



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 23, 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 September 9, 2014.
2. Consider and take action on a final plat request for a property 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. (FP14-707)

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and consider a recommendation regarding Major Warrants related to building frontage, building orientation, block size, building transparency, signage, and open space. The subject property is located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Track 14, 15, 16, 17, 18, and Page 650, Track 3, Rowlett, Dallas County, Texas.

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., SEPTEMBER 9, 2014**

PRESENT: Vice-Chairman Greg Landry, Commissioners Jonas Tune, Chris Kilgore, Clayton Farrow, Alternates Gabriela Borcoman, James Moseley

ABSENT: Chairman Karl Crawley, Commissioners Gregory Peebles, Michael Lucas

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.

1. Update Report from Director of Development Services.

Garrett Langford, Principal Planner, came forward and announced that City Council will recognize October to be "National Community Planning Month" at their October 7, 2014, regular meeting and encouraged attendance.

Mr. Langford also mentioned that October 7, 2014, is National Night Out.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of August 26, 2014.

Commissioner Farrow made a motion to approve the Consent Agenda. Commissioner Kilgore seconded the motion. The Consent Agenda passed 6-0.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on a request for an extension to allow a temporary use located at 6800 Scenic Drive further described as Lot 5R, Block 4 of the Heritage on the Lake Tract N Addition, City of Rowlett, Rockwall County, Texas. (TUP14-733)

Garrett Langford came forward to present the case. He presented a location map, site plan, pictures, and gave a brief background on the case. Mr. Langford explained that an extension must be taken to the Planning and Zoning Commission if it is beyond the thirty day period allowed for a Temporary Use Permit.

**MINUTES OF THE REGULAR MEETING
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He summarized the regulations in the Rowlett Development Code regarding temporary use for health facilities and extensions to Temporary Use Permits. He summarized the staff analysis and stated that staff recommends approval with the following conditions:

1. Temporary Use Permit shall expire within 180 days from the date of Planning and Zoning Commission approval.
2. A request for extension must be filed with the Planning and Zoning Division thirty days prior to the expiration of this extension.

There was discussion amongst the Commission regarding the timeline of the extension and necessary approvals.

Commissioner Kilgore made a motion to approve the extension with the following revised conditions:

1. Temporary Use Permit shall expire within one year from the date of Planning and Zoning Commission approval.
2. A request for extension must be filed with the Planning and Zoning Division thirty days prior to the expiration of this extension.

Alternate James Moseley seconded the motion. The item passed with conditions 6-0.

D. ADJOURNMENT

Vice-Chairman Landry adjourned the meeting at 7:13 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 09/23/2014

AGENDA ITEM: B.2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a final plat request for a property 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. (FP14-707)

STAFF REPRESENTATIVE

Garrett Langford, AICP – Principal Planner

SUMMARY

The applicant is plating an 8.051-acre tract of land located along the north side of Main Street, adjacent to Lone Star Storage. (Attachment 1 Location Map). A final plat is one of the last steps in the development review process prior to the issuance of a building permit. The final plat will create a legal lot that complies with all applicable subdivision standards. The proposed final plat will create a single lot for a recreational vehicle and boat storage facility.

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. 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. In 2008, the Planning and Zoning Commission approved a Conditional Use Permit to allow the RV/Boat storage facility.

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. Over the last several months, the applicants have been working with City Staff to finalize the development plan, the engineering plan, the tree mitigation plan and the final plat. The tree mitigation plan was approved by City Council on June 17, 2014, and the Development Plan was approved by the Planning and Zoning Commission on June 24, 2014.

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/ BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

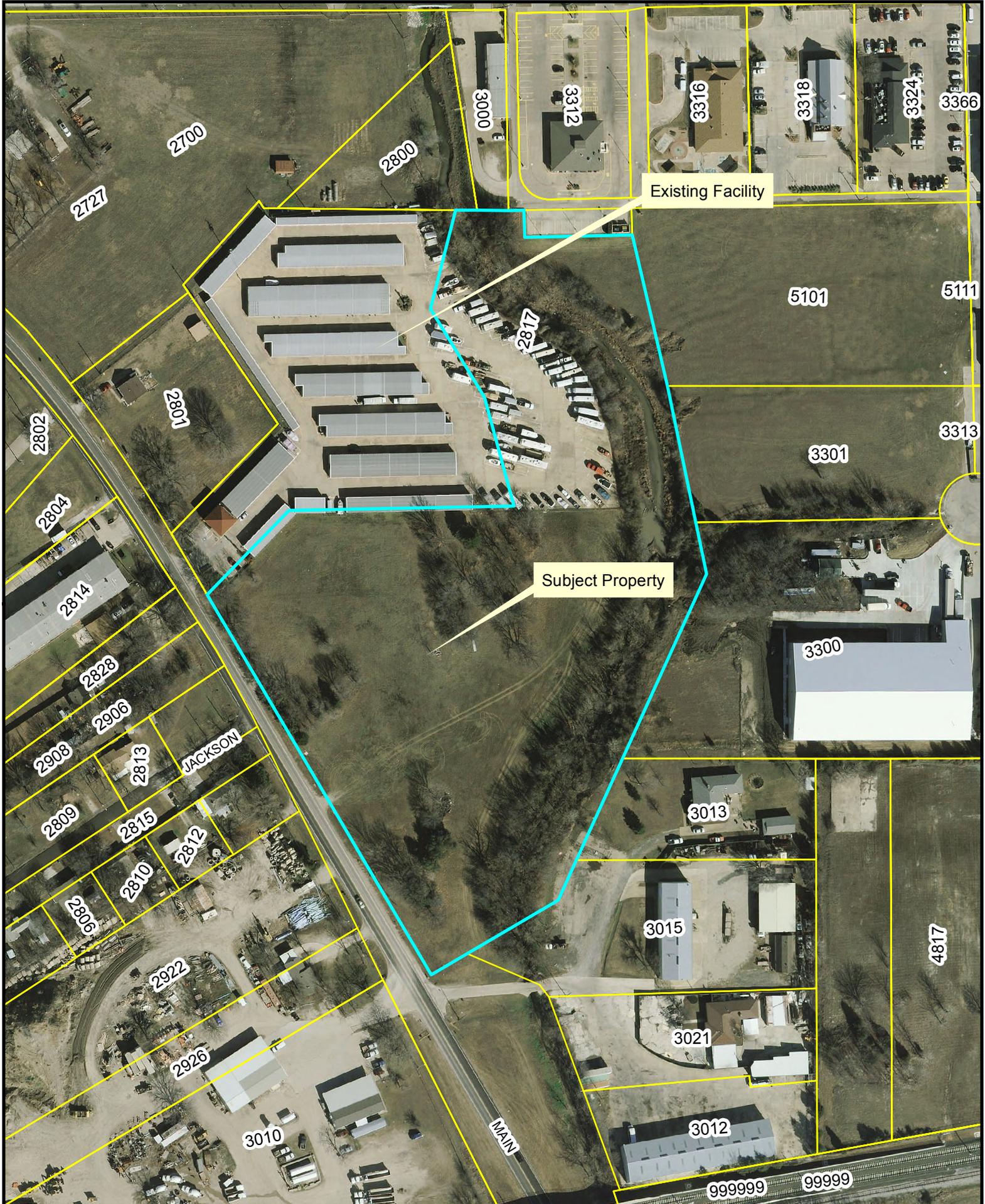
ATTACHMENTS

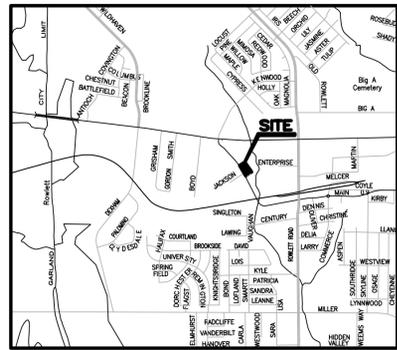
Attachment 1 – Location Map

Attachment 2 – Proposed Final Plat

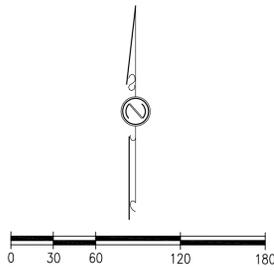
Location Map

ATTACHMENT 1





VICINITY MAP (NTS)



Graphic Scale In Feet

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.

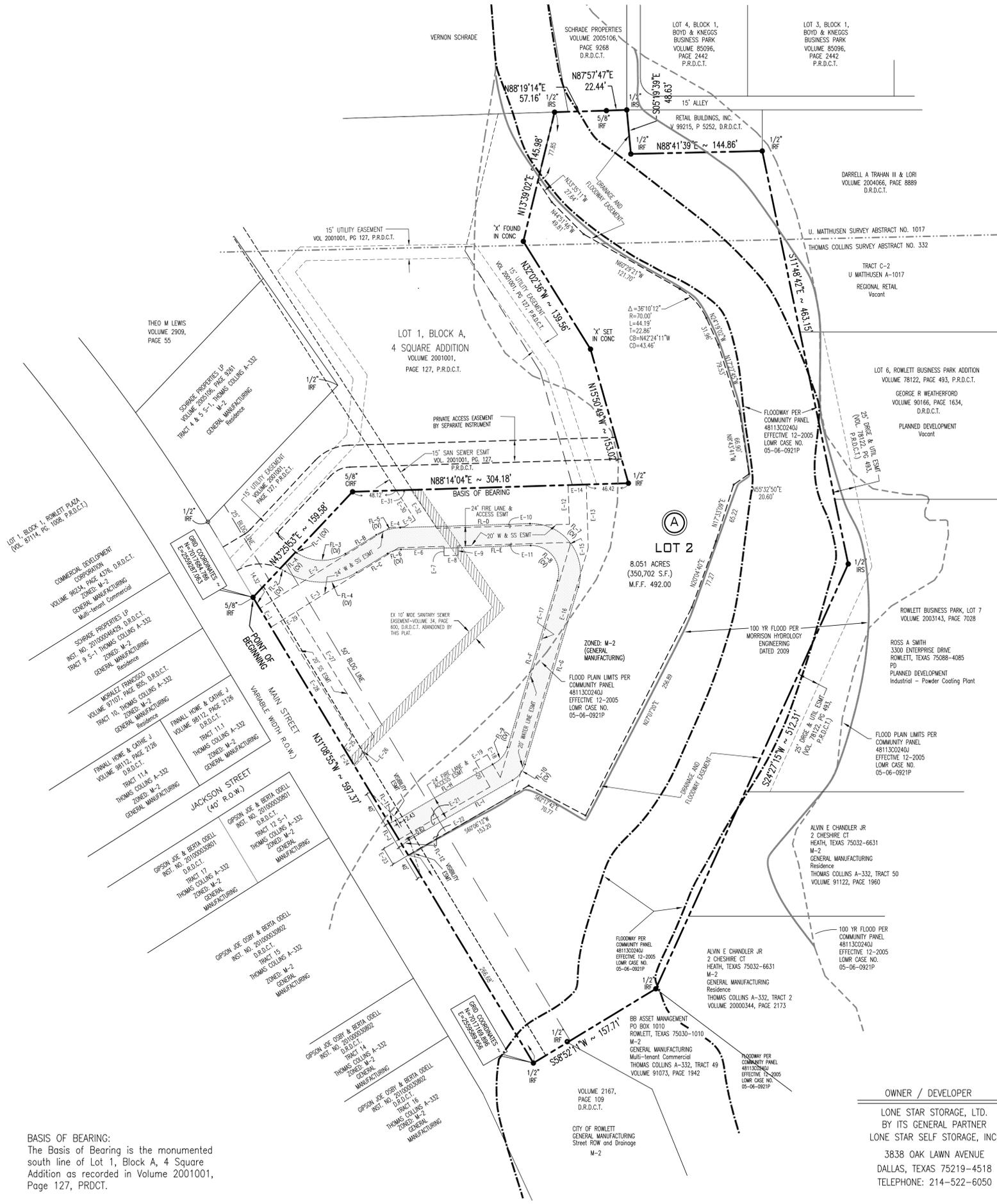
Director of Development Services _____ Date _____

ATTEST: _____

Signature _____ Date _____

Name & Title _____

BASIS OF BEARING:
The Basis of Bearing is the monumented south line of Lot 1, Block A, 4 Square Addition as recorded in Volume 2001001, Page 127, PRDCT.



FIRE LANE CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRNG	CHORD DIST
FL-1	1° 22' 32"	74.00	1.78'	0.89'	N 57° 37' 03" W	1.78'
FL-2	7° 42' 25"	50.00	6.73'	3.37'	N 60° 14' 09" W	6.72'
FL-3	64° 27' 59"	50.00	56.26'	31.53'	S 89° 09' 46" E	53.34'
FL-4	64° 27' 59"	50.00	83.26'	46.66'	S 89° 09' 46" E	78.94'
FL-5	29° 37' 50"	54.00	27.93'	14.28'	S 73° 25' 09" W	27.62'
FL-6	29° 37' 50"	54.00	15.51'	7.93'	S 73° 25' 09" W	15.34'
FL-7	108° 34' 00"	54.00	102.32'	75.10'	N 37° 28' 56" W	87.69'
FL-8	108° 34' 00"	54.00	56.85'	41.72'	N 37° 28' 56" W	48.71'
FL-9	43° 18' 08"	30.00	22.67'	11.91'	N 38° 27' 08" E	22.14'
FL-10	43° 18' 08"	30.00	22.67'	11.91'	N 38° 27' 08" E	22.14'
FL-11	14° 39' 54"	30.00	7.68'	3.86'	N 67° 26' 09" E	7.66'
FL-12	18° 10' 00"	30.00	9.51'	4.80'	S 51° 01' 12" W	9.47'

FIRE LANE LINE TABLE		
NO.	BEARING	DISTANCE
FL-A	N43° 25' 53"E	24.77
FL-B	N58° 36' 14"E	39.82
FL-C	N58° 36' 14"E	39.82
FL-D	N88° 14' 04"E	143.09
FL-E	N88° 14' 04"E	143.09
FL-F	N16° 48' 04"E	190.97
FL-G	N16° 48' 04"E	203.41
FL-H	N60° 06' 12"E	126.61
FL-I	N60° 06' 12"E	131.69
FL-J	N31° 08' 55"W	28.48

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
E-1	S31° 08' 55"E	24.00'
E-2	S58° 11' 05"W	169.00'
E-3	S58° 11' 05"W	165.48'
E-4	S88° 07' 05"W	15.82'
E-5	S58° 11' 05"W	14.13'
E-6	N88° 14' 04"E	49.97'
E-7	N01° 45' 56"W	10.30'
E-8	N88° 14' 04"E	15.00'
E-9	N01° 45' 56"W	10.30'
E-10	N88° 14' 04"E	146.21'
E-11	N88° 14' 04"E	124.00'
E-12	N01° 45' 56"W	43.00'
E-13	N01° 45' 56"W	69.64'
E-14	N88° 14' 04"E	20.00'
E-15	N01° 45' 56"W	3.37'
E-16	N16° 48' 04"E	282.07'
E-17	N16° 48' 04"E	265.93'
E-18	S29° 53' 48"E	28.83'
E-19	N60° 06' 12"E	15.00'
E-20	S29° 53' 48"E	32.22'
E-21	N60° 06' 12"E	115.95'
E-22	N60° 06' 12"E	134.86'
E-23	S31° 08' 55"E	20.00'
E-24	S31° 08' 55"E	21.95'
E-25	S34° 31' 11"W	16.13'
E-26	S34° 31' 11"W	38.27'
E-27	N31° 54' 34"W	161.76'
E-28	N31° 54' 34"W	148.70'
E-29	N58° 11' 05"E	20.00'
E-30	N32° 50' 37"W	38.77'
E-31	N88° 14' 04"E	17.51'
E-32	S32° 50' 37"E	50.24'

FLOOD PLAIN NOTE:
A portion of this property is found to be within a FEMA designated Special Flood Hazard Area (100 year flood plain) according to Map 48113C0240J dated 12/2005 and revised by LOMR Case No. 05-06-0921P.

SUBMITTAL LOG	
	DATE
First Submittal	2-24-2014
Second Submittal	3-21-2014
Third Submittal	9-3-2014
Fourth Submittal	9-16-2014

FINAL PLAT
LOT 2, BLOCK A,
4 SQUARE ADDITION

BEING 8.051 ACRES OUT OF THE THOMAS COLLINS SURVEY, ABSTRACT No. 332 AND THE U. MATTHUSEN SURVEY, ABSTRACT No. 1017
ROWLETT, DALLAS COUNTY, TEXAS

DATE: FEBRUARY, 2014 SCALE: 1"=60'
FILE: FOUR SQUARE-Rowlett J2\FINAL PLAT\Four Square Final Plat

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
ESTABLISHED 1953 • FIRM NOS. E-615 AND S-100049-00
TEL: (817) 275-3361 • FAX: (817) 275-8920 • EMAIL: jstanton@sterry.com
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OWNER / DEVELOPER
LONE STAR STORAGE, LTD.
BY ITS GENERAL PARTNER
LONE STAR SELF STORAGE, INC.
3838 OAK LAWN AVENUE
DALLAS, TEXAS 75219-4518
TELEPHONE: 214-522-6050

P:\FOUR SQUARE-Rowlett\J2\FINAL PLAT\Four Square Final Plat w. esmt. abandoned by plat.dwg, 9/19/2014 9:06:32 AM, 11

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, LONE STAR STORAGE Ltd., by its General Partner, Lone Star Self Storage, Inc., acting by and through the undersigned, its duly authorized agent, is the sole Owner of a tract of land situated in the Thomas Collins Survey, Abstract No. 322 and the U. Matthesen Survey, Abstract No. 1017, Dallas County, Texas and being out of a tract conveyed to it by 4 Square P.S. Ltd., according to the deed recorded in Volume 2000018, Page 3471, Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being more particularly described as follows:

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 5/8 inch iron found at the southwest corner of Lot 1, Block A, 4 Square Addition, an 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, (P.R.D.C.T.) 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 5/8" 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" West, a distance of 153.02 feet to an "X" set cut in concrete for corner;
North 32° 02' 36" West, 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 "Disciullo and Terry" set at the northeast corner of Lot 1, Block A, 4 Square Addition, for corner;

THENCE North 88° 19' 14" East, a distance of 57.16 feet to a 5/8" iron rod found for angle point;

THENCE North 87° 57' 47" East, a distance of 22.44 feet to a 1/2" iron rod with plastic cap stamped "Disciullo and Terry" set at the northwest corner of a tract of land conveyed to Retail Buildings, Inc., according to the deed recorded in Volume 99215, Page 5252, D.R.D.C.T., for corner;

THENCE South 05° 19' 39" East, along the west line of said Retail Buildings, Inc. tract, a distance of 48.63 feet to a 1/2 inch iron rod found for a corner;

THENCE North 88° 41' 39" East, with the south line of the Retail Buildings, Inc. tract, a distance of 144.86 feet to a 1/2 inch iron rod found at the southeast corner of the Retail Buildings, Inc. tract, said iron rod also being in the west line of a tract of land conveyed to Darrell A. Trahan III and Lori Trahan, according to the deed recorded in Volume 2004066, Page 8889, D.R.D.C.T., for a corner;

THENCE South 11° 48' 42" East, with the west line of the Trahan tract, at a distance of 208.80 feet passing the northwest corner of Lot 6, Rowlett Business Park Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the plat recorded in Volume 78122, Page 493, P.R.D.C.T., and continuing with the west line of Lot 6 and later Lot 7, Rowlett Business Park Addition, in all a distance of 463.15 feet to a 1/2 inch iron rod with a plastic cap stamped "DiSciullo & Terry" for a corner;

THENCE South 24° 27' 15" West, with the west line of Lot 7, Rowlett Business Park Addition, at a distance of 274.76 feet passing the southwest corner of Rowlett Business Park Addition, in all a total distance of 512.31 feet to a 1/2 inch iron rod found at the southwest corner of a tract of land conveyed to Alvin E. Chandler, Jr. according to the deed recorded in Volume 200000344, Page 2173, D.R.D.C.T., said iron rod also being the northeast corner of a tract of land conveyed to BB Asset Management, according to the deed recorded in Volume 91073, Page 1942, D.R.D.C.T., for a corner;

THENCE South 58° 52' 11" West, with the northwesterly line of the BB Asset Management tract, at a distance of 113.94 feet passing the northwest corner of said tract, same being the east right of way line of Main Street, as recorded in Volume 2167, Page 109, D.R.D.C.T., then with the east line of Main Street, a total distance of 157.71 feet to a 1/2 inch iron rod found for corner;

THENCE North 31° 08' 55" West, with the east right of way line of Main Street, a distance of 597.37 feet to the POINT OF BEGINNING containing a calculated area of 8.051 acres (350,705 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lone Star Storage, Ltd., by its General Partner, Lone Star Self Storage, Inc., Owner, by the undersigned, its duly authorized agent, does hereby bind itself and its heirs, assignees and successors of title this plat designating the hereinabove described property as "LOT 2, BLOCK A, 4 SQUARE 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 easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness my hand at (county), Texas, this _____ day of _____, 20____.

William B. Adams, President
Lone Star Self Storage, Inc., General Partner of Lone Star Storage, Ltd.

STATE OF TEXAS §
COUNTY OF _____ §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William B. Adams, President of Lone Star Self Storage, Inc., General Partner of Lone Star Storage, Ltd., 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 _____, 20____.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

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 Joyce P. Stanton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for
the State of Texas

BASIS OF BEARING:
The Basis of Bearing is the monumented south line of Lot 1, Block A, 4 Square Addition as recorded in Volume 2001001, Page 127, PRDCT.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Rowlett, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The Drainage and Floodway Easement is hereby dedicated to the public's use forever for drainage and floodway purposes. The Owners shall not obstruct the natural flow of storm water run-off by the construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. The City shall at all times have the right to enter upon the Drainage and Floodway Easement, at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, and maintain any facility deemed necessary by the City for drainage purposes. The drainage channels and creeks, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Drainage and Floodway Easement, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. The building areas outside of the Drainage and Floodway Easement shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he 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.

ACCESS EASEMENT

The undersigned does hereby 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.

VISIBILITY AND MAINTENANCE EASEMENT

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

FINAL PLAT LOT 2, BLOCK A, 4 SQUARE ADDITION

BEING 8.051 ACRES OUT OF THE THOMAS COLLINS SURVEY, ABSTRACT No. 332 AND
THE U. MATTHUSEN SURVEY, ABSTRACT No. 1017

ROWLETT, DALLAS COUNTY, TEXAS

DATE: FEBRUARY, 2014 SCALE: 1"=60'

FILE: FOUR SQUARE-Rowlett JZ\FINAL PLAT\Four Square Final Plat



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET * ARLINGTON, TEXAS 76013

ESTABLISHED 1953 * FIRM Nos. E-615 AND S-100049-00

TEL: (817) 275-3361 * FAX: (817) 275-8920 * EMAIL: jstanton@dttery.com

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SHEET 2 OF 2
FP-928



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 09/23/2014

AGENDA ITEM: C.1

AGENDA LOCATION

Individual Consideration

TITLE

Conduct a public hearing and consider a recommendation regarding Major Warrants. The subject property is located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Track 14, 15, 16, 17, 18, and Page 650, Track 3, Rowlett, Dallas County, Texas. The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a church expansion: building frontage, building orientation, block size, building transparency, signage, and open space.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

SUMMARY

The applicant, First United Methodist Church, is requesting Major Warrants to waive or reduce several Form Based Code (FBC) Urban Village (UV) standards in order to construct their desired church building on the subject property (Attachment 1- Location Map). The requested warrants detailed in this report include the following: building frontage, building orientation, block size, building transparency, signage, and open space. Per the Form Based Code (FBC), Major Warrants are used for exceptions to the code that are not consistent with a provision or the intent of the code, but may or may not deter the overall implementation of the district.

In this case, Staff and the Urban Design Officer (UDO) are supportive of the request. While civic buildings, including churches and church campuses can and should maintain a more urban form within the FBC areas, it is not reasonable to think that they will function in the same way as the other allowable product types in the UV District. Additionally, the Church has been willing to work with Staff and the UDO to meet critical elements of the Code so as not to deter the ultimate build out of the District.

BACKGROUND INFORMATION

Upon adoption of the Form Based Code and the Downtown Regulating Plan on November 7, 2012 (Attachment 2- Regulating Plan), the subject property was zoned Form Based Urban Village District (FB UV). The First United Methodist Church has owned the subject property since 2010 with the intent to expand their Church campus in the future. To that end they were

active participants in the Realize Rowlett 2020 process and subsequent rezoning. Prior to the 2012 rezoning, members of the Church's Building Committee met with City Staff and the Realize Rowlett 2020 consultant team to discuss potential options for their site and how they might be able to leverage a portion of their land for private investment to help further the Church's goals.

In September of 2013, City Staff meet with Church representatives to review preliminary plans, and then subsequently conducted a half-day design workshop with the City's UDO and the Church's design team to further align the design with the FBC and Regulating Plan standards. Staff and the UDO were sensitive to the Church's concerns when providing alternative design suggestions in order to attempt to manipulate the building in a way that would not compromise their desired functions, and would bring the site into further compliance.

As previously mentioned, Staff and the UDO are generally supportive of the request due to unique circumstances of the user. Approval of these Major Warrants will allow this user to expand the existing church campus and continue to be a valuable addition to the Downtown District. With that said, Major Warrants should be evaluated on a case by case basis and should not be seen as setting precedence.

It is important to note that this Major Warrant request only pertains to the specific elements outlined in detail below. All renderings and plans provided herein are intended to show the applicant's intent as it pertains to the specific Major Warrant requests. However, detailed Development Plans will be subject to all other FBC requirements and administrative approval. Major Warrant approval does not constitute development approval.

DISCUSSION

The Major Warrants requested are outlined below. Staff has included commentary in italics below each request:

1. Exemption from the block size and configuration requirements (as seen in Attachment 3 – Site Plan);

As previously mentioned, First United Methodist Church has been planning a church campus long before the Form Based Code was established, and has fully engaged the process up to this point. Staff and the UDO have worked with the applicant through two design workshops to ensure that the programmatic needs of the site are addressed, and conform, as close as possible, to typical block and lot layouts. Site features include the incorporation of clearly defined vehicular and pedestrian connections throughout the site, provision for centralized open space and gateway opportunities, as well as incorporation of non-church related development along PG&T. In light of the intended use of the building as a Church and their desired internal format this warrant may be considered appropriate.

2. Exemption from the fee in lieu requirement for public Open Space (as seen in Attachment 4 – Open Space Diagram);

In addition to providing 32% of the required open space, the applicant is providing additional communal space, designed in such a way to enhance and maximize interaction with the public realm. These features include shaded pedestrian trails, water features, a monument and garden. These items were not able to be counted in the public open space calculation due to their lack of immediate adjacency to building frontage, but are elements that are rightly placed and would otherwise meet that criteria. If counted together, the total open space would exceed the minimum requirement of 10% public open space. At this point, staff feels that an additional fee in lieu requirement would be out of place, due to the effort gone into provision for enhanced open space within the public realm.

3. Exemption from the continuous building frontage standard of 80% along Main Street (as seen in Attachment 3 – Site Plan);

The request for exemption of continuous building frontage is primarily due to the existing site configuration and constraints with expanding the existing footprint, to create a complex that is fully interconnected. The multi-phasing of expansion, continually brings the building into further conformance as incremental growth occurs. The challenge with the church is in expanding at reasonable locations that functionally create a coherent floor plan. Through the design workshop, the applicant along with Staff and the UDO have gone through the exercise of mitigating that concern over the long term, by providing landscape features along main street that enhance the public realm and soften the impact of the setback.

4. Exemption from the requirement to provide functioning building entries no greater than 60 feet apart (as seen in Attachment 5 – Building Elevations);

When considering requirements for functioning entries, two items should be highlighted. First, the fronting facades on Phase 1 will end up as internal to the building envelope upon further development. Not only is the church planning a multi-phased approach, but is also phasing the building expansions in such a way to allow for incremental growth. The requirement for multiple entry points provides an additional challenge in programming for future internal space. Secondly, when looking at this user as a typology, the functionality of a single entry façade is consistent with this type of Landmark project.

5. Reduction of transparency in Phase 1, from the minimum 30% required along Main Street and PGBT to 17.77% on the southeast facade (main street) and 13.28% on the northeast facade (PGBT) (as seen in Attachment 5 – Building Elevations);

The reduction of transparency provided is offset by several key factors. As phasing takes place, these facades will be embedded in the building envelope. Furthermore, Phase 1 is set back a significant distance from the road and mitigates the impact felt by the reduction in that factor. Finally, due to programmatic limitations with a church typology, staff feels it may be appropriate for this type of user to have a reduction in transparency.

6. Allowing a monument sign along Main Street (as seen in Attachment 3 – Site Plan), but conforming to the standard below:

- a. *Monument signs shall be limited to a maximum height of six feet (6'). The maximum size for the sign area is 35 square feet per sign face. Every monument sign shall be required to have a minimum one-foot masonry base, measured from grade level to the bottom of the sign area. The base shall be landscaped.*
- b. *All building materials and colors utilized for construction of monument bases and sign frames shall match the main building on the lot, unless otherwise approved by Minor Warrant.*
- c. *Signs shall be located so as not to impede pedestrian circulation and block visibility for vehicles entering or leaving a site.*

Main Street is of the utmost significance to the City as a gateway into Downtown. In this case, staff and the UDO feel it is not appropriate to permit the same size sign area and height that is permitted in the FBC along Lakeview and PGBT. That being said, this specific request is not only a way-finding mechanism, further necessitated by the building setback, but a conventional method of civic building signage that is expected for this building typology. The previously mentioned criteria are a set of requirements that have been internally vetted to establish a standard that minimizes impact on the public realm while providing adequate signage.

7. Allowing a monument sign along 1-90 Frontage Road (PGBT) (as seen in Attachment 3 – Site Plan), but conforming to FBC 5.4.11(a-c) and the additional standard below:

- a. *Every monument sign shall be required to have a minimum one-foot masonry base, measured from grade level to the bottom of the sign area. The base shall be landscaped.*
- b. *All building materials and colors utilized for construction of monument bases and sign frames shall match the main building on the lot, unless otherwise approved by Minor Warrant.*

- c. *Signs shall be located so as not to impede pedestrian circulation and block visibility for vehicles entering or leaving a site.*

Due to the adjacency and impact to Main Street, staff and the UDO feel that it is important to formulate this extra provision for the signage along PGBT at this location.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Sixteen notices were mailed on September 5, 2014, and as of Friday September 19, 2014, Staff has received two responses in favor of the request.

FINANCIAL/BUDGET IMPLICATIONS

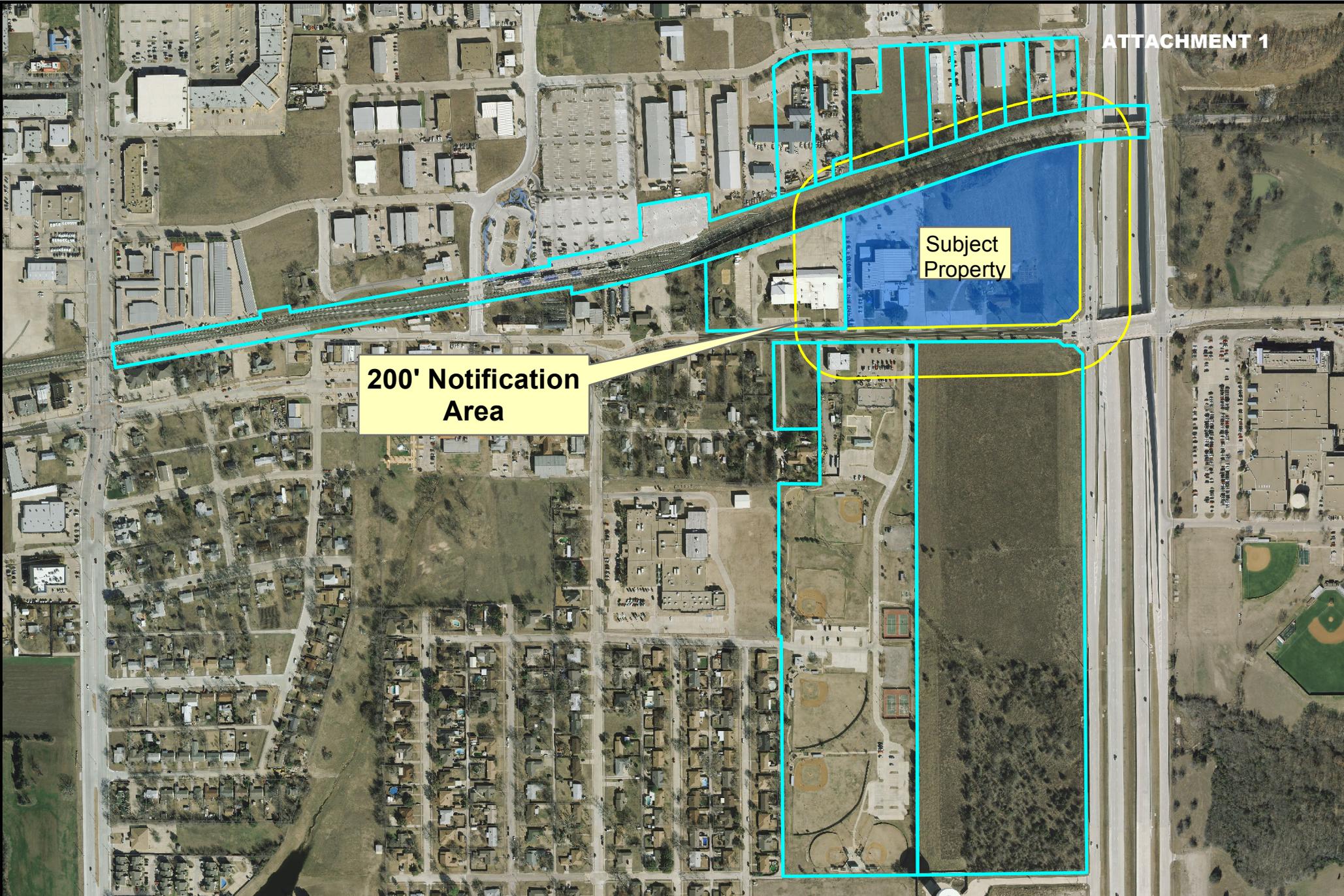
N/A

RECOMMENDED ACTION

Based on the above mentioned analysis Staff and the UDO are supportive of the request. The official UDO recommendation can be viewed as Attachment 6.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Regulating Plan
- Attachment 3 – Site Plan
- Attachment 4 – Open Space Diagram
- Attachment 5 – Building Elevations
- Attachment 6 – UDO Recommendation
- Attachment 7 – Property Owner Responses

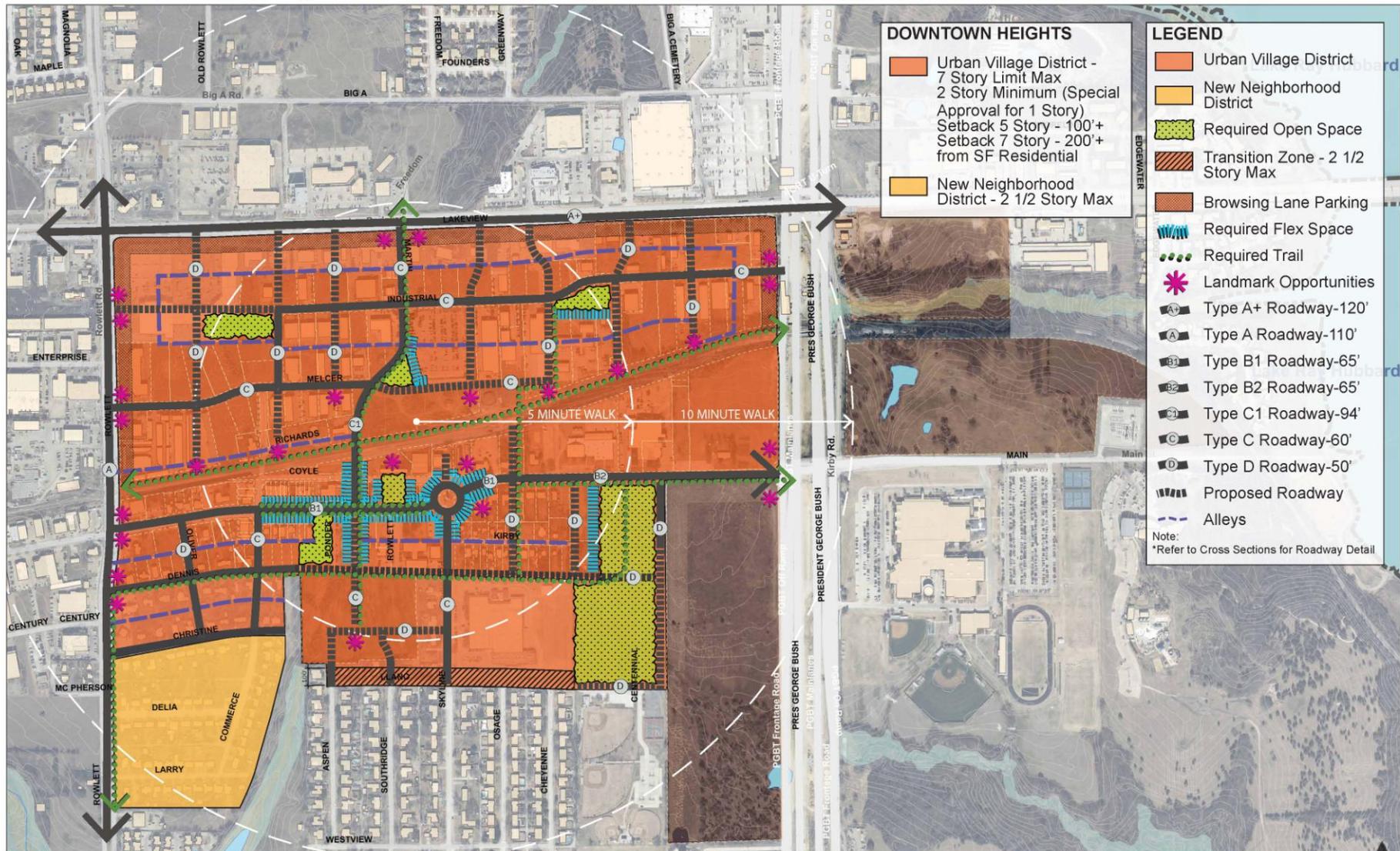


4405 Main ST
First Rowlett United Methodist Church
Map Created: September 3, 2014



200 FT NOTIFICATION AREA MAP

Downtown (E4) - Regulating Plan



DOWNTOWN HEIGHTS

- Urban Village District - 7 Story Limit Max
2 Story Minimum (Special Approval for 1 Story)
Setback 5 Story - 100'+
Setback 7 Story - 200'+
from SF Residential
- New Neighborhood District - 2 1/2 Story Max

LEGEND

- Urban Village District
- New Neighborhood District
- Required Open Space
- Transition Zone - 2 1/2 Story Max
- Browsing Lane Parking
- Required Flex Space
- Required Trail
- Landmark Opportunities
- A+ Type A+ Roadway-120'
- A Type A Roadway-110'
- B1 Type B1 Roadway-65'
- B2 Type B2 Roadway-65'
- C1 Type C1 Roadway-94'
- C Type C Roadway-60'
- D Type D Roadway-50'
- Proposed Roadway
- Alleys

Note:
*Refer to Cross Sections for Roadway Detail

First Rowlett United Methodist Church

4405 Main Street
Rowlett, Texas 75088
ph 972.475.3667

PARKING ANALYSIS

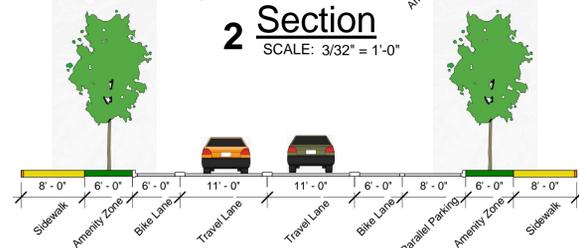
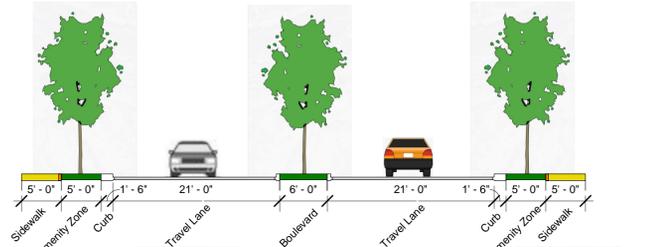
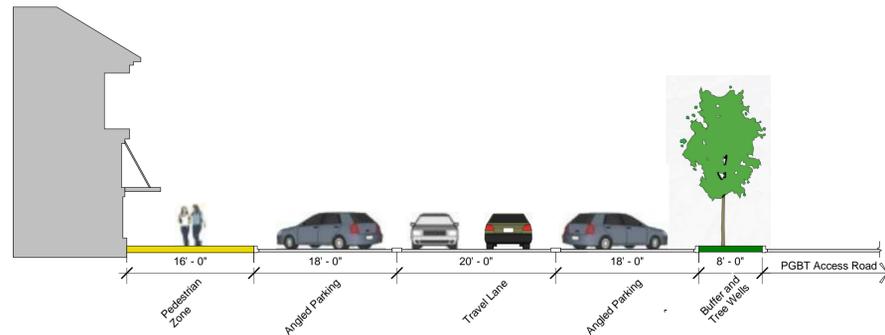
REQUIRED PARKING	
Existing Building:	Proposed Development (Masterplan):
Worship Seating: 600 seats	Existing Worship Seating: 600 seats (fixed pews)
Total S.F.: 36,667 sf	Contemporary Worship Venue: 558
	Total S.F.: 85,641 sf
Existing Parking (on site): 267	Required Parking: 85,641 SF / 300 sf = 286
Existing Parking (shared): 61	TOTAL REQ'D PARKING = 286
Total Existing Parking: 328	Total Req'd Accessible= 6
Required Parking: 36,667 SF / 300 sf = 122	
Proposed Development (Ph1):	PROVIDED PARKING
Worship Seating (exist): 600 seats	Existing parking = 164
S.F. (exist): 36,667 sf	Shared Parking = 61
Demo S.F.: (0) sf	New Parking = 319
Add'l S.F.: 8,487 sf	TOTAL PROVIDED = 544
Total S.F.: 45,154 sf	
Required Parking: 45,154 SF / 300 sf = 151	
TOTAL REQ'D PARKING = 151	
Total Req'd Accessible= 3	
PROVIDED PARKING	
Existing parking = 267	
Shared Parking = 61	
Parking Removed = 0	
New Parking = 0	
TOTAL PROVIDED = 328	

OPEN SPACE CALCULATIONS

Total SF Property :	568,717 sf
Required Open Space (10%):	56,872 sf
Total Public Open Space: (32% of Req.)	18,550 sf
Total Amenity Space:	84,252 sf

NOTES

- Internal Landscape to be developed at phased submissions.
- This area of main street improvements to be completed when main st. is widened. Owner to coordinate with City on schedule TBD



5910 N. Central Expressway Suite 1200
Dallas, Texas 75206
ph 972.404.1034 fax 972.404.1036

Education Addition & Youth Remodel
Site Plan - Masterplan

Case: SD #.

PROPOSED DESCRIPTION:

First Rowlett United Methodist Church
Lot # Blk#, 13.059 Acres
Thomas Payne Survey
Abstract Number 1165
City of Rowlett, Dallas County, Tx.

09/05/14

A3

First Rowlett United Methodist Church
 4405 Main Street
 Rowlett, Texas 75088
 ph 972.475.3667

APPLICANT:
 HH ARCHITECTS
 CONTACT: MITCH HARDING, AIA
 5901 N. Central Expwy., #1200
 Dallas, Texas 75206
 Phone: (972) 404-1034
 mharding@hharchitects.com

SURVEYOR / CIVIL ENGINEER:
 ENVIRONMENTAL CONCEPTS & DESIGNS, INC.
 CONTACT: BILL THOMAS
 5901 N. Central Expwy., #1200
 Dallas, Texas 75206
 Phone: (972) 404-1034
 bthomas@ecdesigns.com

OPEN SPACE CALCULATIONS

Total SF Property:	568,717 sf
Required Open Space (10%):	56,872 sf
Total Public Open Space (32% of Req.):	18,550 sf
Total Amenity Space:	84,252 sf

AMMUNITY SPACE



PUBLIC OPEN SPACE



REQUIRED BIKE PATH



REQUIRED TRAIL



5910 N. Central Expressway Suite 1200
 Dallas, Texas 75206
 ph 972.404.1034 fax 972.404.1036



NOTE:
 - THE FB DISTRICT BOUNDARY(IES) AND THROUGHFARE ALIGNMENT(S) SHOWN ON THIS SHEET ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE BOUNDARY. THE BOUNDARY IS DETERMINED AT THE TIME OF PLAT.
 - MAKE OR REBUILT FROM CURRENT DEVELOPMENT INSTRUMENT STATEMENTS AND REGULATIONS NOT SPECIFICALLY LISTED FOR APPROVAL AS PART OF THIS INSTRUMENT MAY REQUIRE A HEARING BY THE PLANNING AND ZONING COMMISSION AND APPROVAL BY CITY COUNCIL DURING DEVELOPMENT PLAN REVIEW.
 - ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE NOTED.

OPEN SPACE PLAN

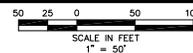


EXHIBIT D-3

PROPOSED DESCRIPTION:

First Rowlett United Methodist Church
 Lot # Blk#: 13.059 Acres
 Thomas Payne Survey
 Abstract Number 1165
 City of Rowlett, Dallas County, Tx.

9/15/2014

D.3

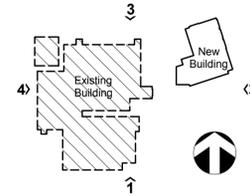
First Rowlett United Methodist Church
 4405 Main Street
 Rowlett, Texas 75088
 ph 972.475.3667

MATERIAL CALC.

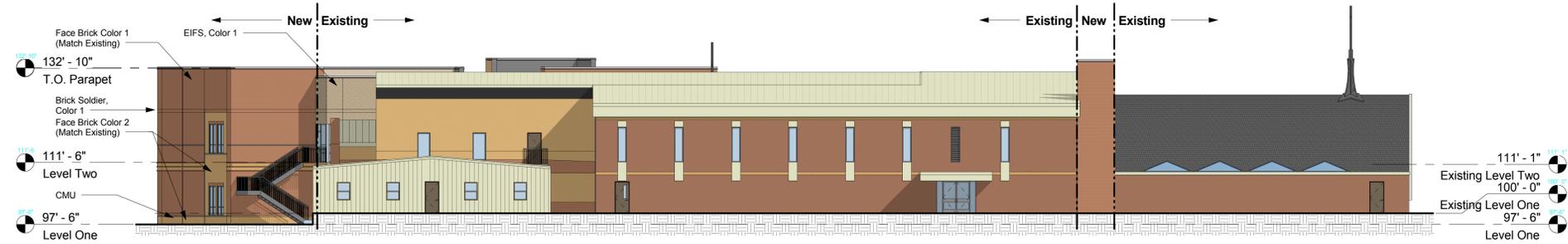
PLAN KEY

KEYNOTES

LEGEND



- 1. Face Brick Color 1 (Match Existing)
- 2. Face Brick Color 2 (Match Existing)
- 3. Accent Brick Color 3 (Black)
- 4. EIFS, Color 1



4 West Overall Elevation - Existing and Phase 1
 SCALE: 1/16" = 1'-0"



3 North Overall Elevation - Existing and Phase 1
 SCALE: 1/16" = 1'-0"



2 East Overall Elevation - Existing and Phase 1
 SCALE: 1/16" = 1'-0"



1 South Overall Elevation - Existing and Phase 1
 SCALE: 1/16" = 1'-0"



5910 N. Central Expressway Suite 1200
 Dallas, Texas 75206
 ph 972.404.1034 fax 972.404.1036

FACADE PLAN - Phase 1 Overall Elevations

Case: SD # .

PROPOSED DESCRIPTION:

First Rowlett United Methodist Church
 Lot # Blk#, 13.059 Acres
 Thomas Payne Survey
 Abstract Number 1165
 City of Rowlett, Dallas County, Tx.

07/29/14

A1

First Rowlett United Methodist Church

4405 Main Street
Rowlett, Texas 75088
ph 972.475.3667

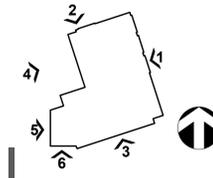
MATERIAL CALC.

PLAN KEY

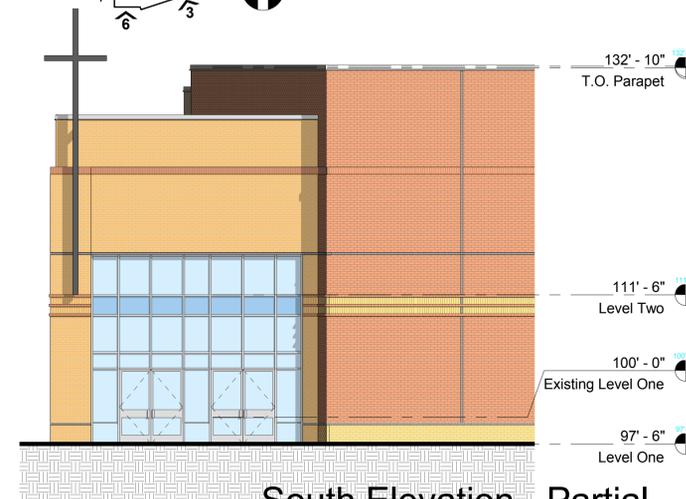
KEYNOTES

LEGEND

- 1. Face Brick Color 1 (Match Existing)
- 2. Face Brick Color 2 (Match Existing)
- 3. Accent Brick Color 3 (Black)
- 4. EIFS, Color 1



6 West Elevation - Partial
SCALE: 1/8" = 1'-0"



5 South Elevation - Partial
SCALE: 1/8" = 1'-0"



4 Southwest Elevation - Phase 1
SCALE: 1/8" = 1'-0"

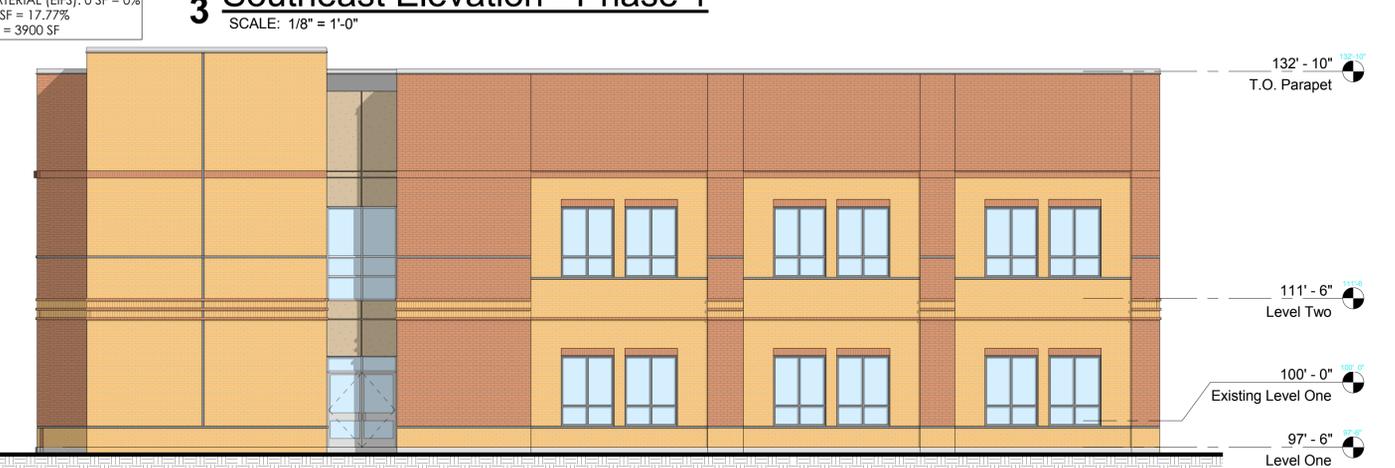


3 Southeast Elevation - Phase 1
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS
ALTERNATE MATERIAL (EIFS): 0 SF = 0%
GLAZING: 693 SF = 17.77%
OVERALL ELEV = 3900 SF



2 Northwest Elevation - Phase 1
SCALE: 1/8" = 1'-0"



1 Northeast Elevation - Phase 1
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS
ALTERNATE MATERIAL (EIFS): 105 SF = 2.7%
GLAZING: 513 SF = 13.28%
OVERALL ELEV = 3857 SF



5910 N. Central Expressway Suite 1200
Dallas, Texas 75206
ph 972.404.1034 fax 972.404.1036

Education/Lobby Addition & Youth Remodel
FACADE PLAN - Exterior Elevations

Case: SD # .
PROPOSED DESCRIPTION:
First Rowlett United Methodist Church
Lot # Blk#, 13.059 Acres
Thomas Payne Survey
Abstract Number 1165
City of Rowlett, Dallas County, Tx.

07/29/14

A2

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

3839 MCKINNEY AVE
SUITE 314
DALLAS, TX 75204
Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, CNU-A
Date: 17 September 2014
Re: Urban Design Officer Review of First United Methodist Church
Major Warrant Package – Downtown UV-FB

Urban Design Officer Review

Per your request, I have reviewed the proposed Major Warrant package.

I find the proposal to be in conflict with the Form Based Code's intent and standards for the Urban Village FB District, but there are unique circumstances with this property:

- It is a church and may be considered a Landmark Building which is eligible for special standards; and
- It is located directly on Main Street, and impacts the image and development pattern in the Urban Village area both along Main Street and President George Bush Turnpike (PGBT) and in Downtown.

The following Major Warrants should be looked upon favorably:

1. Exemption from the block size and configuration requirements. The project is generating a church campus and is defining a clear vehicular and pedestrian circulation route internal to the site. This circulation route sets up potential connection points, opportunities of centralized open space and gateway communal space features. It also provides for the possibility of non-church related development facing PGBT. In addition, the phased development plan places a boulevard section off of PGBT as well as entrances off of Main Street.
2. Exemption from the fee in lieu requirement for public Open Space. In addition to a dedication of 3.2% public Open Space, the project is providing additional communal space (14.8%) internal to the site. Moreover, the phased plan enhances the intersection of Main Street and PGBT with a communal space, water element, network of shaded pedestrian paths and a monument marker for the City. The proposed landscaping is appropriate for this site in this location.
3. Reduction from the continuous building frontage standard of 80% along Main Street. Due to the fact that First United Methodist Church is proposing to expand and connect to the existing building footprint, the new addition is set back off of Main Street. In order to soften the impact of this set back, the phased plan is providing a landscape feature along Main Street. The

continuous building frontage along PGBT will be reviewed at the time when such project comes forward.

4. Exemption from the requirement to provide functioning building entries no greater than 60 feet apart. The project is providing one entry on each façade, which is more appropriate for this type of Landmark project, since the buildings are not adjacent to the street.
5. Reduction of transparency in the Phase 1 building from the minimum 30% required along Main Street and PGBT. 17.77% glazing is provided along Phase 1 – southeast elevation, and 13.28% glazing is provided along Phase 1 – northeast elevation. The reduction of glazing percentage along the southeast and northeast elevations for the Phase I building is appropriate since these façades are quite a distance from the public realm and the facades will be embedded as future phases build out.
6. Allowing a monument sign along Main Street, but conforming to the standard below:
 - a. Monument signs shall be limited to a maximum height of six feet (6'). The maximum size for the sign area is thirty-five square feet (35 sq. ft.) per sign face. Every monument sign shall be required to have a minimum one-foot masonry base, measured from grade level to the bottom of the sign area. The base shall be landscaped.
 - b. All building materials and colors utilized for construction of monument bases and sign frames shall match the main building on the lot, unless otherwise approved by Minor Warrant.
 - c. Signs shall be located so as not to impede pedestrian circulation and block visibility for vehicles entering or leaving a site.
7. Allowing a monument sign along PGBT, but conforming to FBC 5.4.11(a-c) and the additional standard below:
 - a. Every monument sign shall be required to have a minimum one-foot masonry base, measured from grade level to the bottom of the sign area. The base shall be landscaped.
 - b. All building materials and colors utilized for construction of monument bases and sign frames shall match the main building on the lot, unless otherwise approved by Minor Warrant.
 - c. Signs shall be located so as not to impede pedestrian circulation and block visibility for vehicles entering or leaving the site.

Approval of these Major Warrants will allow the applicant to construct this building and future buildings for use as a church campus; however, there are some important issues, which should be addressed further so as to not set undesirable precedents under the FBC.

- Per the intent statements for Civic and Landmark Buildings (FBC 2.2.8), projects should avoid parking lots dominating the streetscape and public realm by locating them behind the principal building. In the case of First United Methodist Church, there was still a need for an internal circulation route and convenience parking adjacent to building. This was largely dictated by the placement of the existing building. In an urban condition, streets are used for fire access. However, since the existing building and expansion is set back too far off of the street, an internal drive is necessary for fire access. Where concrete is adjacent to concrete, lush landscaping and a change in paving materials has been provided.

We have had good discussions with the applicant and believe that they generally understand the City's objectives for Urban Village development along Main Street and PGBT in Downtown. We have had several work sessions with the applicant who has been very receptive to meeting the intent for Downtown and taking advantage of the site's unique location and configuration to enhance the entrance into Downtown. I therefore support the Major Warrant package subject to meeting all other development standards of the FBC. Such things as parking lot landscaping, appropriate tree species for street trees, lighting, HVAC placement, etc. will be determined as part of the Development Plan process.



Arti Harchekar, CNU-A
TOWNSCAPE, Inc.



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Track 14, 15, 16, 17, 18, and Page 650, Track 3, Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a church expansion: building frontage, building orientation, block size, building transparency, signage, and open space.

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

COMMENTS: Great For the Community

SIGNATURE: [Handwritten Signature]
ADDRESS: 4309 Main St.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division 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 23rd day of September, 2014, and the City Council will hold a public hearing at 7:30 p.m. on the 7th day of October 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. The protest must be received by the Planning Division by 5 pm on Wednesday, September 17th to be included in the Planning and Zoning Commission packet and October 1st to be included in the City Council packet. Responses received by September 17th will also be forwarded to City Council. The protest shall object to the Major Warrant(s), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

<p>If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com</p>	<p>RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088</p>
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16 Notices were mailed on September 5, 2014



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Track 14, 15, 16, 17, 18, and Page 650, Track 3, Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a church expansion: building frontage, building orientation, block size, building transparency, signage, and open space.

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

COMMENTS: Condition; Architectural Plan (exterior facade of building - building frontage and signage). Would have harmony with urban village design.

SIGNATURE: Sean M. Cham

ADDRESS: 6900 Alma Dr. Suite 180 Plano TX 75023

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division 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 23rd day of September, 2014, and the City Council will hold a public hearing at 7:30 p.m. on the 7th day of October 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. The protest must be received by the Planning Division by 5 pm on Wednesday, September 17th to be included in the Planning and Zoning Commission packet and October 1st to be included in the City Council packet. Responses received by September 17th will also be forwarded to City Council. The protest shall object to the Major Warrant(s), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

<p>If you have any questions concerning this request, please contact the Planning Division Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com</p>	<p>RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088</p>
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9 Notices were mailed on September 5, 2014