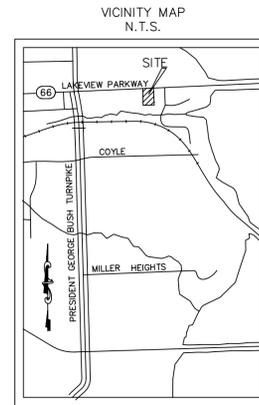
ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Proposed Final Plat



LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	CB	CD
L1	103.44'	N 87°52'56" E	C1	47.89'	30.00'	91°27'25"	N 46°23'18" W	42.96'
L2	18.51'	N 00°39'35" W	C2	46.36'	30.00'	88°32'35"	N 43°36'42" E	41.88'
L3	15.01'	S 87°53'00" W	C3	47.12'	30.00'	90°00'06"	S 45°39'38" E	42.43'
L4	20.00'	N 00°39'35" W	C4	46.36'	30.00'	88°32'35"	S 43°36'42" W	41.88'
L5	28.51'	N 87°52'56" E						
L6	3.50'	N 00°39'35" W						
L9	146.95'	S 87°53'00" W						
L10	62.16'	N 87°53'00" E						
L11	120.46'	S 00°39'35" E						
L12	63.69'	S 87°53'00" W						
L13	120.46'	N 00°39'35" W						
L14	0.76'	N 87°53'00" E						



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS **COPE UTOPIA, LLC**, is the sole owner of a 0.860 acre tract of land situated in the Thomas Lumley Survey, Abstract No. 789, Dallas County, Texas, and being all of that certain tract of land conveyed in deed to Cope Utopia, LLC, as recorded under Instrument Number 201400158855 Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said Cope tract, same being the Northwest corner of Lot 1, Block 1, Greenway Liberty Grove Addition, an addition to the City of Rowlett, Dallas County, Texas according to the plat thereof recorded under Instrument Number 201300048289, Official Public Records, Dallas County, Texas, same being in the South right-of-way line of Lakeview Parkway (S.H. No. 66)(120' right-of-way);

THENCE South 00 deg. 39 min. 35 sec. East, along the common line of said Cope tract and said Lot 1, a distance of 255.00 feet to a 1/2 inch iron rod found for the Southeast corner of said Cope tract, same being the Southwest corner of said Lot 1, same being in a North line of a portion of that certain tract of land conveyed to Greenway Liberty Grove, L.P., by deed recorded in Volume 95132, Page 2963, Deed Records, Dallas County, Texas;

THENCE along the common line of said Cope tract and said Greenway Liberty Grove tract as follows:

South 87 ddeg. 53 min. 00 sec. West, a distance of 146.95 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as "1/2 inch iron rod set") for the Southwest corner of said Cope tract;

North 00 deg. 39 min. 35 sec. West, a distance of 255.00 feet to a 1/2 inch iron rod set for the Northwest corner of said Cope tract, same being in the North line of said Greenway Liberty Grove tract, same being in the South right-of-way line of aforesaid Lakeview Parkway;

THENCE North 87 deg. 53 min. 00 sec. East, along the common line of said Greenway Liberty Grove tract and the South right-of-way line of said Lakeview Parkway, a distance of 146.95 feet to THE POINT OF BEGINNING and containing 37,460 square feet or 0.860 acre of computed land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **COPE UTOPIA, LLC**, acting by and through its duly authorized agent, Joshua Cope, Chairman, does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **LOT 2, BLOCK 1, GREENWAY LIBERTY GROVE ADDITION**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

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

WITNESS MY HAND at Dallas County, Texas, this the _____ day of _____, 2014.

By: _____
Joshua Cope, Chairman

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Joshua Cope, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Arizona

**GREENWAY LIBERTY GROVE ADDITION
FINAL PLAT
LOT 2, BLOCK 1**

BEING A 0.86 ACRE TRACT OF LAND IN THE THOMAS LUMLEY SURVEY, ABSTRACT NO. 789 OUT OF THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS THIS PLAT FILED IN INSTRUMENT NO. _____

GENERAL NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ Peiser Surveying red plastic cap
3. Basis of Bearing - Based on the north line (North 89 deg. 17 min. 16 sec. East) of a portion of that certain tract of land conveyed in Special Warranty Deed to Halle Properties, L.L.C., as recorded under Instrument No. 201200170142, Official Public Records, Dallas County, Texas.
4. The purpose of this plat is to plat 1 Lot from a tract of land.
5. Benchmark - City of Rowlett Geodetic Control Data Sheet
 - Station Name: C-1, Monument Type: Bernsten Top Security Monument w/access cover, Description of Points: The Bernsten Top Security Monument with access cover is located in the CL of Median of Lakeview Parkway 300' ± west of the CL of Dexam Road. It is 50' west of the end of the conc median, 5.3' south of the north median curb and 4.6' north of the south median curb. It is also 71' east of a 3'x3' stone column. Elevation is 485.39'
 - Station Name: C-3, Monument Type: Bernsten Top Security Monument w/access cover, Description of Points: The Bernsten Top Security Monument with access cover is located in the cl median of Lakeview Parkway 275± west of Shoreline Dr. It is 48' east of an irrigation control pedestal, 53' west of edge on conc median, 6' south of north curb and 6' north of south curb. Elevation is 485.73'

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Rowlett, Texas.

**PRELIMINARY-FOR REVIEW PURPOSES ONLY
MAY NOT BE RECORDED FOR ANY REASON**

Timothy R. Mankin _____ Date _____
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for Tarrant County, Texas

My Commission Expires: _____

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

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

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 07/07/2014 Community Panel No. 48113C0245K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

OWNER:

Cope Utopia, LLC
Joshua Cope
513 Fenwick Drive
Sunnyvale, TX 75182

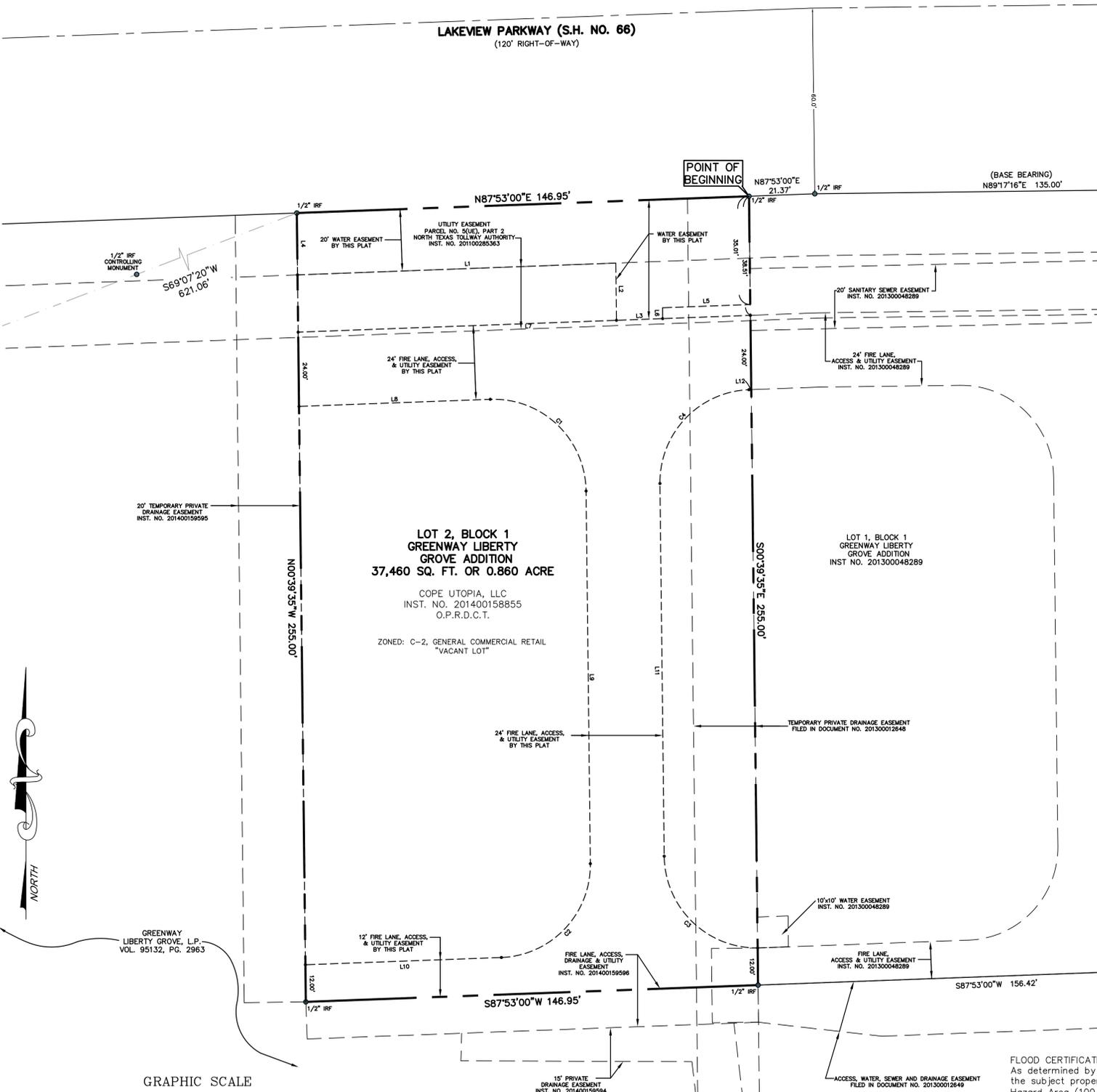
JOB NO.:	13-1116 Plat
DATE:	06/26/2014
REV:	07/15/2014
SCALE:	1" = 20'
DRAWN BY:	JBW

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 8/12/2014

AGENDA ITEM: B3

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a final replat request for a property located at 3600 Big A Road, being further described as Lots 1 & 2, Block 1 Grisham Business Park Addition, City of Rowlett, Dallas County, Texas. (FP14-726)

STAFF REPRESENTATIVE

Garrett Langford, AICP – Principal Planner

BACKGROUND INFORMATION

The subject property is located at 3600 Big A Road, the southeast corner of Rowlett Road and Big A Road (Attachment 1 – Location Map). The subject property retains a zoning designation of General Commercial/Retail (C-2). The applicants are proposing to replat Lot 1 and Lot 2 into one lot for a proposed retail store, Advance Auto Parts (Attachment 2 – Proposed Final Plat). This retail store is permitted by right in the C-2 zoning district.

DISCUSSION

Chapter 77-806 of the Rowlett *Development Code (RDC)* states that the Planning and Zoning Commission may only approve a final plat when the following criteria are met.

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

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

FISCAL IMPACT/ BUDGE IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission approve the proposed plat.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Final Plat



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, Connor W. Patman is the Owner of a tract of land situated in the Grisham Business Park Addition, Volume 81094, Page 2095, City of Rowlett, Dallas County, Texas and being more particularly described as follows:

Being a tract or parcel of land and being all of Lot 1 and Lot 2, Block 1, Grisham Park, an addition to the City of Rowlett, Dallas County, Texas, according to the plat recorded in Volume 81094, Page 2095, Map Records Of Dallas County, Texas.

BEGINNING at a 1/2 inch iron rod found for corner at the Northeast corner of said Lot 2, Block 1 and Northwest corner of said Lot 3, Block 1 of Grisham Park Addition, being in the South R.O.W. of Big A Road;

THENCE South 00 degrees 49 minutes 00 seconds West, along the common line of said Lot 2 and said Lot 3 Block 1 of Grisham Park Addition, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, being the Southeast corner of Lot 2 and Southwest corner of Lot 3;

THENCE North 89 degrees 11 minutes 00 seconds West, along the South line of said Lot 1 and Lot 2, Block 1, Grisham Park Addition, and Lot 3, A.S.P.I. NO. 1 Addition, a distance of 241.76 feet to a 1/2 inch iron rod found for corner in the East R.O.W. of Rowlett Road, being the Southwest corner of said Lot 1, Grisham Park Addition and Northwest corner of said Lot 3, A.S.P.I. No. 1 Addition;

THENCE North 00 degrees 35 minutes 00 seconds West with the East R.O.W. of Rowlett Road, a distance of 49.85 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 66 degrees 47 minutes 24 seconds and a radius of 165.17 feet;

THENCE with the non-tangent curve to the right with a distance of 192.54 feet, having a chord bearing of North 57 degrees 25 minutes 18 seconds East, and a chord distance of 181.82 feet to a 5/8" iron rod found;

THENCE South 89 degrees 11 minutes 00 seconds East with the South R.O.W. of Big A Road, a distance of 92.40 feet to a 1/2 inch iron rod found at the POINT OF BEGINNING, containing 1.02 acres or 44486.8 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Connor W. Patman, Owner, do hereby bind myself and my heirs, assigns and successors of title this plat designating the hereinabove described property as "Advance Auto", an addition of the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone, this plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

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

Owner(s) _____

STATE OF TEXAS

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

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

Notary Public in and for the State of Texas

ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

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

FLOOD STATEMENT

According to Map No. 4819C0240J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X" and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTE

Purpose of Replat: To combine two existing lots into one for development.

BENCHMARKS

TBM 1: Cut "X" located on a concrete inlet in the east right-of-way of Rowlett Road near the Southwest corner of the project. ELEV=507.83

TBM 2: 5/8" iron rod set with cap located approximately 107 feet East of the East property line. ELEV= 513.08

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Phillip E. Adams, do hereby certify that, I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

PRELIMINARY

FOR REVIEW PURPOSES ONLY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE Registered Professional Surveyor



STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Phillip E. Adams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2014.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

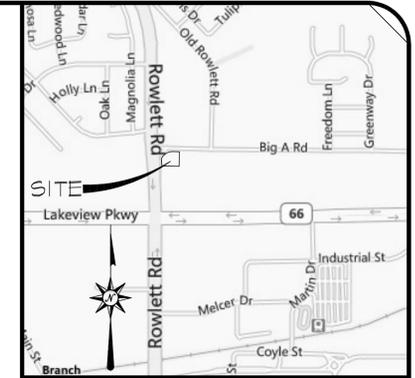
The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas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

Director of Development Services Date

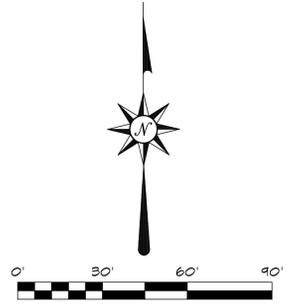
ATTEST:

Signature Date

Name & Title



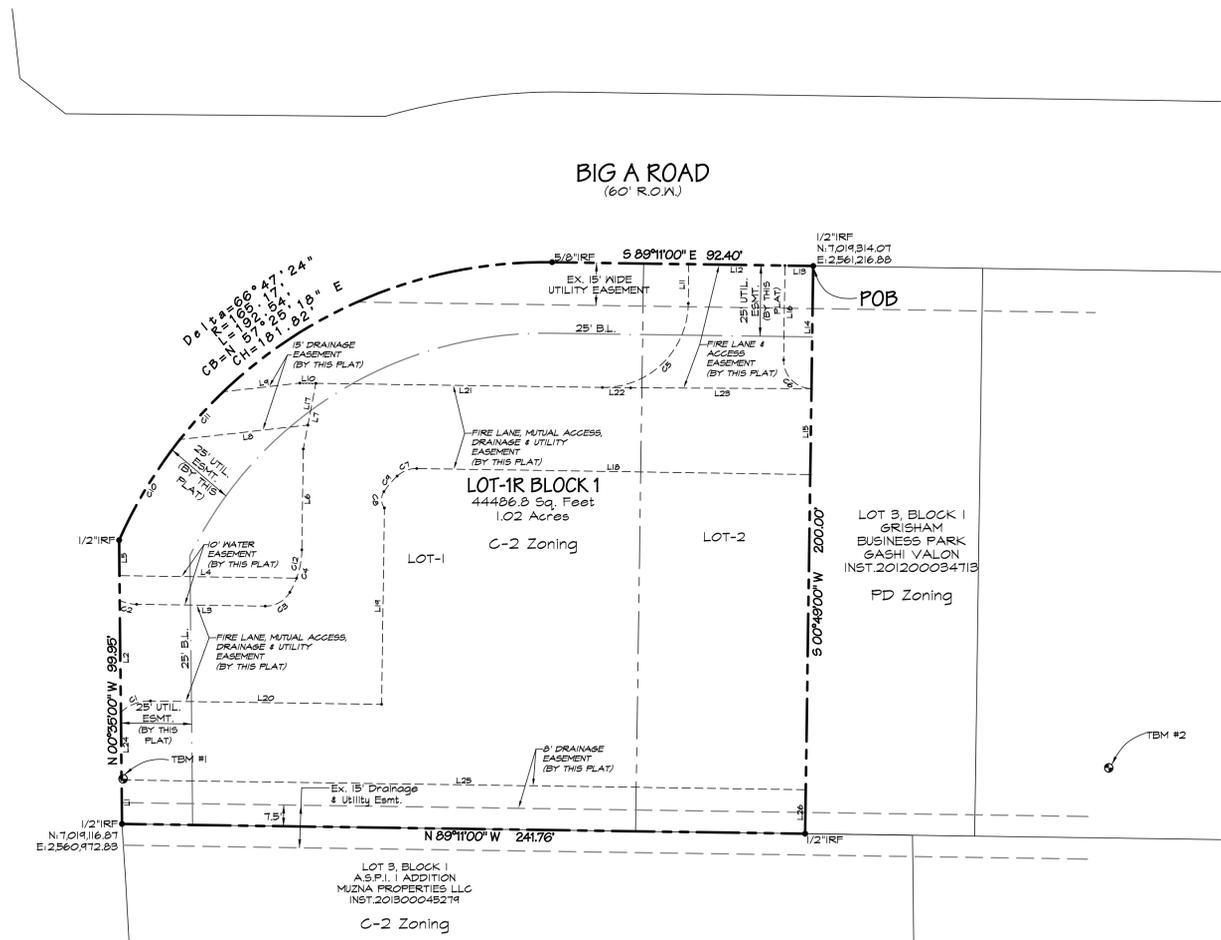
VICINITY MAP NOT TO SCALE



- LEGEND
- IRF = IRON ROD FOUND
 - IRFC = IRON ROD FOUND WITH CAP
 - IRSC = IRON ROD SET WITH CAP
 - MARKED "ADAMS SURVEY RPLS 5610"
 - CM = CONTROLLING MONUMENT
 - PH = FIRE HYDRANT
 - MH = MANHOLE
 - FP = POWER POLE
 - OHE = OVERHEAD ELECTRIC POWER LINE
 - C= CHORD BEARING
 - L= CHORD LENGTH
 - R= RADIUS
 - A= ARC LENGTH

LINE	BEARING	DISTANCE
L1	N 00°35'00" W	15.50'
L2	N 00°35'00" W	39.30'
L3	S 89°11'00" E	45.52'
L4	N 89°11'00" W	62.68'
L5	N 00°35'00" W	12.49'
L6	N 00°49'00" E	35.53'
L7	S 12°33'59" W	23.55'
L8	N 83°54'52" E	45.57'
L9	N 83°54'52" E	27.24'
L10	S 89°11'00" E	5.68'
L11	N 00°49'00" E	10.85'
L12	S 89°11'00" E	34.23'
L13	S 89°11'00" E	10.00'
L14	S 00°49'00" W	43.21'
L15	S 00°49'00" W	30.27'
L16	N 00°49'00" E	33.21'
L17	N 10°53'59" E	14.96'
L18	N 89°11'00" W	139.27'
L19	S 00°49'00" W	68.16'
L20	N 89°11'00" W	81.81'
L21	S 89°11'00" E	101.58'
L22	S 89°11'00" E	10.00'
L23	S 89°11'00" E	64.00'
L24	N 00°35'00" W	23.83'
L25	S 89°11'00" E	242.14'
L26	N 00°49'00" E	15.50'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	43°49'04"	15.00'	14.47'	N 69°01'07" E	11.27'
C2	23°21'34"	15.11'	6.16'	S 77°17'24" E	6.92'
C3	60°00'00"	10.00'	10.47'	N 60°49'00" E	10.00'
C4	30°00'00"	30.00'	15.71'	S 15°49'00" W	15.53'
C5	89°11'00"	30.00'	47.12'	N 45°48'58" E	42.49'
C6	90°00'00"	10.00'	15.71'	S 44°11'00" E	14.44'
C7	43°21'51"	10.00'	7.60'	S 69°02'04" W	7.42'
C8	70°20'28"	5.00'	6.14'	S 01°40'13" E	5.76'
C9	19°47'08"	30.00'	7.22'	S 40°23'35" W	7.20'
C10	14°28'20"	166.17'	41.58'	N 51°14'16" E	41.47'
C11	75°47'34"	166.17'	22.80'	N 42°24'13" E	22.78'
C12	18°28'16"	30.00'	10.20'	N 10°35'08" E	10.18'



REPLAT
**LOT 1R, BLOCK 1
 ADVANCE AUTO**
 LOT 1 & 2, BLOCK 1
 BEING 1.02 ACRES IN THE
 GRISHAM BUSINESS PARK ADDITION,
 VOLUME 81094, PAGE 2095, P.R.D.C.T.
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

SCALE: 1"=30' DATE: AUGUST 4, 2014

OWNER
 CONNOR W. PATMAN
 5508 PLAZA DRIVE
 TEXARKANA, TEXAS 75503
 PH: (972) 385-2272
 CONTACT: CONNOR W. PATMAN
 Email: rpruett@catco-clark.com

ENGINEER
 CATES-CLARK & ASSOCIATES, LLP
 14800 QUORUM DRIVE, SUITE 200
 DALLAS, TEXAS 75254
 PH: (972) 385-2272
 CONTACT: Robert Pruett, P.E.
 Email: rpruett@catco-clark.com

APPLICANT
 PRIMAX PROPERTIES LLC
 1100 E. MOREHEAD STREET
 CHARLOTTE, NORTH CAROLINA 28204
 PH: (704) 954-7216
 CONTACT: Chris Nell
 Email: cnell@primaxproperties.com

SURVEYOR
 ADAMS SURVEYING COMPANY, LLC
 P.O. BOX 260392
 PLANO, TEXAS 75026
 PH: (469) 317-0250
 FAX: (214) 295-9844
 CONTACT: Phillip Adams, R.P.L.S.
 Email: padams@adamssurveyingcompany.com



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 08/12/2014

AGENDA ITEM: C.1

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on a Development Plan for the Rowlett Assisted Living located at 7000 Chiesa Road, further described as being a 9.36 +/- acre tract of land in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas. (DP14-715)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

BACKGROUND INFORMATION

The subject property is a 9.36-acre tract of land located along the east side of Chiesa Road, adjacent to the Crossroads Church (Attachment 1 Location Map). The applicants are proposing a 63-bed assisted living facility. The subject property was rezoned to a Planned Development (PD) on June 4, 2013, to allow the assisted living facility with stipulations (Attachment 2 – PD Ordinance 017-13).

The proposed assisted living facility will consist of 63 beds within a 57,679 square-foot building (Attachment 3- Development Plan). The applicant initially sought a two phase development with a total of 93 beds as proposed with the PD. However, the proposed Development Plan is limited to phase one and does not include phase two. The text of the PD stipulated the maximum lot coverage at 35 percent. Lot coverage includes all impervious surfaces including the building and pavement. However, the concept plan attached to the PD shows a 35 percent maximum coverage based on the building and not total impervious coverage. When there is a conflict between requirements within an ordinance, the provisions that are more restrictive or that impose higher standards or requirements shall govern.

In the process of preparing the detailed site plan, it became apparent that the total impervious coverage at full build-out with phase one and phase two would exceed the 35 percent maximum lot coverage. Therefore, the applicant chose to pursue a Development Plan limited to phase one in order to comply with the more restrictive requirements of the PD and to move the project forward. The applicant may choose to request a rezoning to amend the PD in order to allow for the second phase of this development at a later date.

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 PD Ordinance 017-13. It is staff’s opinion that all of the above criteria have been met.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

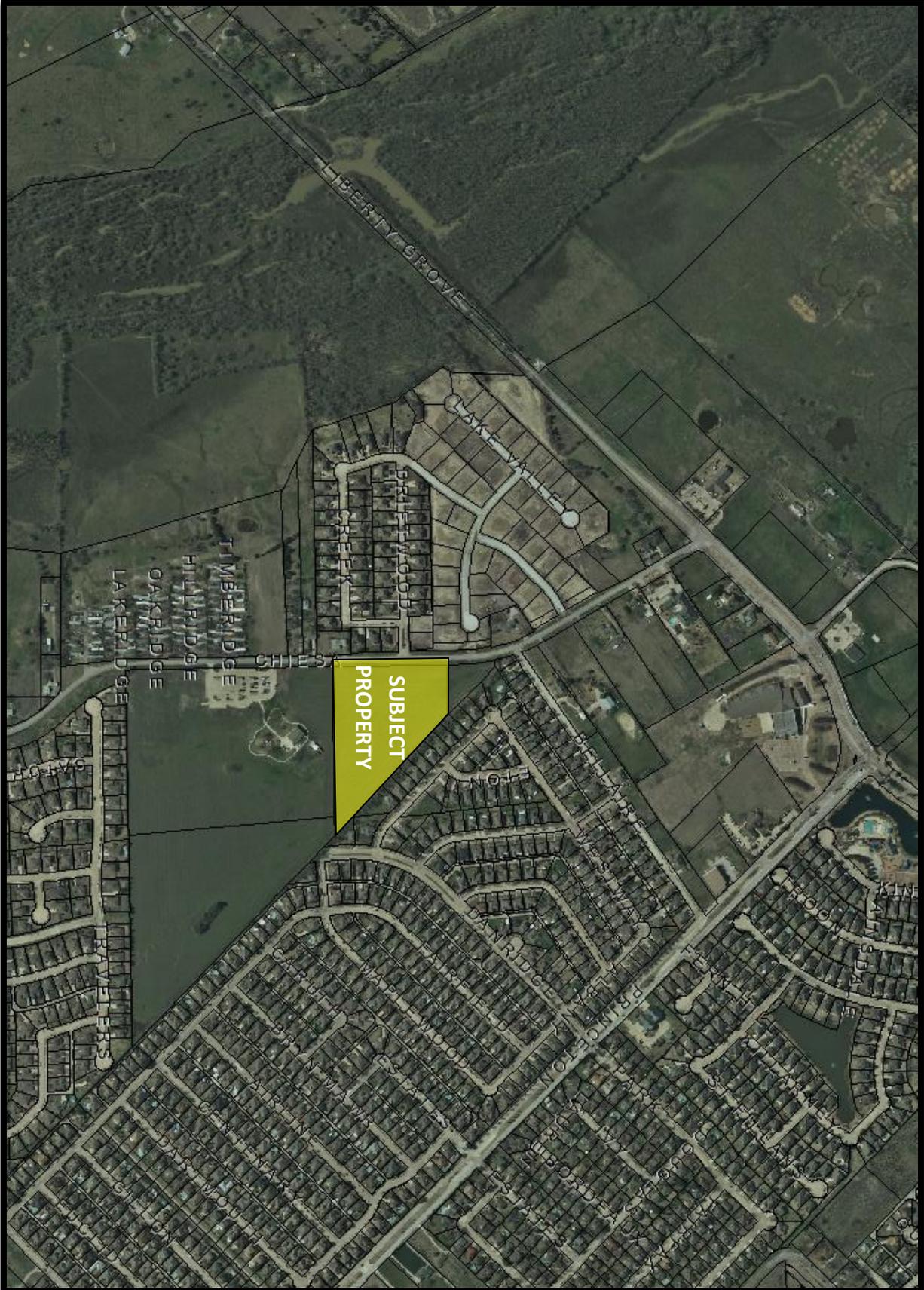
Staff recommends the Planning and Zoning Commission approve the Development Plans.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Planned Development Ordinance 017-13

Attachment 3 – Development Plan





City of Rowlett

Official Copy

Ordinance: ORD-017-13

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

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING FROM "SF-10" SINGLE FAMILY – 10 RESIDENTIAL ZONING AND "SF-8" SINGLE FAMILY – 8 RESIDENTIAL ZONING TO "PD" PLANNED DEVELOPMENT FOR A 9.36 +/- ACRE TRACT OF REAL PROPERTY GENERALLY LOCATED AT 7000 CHIESA ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

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

Section 1: That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended to grant a change in underlying zoning from "SF-10" Single Family 10 and "SF-8" Single Family 8 zoning to "PD" Planned Development overlay for a 9.36 +/- acre tract of real property generally located at 7000 Chiesa Road, in the City of Rowlett, Dallas County, Texas, and being more particularly described in Exhibit "A" and Exhibit "B", attached hereto and incorporated herein (hereinafter the "Property").

Section 2: That the development standards and regulations set forth in Exhibit "D" and Exhibit "E", attached hereto and made a part hereof, shall be applicable to all land uses, structures, the use and occupancy of all structures, and the development, construction, operation and maintenance of all improvements on the Property described herein.

Section 3: That the Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in Exhibit "D" and Exhibit "E", the provisions of the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Rowlett Development Code or Code of Ordinances, then the standard or regulation required by the Development Code or other ordinance shall be applied to development and use of the Property.

Section 4: That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are 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 5: An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 6: 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 shall not affect the validity of this ordinance as a whole or any part or provision hereof 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 7: 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 Code of Ordinances 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 8: This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

At a meeting of the City Council on June 4, 2013 this Ordinance be adopted. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Dana-Bashian, Councilmember Pankratz, Councilmember Bobbitt and Councilmember Kilgore

Approved by 
Mayor

Date June 4, 2013

Approved to form by 
City Attorney

Date June 4, 2013

Certified by 
City Secretary

Date June 4, 2013

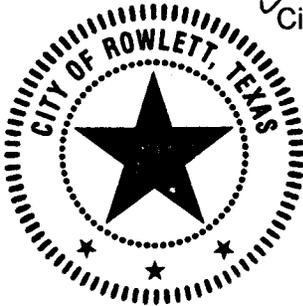


EXHIBIT "A"

PROPERTY DESCRIPTION

BEING all of that certain lot, tract or parcel of land situated in the JAMES SAUNDERS SURVEY, A-1424, City of Rowlett, Dallas County, Texas, and being a part of Chiesa Road (a variable width R.O.W.) and all of that same tract of land described in deed to Castle Ridge Homes, Inc., recorded in Volume 2000033, Page 2493 of the Deed Records of Dallas County, Texas, and said composite tract being more particularly described as follows:

COMMENCING at the present intersection of the southeast R.O.W. line of Bellaire Lane (a 50' R.O.W.) with the east line of Chiesa Road; said point beginning a curve to the right having a central angle of $18^{\circ}52'50''$ and a radius of 985.00', bearing $S 71^{\circ}00'57'' W$; Thence southerly around said curve and along the east line of Chiesa Road, a distance of 324.58' to a point; Thence $S 00^{\circ}06'13'' E$, 8.95' along the east line of Chiesa Road to a $3/4''$ iron rod set at the southwest corner of that same tract of land described in deed to Janet Gail Kenney, recorded in Volume 2003129, Page 179 of the Deed Records of Dallas County, Texas, and the POINT OF BEGINNING;

THENCE $N 82^{\circ}40'23'' E$, 270.52' along the south line of said Kenney property to a $3/4''$ iron rod found for corner in the southwest line of Block 17 of Lots 9R-22R, Block 17, Princeton Park Phase III-A, an addition to the City of Rowlett, Texas, recorded in Volume 98219, Page 62 of the Map Records of Dallas County, Texas;

THENCE $S 45^{\circ}58'49'' E$, 69.09' along the southwest line of said Block 17 to a $1/2''$ iron rod found for corner;

THENCE $S 44^{\circ}56'06'' E$, 889.50' along said Block 17 to a $3/4''$ iron rod found at the northeast corner of that same tract of land described in deed to Crossroads Baptist Church, recorded in Volume 99225, Page 1978 of the Deed Records of Dallas County, Texas;

THENCE $S 89^{\circ}53'47'' W$ along the north line of said Crossroads Baptist Church property, at 139.16' passing the northeast corner of Lot 1, Block 1 of Crossroads Church, an addition to the City of Rowlett, Texas, recorded in Volume 98245, Page 11 of the Map Records of Dallas County, Texas, and continuing along the north line of said Lot 1 for a total distance of 975.10' to a point for corner in the center of Chiesa Road;

THENCE $N 00^{\circ}06'13'' W$, 641.11' along the center of Chiesa Road to a point for corner;

THENCE $N 82^{\circ}40'23'' E$, 30.24' to the point of beginning and containing 427,214.70 square feet or 9.8075 acres of land.

Scott Davis

SCOTT DAVIS RPLS 5111



DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

DATE: 1/26/13

JOB NO. 13011

City of Rowlett
Standard Zoning Request
Exhibit C-Statement of Intent and Purpose

The intent of the proposed zoning change is to accommodate the construction and operation of a Senior Assisted Living facility. The existing zoning at the site is SF-8 & SF-10. The land is currently not in use. The proposed zoning change would designate the land as Planned Development.

The principal owners, Mr. Pat Gerald and Mr. Richard Bosworth both have extensive business histories in North Texas.

Pat Gerald

Attended Texas A&M University-Commerce
US Army 1970-1971
Loan Officer –Farmers Home Administration 1972-1984
Owner Professional Land Title Co., Sulphur Springs TX 1984-2007
Owner Franklin County Abstract, 1984-2007

Richard Bosworth

Attended Texas Tech University and East Texas State University
1980-1984 L.H. Daniel Oil Co. Greenville, Tx Sales
1984-1998 Swatsell, Inc. Sulphur Springs, TX General Manager
1998-2004 Swatsell, Inc. Sulphur Springs, TX General Manager, Partner
2004-2011 Flying L Cellular LLC, Commerce, Tx General Manager, Partner

The Assisted Living Facility will contain 64 dwelling units. Industry norms show that between 85%-90% of the units will house one resident with the balance of units housing 2 residents.

The Assisted Living Facility's business seeks to provide seniors with an alternative to the facilities of normal independent retirement living communities where care is typically not included or available, or traditional nursing homes. Our assisted living facility will provide the ideal solution for seniors who value their independence but require some help with daily activities. Our focus will be on resident health, both physical and mental, while encouraging continued independence through customized wellness plans. The plans will be carried out by our team of specially trained, designated care managers who get to know our resident's individual needs and preferences. Management will only hire nurses and assisted living aides that truly seek to improve the quality of life for all of the residents.

Amenities and services will include but not be limited to:

- A choice of suites with full baths which residents may furnish to their own taste and liking
- Three delicious, professionally prepared, nutritionally proper meals per day along with snacks through the day

- Weekly housekeeping services, laundry assistance, and trash removal daily
- Medication assistance
- Continence management
- Social activities and programs designed to promote wellness seven days per week all day including cards, dominoes, Wii bowling, and board games
- Comfortable and well-appointed common areas and beautifully landscaped grounds for visiting with family and friends
- Facilities for visiting physicians use
- Around the clock trained staff
- Emergency call response and fire safety systems in each suite

Additionally, the business will have a number of specialty health professionals on retainer so that each of the Company's clients receives the highest level of medical service should the need arise. Management intends to have several specialty allied health professionals on retainer. These professionals include:

- Pharmacy Consultants
- Psychologists
- Physical Therapists
- Speech Pathologists
- Physician Consultant
- Occupational Therapy Consultants

In short, assisted living facilities provide an alternative for Senior citizens who wish to maintain a measure of independence, a sense of security, and are not ready for a full nursing home environment.

With regards to the approval criteria in Section 77-805.C.:

1. As the "Baby Boomer" segment of the US population continues to age at the rate of 4.4 million per year entering senior status there is a tremendous need in the US for various senior oriented living concepts. Demographic data obtained from an independent market study conducted by senior living research firm HCMA-Portland in 2012 determined that there is currently a shortfall in the Rowlett market area of approximately 90 private pay assisted living beds. As the baby

boomer generation continues to age this shortfall will increase dramatically. This means that there are currently senior Rowlett residents who must make a lifestyle change because they need assisted living services who are forced to leave the city for lack of services, or there are Rowlett resident families who would like to move their senior parents into the city to have them in close proximity but cannot. Both situations are very disruptive to a strong family unit. The planned development will meet the challenge of this underserved market.

2. This project is very compatible with the City's comprehensive plan. The site is very close to the southern border of the "B-2 Woodside Living" area as described in the "Realize Rowlett 2020" plan. The following paragraph is taken from the "Market" description under the "Framework for the Future" section of the "Realize Rowlett 2020" plan.

While the larger Trade Area maintains a solid base of middle and upper-middle class demographics which encompasses a broad diversity of psychographic / lifestyle groups, Rowlett's demographics reflect an affluent (\$82,415 median household income in the City compared to \$64,157 in the Trade Area) and highly-educated (35% with a college degree in the City, 33% in the Trade Area) population. Both City and Trade Area residents prefer to "age in place", as evidenced by projected growth in the 55+ age group. This results in a relatively stable community environment, with residents preferring to move within the community as lifestyle forces dictate. This stability is further reinforced by a higher than average share of family-oriented households and high homeownership figures, indicating increased an level of "investment" in the community.

Additionally, under the "Realize Rowlett 2020" plan for the B-2 development zone the strongest supported guiding principle for that area is number 3 which reads "Make Rowlett a community that is attractive to people at all stages of their lives." Our facility strongly advances this goal.

3. The proposed rezoning will definitely enhance the health, safety, and general welfare of the public by providing the means to deliver crucial services to an underserved segment of the city's population.
4. Current information indicates that the city and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property while maintain sufficient levels of service to existing development.
5. This proposed rezoning is not likely to have significant adverse impacts on the natural environment. Any impact on the natural environment will be positive through the eventual landscaping that will result from the proposed facility on what is now undeveloped land with little to no foliage.
6. The proposed rezoning will not have significant adverse impacts on other property in the vicinity. Existing nearby residential property values will remain unchanged. The property to the immediate south is the home of Crossroads Church. In a meeting with church founder Mr. Kelby Mullins and church Pastor Kent Cox both said they were happy to hear of the proposed change and believed it was an excellent location for an upscale assisted living facility and would be an asset to the neighborhood and community.
7. The subject piece of property is not suitable to the existing zoning classification of single family residential due to odd shape of the tract. However, with regards to an assisted living facility the negative aspects of the shape of the property are negated and due to natural drainage slopes are conducive to this type of development.
8. There being no other assisted living facility within the vicinity of the subject tract and only one other facility in the entire city there does not, according to demographic data, appear to be an excessive proliferation of the use or similar uses.

9. As evidenced by the existing church facility to the immediate south of the subject property and the church leadership's expressed feeling of compatibility with the proposed project the proposed rezoning will ensure that future use will be compatible in scale with uses on other properties in the vicinity.
10. As per the City of Rowlett Planning and Zoning Department there is not currently a tract of land within the City of Rowlett large enough for the construction of an assisted living facility. As such, the planned development of a tract is required before any such project can continue.

EXHIBIT D - PLANNED DEVELOPMENT STANDARDS

Rowlett Assisted Living Facility

A tract of land situated in the James Saunders Survey, A - 1424, City of Rowlett, Dallas County, Texas

OWNER:

CASTLE RIDGE HOMES, INC.
PO BOX 359
ROWLETT, TEXAS 75030
(972)-412-1330

APPLICANT:

RICHARD A. BOSWORTH &
PAT GERALD, etux
740 I.H. 30 EAST
SULPHUR SPRINGS, TEXAS 75482
(903)-439-8526

SURVEYOR:

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
(214)-321-0569

This planned development shall follow all standards of Rowlett Development Code and Single Family 10 Zoning District unless specifically listed below:

Additional Uses Permitted

1. Beside the permitted uses allowed in the SF-10 zoning district, the only additional permitted uses shall be retirement home, nursing home, continuing care facility or assisted living facility.
2. The facility is initially intended to have 64 beds but may be expanded in the future to 93 beds provided that all standards of this Planned Development are met.
3. Accessory structures for the Assisted Living or Similar facility may be permitted provided they comply with the same architectural standards as the primary building and do not encroach into any required landscape buffers.

Dimensional Standards for an Assisted Living Facility or Similar Use

1. Front setback – 120 foot minimum
2. Side Setback – 45 foot minimum
3. Rear Setback – 100 foot minimum
4. Building Height – 1 story or 36 feet height maximum
5. Lot coverage – 35 percent maximum lot coverage
6. Density – There shall be no maximum density
7. The building shall be oriented to face Chiesa Road

Landscaping Standards for an Assisted Living Facility or Similar Use

All landscaping shall follow the Rowlett Development Code unless specified below:

1. A minimum of 15 percent of the site shall be landscaped.
2. A 15 foot Right of Way buffer will be required along Chiesa Road this shall include
 - a. Trees every 30 feet on center and cluster of trees not to exceed 40 feet on center.
 - b. 10 shrubs per 30 lineal feet.
3. A 15 foot incompatibility buffer will be place along the north property line and a living screen shall be provided along the north property line. This shall include:
 - a. An undulating berm with a minimum side slope of four to one and a minimum crown width of one and half feet.
 - b. Large evergreen shrubs planted in staggered rows to provide a solid screen in one year of planting in a minimum five foot wide bed. Minimum of 10 shrubs per 30 lineal feet.
4. On the East property line the existing tree line will serve as the required Landscape Incompatibility Buffer except that where existing trees are spaced greater than 40 feet on center additional trees shall be added so that trees are never spaced farther apart than 35 feet on center. In addition, large evergreen canopy trees shall be planted every 50 feet to ensure screening from the adjacent neighborhood.
5. On the South property line a six foot buffer shall be provided and will consist of turf grasses.
6. Parking lot Landscaping shall include:
 - a. Five percent of the parking lot area shall be landscaped.
 - b. Landscape islands of nine by eighteen feet shall be located every 12 spaces or less.
 - c. A canopy tree will be required on every landscape island and additional trees will be required for every additional 400 square feet of landscape area.
 - d. Shrub rows with shrubs planted 3 feet on center will place in front of all parking areas to provide screening from headlights.
7. Service area screening shall be comprised of a 6 foot tall masonry wall. The masonry should match the primary structure and the plans shall be sealed by an engineer.

Architectural Standards for an Assisted Living Facility or Similar Use

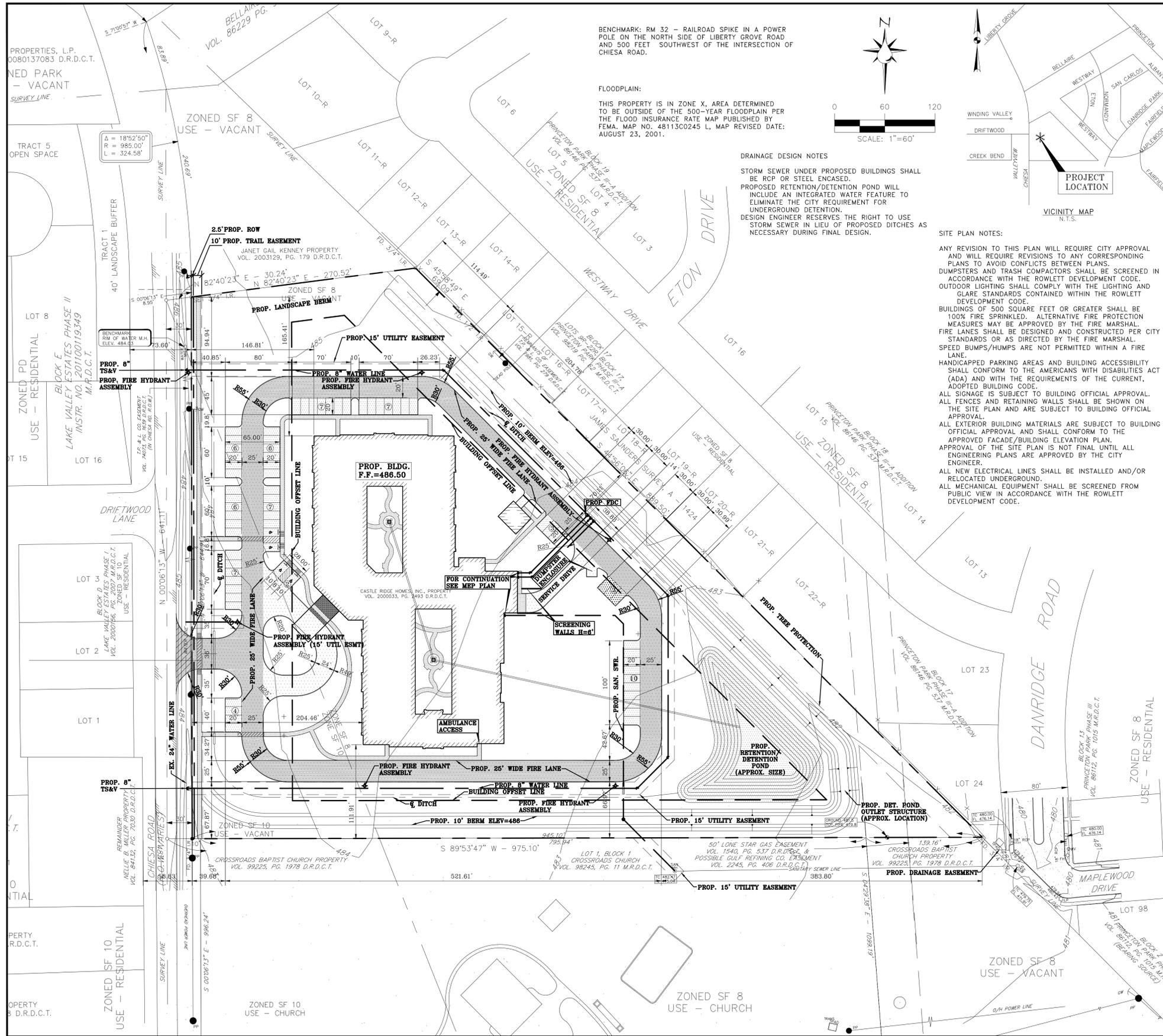
Architecture for the assisted living facility shall follow the standards in the Rowlett Development Code for commercial or institutional buildings unless noted below.

1. All buildings shall be 100 percent stone, brick, or ¾ inch cement based stucco exclusive of roofs, doors, windows, and dormers.
2. A minimum of 20 percent accent material shall be provided per elevation.

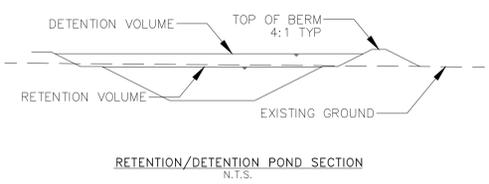
3. Two or more methods of articulation shall be provided every 25 feet on walls exceeding 50 feet in length. Methods include:
 - a. Changes in color, graphical patterning, changes in texture, or changes in material
 - b. Projections, recesses, reveals, expressing structural bays or other aspects of the architectures with a minimum change of plane of 12 inches
 - c. Windows and fenestrations
 - d. Horizontal or vertical breaks and
 - e. Other similar techniques
4. Entries shall be distinguished using three or more of the methods below:
 - a. Canopies or porticos
 - b. Overhangs
 - c. Recesses or projections
 - d. Arcades
 - e. Arches
 - f. Peaked roof forms
 - g. Outdoors patios
 - h. Display windows
 - i. Architectural tiles or moldings
 - j. Integrated planters or wing walls that incorporate landscaped areas or seating

Lighting for an Assisted Living Facility or Similar Use

1. Light fixtures shall be mounted no higher than 15 feet above grade.
2. No more than 1 foot candle of illumination may leave the property at the property line.



Property Development Regulations	
General	
Case Number	ZA13-643
Name of Project/Development	Rowlett Assisted Living
Proposed Use	Large Type "B" Assisted Living as regulated by the Texas Department of Aging and Disability Services (DADS)
Future Land Use Designation	SF-10 and SF-8
Proposed Future Land Use Designation	SF-10
Existing Zoning District	SF 8/SF 10
Proposed Zoning District	Planned Development for Assisted Living
Applicable Overlays	PD ORD # 017-13
Appraisal District Account Numbers and County	Commercial Acct #65142403510010100, Dallas County
Overall Site	427,214 sf gross / 407,924 sf property / 19,290 sf ROW
Gross Site Area	427,214 sf
Site Frontage	644 Feet
Site Width	644 Feet (Varies)
Site Depth	945 Feet (Varies)
Impervious Surface Area	137,060 sf (33.6%)
Pervious Surface Area	270,864 sf
Accessory Use %	1%
Open Space (ac & %)	5.6 ac / 60%
Detention/Retention (ac & %)	0.5 ac / 5%
Recreation (ac & %)	TBD
Preserve (ac & %)	N/A
Civic (ac & %)	N/A
Other (ac & %)	N/A
Building	
Total Gross Intensity (FAR)	0.13
Total Square Footage (Commercial)	57,679 sf
Property Development Regulations	
Maximum Building Coverage (Permitted/Proposed)	35% / 14.5%
Minimum Lot Area	427,214 sf
Minimum Lot Width	644 feet at Chesa and then tapers to a point
Minimum Lot Depth	270 feet
Setbacks (Required/Proposed)	
Front Setback	120 ft / 120 ft
Side Interior Setback	45 ft / 106 ft
Side Street Setback	N/A
Rear Setback	100 ft / 108 ft
Structure Height (Permitted/Proposed)	36' max / 25'-1" proposed
No. of Stories (Permitted/Proposed)	1 / 1
Improvements	
# of Resident Units	63 Resident Units
Parking & Access	
# Handicap Parking	4
# Loading Spaces	1
# Access Points	6



PRINT RECORD:
05/01/2014
07/03/2014
07/22/2014
08/06/2014

REVISIONS:

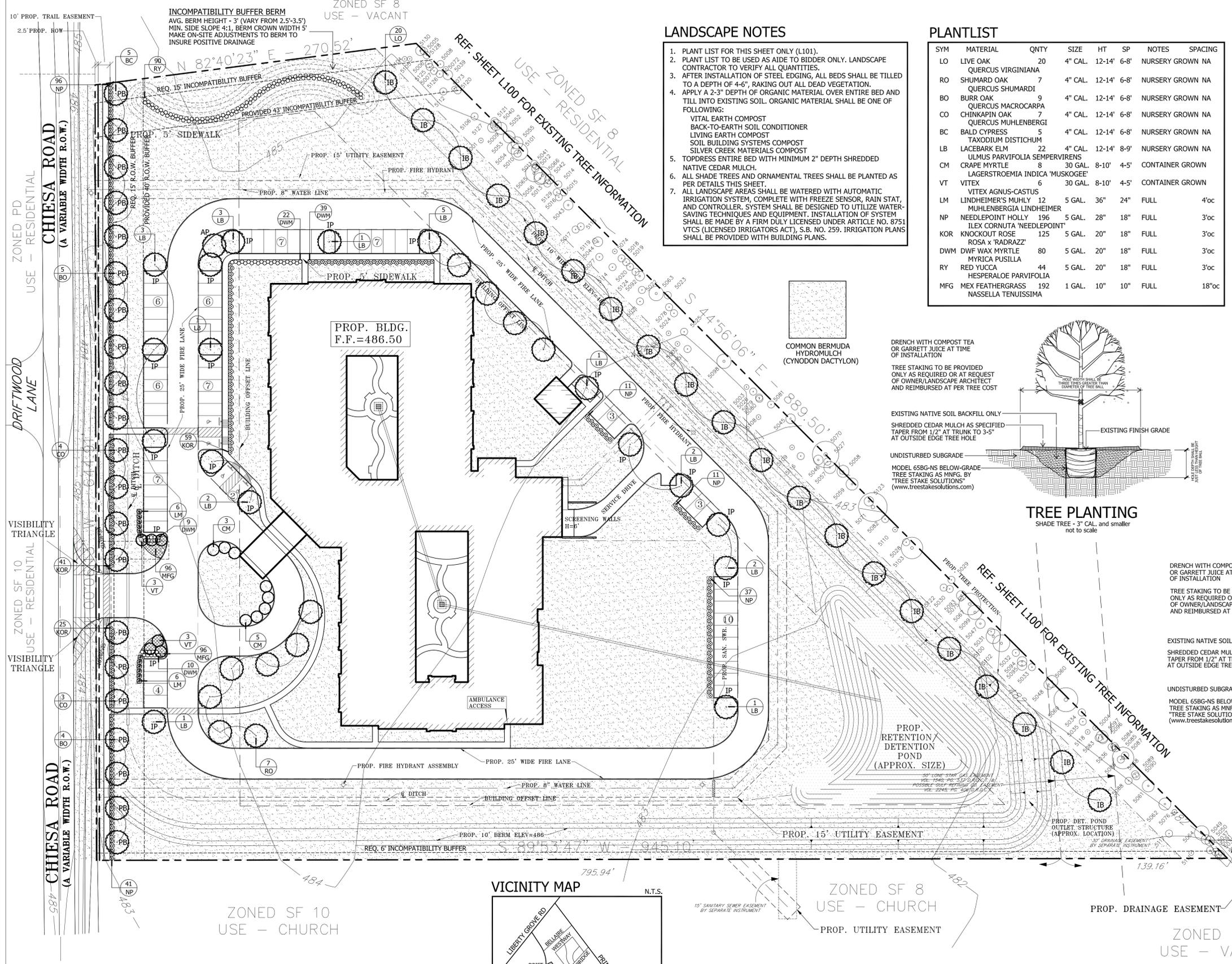
F-13242

CONQUEST ENGINEERING, LLC
P.O. Box 4094
Cedar Park, TX 78630
(512) 809-5004

DESIGNED BY: JDC
DRAWN BY: JDC
CHECKED BY: JDC
DATE: 04/14
JOB NO.: 2014-00019

SITE PLAN
ROWLETT ASSISTED LIVING
CHESA ROAD
ROWLETT, TEXAS

SHEET NO.
SP
1 OF 1



LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEET ONLY (L101).
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 VITAL EARTH COMPOST
 BACK-TO-EARTH SOIL CONDITIONER
 LIVING EARTH COMPOST
 SOIL BUILDING SYSTEMS COMPOST
 SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259. IRRIGATION PLANS SHALL BE PROVIDED WITH BUILDING PLANS.

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
LO	LIVE OAK	20	4" CAL.	12-14'	6-8'	NURSERY GROWN NA	
RO	SHUMARD OAK	7	4" CAL.	12-14'	6-8'	NURSERY GROWN NA	
BO	BURR OAK	9	4" CAL.	12-14'	6-8'	NURSERY GROWN NA	
CO	CHINKAPIN OAK	7	4" CAL.	12-14'	6-8'	NURSERY GROWN NA	
BC	BALD CYPRESS	5	4" CAL.	12-14'	6-8'	NURSERY GROWN NA	
LB	LACEBARK ELM	22	4" CAL.	12-14'	8-9'	NURSERY GROWN NA	
CM	CRAPE MYRTLE	8	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
VT	VITEX	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
LM	LINDHEIMER'S MUHLY	12	5 GAL.	36"	24"	FULL	4'oc
NP	NEEDLEPOINT HOLLY	196	5 GAL.	28"	18"	FULL	3'oc
KOR	KNOCKOUT ROSE	125	5 GAL.	20"	18"	FULL	3'oc
DWM	DWF WAX MYRTLE	80	5 GAL.	20"	18"	FULL	3'oc
RY	RED YUCCA	44	5 GAL.	20"	18"	FULL	3'oc
MFG	MEX FEATHERGRASS	192	1 GAL.	10"	10"	FULL	18"oc

LANDSCAPE REQUIREMENTS
SECTION 77-504 and ORDINANCE ORD-017-13 (EXHIBIT D)

LANDSCAPE AREA
MIN. 15% REQUIRED
TOTAL SITE 407,357 SF
15% REQUIRED 61,194 SF
57.9% PROVIDED 235,888 SF

PERIMETER BUFFERS (PB)
15' R.O.W. BUFFER REQUIRED (CHIESA ROAD)
(645' x 25' DRIVE APPROACH = 620')
SHADE TREES - 1 - 3" CAL. PER 30 LIN. FT.
620' = 20.67 = 21 TREES REQUIRED
21 TREES PROVIDED

SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
620' = 20.67 x 10 = 207 SHRUBS REQUIRED
207 SHRUBS PROVIDED

15' INCOMPATIBILITY BUFFER REQUIRED (NORTH P.L.)
UNDULATING BERM w/ 4:1 SIDE SLOPE REQUIRED
LARGE SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
(MIN. 5' WIDE BED - STAGGERED ROWS)
270' = 9 x 10 = 90 SHRUBS REQUIRED
90 SHRUBS PROVIDED

15' INCOMPATIBILITY BUFFER REQUIRED (EAST P.L.) - (IB)
EVERGREEN CANOPY TREES - 1 - 3" CAL. PER 50 LIN. FT.
959' = 19.18 = 20 TREES REQUIRED
20 TREES PROVIDED

INFILL EXISTING TREE LINE AT GAPS GREATER THAN 40'
NO GAPS EXIST GREATER THAN 40' - VERIFY ON-SITE

6' COMPATIBILITY BUFFER REQUIRED (SOUTH P.L.)
REQUIRED AND PROPOSED (TURF GRASS PROVIDED)

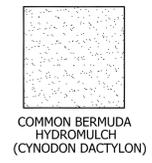
PARKING LOT INTERIOR (IP)
5% INTERIOR LANDSCAPE REQUIRED
TOTAL PARKING AREA 71,574 SF
3,579 SF
3,825 SF (5.34%)

1 - 3" SHADE TREE PER EACH 9'x18' ISLAND PLUS
1 TREE PER ADDITIONAL 400 SF LANDSCAPE AREA

19 PARKING ISLANDS
17 LARGE TREES AND 6 ORNAMENTAL TREES PROVIDED
(3 ORN. TREES : 1 SHADE TREE RATIO)

ADDITIONAL LANDSCAPE AREA (AP)
246 SF = .62 = 1 TREE REQUIRED
400 SF = 1 TREE PROVIDED

PARKING LOT SCREENING
SHRUBS REQUIRED - MIN. 3' CENTERS
(UTILIZE BUFFER SHRUBS AS ABLE - AS PER 77-504.D.3)



DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

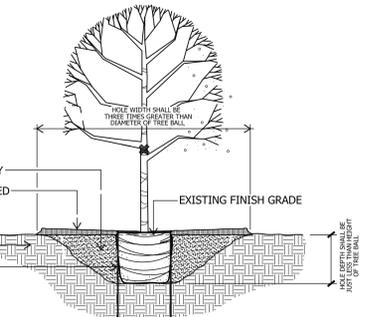
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY

SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE

MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

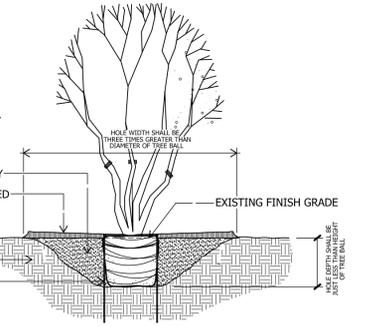
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY

SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

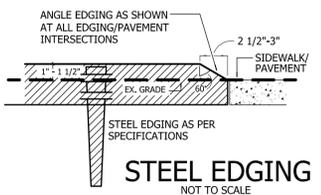
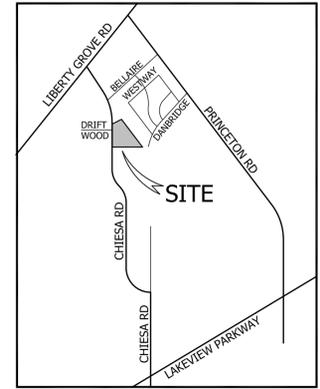
UNDISTURBED SUBGRADE

MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale

VICINITY MAP



STEEL EDGING
NOT TO SCALE

Leeming Design Group
Landscape Architecture
4913 Rufe Snow Drive, Suite 101-0 North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-0896 leemingdesigngroup@leemdesign.com



OF A TRACT OF LAND SITUATED IN THE JAMES SAUNDERS SURVEY, A - 1424, CITY OF ROWLETT, DALLAS COUNTY, TEXAS.

APPLICANT AND OWNER
RICHARD A. BOSWORTH &
PAT GERALD, etux
740 I.H. 30 EAST
SULPHUR SPRINGS, TEXAS 75482
(903)-439-8526



109 South Highway 183
Leander, Texas 78641
Voice 512.259.4175
Fax 512.259.4604
eMail wdavies@dfdarch.com

Project Number: 000000
© DFD Architects, Inc.

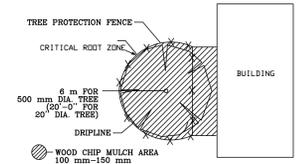
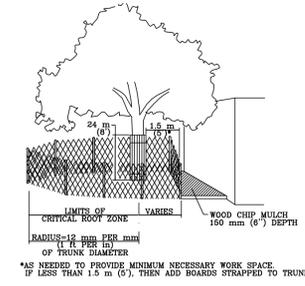
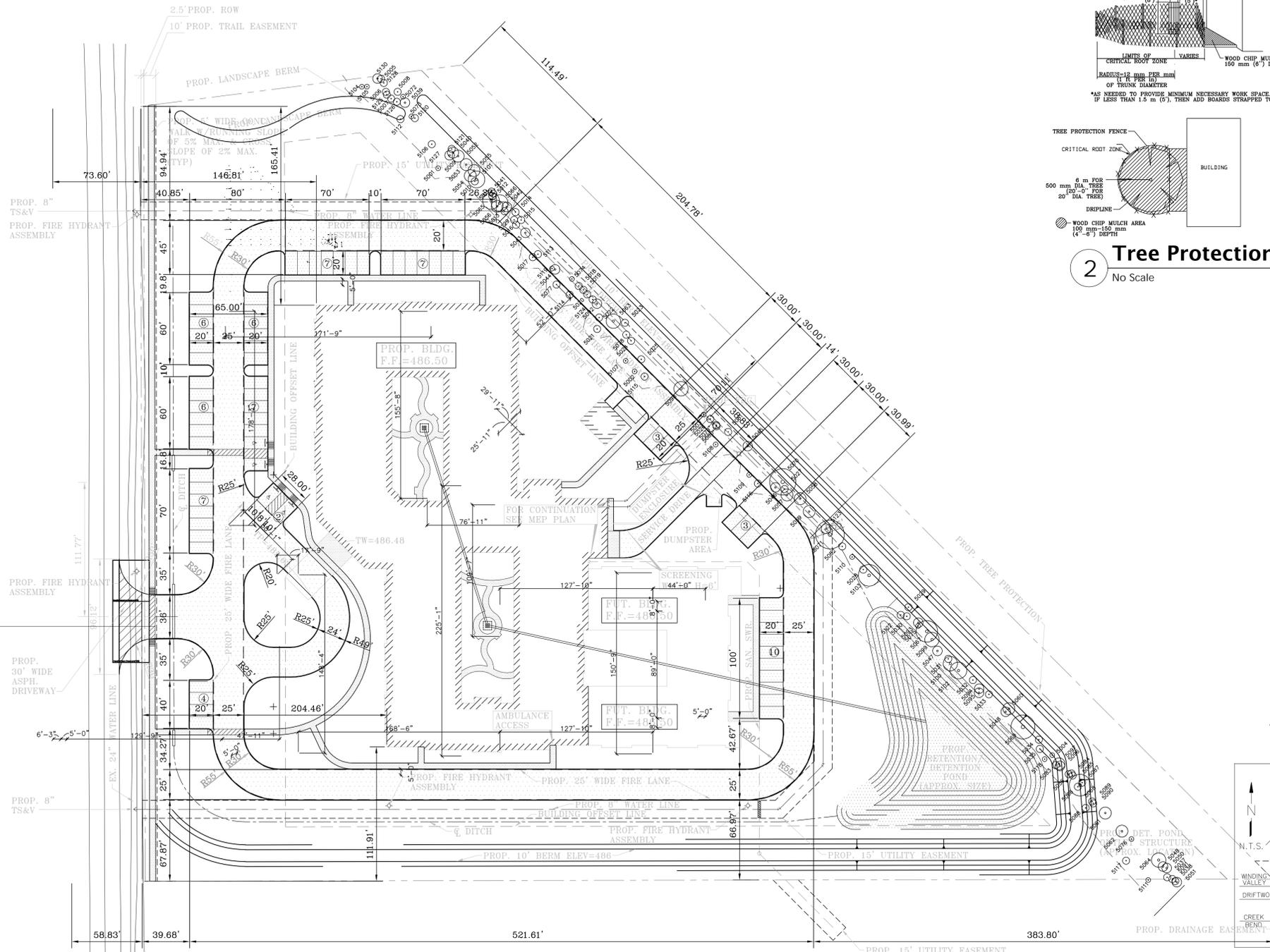
Submission Log:

Pat & LaNell Gerald
740 I-30 East
Sulphur Springs, Texas 75482

A New 63 Unit Assisted Living Facility
Rowlett, Texas

August 7, 2014

Landscape Plan
L101



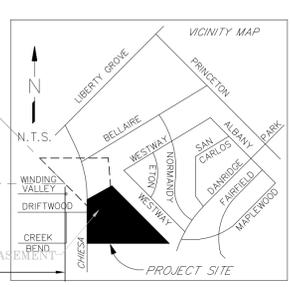
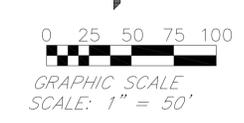
2 Tree Protection

No Scale

Number	Caliper at DBH and Type		
5001	4" Hackberry	5045	8" Hackberry
5002	4" Hackberry	5046	8" Hackberry
5003	4" Hackberry	5047	8" Hackberry
5004	4" Hackberry	5048	8" Hackberry
5005	6" Hackberry	5049	8" Hackberry
5006	6" Hackberry	5050	8" Hackberry
5007	6" Hackberry	5051	8" Hackberry
5008	6" Hackberry	5052	10" Hackberry
5009	6" Hackberry	5053	10" Hackberry
5010	6" Hackberry	5054	10" Hackberry
5011	6" Hackberry	5055	10" Hackberry
5012	6" Hackberry	5056	10" Hackberry
5013	6" Hackberry	5057	10" Hackberry
5014	6" Hackberry	5058	10" Hackberry
5015	6" Hackberry	5059	10" Hackberry
5016	6" Hackberry	5060	10" Hackberry
5017	6" Hackberry	5061	10" Hackberry
5018	6" Hackberry	5062	10" Hackberry
5019	6" Hackberry	5063	12" Hackberry
5020	6" Hackberry	5064	12" Hackberry
5021	6" Hackberry	5065	14" Hackberry
5022	6" Hackberry	5066	14" Hackberry
5023	6" Hackberry	5067	18" Hackberry
5024	6" Hackberry	5068	18" Hackberry
5025	6" Hackberry	5069	20" Hackberry
5026	6" Hackberry	5070	22" Hackberry
5027	6" Hackberry	5071	24" Hackberry
5028	6" Hackberry	5072	4" Elm
5029	6" Hackberry	5073	4" Elm
5030	6" Hackberry	5074	4" Elm
5031	6" Hackberry	5075	4" Elm
5032	6" Hackberry	5076	4" Elm
5033	6" Hackberry	5077	6" Elm
5034	6" Hackberry	5078	6" Elm
5035	6" Hackberry	5079	6" Elm
5036	6" Hackberry	5080	6" Elm
5037	6" Hackberry	5081	6" Elm
5038	6" Hackberry	5082	6" Elm
5039	6" Hackberry	5083	6" Elm
5040	8" Hackberry	5084	6" Elm
5041	8" Hackberry	5085	6" Elm
5042	8" Hackberry	5086	6" Elm
5043	8" Hackberry	5087	6" Elm
5044	8" Hackberry	5088	6" Elm
		5089	6" Elm
		5090	6" Elm
		5091	6" Elm
		5092	8" Elm
		5093	8" Elm
		5094	8" Elm
		5095	8" Elm
		5096	8" Elm
		5097	10" Elm
		5098	12" Elm
		5099	12" Elm
		5100	12" Elm
		5101	14" Elm
		5102	14" Elm
		5103	18" Elm
		5104	4" Cedar
		5105	4" Cedar
		5106	4" Cedar
		5107	4" Cedar
		5108	4" Cedar
		5109	4" Cedar
		5110	4" Cedar
		5111	4" Cedar
		5112	6" Cedar
		5113	6" Cedar
		5114	6" Cedar
		5115	6" Cedar
		5116	6" Cedar
		5117	6" Cedar
		5118	4" China Berry
		5119	4" China Berry
		5120	6" Double Hackberry
		5121	6" Double Hackberry
		5122	6" Double Hackberry
		5123	8" Double Elm
		5124	6" Triple Elm
		5125	6" Triple Hackberry
		5126	6" Triple Hackberry
		5127	8" Triple Hackberry
		5128	6" Quadruple Hackberry
		5129	6" Quadruple Hackberry
		5130	8" Quadruple Hackberry

Tree Survey/Protection Plan Notes:

- Trees measuring 8 inches or greater in caliper size at Diameter Breast Height (DBH), or Hackberry trees measuring over 11 inches at DBH, are identified by a three-inch round, weatherproof tag attached to the tree, assigned a reference number on the tag, and the reference number noted on the plan. Reference Tree Preservation regulations for required measuring technique. Trees proposed for removal shall be painted with a luminescent orange 'X' (or colored flags in lieu of paint), no greater than 6 inches in size. The developer shall be required to maintain tree markings and tags throughout the approval of the project.
- Tree protection fencing shall be installed, inspected, and approved prior to approval of a grading and/or building permit.



Note: We have revised the plan to match the revised civil plan.

Note: We have revised the plan to match the revised civil plan.

Note: No existing trees to be removed.



109 South Highway 183
Leander, Texas 78641
Voice 512.259.4175
Fax 512.259.4604
eMail wdavies@dfdarch.com

Project Number: 00000
DFD Architects, Inc.



07.30.14

1 Response to City Comments 07/03/2014

2 Response to City Comments 07/29/2014

Submission Log:

Pat & LaNell Gerald and Rick Bosworth
740 I-30 East
Sulphur Springs, Texas 75482

A New 63 Unit Assisted Living Facility Rowlett, Texas

OF A TRACT OF LAND SITUATED IN THE JAMES SAUNDERS SURVEY, A - 1424, CITY OF ROWLETT, DALLAS COUNTY, TEXAS.

1 Tree/Survey Preservation Plan

1" = 50'-0"

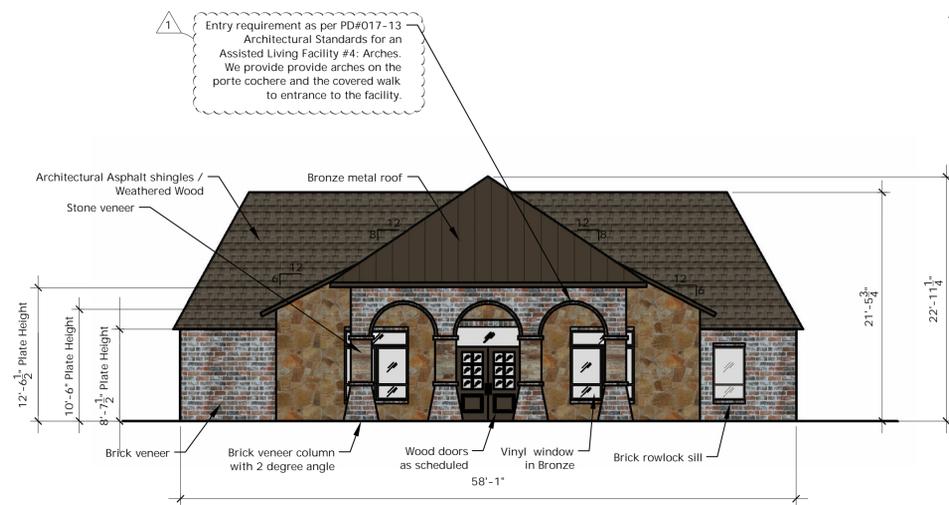
APPLICANT AND OWNER
RICHARD A. BOSWORTH &
PAT GERALD, etux
740 I.H. 30 EAST
SULPHUR SPRINGS, TEXAS 75482
(903)-439-8526

July 3, 2014
Tree/Survey Preservation Plan
L100

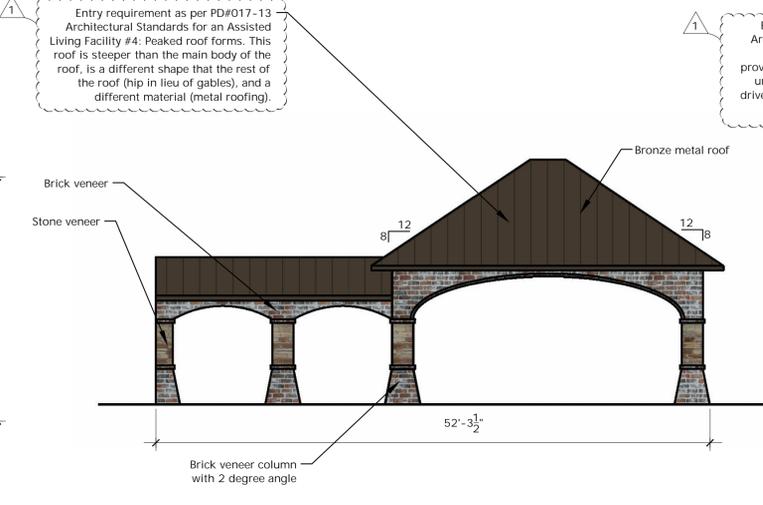


07.03.14

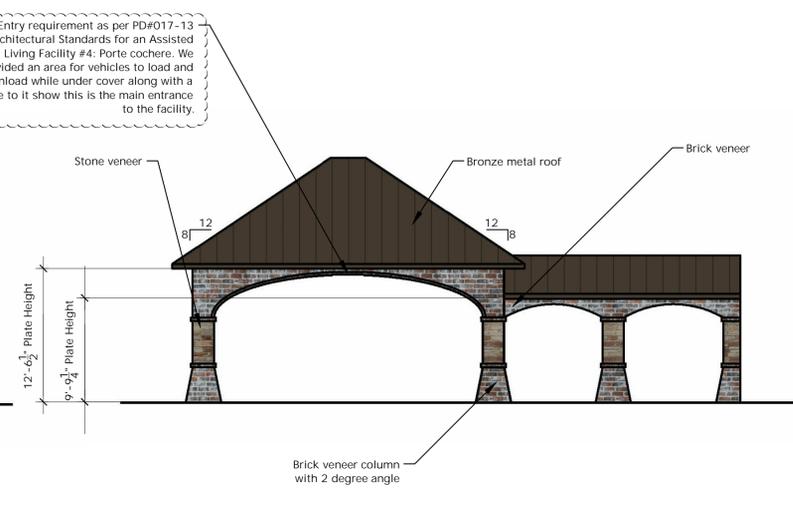
Response to City Comments
07/03/2014



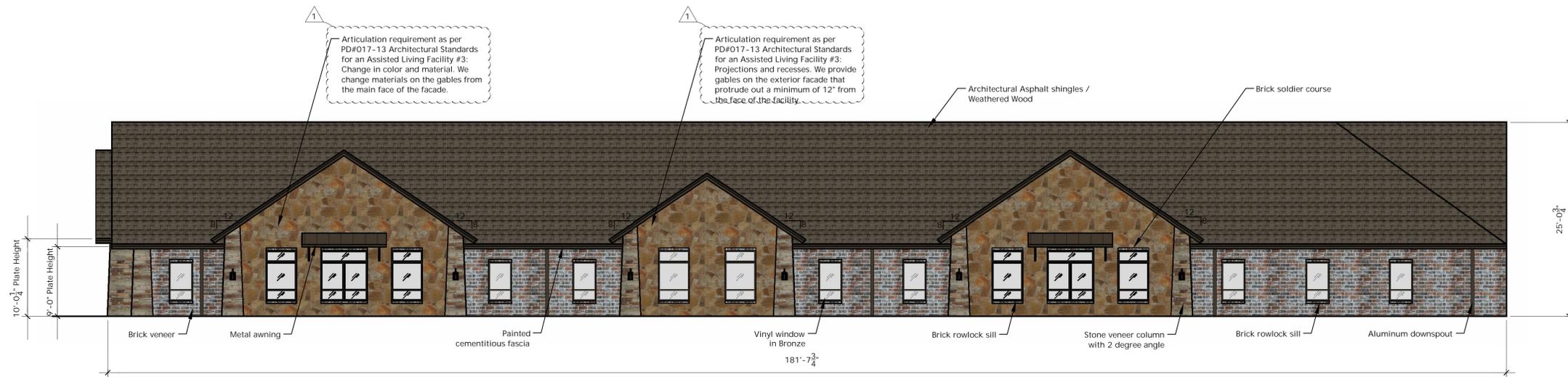
1 Partial Front - Entry Elevation - West
1/8" = 1'-0"



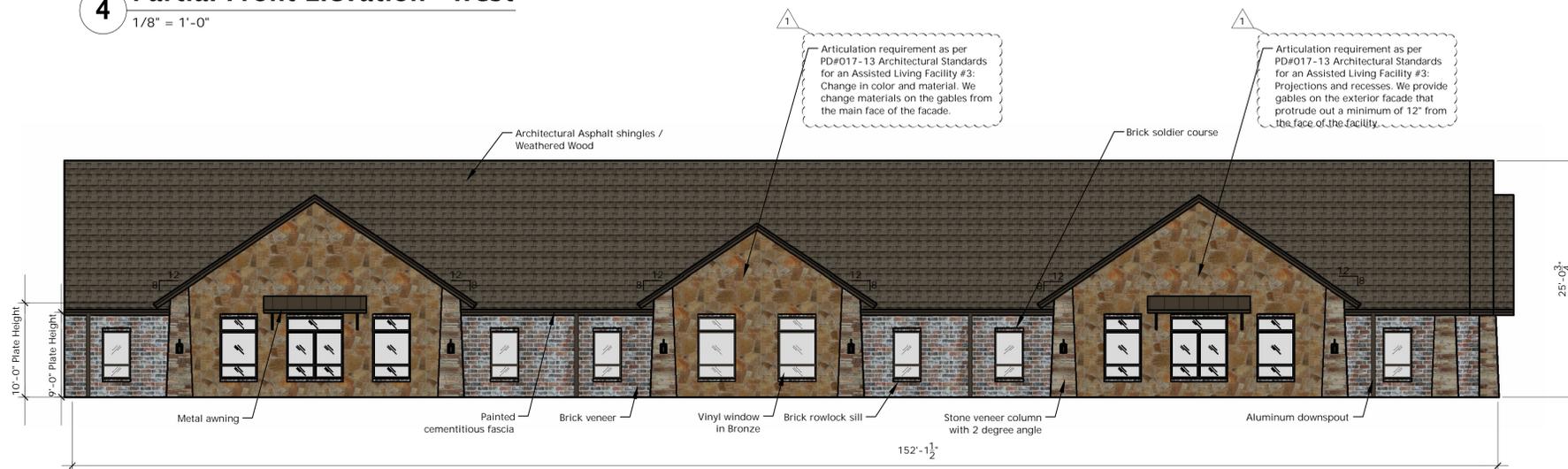
2 Partial Front - Entry Elevation - North
1/8" = 1'-0"



3 Partial Front - Entry Elevation - South
1/8" = 1'-0"

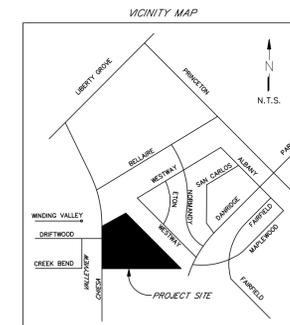


4 Partial Front Elevation - West
1/8" = 1'-0"



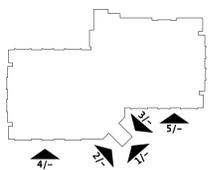
5 Partial Front Elevation - West
1/8" = 1'-0"

Note: Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.



Pat & LaNell Gerald
740 I-30 East
Sulphur Springs, Texas 75482

A New 63 Unit Assisted Living Facility Rowlett, Texas



Rowlett Assisted Living								
Elevation	Total of Material Excluding Glazing	Stone	% of Stone	Stucco	% of Stucco	Brick	% of Brick	Glazing
North	2,894 Sq. Ft.	178 Sq. Ft.	6	1,174 Sq. Ft.	41	1,542 Sq. Ft.	53	327 Sq. Ft.
East	4,178 Sq. Ft.	306 Sq. Ft.	7	2,691 Sq. Ft.	64	1,181 Sq. Ft.	28	451 Sq. Ft.
South	2,415 Sq. Ft.	165 Sq. Ft.	7	882 Sq. Ft.	37	1,368 Sq. Ft.	57	207 Sq. Ft.
West-Front	3,910 Sq. Ft.	2,383 Sq. Ft.	61	0	0	1,527 Sq. Ft.	39	787 Sq. Ft.



OF A TRACT OF LAND SITUATED IN THE JAMES SAUNDERS SURVEY, A - 1424, CITY OF ROWLETT, DALLAS COUNTY, TEXAS.

APPLICANT AND OWNER
RICHARD A. BOSWORTH &
PAT GERALD, etux
740 I.H. 30 EAST
SULPHUR SPRINGS, TEXAS 75482
(903)-439-8526

July 3, 2014

Color Exterior Elevations A801C

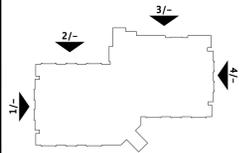
Submission Log:



Submission Log:

Pat & LaNell Gerald
 740 I-30 East
 Sulphur Springs, Texas 75482

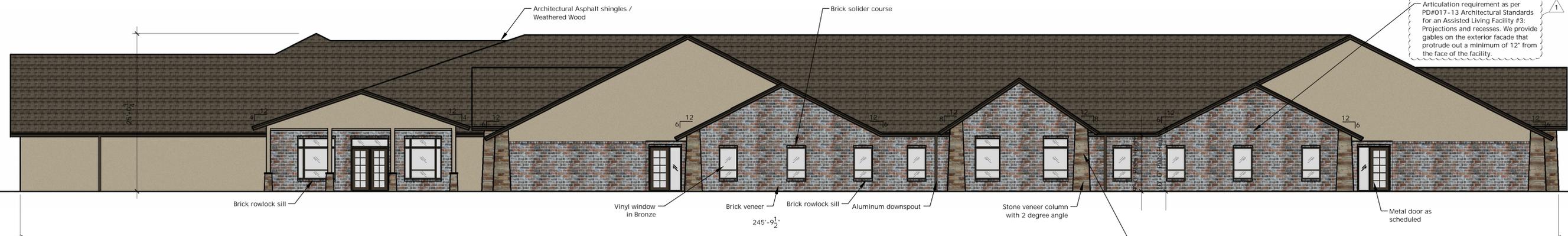
**A New 63 Unit
 Assisted Living Facility
 Rowlett, Texas**



July 3, 2014

**Color Exterior
 Elevations
 A802C**

Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Projections and recesses. We provide gables on the exterior facade that protrude out a minimum of 12" from the face of the facility.

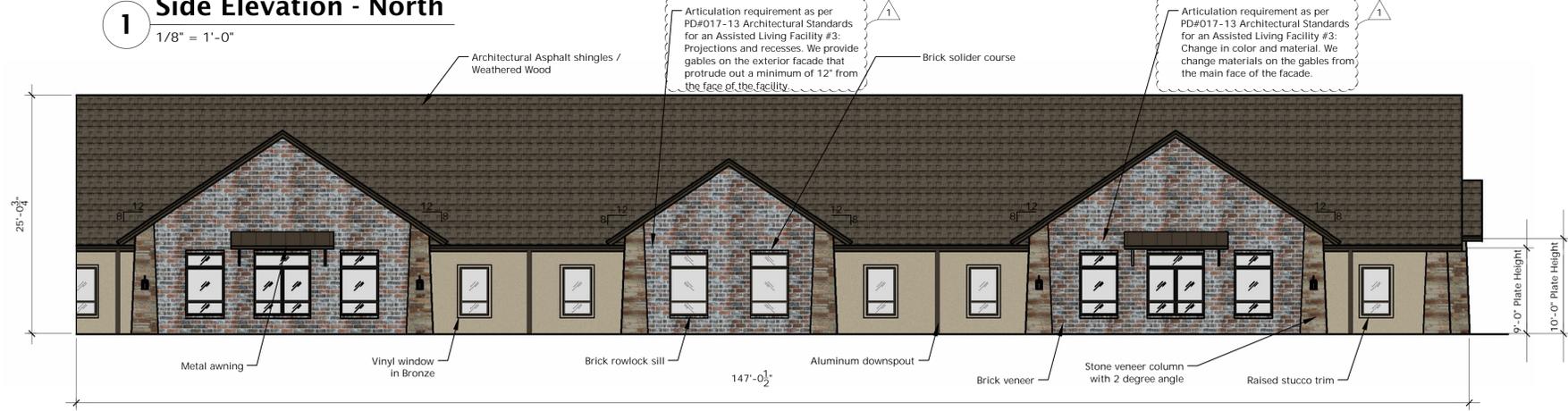


1 Side Elevation - North
 1/8" = 1'-0"

Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Projections and recesses. We provide gables on the exterior facade that protrude out a minimum of 12" from the face of the facility.

Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Change in color and material. We change materials on the gables from the main face of the facade.

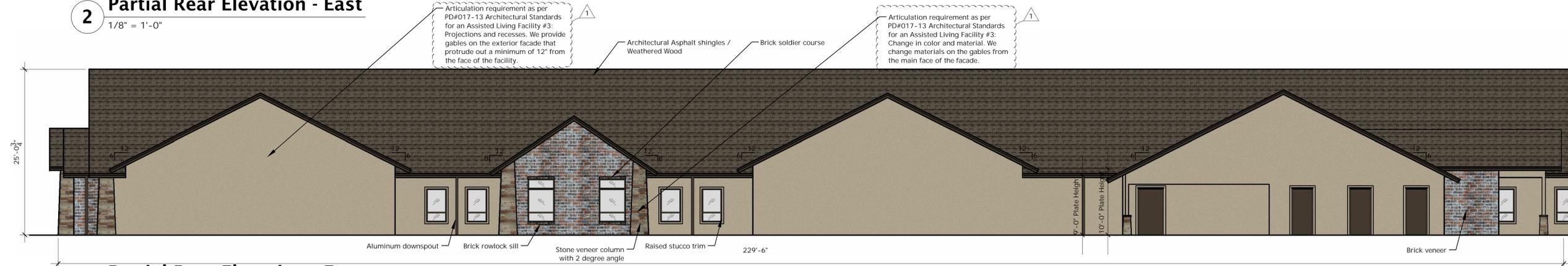
Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Change in color and material. We change materials on the gables from the main face of the facade.



2 Partial Rear Elevation - East
 1/8" = 1'-0"

Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Projections and recesses. We provide gables on the exterior facade that protrude out a minimum of 12" from the face of the facility.

Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Change in color and material. We change materials on the gables from the main face of the facade.

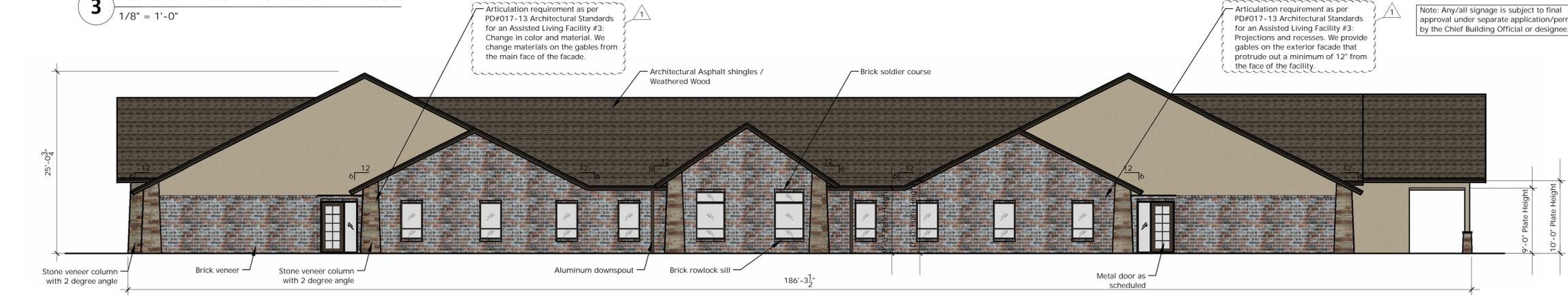


3 Partial Rear Elevation - East
 1/8" = 1'-0"

Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Change in color and material. We change materials on the gables from the main face of the facade.

Articulation requirement as per PD#017-13 Architectural Standards for an Assisted Living Facility #3: Projections and recesses. We provide gables on the exterior facade that protrude out a minimum of 12" from the face of the facility.

Note: Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.



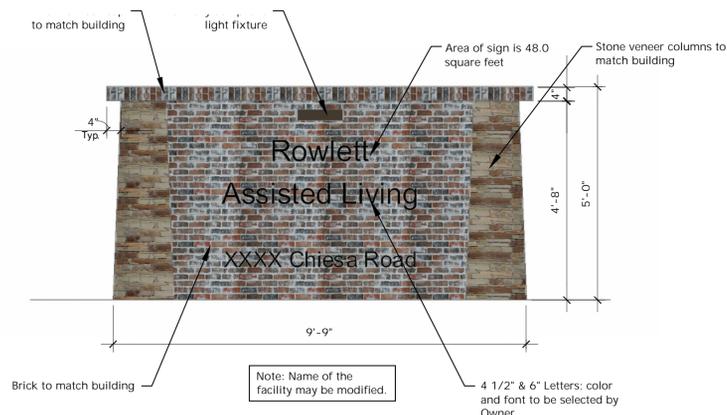
4 Side Elevation - South
 1/8" = 1'-0"

Rowlett Assisted Living								
Elevation	Total of Material Excluding Glazing	Stone	% of Stone	Stucco	% of Stucco	Brick	% of Brick	Glazing
North	2,894 Sq. Ft.	178 Sq. Ft.	6	1,174 Sq. Ft.	41	1,542 Sq. Ft.	53	327 Sq. Ft.
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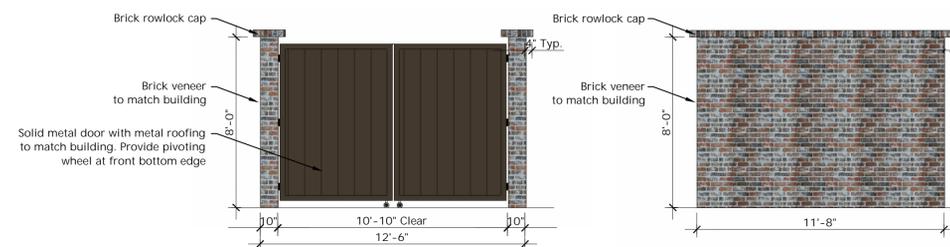


OF A TRACT OF LAND SITUATED IN THE JAMES SAUNDERS SURVEY, A - 1424, CITY OF ROWLETT, DALLAS COUNTY, TEXAS.

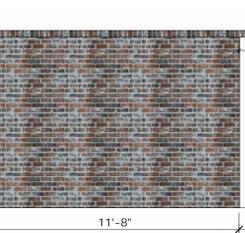
APPLICANT AND OWNER
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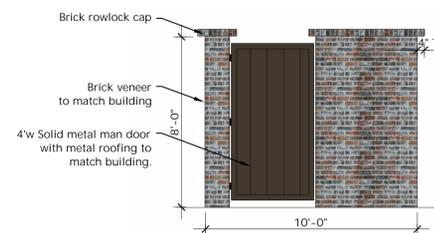
1 Monument Sign
1/2" = 1'-0"



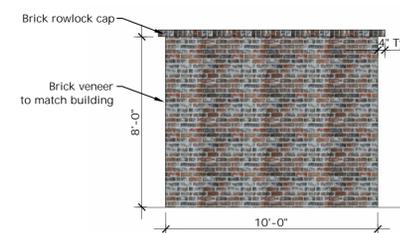
2 Dumpser Encloserer - Front
1/4" = 1'-0"



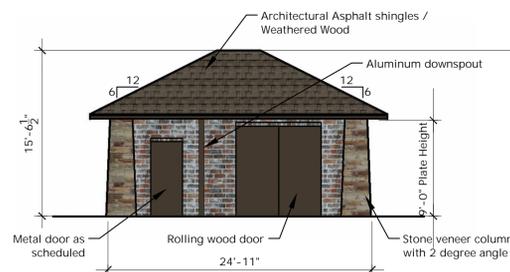
3 Dumpser Encloserer - Rear
1/4" = 1'-0"



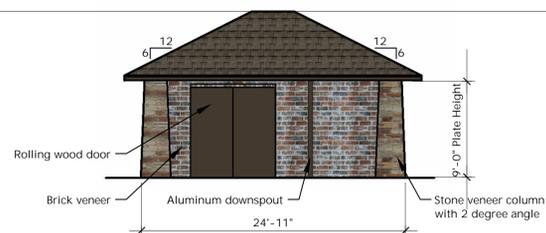
4 Dumpser Encloserer - Entry Side
1/4" = 1'-0"



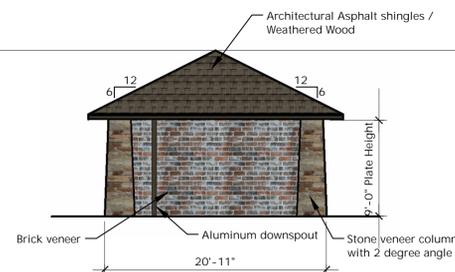
5 Dumpser Encloserer - Entry Side
1/4" = 1'-0"



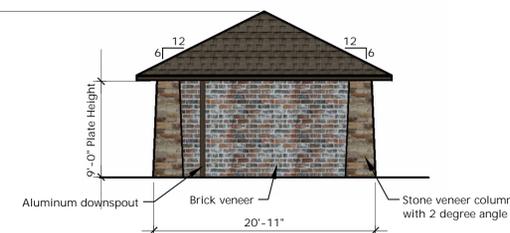
6 Maintenance Bldg. Front Elevation
1/8" = 1'-0"



7 Maintenance Bldg. Rear Elevation
1/8" = 1'-0"

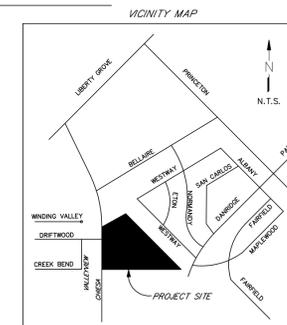


8 Maintenance Bldg. Side Elevation
1/8" = 1'-0"



9 Maintenance Bldg. Side Elevation
1/8" = 1'-0"

Note: Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.



Maintenance Building								
Elevation	Total of Material Excluding Glazing	Stone	% of Stone	Stucco	% of Stucco	Brick	% of Brick	Glazing
Front	202 Sq. Ft.	44 Sq. Ft.	22	0	0	158 Sq. Ft.	78	0
Rear	156 Sq. Ft.	44 Sq. Ft.	28	0	0	112 Sq. Ft.	72	0
Side	187 Sq. Ft.	44 Sq. Ft.	24	0	0	143 Sq. Ft.	76	0
Side	187 Sq. Ft.	44 Sq. Ft.	24	0	0	143 Sq. Ft.	76	0



OF A TRACT OF LAND SITUATED IN THE JAMES SAUNDERS SURVEY, A - 1424, CITY OF ROWLETT, DALLAS COUNTY, TEXAS.

APPLICANT AND OWNER
RICHARD A. BOSWORTH &
PAT GERALD, etux
740 L.H. 30 EAST
SULPHUR SPRINGS, TEXAS 75482
(903)-439-8526

Submission Log:

Pat & LaNell Gerald
740 L-30 East
Sulphur Springs, Texas 75482

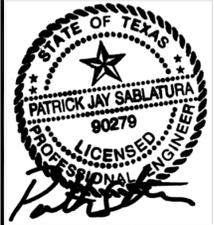
A New 63 Unit Assisted Living Facility Rowlett, Texas

May 13, 2014

Color Exterior Elevations
A803C



Synergetic Engineering
Firm #: F-5329 P.L.L.C.
11509 Autumn Ridge Drive
Austin, Texas 78759
(T) (512) 845-2760
(F) (512) 857-9559



July 20, 2014

[Submission Log:](#)

Pat & LaNell Gerald
and Rick Bosworth
740 I-30 East
Sulphur Springs, Texas 75482

A New 63 Unit
Assisted Living Facility
Rowlett, Texas

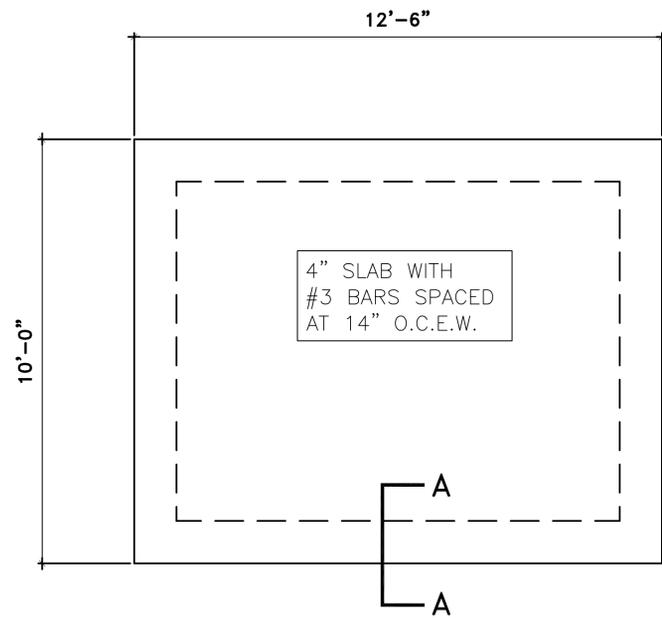
July 3, 2014

Dumpster Enclosure
& Screen Wall Plans

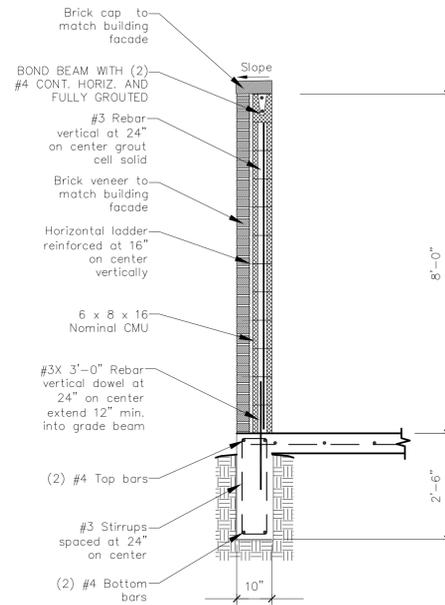
S1.0

OF A TRACT OF LAND SITUATED IN THE
JAMES SAUNDERS SURVEY, A - 1424, CITY
OF ROWLETT, DALLAS COUNTY, TEXAS.

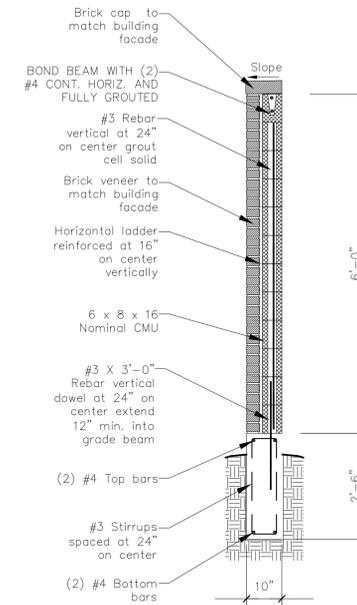
APPLICANT AND OWNER
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DUMPSTER ENCLOSURE FOUNDATION PLAN



SECTION A-A



SCREEN WALL DETAIL

STRUCTURAL MASONRY

- MASONRY DESIGN IS BASED ON A MASONRY PRISM STRENGTH OF F_m = 1500 PSI.
- HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C 90, LIGHTWEIGHT, GRADE N, TYPE I OR II, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET AREA OF THE BLOCK.

PORTLAND CEMENT, 1/2 PART HYDRATED LIME AND 3 1/2 TO 4 1/2 PARTS MASON'S SAND. DO NOT USE AIR ENTRAINING LIME, MASONRY CEMENT OR ADMIXTURES.

- COARSE GROUT SHALL CONFORM TO ASTM C 476, WITH A MAXIMUM AGGREGATE SIZE OF 3/8". PROPORTIONS BY VOLUME SHALL BE 1 PART PORTLAND CEMENT, 3 PARTS MASON'S SAND AND 1 TO 2 PARTS PEA GRAVEL. SLUMP SHALL BE 10".
- VERTICAL REINFORCING SHALL BE NO. 4 BARS AT A MAXIMUM SPACING OF 4'-0" ON CENTER, UNLESS OTHERWISE NOTED ON DRAWINGS. THE FIRST CELL AT CORNERS AND ENDS OF WALLS SHALL BE REINFORCED WITH #5 AND GROUTED FULL. #4 (EXTENDING 2'-0" BEYOND CORNERS) SHALL BE PLACED EACH SIDE OF WALL OPENINGS.
- PROVIDE FOUNDATION DOWELS TO MATCH MASONRY WALL REINFORCEMENT. DOWELS SHALL EXTEND A MINIMUM OF 60 BAR DIAMETERS ABOVE AND 30 BAR DIAMETERS BELOW TOP OF FOUNDATION.
- VERTICAL BARS SHALL BE HELD IN POSITION IN THE CENTER OF THE CELL OR GROUT SPACE DURING PLACEMENT OF EACH LIFT OF GROUT UNLESS ANOTHER POSITION IS DETAILED.
- PROVIDE WEEP HOLES AT 2'-8" ON CENTER IN VERTICAL JOINTS OF EXTERIOR WYTHE OVER ALL GROUTED BOND BEAMS, DOOR HEADERS, OR OTHER CONTINUOUS OBSTRUCTIONS WITHIN THE CAVITY AND ALONG FOUNDATION BEAMS.
- WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL BE SLOPED NOT MORE THAN ONE HORIZONTAL TO SIX VERTICAL. THE DOWEL SHALL BE GROUTED INTO A CELL IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
- HORIZONTAL REINFORCING BARS SHALL BE PLACED IN CONTINUOUS MASONRY COURSES, CONSISTING OF BOND BEAM OR THROUGH BLOCK UNITS, AND SHALL BE SOLIDLY GROUTED IN PLACE.
- REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
- HORIZONTAL REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM, WHERE SPLICED AND SHALL BE WIRED TOGETHER. BEND BARS AT CORNERS AND TEE INTERSECTIONS, PROVIDING STANDARD LAP SPLICES WITH INTERSECTING BARS.
- HORIZONTAL WALL JOINT REINFORCING SHALL BE STANDARD "DUR-O-WAL" (TRUSS TYPE) AT 16" ON CENTER, VERTICALLY, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE "TRIROD" DUR-O-WAL WHERE BRICK IS BACKED UP BY 8" CONCRETE MASONRY UNITS.
- STANDARD WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 11" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.
- VERTICAL REINFORCING BARS MAY BE SPLICED IN 6'-0" TO 8'-0" (+) LENGTHS, PROVIDED THE SPLICES IN ADJACENT BARS ARE STAGGERED AND ARRANGED SO THAT NOT MORE THAN ONE-HALF OF THE TOTAL NUMBER OF BARS ARE SPLICED AT ANY ONE HEIGHT.

MASONRY NOTES

STANDARD SPECIFICATIONS AND CODES:

STRUCTURAL CONCRETE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-02.

MATERIALS:

- CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
28 DAY STRENGTH:

DRILLED PIERS	-	3,000 PSI
FOOTINGS	-	3,000 PSI
CAST-IN-PLACE WALLS	-	3,000 PSI
SLAB	-	3,000 PSI
GRADE BEAMS	-	3,000 PSI

AGGREGATE TYPE: C33
MAX. AGGREGATE SIZE: 1 1/2"

- REINFORCING STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

#3 TO #18: ASTM A615 GRADE 60
WELDED WIRE REINF.: WELDED SMOOTH WIRE ASTM A1853

REINFORCING STEEL COVERAGE:

FOR LAYER NEAREST SURFACE UNLESS SPECIFIED OTHERWISE ON DRAWINGS:

- CONCRETE SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH:
 - #3 TO #18 BARS 3 INCHES
- CONCRETE SURFACES EXPOSED TO EARTH OR WEATHER:
 - #3 TO #5 BARS 1 1/2 INCHES
 - #6 TO #18 BARS 2 INCHES
- CONCRETE SURFACES NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
 - #3 TO #11 BARS IN SLABS AND WALLS 1 INCH
 - #3 TO #18 BARS IN BEAMS AND COLS 1 1/2 IN

CONCRETE NOTES



7-30-14

Pat & LaNell Gerald
740 I-30 East
Sulphur Springs, Texas 75482

**A New 63 Unit
Assisted Living Facility
Rowlett, Texas**

July 30, 2014

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□ A		1	KAD LED 1 63B530/40K SR3	KAD LED WITH HLM MODULE, 63 LED'S, 530mA DRIVER, 4000K, COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHTPOS.	KAD_LED_1_6 3B530_40K_S R3.ies	Absolute	0.95	110.9
□ B		5	KAD LED 1 63B530/40K SR4	KAD LED WITH HLM MODULE, 63 LED'S, 530mA DRIVER, 4000K, COLOR TEMPERATURE, TYPE 4 LENS	ONE 108-WATT HLM LED, DOWNLIGHTPOS.	KAD_LED_1_6 3B530_40K_S R4.ies	Absolute	0.95	216.8

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	11.3 fc	0.0 fc	N/A	N/A

NOTES

1. FIXTURES MOUNTED ON A 12' POLE WITH 2' BASE



Plan View
Scale 1" = 40'

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OF ROWLETT, DALLAS COUNTY, TEXAS.

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