



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, OCTOBER 14, 2014**

The Planning and Zoning Commission will convene into a Regular Meeting at 6:00 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**

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1. Update Report from Director of Development Services.
2. Introductions of new Commission members and staff.
3. Administer the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed and reappointed members.
4. Elect a Vice-Chairman.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of September 23, 2014.
2. Consider and take action on a Final Plat request for the Terra Lago Addition, located at 7000 Scenic Drive being 8.9 +/- acres further described as Tract 3 in the E.R. Foster Abstract number 0081, and W.G. Dewese Abstract number 0070, City of Rowlett, Rockwall County, Texas. (FP14-735)

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Briarwood Armstrong Addition. The subject property is located at 2801 Lakeview Parkway, being further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736)
2. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 2102 Stone Hollow Drive, being further described as Lot 12, Block A of Stone Hollow, an addition to the City of Rowlett, Rockwall County, Texas (DP14-739).

**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 23, 2014**

**PRESENT:** Chairman Karl Crawley, Vice-Chairman Greg Landry, Commissioners Jonas Tune, Chris Kilgore, Michael Lucas, Clayton Farrow, Alternate Gabriela Borcoman

**ABSENT:** Commissioners Gregory Peebles, Alternate James Moseley

**OTHER PRESENT:** Councilmember Robbert van Bloemendaal

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Coordinator Lola Isom

**A. CALL TO ORDER**

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

**1. Update Report from Director of Development Services.**

Marc Kurbansade, Director of Development Services, came forward and announced that the annual Boards and Commissions Orientation would be held on October 2, 2014.

He announced that City Council will recognize October as National Community Planning Month at the Tuesday, October 7, 2014 meeting. Mr. Kurbansade mentioned that a proclamation will be issued and welcomed the Commission to attend. He also stated that same evening is National Night Out.

Mr. Kurbansade announced that Keep Rowlett Beautiful is holding their Great American Clean-Up Day on October 11, 2014.

He recognized Vice-Chairman Greg Landry and Commissioner Greg Peebles since this was their last meeting with the Planning and Zoning Commission. Vice-Chairman Greg Landry served on the Commission from 2008-2014 and Commissioner Greg Peebles served on the Commission from 2005-2014. He reminded the Commission that they will be formally honored at the Boards and Commissions Banquet. Commissioner Karl Crawley echoed Mr. Kurbansade's gratitude towards Vice-Chairman Greg Landry and Commissioner Greg Peebles.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of September 9, 2014.**

**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 23, 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)**

Vice-Chairman Landry made a motion to approve the Consent Agenda. Commissioner Lucas seconded the motion. The Consent Agenda passed 6-0.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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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.**

Daniel Acevedo, Urban Designer, came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Acevedo presented the Regulating Plan and stated that staff and the Urban Design Officer are both supportive of the requested Major Warrants. He presented the First United Methodist Church Concept Plan, Site Plan, and Conceptual Building Elevations.

Mr. Acevedo stated that the applicant is requesting the following Major Warrants:

1. Exemption from the block size and configuration requirements;
2. Exemption from the fee in lieu requirement for public Open Space;
3. Exemption from the continuous building frontage standard of 80% along Main Street;
4. Exemption from the requirement to provide functioning building entries no greater than 60 feet apart;
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).
6. Allowing a monument sign along Main Street, but conforming to the standard below:
  - a. 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.

**MINUTES OF THE REGULAR MEETING  
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- b. 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 190 Frontage Road (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 a site.

Mr. Acevedo stated that 16 public hearing notices were sent and two responses were received in favor.

He said that staff and the Urban Design Officer are supportive of the request.

There was discussion amongst the Commission regarding electronic signage.

Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

**Scott Siple**  
**3018 Dogwood Trail**  
**On behalf of applicant**

Mr. Siple stated that he is the liaison between the general contractor and the church. He provided detail on the church's vision, stated that the congregation was in support of the development, stated that he was not intending on erecting any electronic signage on the property, and was there to answer any questions.

Vice-Chairman Landry expressed appreciation to the applicant for doing their best to conform to the Form Based Code (FBC) standards.

There was further discussion amongst the Commission regarding the pond and lack of water, the future vision for the church property, parking requirements, and potential future development.

**MINUTES OF THE REGULAR MEETING  
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OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
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The following speaker came forward:

**Jan Davis  
4405 Main Street  
FUMC Senior Pastor**

Ms. Davis stated that the youth ministry has been in portable buildings for 17 years. She also stated that "the community of Rowlett should be better because the church is here."

The following speaker came forward:

**Mitch Harding  
Garland, Texas  
HH Architects**

Mr. Harding stated that he was there to answer any questions.

There was discussion amongst the Commission regarding the future City of Rowlett monument on Main Street and future landmark opportunities.

No additional speakers came forward.

Commissioner Crawley closed the public hearing.

Commissioner Lucas made a motion to recommend approval of the Major Warrants. Commissioner Kilgore seconded the motion. The item was recommended for approval 6-0.

**D. ADJOURNMENT**

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Chairman Crawley adjourned the meeting at 7:34 p.m.

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**Chairman**

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**Secretary**

## D. ADJOURNMENT

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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.



Garrett Langford, Principal Planner



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 10/14/2014

**AGENDA ITEM:** B.2

**AGENDA LOCATION:**

Consent Agenda

**TITLE**

Consider and take action on a Final Plat request for the Terra Lago Addition, located at 7000 Scenic Drive being 8.9 +/- acres further described as Tract 3 in the E.R. Foster Abstract number 0081, and W.G. Deweese Abstract number 0070, City of Rowlett, Rockwall County, Texas. (FP14-735)

**STAFF REPRESENTATIVE**

Daniel Acevedo, Urban Designer

Report Prepared By: Erin Jones, Senior Planner

**SUMMARY**

The subject property (Attachment 1- Location Map) is zoned Form Based Urban Village (FB-UV) and is part of the Healthy Living District as designated in the Realize Rowlett 2020 Comprehensive Plan. A final plat is one of the last steps in the development review process prior to the issuance of a building permit. In summary, the final plat creates a legal lot and block and applies all applicable subdivision standards. In the case of Terra Lago, the project is being platted as one lot, as it will be constructed in a single phase. The intended use of the property is a 447-unit mixed residential (apartment) development.

**BACKGROUND INFORMATION**

The subject property was designated as part of the Healthy Living District in September 2011 when the City Council adopted the Realize Rowlett 2020 Comprehensive Plan. The property was rezoned FB-UV in November 2012 in conjunction with the adoption of the City's Form Based Code (FBC).

The FBC is intended to create places of lasting value and character. This is achieved through high quality design standards paired with administrative approvals when the intent of the code is met and/or exceeded.

It should be noted that the FB-UV District allows mixed residential buildings by right. To that end, the Development Plans associated with Terra Lago (which includes site plan, landscape/open space plan, tree mitigation plan, façade plan, building sections, a utilities/fire/mechanical plan, and photometric plan) were administratively approved on February 21, 2014. In addition, the City Council approved an incentive agreement for the project on March 18, 2014.

To date the applicant has submitted building plans for review. Pending approval of the final plat (Attachment 2) and building plans, construction is scheduled to commence in December 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.”

In addition to the RDC standards, the FBC requires that plats in the FB Districts will ensure public access easements over sidewalk areas. The FBC also requires that developments provide privately maintained, but publically accessible open space. To that end the required open space areas and sidewalks have been shown in open space access easements. In addition companion language is included on the plat that clearly indicates that public access is permitted in these areas. The maintenance of the open space and amenity zone (including the sidewalks) will be further detailed in the required development agreement, which is to be executed before the final finish-out of the buildings are approved.

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**

While there is no direct fiscal impact related to the final plat itself, the Terra Lago project as a whole is estimated to be a \$50 million dollar private investment generating nearly \$375,000 thousand dollars annually in property tax revenue to the City upon completion.

## **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission approve the proposed Final Plat.

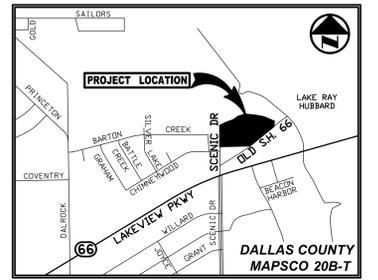
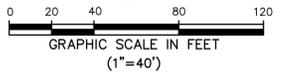
## **ATTACHMENTS**

Attachment 1- Location Map

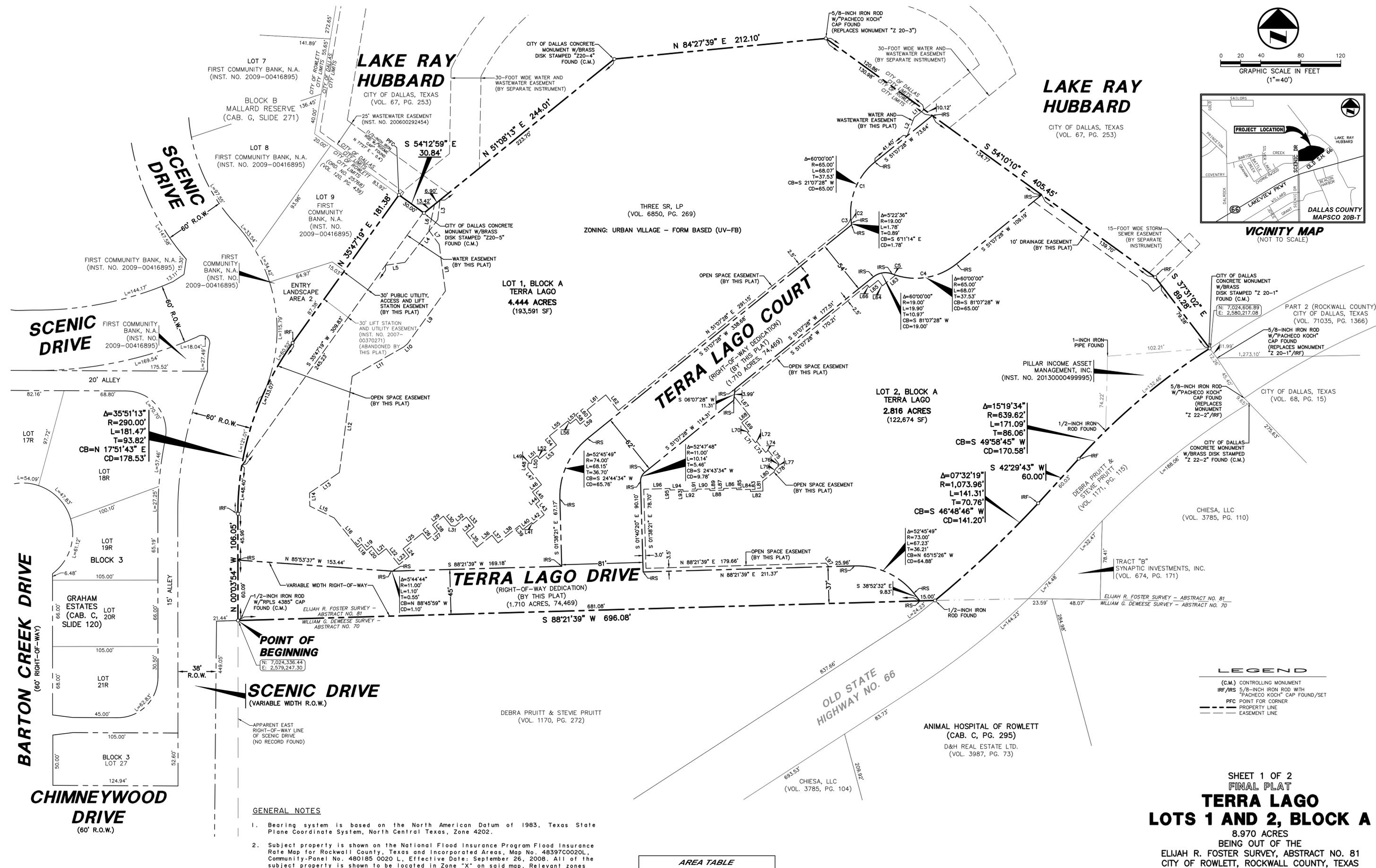
Attachment 2- Proposed Final Plat

Location Map





VICINITY MAP (NOT TO SCALE)



LOT 1, BLOCK A  
TERRA LAGO  
4.444 ACRES  
(193,591 SF)

LOT 2, BLOCK A  
TERRA LAGO  
2.816 ACRES  
(122,674 SF)

**AREA TABLE**

LOT	ACRES	SF
1	4.444	193,591
2	2.816	122,674
R.O.W.	1.710	74,469
<b>TOTAL</b>	<b>8.970</b>	<b>390,734</b>

**GENERAL NOTES**

- Bearing system is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map No. 48397C0020L, Community-Panel No. 480185 0020 L, Effective Date: September 26, 2008. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The purpose of this plat is to create two lots from an unplatted tract of land.

SHEET 1 OF 2  
FINAL PLAT  
**TERRA LAGO**  
**LOTS 1 AND 2, BLOCK A**  
8.970 ACRES  
BEING OUT OF THE  
ELIJAH R. FOSTER SURVEY, ABSTRACT NO. 81  
CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS

**Pacheco Koch** 8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TX 75206 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

OWNER:  
THREE SR, LP  
PILLAR INCOME ASSET MANAGEMENT, INC.  
1603 LBJ FREEWAY  
SUITE 800  
DALLAS, TEXAS 75234

SURVEYOR / ENGINEER:  
PACHECO KOCH CONSULTING ENGINEERS  
8350 N. CENTRAL EXPWY., SUITE 1000  
DALLAS, TEXAS 75206  
PH: 972-235-3031  
CONTACT: KYLE HARRIS

LEGEND  
(C.M.) CONTROLLING MONUMENT  
IRF/IRS 5/8-INCH IRON ROD WITH "PACHECO KOCH" CAP FOUND/SET  
PFC POINT FOR CORNER  
PROPERTY LINE  
EASEMENT LINE

DRAWN BY: CUG/JRM  
CHECKED BY: KCH  
SCALE: 1"=40'  
DATE: OCT. 2014  
JOB NUMBER: 3286-13.268

W:\1515\2714 - 8.16.14\1515.DWG-32\3286-13.268\DWG\SURVEY\_C3D\_200X\3286-13.268FP.DWG

TERRA LAGO - FINAL PLAT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, Three SR, LP is the owner of an 8.970 acre tract of land situated in the Elijah R. Foster Survey, Abstract No. 81, Rockwall County, Texas; said tract being all of that tract of land described in Warranty Deed to Three SR, LP in Volume 6850, Page 269 of the Deed Records of Rockwall County, Texas and all of a tract of land described in Tax Resale Deed to Pillar Income Asset Management, Inc. recorded in Instrument No. 20131211094151060 of said Deed Records; said 8.970 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with a plastic cap stamped "GM RPLS 4395" found in the east right-of-way line of Scenic Drive (a variable width right-of-way, 60 feet wide at this point), said point being in the north line of a tract of land described in Warranty Deed to Debra Pruitt & Stevie Pruitt recorded in Volume 1170, Page 272 of said Deed Records and being the southwest corner of said Three SR, LP tract;

THENCE, North00 degrees, 03 minutes, 54 seconds West, along the said east line of Scenic Drive, a distance of 106.05 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, continuing along the said east line of Scenic Drive and along said curve to the right, having a central angle of 35 degrees, 51 minutes, 13 seconds, a radius of 290.00 feet, a chord bearing and distance of North17 degrees, 51 minutes, 43 seconds East, 178.53 feet, at an arc distance of 121.01 feet passing the south corner of Entry Landscape Area 2, Block B, Mallard Reserve, an addition to the City of Rowlett, Texas according to the plat recorded in Cabinet G, Slide 271 of the Plat Records of Rockwall County, Texas, continuing along the southeast line of said Landscape Area 2 in all a total arc distance of 181.47 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

THENCE, North35 degrees, 47 minutes, 19 seconds East, continuing along the said southeast line of Landscape Area 2, at a distance of 87.38 feet passing the easternmost corner of said Landscape Area 2 and the southeast corner of Lot 9, Block B of said Mallard Reserve, continuing along the southeast line of said Lot 9 in all a total distance of 181.38 feet to a point for corner in the southwest line of a tract of land described in Warranty Deed to the City of Dallas, Texas recorded in Volume 67, Page 253 of said Deed Records (said line being the "Take Line" of the property acquired by the City of Dallas for Lake Ray Hubbard and shown on the City of Dallas "Take Line" map for Lake Ray Hubbard, File 612D-1, Sheets 153 and 154 on file in the City of Dallas Survey Records Vault); said point being the easternmost corner of said Lot 9; from said point a 1/2-inch iron rod with "ROOME" cap found bears North 77 degrees, 27 minutes East, a distance of 0.4 feet;

THENCE, in an easterly direction along the said City of Dallas "Take Line", the following five (5) calls:

South54 degrees, 12 minutes, 59 seconds East, a distance of 30.84 feet to a City of Dallas concrete monument with brass disk stamped "Z20-5" found for corner;

North51 degrees, 08 minutes, 13 seconds East, a distance of 244.01 feet to a City of Dallas concrete monument with brass disk stamped "Z20-4" found for corner;

North84 degrees, 27 minutes, 39 seconds East, a distance of 212.10 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner (replaces Monument Z 20-3);

South54 degrees, 10 minutes, 10 seconds East, a distance of 405.45 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for an angle point;

South37 degrees, 31 minutes, 02 seconds East, a distance of 89.28 feet to a City of Dallas concrete monument with brass disk stamped "Z20-1" found for corner; said point being the northernmost corner of a tract of land described in Special Warranty Deed to Debra Pruitt & Stevie Pruitt as recorded in Volume 1171, Page 115 of the said Deed Records and the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction along the said northwest line of the second referenced Pruitt Tract, the following three (3) calls:

Along said curve to the left, having a central angle of 15 degrees, 19 minutes, 34 seconds, a radius of 639.62 feet, a chord bearing and distance of South49 degrees, 58 minutes, 45 seconds West, 170.58 feet, an arc distance of 171.09 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

South42 degrees, 29 minutes, 43 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 07 degrees, 32 minutes, 19 seconds, a radius of 1,073.96 feet, a chord bearing and distance of South46 degrees, 48 minutes, 46 seconds West, 141.20 feet, an arc distance of 141.31 feet to a 1/2-inch iron rod found at the end of said curve; said point being the northeast corner of the first referenced Pruitt tract;

THENCE, South88 degrees, 21 minutes, 39 seconds West, departing the said north line of the second referenced Pruitt tract and along the north line of the first referenced Pruitt tract, a distance of 696.08 feet to the POINT OF BEGINNING;

CONTAINING, 390,734 square feet or 8.970 acres of land, more or less.

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

OWNER'S CERTIFICATE (continued)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, THREE SR, LP and PILLAR INCOME ASSET MANAGEMENT, INC., Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as "TERRA LAGO", 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

OPEN SPACE ACCESS EASEMENT

The undersigned does covenant and agree that the open space access easement may be utilized by any person or the general public for pedestrian use and access subject to all City ordinances and regulations 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.

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.

Witness our hands at Dallas County, Texas, this \_\_\_ day of \_\_\_, 2014.

By: \_\_\_\_\_

Printed Name:

Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

MORTGAGE HOLDER CERTIFICATION

That I/We, \_\_\_\_\_, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as TERRA LAGO, 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 easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use or using same and fire and access easements. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements 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 our hands at \_\_\_\_\_ County, Texas, this \_\_\_ day of \_\_\_, 2014.

Signature

Title

Company

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 \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

That I, Kyle Coleman Harris, 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

RELEASED 10/9/14 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

Table with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Contains 33 rows of survey data points.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Contains 5 rows of curve data.

SHEET 2 OF 2
FINAL PLAT
TERRA LAGO
LOTS 1 AND 2, BLOCK A
8.970 ACRES
BEING OUT OF THE
ELIJAH R. FOSTER SURVEY, ABSTRACT NO. 81
CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS

Pacheco Koch logo and contact information: 8350 N. CENTRAL EXPWY, SUITE 1000, DALLAS, TX 75206, 972.235.3031

Table with columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: CUG/JRM, KCH, NA, OCT. 2014, 3286-13.268



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 10/14/2014

**AGENDA ITEM:** C.1

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with the Briarwood Armstrong Addition. The subject property is located at 2801 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

This is a request to remove more than three protected trees from a 12.608-acre tract of land located at 2801 Lakeview Parkway. (Attachment 1 Location Map). The applicant is proposing to remove 15 protected trees totaling in 183 caliper inches while preserving 22 protected trees totaling in 316 caliper inches in tree mitigation credit (Attachment 2 – Tree Survey and Preservation Plan). In total, the applicant will be removing 26 trees (including protected and unprotected trees) from the 12.608-acre site.

**BACKGROUND INFORMATION**

The applicant is proposing to develop the subject property with a 28,000 square-foot grocery store, a 4,000 square-foot retail space and a 3,500 square-foot restaurant space. The Development Plan will require approval from the Planning and Zoning Commission. Before the proposed Development Plan can be considered by the Planning and Zoning Commission, the tree mitigation plan must be approved by City Council.

The applicant is proposing to remove a total of 15 trees from the subject property that are protected as defined by the Rowlett Development Code. The applicant indicated the following reasons for each tree removal.

- Five protected trees (#301 – #305) are to be removed for a future detention pond.
- One protect tree (#287) to be removed for a drive aisle.
- Nine protected trees (#171 – #176, #162, #165, #167, and #201) to be removed for a fire lane.

Trees #301-305 are located in a proposed detention area. The necessity and the design of the detention pond are still being studied by the applicant and by City's Development Services Engineer. The level of detention will be determined by a hydrology study and the proposed improvement's impact on the floodplain. It may be possible to design the site without requiring

the detention pond, which may result in not needing to remove trees #301-305. A condition of approval of the tree removal permit should be subject to final approval of the engineering plans to ensure removal of the protected trees is limited to those that are necessitated by site improvements.

Section 77-508.H of the Rowlett Code of Ordinances states the purpose of tree preservation and lists the criteria for approval of a tree removal. The following section lists the criteria for a tree removal permit followed by Staff's recommendation.

## **DISCUSSION**

Per section 77-508. H of the Rowlett Development Code, "Tree preservation". The purpose of tree preservation is as follows:

1. Purpose. The purpose of this section is to encourage the preservation of long-established trees of sizes that, once removed, can be replaced only after many generations of tree growth; to preserve protected trees during construction; and to control the removal of protected trees. It is the intent of this section to achieve the following:
  - (a) Prohibit the indiscriminate clearing of trees from property;
  - (b) To the greatest extent possible, preserve and maintain protected trees so as to enhance the quality of development;
  - (c) Protect and increase the value of residential and commercial properties within the city by maintaining the city's current tree inventory;
  - (d) Maintain and enhance a positive image for the attraction of new business enterprises to the city;
  - (e) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city; and
  - (f) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.

The City Council shall deny a tree removal permit and associated tree survey and preservation plan if it is determined that:

1. Removal of the tree is not reasonably required in order to conduct anticipated activities;
2. A reasonable accommodation can be made to preserve the tree; or
3. The purpose and intent of this subchapter is not being met by the applicant.

The proposed tree removal is needed in order to conduct anticipated activities on the site and no reasonable accommodation could be made. To deny the removal will require the developer to substantially re-configure their proposed development. The applicant has identified 22 protected trees totaling in 316 caliper inches for tree replacement credits to offset the 183 inches to be removed.

## **FISCAL IMPACT**

N/A

## **RECOMMENDED ACTION**

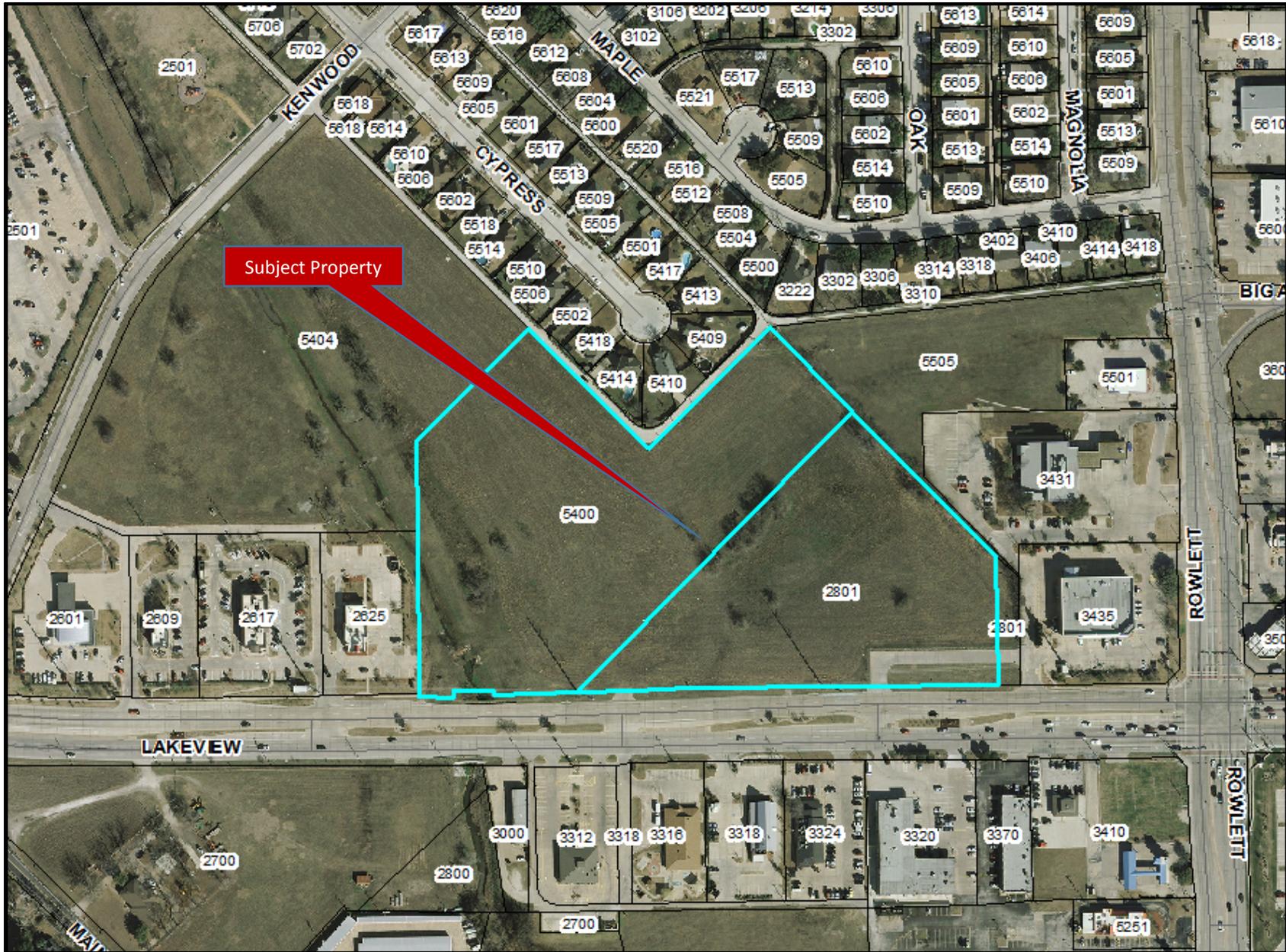
Staff requests that the Planning and Zoning Commission make a favorable recommendation to the Council regarding the request to remove the 15 protected trees identified in Attachment 2 subject to the following conditions:

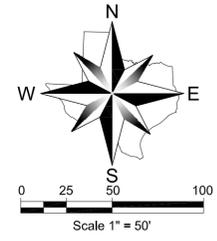
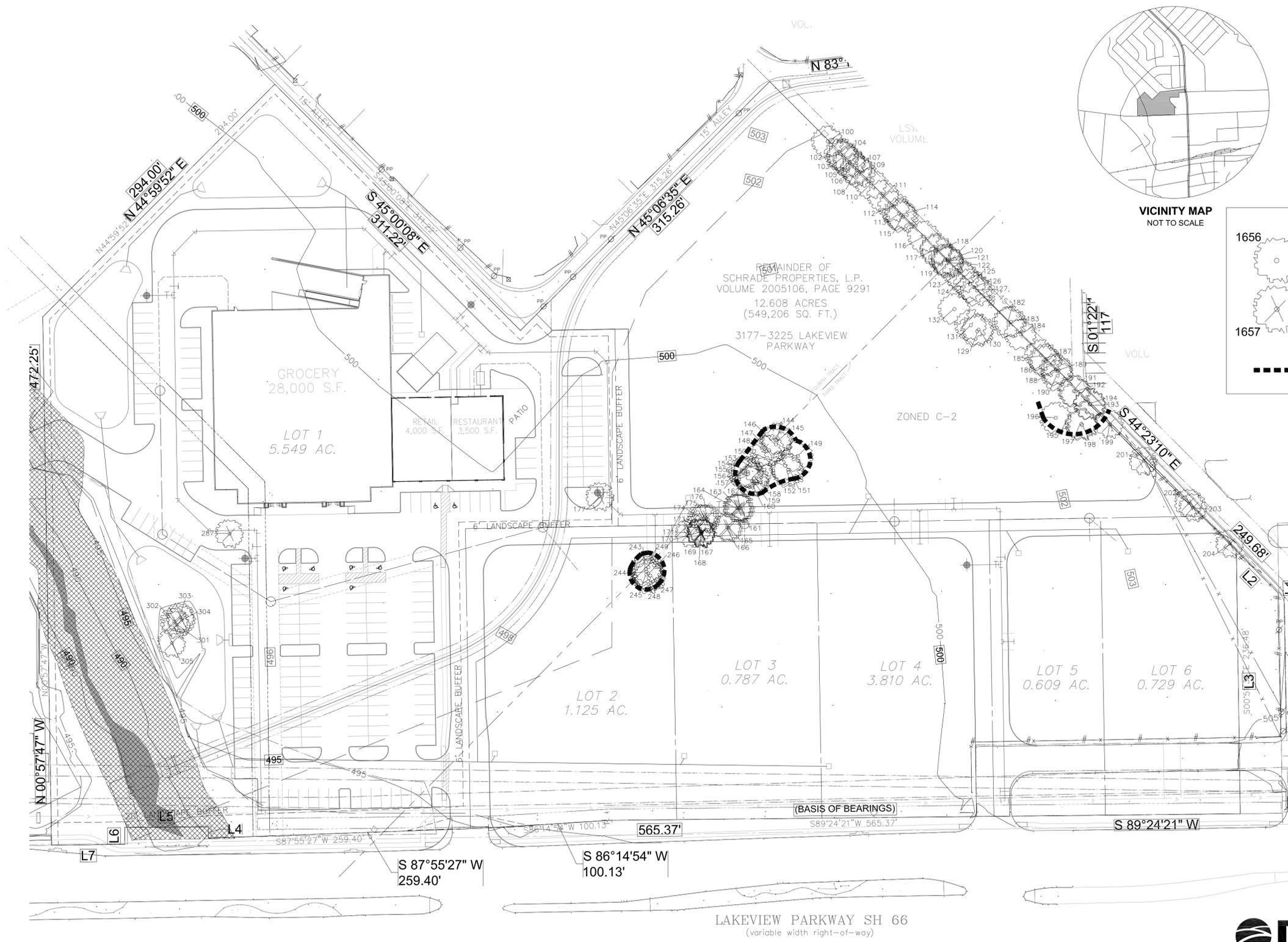
1. Tree removal shall not be permitted until release of the civil engineering plans.
2. Removal of any of the 15 protected trees, not necessitated by grading or site improvements as indicated on the approved civil plans, shall be prohibited.

## **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Tree Survey and Preservation Plan





**LEGEND**

1656		DENOTES TREE TO BE PRESERVED
1657		DENOTES TREE TO BE REMOVED
		LOCATION OF PROTECTIVE FENCE

**TREE REMOVAL DESCRIPTION**

301 - 305	REMOVED FOR DETENTION POND
287	REMOVED FOR DRIVE AISLE
177	REMOVED FOR GRADING AND FIRE HYDRANT
161 - 176	REMOVED FOR FIRE LANE
201 - 204	REMOVED FOR FIRE LANE

REF LEGEND SHEET L2

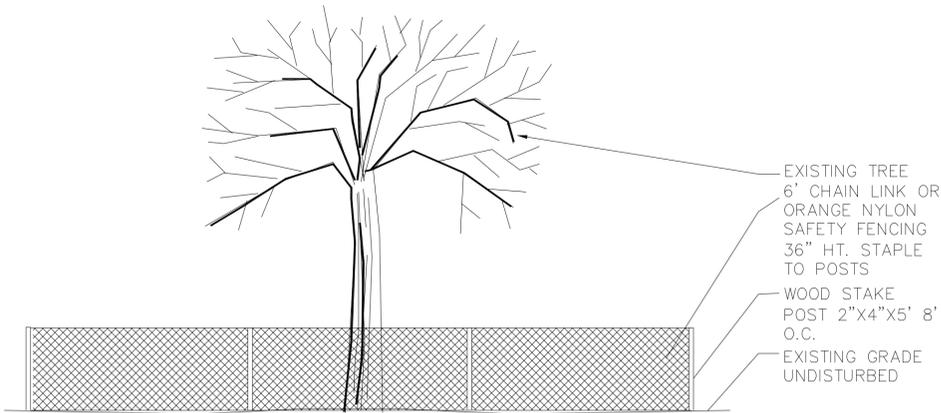
**DFL Group, LLC**  
 PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE  
 8235B MD CITIES BLVD, NORTH RICHLAND HILLS TX 76180 817-479-0730



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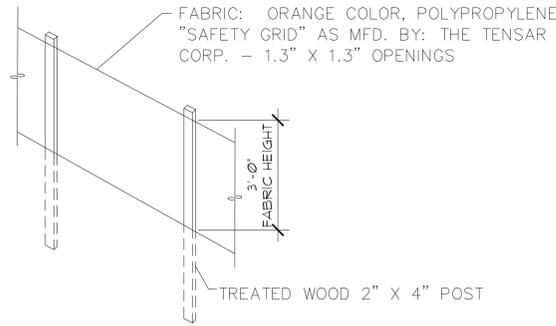
TREE SURVEY

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 6750 HILDCREST PLAZA DRIVE, SUITE 325 (972) 499-7096  
 DALLAS, TEXAS 75231 (972) 499-7098 FAX  
 COPYRIGHT © 2014 WINKELMANN & ASSOCIATES, INC.



TREE PROTECTIVE FENCING

SCALE: NONE



VICINITY MAP NOT TO SCALE

NOTE: PROPOSED EXTENT OF TREE PROTECTION IS INDICATED ON THIS DRAWING. FENCING MAY BE ADJUSTED IF NECESSARY DUE TO WORK REQUIRED WITHIN THE ENCLOSED AREA, OR IN THE EVENT THAT INDICATED FENCING PROHIBITS REQUIRED WORK IN THE ADJACENT AREA. CONSULT LANDSCAPE ARCHITECT PRIOR TO WORKING WITHIN FENCED AREAS OR MAKING ADJUSTMENTS TO EXTENT OF FENCING. INSTALL FENCE BEFORE BEGINNING ANY WORK ON THE PROJECT SITE EXCEPT STAKING.

Tree Survey

Cal.	Species	Condition
100	7 HACKBERRY	PRESERVE EXEMPT
102	8 HACKBERRY	PRESERVE EXEMPT
103	7 HACKBERRY	PRESERVE EXEMPT
104	6 HACKBERRY	PRESERVE EXEMPT
105	10 HACKBERRY	PRESERVE EXEMPT
106	6 HACKBERRY	PRESERVE EXEMPT
107	6 HACKBERRY	PRESERVE EXEMPT
108	8 HACKBERRY	PRESERVE EXEMPT
109	9 HACKBERRY	PRESERVE EXEMPT
110	12 HACKBERRY	PRESERVE PROTECTED
111	14 HACKBERRY	PRESERVE PROTECTED
112	7 HACKBERRY	PRESERVE EXEMPT
113	7 HACKBERRY	PRESERVE EXEMPT
114	6 HACKBERRY	PRESERVE EXEMPT
115	10 HACKBERRY	PRESERVE EXEMPT
116	12 HACKBERRY	PRESERVE PROTECTED
117	6 HACKBERRY	PRESERVE EXEMPT
118	6 HACKBERRY	PRESERVE EXEMPT
119	10 HACKBERRY	PRESERVE EXEMPT
120	10 HACKBERRY	PRESERVE EXEMPT
121	6 HACKBERRY	PRESERVE EXEMPT
122	6 HACKBERRY	PRESERVE EXEMPT
123	7 HACKBERRY	PRESERVE EXEMPT
124	7 HACKBERRY	PRESERVE EXEMPT
125	6 HACKBERRY	PRESERVE EXEMPT
126	6 HACKBERRY	PRESERVE EXEMPT
127	10 HACKBERRY	PRESERVE EXEMPT
129	12 BOIS D ARC - MALE	PRESERVE PROTECTED

Tree Survey

Cal.	Species	Condition
130	6 BOIS D ARC - MALE	PRESERVE EXEMPT
131	13 HACKBERRY	PRESERVE PROTECTED
132	22 HACKBERRY	PRESERVE PROTECTED
144	6 CEDAR	PRESERVE EXEMPT
145	20 HACKBERRY	PRESERVE PROTECTED
146	30 BOIS D ARC - MALE	PRESERVE PROTECTED
147	14 BOIS D ARC - MALE	PRESERVE PROTECTED
148	15 HACKBERRY	PRESERVE PROTECTED
149	6 HACKBERRY	PRESERVE EXEMPT
150	6 HACKBERRY	PRESERVE EXEMPT
151	10 WILLOW	PRESERVE EXEMPT
152	10 WILLOW	PRESERVE EXEMPT
153	6 BOIS D ARC - MALE	REMOVE EXEMPT
154	14 HACKBERRY	PRESERVE PROTECTED
155	6 HACKBERRY	PRESERVE EXEMPT
156	14 HACKBERRY	PRESERVE PROTECTED
157	12 BOIS D ARC	PRESERVE PROTECTED
158	6 HACKBERRY	PRESERVE EXEMPT
159	6 BOIS D ARC - MALE	PRESERVE EXEMPT
160	10 HACKBERRY	PRESERVE EXEMPT
161	6 HACKBERRY	REMOVE EXEMPT
162	12 BOIS D ARC - MALE	REMOVE MITIGATE
163	6 BOIS D ARC - MALE	REMOVE EXEMPT
164	7 HACKBERRY	REMOVE EXEMPT
165	15 BOIS D ARC - MALE	REMOVE MITIGATE
166	6 HACKBERRY	REMOVE EXEMPT
167	12 BOIS D ARC - MALE	REMOVE MITIGATE
168	6 BOIS D ARC - MALE	REMOVE EXEMPT

Tree Survey

Cal.	Species	Condition
169	6 BOIS D ARC - MALE	REMOVE EXEMPT
170	6 BOIS D ARC - MALE	REMOVE EXEMPT
171	15 BOIS D ARC - MALE	REMOVE MITIGATE
173	10 BOIS D ARC - MALE	REMOVE MITIGATE
174	15 BOIS D ARC - MALE	REMOVE MITIGATE
175	14 HACKBERRY	REMOVE MITIGATE
176	14 BOIS D ARC - MALE	REMOVE MITIGATE
177	12 WILLOW	REMOVE EXEMPT
182	6 HACKBERRY	PRESERVE EXEMPT
183	6 HACKBERRY	PRESERVE EXEMPT
184	12 HACKBERRY	PRESERVE PROTECTED
185	8 HACKBERRY	PRESERVE EXEMPT
186	6 BOIS D ARC - MALE	PRESERVE EXEMPT
187	7 HACKBERRY	PRESERVE EXEMPT
188	10 CEDAR	PRESERVE PROTECTED
189	7 HACKBERRY	PRESERVE EXEMPT
190	8 COTTONWOOD	PRESERVE EXEMPT
191	10 WILLOW	PRESERVE EXEMPT
192	12 WILLOW	PRESERVE EXEMPT
193	7 HACKBERRY	PRESERVE EXEMPT
194	8 HACKBERRY	PRESERVE EXEMPT
195	28 WILLOW	PRESERVE EXEMPT
196	10 BOIS D ARC - MALE	PRESERVE PROTECTED
197	12 WILLOW	PRESERVE EXEMPT
198	12 WILLOW	PRESERVE EXEMPT
199	10 HACKBERRY	REMOVE EXEMPT
201	8 ELM	REMOVE MITIGATE
202	6 CEDAR	REMOVE EXEMPT

Tree Survey

Cal.	Species	Condition
203	7 HACKBERRY	REMOVE EXEMPT
204	8 HACKBERRY	REMOVE EXEMPT
243	14 BOIS D ARC - MALE	PRESERVE PROTECTED
244	14 BOIS D ARC - MALE	PRESERVE PROTECTED
245	12 BOIS D ARC - MALE	PRESERVE PROTECTED
246	7 HACKBERRY	PRESERVE EXEMPT
247	16 BOIS D ARC - MALE	PRESERVE PROTECTED
248	14 HACKBERRY	PRESERVE PROTECTED
249	10 BOIS D ARC - MALE	PRESERVE PROTECTED
287	14 ELM	REMOVE MITIGATE
301	13 ELM	REMOVE MITIGATE
302	8 ELM	REMOVE MITIGATE
303	9 ELM	REMOVE MITIGATE
304	12 ELM	REMOVE MITIGATE
305	12 ELM	REMOVE MITIGATE

TOTAL

TOTAL CALIPER INCHES	984"
TOTAL CALIPER INCHES PRESERVED	715" (73%)
TOTAL CALIPER INCHES REMOVED	269" (27%)
TOTAL CALIPER INCHES TO MITIGATE	183" (19%)

TOTAL PROTECTED TREES TO BE REMOVED: 183" CALIPER INCHES

SAVED PROTECTED TREE CREDITS FOR TREES PRESERVED: 316" CALIPER INCHES

183" REMOVED VS 316" PRESERVED

TOTAL MITIGATION REQUIRED: 0"



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**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS SURVEYORS  
 6750 HILDCREST PLAZA DRIVE, SUITE 325  
 FORT WORTH, TEXAS 76116  
 (817) 442-7096  
 (817) 442-7098 FAX



NO.	DATE	REVISION	APPROV.



## City of Rowlett

### Staff Report

Planning & Zoning Commission

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

**AGENDA DATE:** 10/14/2014

**AGENDA ITEM:** C.2

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Consider and make a recommendation to City Council regarding a request for an alternative building material for a proposed single family home located at 2102 Stone Hollow Drive, further described as Lot 12, Block A of the Stone Hollow Addition to the City of Rowlett, Rockwall County, Texas. (DP14-739)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

This a request for an Alternative Building Material (ABM) to allow a new single family home with a building exterior composed primarily of stucco. Per the Rowlett Development Code, new single family construction requires 100 percent brick and/or stone exterior. Alternative materials such as stucco may be recommended by the Planning and Zoning commission and may be approved by the City Council.

**BACKGROUND INFORMATION**

The subject property is located at 2102 Stone Hollow Drive (Attachment 1 - Location Map) and is zoned Single Family Residential – 10. The applicants, Fernando and Jana Cerra, are proposing to construct a new single family home with an exterior composed of over 80% stucco with the remaining exterior consisting of stone (Attachment 2 – Elevations). The façade facing Stone Hollow will consist primarily of stone while the side and rear elevations will consist entirely of stucco. The stucco will have a neutral beige color while the stone material will consist of natural color variations as depicted in Attachment 3 – Sample Building Materials. Two similar ABM requests for stucco were approved in the Stone Hollow subdivision located at 2202 Stone Hollow Drive and 2210 Stone Hollow Drive (Attachment 4 – Stone Hollow Addition Stucco Construction). While these prior approvals do not set a precedence, allowing stucco at 2102 Stone Hollow Drive would not be out character with the similar materials used at 2202 and 2210 Stone Hollow Drive.

**DISCUSSION**

Per Section 77-508.C.1 of the Rowlett Development Code (RDC) 100 percent masonry is required:

- “(a) Buildings shall be of 100 percent brick and/or stone masonry construction per elevation, exclusive of roofs, doors, windows, dormers, and gables over the entrance of an extended garage. All chimneys shall be of masonry construction in conformance and compliance with current building codes. Masonry chimney construction visible from the outside of the structure shall be of masonry units of brick or stone similar in appearance to the masonry utilized for the exterior elevations of the structure.*
- (b) Alternatives to masonry construction may be recommended by the planning and zoning commission and may be approved by the city council.”*

The intent of the code is outlined in Section 77-508.A. of the RDC, “The standards of this section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for Rowlett's neighborhoods.” Although the material does not meet the code, the intent is met because of stucco’s durability, curb appeal and its versatility. Stucco is also weather-resistant, fire-resistant and impact-resistant. It primarily consists of a mixture of Portland cement, sand, lime and water.

There are two existing homes in the Stone Hollow subdivision located at 2210 Stone Hollow Drive and 2202 Stone Hollow Drive that use stucco as a primary exterior material. These homes were designed in a similar fashion as the proposed new home where the façade is primarily stone while the rest of the home is stucco. The ABM requests for 2202 Stone Hollow Drive and 2210 Stone Hollow Drive were approved in 2005 and 2013, respectively. Considering the quality of the material and the existence of similar architecture in subject property’s subdivision, Staff finds the request is acceptable and meets the intent of the Rowlett Development Code.

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission make a favorable recommendation on the alternative building material request for stucco to City Council.

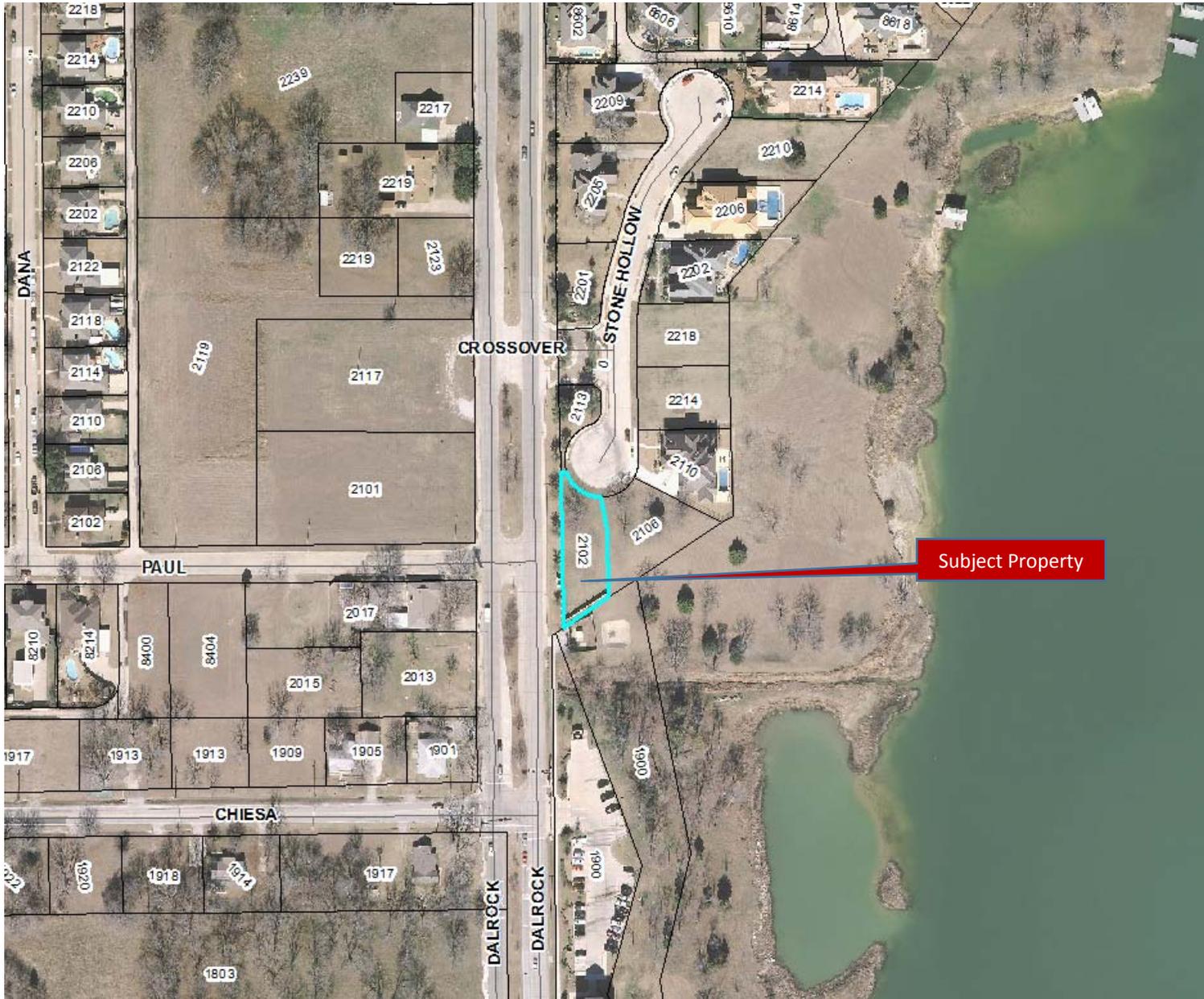
#### **ATTACHMENTS**

Attachment 1 – Location Map

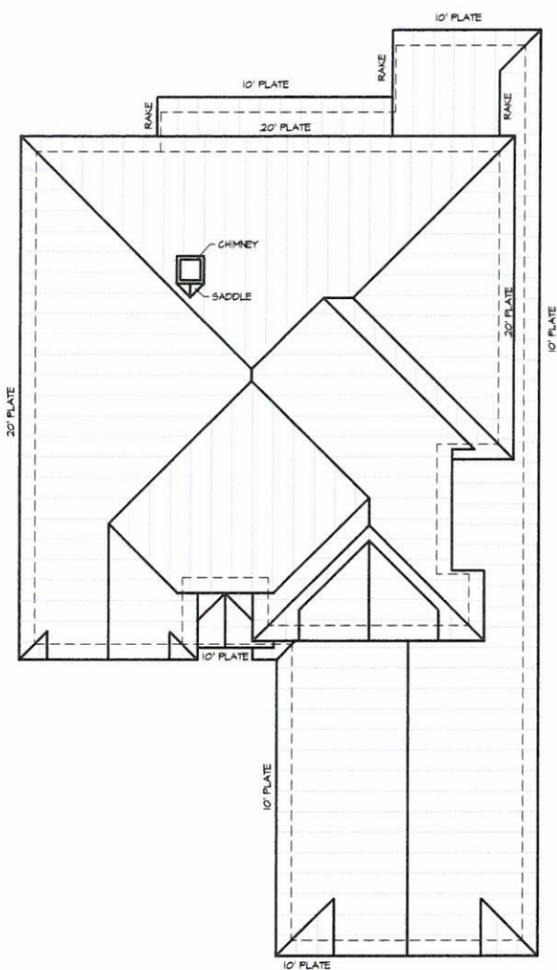
Attachment 2 – Elevations

Attachment 3 – Sample Building Materials

Attachment 4 – Stone Hollow Stucco Construction



REVISIONS:



ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF SLOPES TO BE 6:12 UNO.



REAR ELEVATION

SCALE: 1/4" = 1'-0"  
(SOUTH)



FRONT ELEVATION

SCALE: 1/4" = 1'-0"  
(NORTH)

BUILDING/FACADE/ELEVATION PLAN

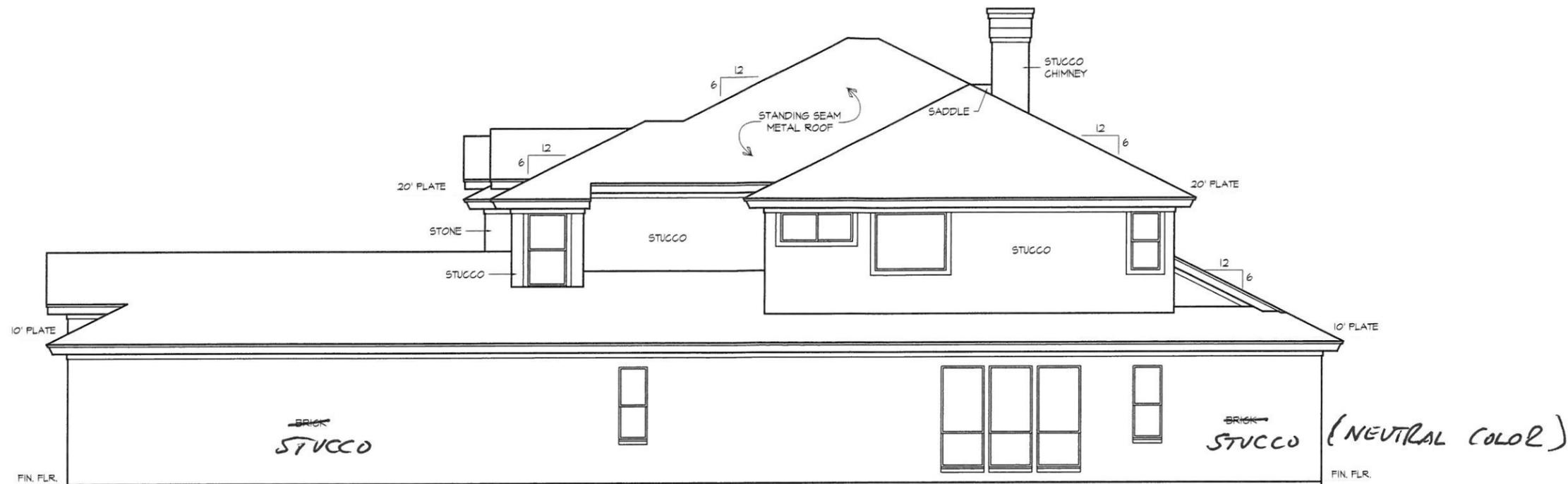
FERNANDO EJANA CERRA  
2102 STONE HOLLOW DRIVE  
ROWLETT, TEXAS 75068  
LEGAL: STONE HOLLOW ADDITION, BLOCKA LOT12  
STONE HOLLOW ESTATES

Charles D. Shearer Design, Inc.  
1200 W. State Street  
Garland, Texas 75040  
972.485.5715



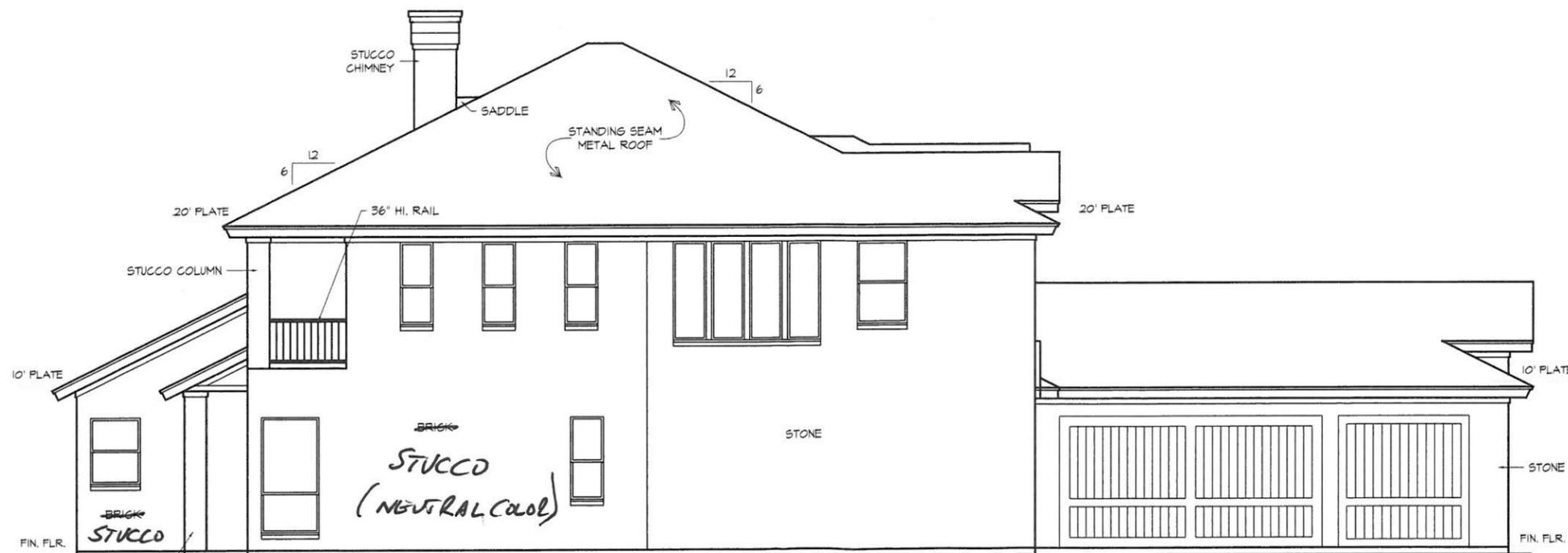
PLAN: 3722  
SHEET: A3.0

SUBMISSION DATE 09/16/14



RIGHT ELEVATION (WEST)

SCALE: 1/4" = 1'-0"



LEFT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

BUILDING/FACADE/ELEVATION PLAN

REVISIONS:

FERNANDO J. JANA CERDA  
 202 STONE HOLLOW DR.  
 ROWLETT, TX 75088  
 LOCAL: STONE HOLLOW ADDITION, BLOCK A, LOT 12  
 STONE HOLLOW ESTATES

Charles D. Shearer Design, Inc.  
 1200 W. State Street  
 Garland, Texas 75040  
 972.485.5715



PLAN: 3722  
 SHEET: A4.0

SUBMISSION DATE: 9/16/14



# Oklahoma Chopped



Try these top picks to coordinate with light gray/tan/cream features

Pruebe las mejores selecciones para coordinar con las características crema/canela/gris claro

## Cerra Residence

2006-10B  
Lyndhurst  
Gallery  
Beige

C12  
Sno



**Stone Hollow Stucco Construction**

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**Stone Hollow Stucco Construction**

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2202 Stone Hollow Drive (ABM approved 2005)



2202 Stone Hollow Drive (ABM approved 2005)