



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 28, 2014**

The Planning and Zoning Commission will convene into a Work Session at 6:30 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order
- ii. Planning and Zoning Commission Orientation
- iii. Discuss items on the regular agenda
- iv. Adjourn

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 October 14, 2014.
2. Consider and take action on a Preliminary Plat request for the Harmony Hills Addition, located in the northwest quadrant of the City bounded to the northeast by President George Bush Turnpike and to the southwest by Merritt Road, further described as 30.562 + acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1015, and the Walter Caruth Survey, Abstract No. 363, Dallas County, Texas and being portion of a tract of land conveyed to Benbrook Winchester, L.P., as recorded in Volume 94194, Page 2246, Deed Records, Dallas, County, Texas (PP14-748).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a request for a Major Warrant pertaining to lighting standards for the Homestead at Liberty Grove located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas.

2. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 1417 Shadybrook Lane, further described as Lot 16, Block A of the Pecan Harbor Estates Addition to the City of Rowlett, Dallas County, Texas. (DP14-746)

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.



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 6:00 P.M., OCTOBER 14, 2014**

PRESENT: Chairman Karl Crawley, Commissioners James Moseley, Chris Kilgore, Michael Lucas, Alternates Gabriela Borcoman, Christe Cavaness, Lisa Cain

ABSENT: Commissioners Thomas Finney, Clayton Farrow, Jonas Tune

STAFF PRESENT: Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Denise Gomez

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 6:09 p.m.

1. Update Report from Director of Development Services.

Principal Planner Garrett Langford came forward and announced that the deadline to present certification for viewing the Open Meetings Act training video is at the end of this month.

2. Introduction of new Commission members and staff.

The Commission and staff gave introductions and expressed their interest in serving on the Planning and Zoning Commission.

3. Administer the Oath of Office and the Statement of Elected/Approved Officer to the newly appointed and reappointed members.

The Oaths of Office were administered prior to the meeting so the meeting could be called to order. The Statement of Elected Officer and confidentiality documents were also collected.

4. Elect a Vice-Chairman.

Commissioner James Moseley nominated Commissioner Michael Lucas to serve as Vice-Chairman. Commissioner Chris Kilgore seconded the nomination and made a motion to elect Commissioner Michael Lucas as the Vice-Chairman. The election passed 7-0.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of September 23, 2014.

Commissioner Chris Kilgore made a motion to approve the minutes. Commissioner James Moseley seconded the motion. The consent item passed with a 7-0 vote.

**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 6:00 P.M., OCTOBER 14, 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)**

Chairman Karl Crawley stated that Consent Agenda Item B.2. would be removed from the Consent Agenda because Commissioner Chris Kilgore had made the request.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- B2. 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)**

Chairman Karl Crawley read the item into the record and asked for any questions or comments. Commissioner Chris Kilgore stated that he had comments on this item. There was discussion amongst the Commission and a presentation by Commissioner Chris Kilgore regarding whether or not this item meets the intent of the Rowlett Comprehensive Plan.

Commissioner James Moseley made a motion to recommend approval of the Final Plat. Chairman Karl Crawley seconded the motion. The motion failed with a 2-4-1 vote. Alternate Christe Cavaness abstained due to lack of background on this case.

There was a brief discussion on the vote for this item.

- 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)**

Principal Planner Garrett Langford came forward to present the case. Mr. Langford gave a brief background on the case and stated that this request is to remove 15 protected trees from a 12.608-acre tract of land located at 2801 Lakeview Parkway. He presented an aerial view of the property. Staff requested that the Planning and Zoning Commission make a favorable recommendation to the City Council regarding the request to remove the 15 protected trees subject to the following conditions:

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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.

There was discussion regarding the location of the protected trees, the future Site Plan submittal, and the development process.

Commissioner Chris Kilgore made a motion to recommend approval of the Tree Mitigation Plan as presented. Commissioner James Moseley seconded the motion. The item passed with a 7-0 vote.

- 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).**

Principal Planner Garrett Langford came forward to present the case. He stated that this a request for an Alternative Building Material (ABM) to allow a new single-family home with a building exterior composed primarily of stucco. He presented a location map, pictures of elevations, pictures of sample building materials, and Stone Hollow stucco construction examples. Mr. Langford explained that, per the Rowlett Development Code, new single-family construction requires 100 percent brick and/or stone exterior. He also stated that alternative materials such as stucco may be recommended for approval by the Planning and Zoning Commission and later approved by the City Council. He stated that staff recommended that the Planning and Zoning Commission make a favorable recommendation on the alternative building material request for stucco to City Council.

Chairman Karl Crawley stated that this is not a public hearing and that he was ready to entertain a motion.

Vice-Chairman Michael Lucas made a motion to recommend approval. Commissioner Chris Kilgore seconded the motion. The item passed with a 7-0 vote.

The Commission convened into an Executive Session from 6:42 p.m. until 7:02 p.m.

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B2. 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)

Chairman Karl Crawley brought the meeting back to order and opened for a motion to reconsider Item B.2.

Alternate Gabriela Borcoman made a motion to reconsider Item B2. Commissioner James Moseley seconded the motion. The motion to reconsider passed 6-1. Commissioner Chris Kilgore voted in opposition.

Commissioner James Moseley made a motion to approve Item B.2. Alternate Lisa Cain seconded the motion. The motion passed with a 5-2 vote. Commissioner Chris Kilgore and Vice-Chairman Michael Lucas voted in opposition.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:03 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: 10/28/2014

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Preliminary Plat request for the Harmony Hills Addition, located in the northwest quadrant of the City bounded to the northeast by President George Bush Turnpike and to the southwest by Merritt Road, further described as 30.562 ± acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1015, and the Walter Caruth Survey, Abstract No. 363, Dallas County, Texas and being portion of a tract of land conveyed to Benbrook Winchester, L.P., as recorded in Volume 94194, Page 2246, Deed Records, Dallas, County, Texas (PP14-748).

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

Report Prepared By: Erin Jones, Senior Planner

SUMMARY

The preliminary plat (Attachment 1) is one of the first steps in the development process and provides an overview of the utility and street layout for the site in its entirety. In the future, the final plats associated with this site will be required to be in conformance with the approved preliminary plat. In the case of Harmony Hill, the project is being platted as 13 lots to accommodate 4 phases and provide for open space lots. The intended use of the property is a 650-unit mixed residential (apartment) development.

BACKGROUND INFORMATION

The subject property (Attachment 2- Location Map) was zoned Form Based Urban Village (FB-UV) in November 2013 at the property owner's request. It should be noted that once zoning is established the FB-UV District allows mixed residential buildings by right and an administrative approval process. To that end, the Development Plans associated with Harmony Hills (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 July 21, 2014.

Following the preliminary plat approval, the applicant will be required to submit civil engineering plans, final plats for each phase, and building plans prior to receiving a building permit. The final plats for each phase will be brought before the Commission for consideration and approval.

DISCUSSION

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

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

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

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

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the preliminary plat for compliance with the Rowlett Development Code. Based on the fact that this request meets the requirements set forth in the Rowlett Development Code, staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

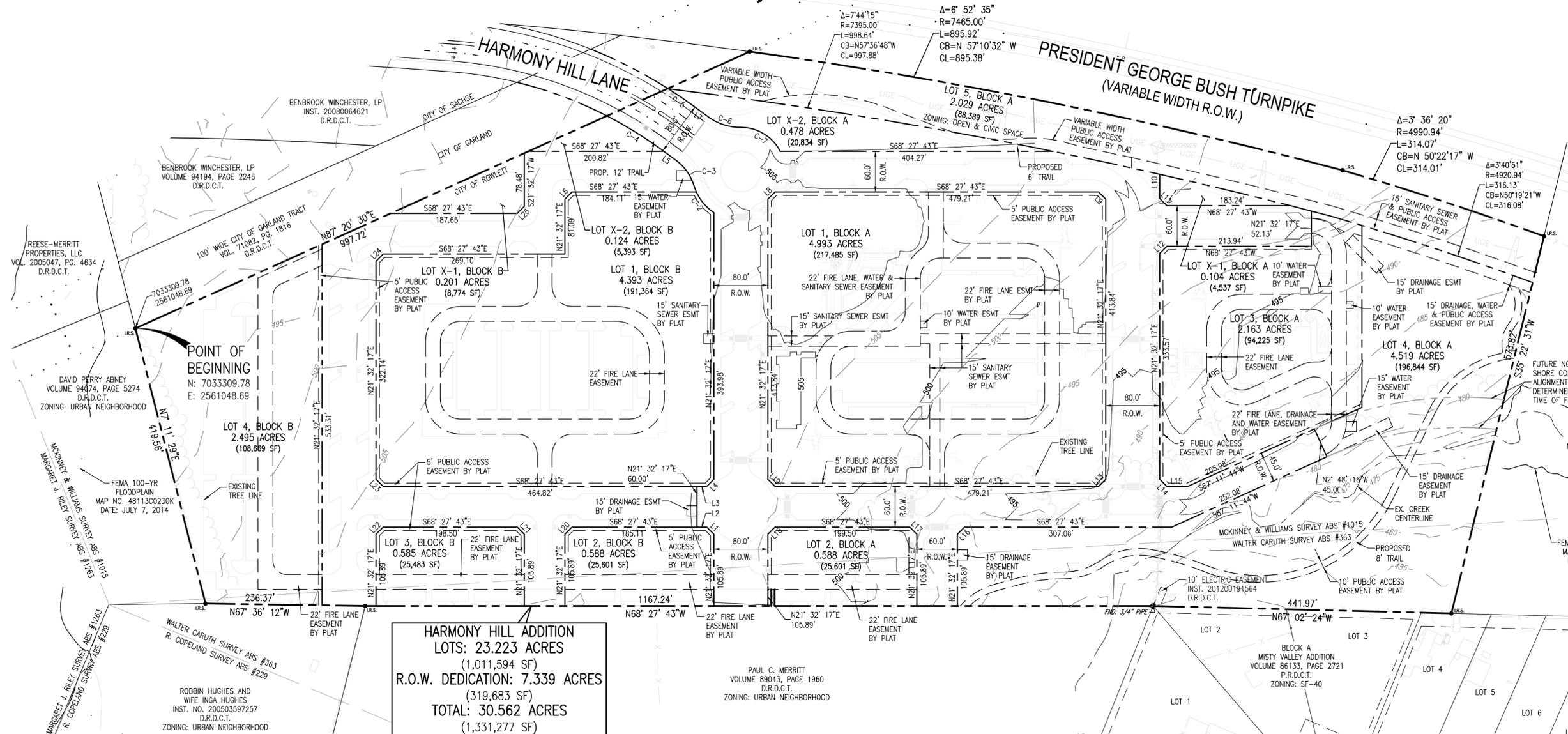
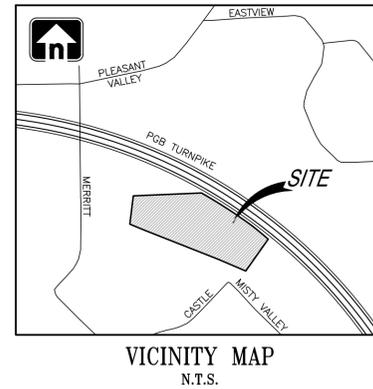
RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1- Proposed Preliminary Plat

Attachment 2- Location Map



HARMONY HILL ADDITION
 LOTS: 23.223 ACRES
 (1,011,594 SF)
 R.O.W. DEDICATION: 7.339 ACRES
 (319,683 SF)
TOTAL: 30.562 ACRES
 (1,331,277 SF)

LEGAL DESCRIPTION

Being a 30.562 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1015, and the Walter Caruth Survey, Abstract No. 363, Dallas County, Texas, and being portion of a tract of land conveyed to Benbrook Winchester, LP, as recorded in Volume 94194, Page 2246, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod with GAI cap in the east line of a tract of land conveyed to David Perry Abney, as recorded in Volume 94074, Page 5274, Deed Records, Dallas County, Texas, and being the approximate city limit line between the City of Garland and the City of Rowlett;

THENCE North 87°20'30" East, leaving said east line, and along said approximate city limit line, a distance of 997.72 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a non-tangent curve to the right having a radius of 7465.00 feet and a central angle of 6°52'35" and a long chord which bears South 57°10'32" East, 895.38 feet, said point being in the existing south right-of-way line of President George Bush Tollway (having a variable width R.O.W.);

THENCE leaving said approximate city limit line, along said existing south right-of-way line, and along said non-tangent curve to the right having an arc distance of 895.92 feet to a found N.T.A. monument for corner, for the beginning of a non-tangent curve to the right having a radius of 4920.94 feet, a central angle of 3°40'51", and a long chord which bears South 50°19'21" East, 316.08 feet;

THENCE continuing along said existing south right-of-way, and along said non-tangent curve to the right, an arc distance of 316.13 feet to a found N.T.A. monument for corner, said point being in the west line of tract of land conveyed to North Texas Tollway Authority, as recorded in Volume 99098, Page 4761, Deed Records, Dallas County, Texas;

THENCE South 35°22'31" West, along said west line, a distance of 573.82 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being in the north line of Misty Valley Addition, an addition to the City of Rowlett, as recorded in Volume 86133, Page 2721, Plat Records, Dallas County, Texas;

THENCE North 67°02'24" West, leaving said west line, and along said north line, a distance of 441.97 feet to a found 1/2 inch iron pipe for corner, said point being the northwest corner of said Misty Valley Addition, and being the northeast corner of a tract of land conveyed to Paul C. Merritt, as recorded in Volume 89043, Page 1960, Deeds Records, Dallas County, Texas;

THENCE North 68°27'43" West, along the north line of said Paul C. Merritt tract, a distance of 1167.24 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being the northwest corner of said Merritt tract, and being the northeast corner of a tract of land conveyed to Robbin Hughes and wife Inga Hughes, as recorded in Instrument No. 200503597257, Deed Records, Dallas County, Texas;

THENCE North 67°36'12" West, along the north line of said Hughes tract, a distance of 236.37 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being in the east line of said David Perry Abney tract;

THENCE North 07°11'29" East, along said east line, a distance of 419.56 feet to the POINT OF BEGINNING and CONTAINING 1,331,277 square feet, 30.562 acres of land, more or less.

LINE #	LENGTH	DIRECTION
L1	15.00'	S23° 27' 43"E
L2	14.39'	S68° 27' 43"E
L3	14.39'	S68° 27' 43"E
L4	15.00'	S66° 32' 17"W
L5	24.25'	N32° 04' 50"W
L6	15.00'	N66° 32' 17"E
L7	24.25'	N32° 04' 50"W
L8	15.00'	N66° 32' 17"E
L9	15.00'	N23° 27' 43"W
L10	35.86'	N21° 32' 17"E
L11	15.00'	S23° 27' 43"E
L12	15.00'	N66° 32' 17"E
L13	15.00'	N66° 32' 17"E

LINE #	LENGTH	DIRECTION
L14	15.00'	N23° 27' 43"W
L15	30.80'	S68° 27' 43"E
L16	15.00'	S66° 32' 17"W
L17	15.00'	S23° 27' 43"E
L18	15.00'	S66° 32' 17"W
L19	15.00'	S23° 27' 43"E
L20	15.00'	N66° 32' 17"E
L21	15.00'	S23° 27' 43"E
L22	15.00'	N66° 32' 17"E
L23	15.00'	N23° 27' 43"W
L24	15.00'	N66° 32' 17"E
L25	15.00'	S66° 32' 17"W

CURVE #	Δ	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C-2	39°48'50"	72.50'	50.38'	N15°04'11"W	49.37
C-3	37°05'42"	72.14'	46.71'	N13°42'37"W	45.89
C-4	9°13'16"	606.50'	97.61'	N36°41'28"W	97.50
C-5	4°03'41"	686.50'	48.66'	N34°06'41"W	48.65
C-6	36°49'45"	79.81'	51.30'	S50°29'42"E	50.42
C-7	63°11'18"	65.50'	72.24'	N37°18'55"W	68.63

NOTES:
 1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO PLAT AND SUBDIVIDE LAND FOR DEVELOPMENT.
 2. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YR FEMA FLOOD PLAIN AS SHOWN ON MAP NO. 48113C0230K, DATED JULY 7, 2014.
 3. BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 (NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL.
 4. 'X' LOTS TO HAVE BLANKET PUBLIC ACCESS, DRAINAGE, WATER, SANITARY SEWER & DRAINAGE EASEMENTS.

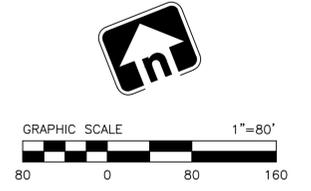
BENCHMARKS:
 MAG NAIL SET IN CONCRETE FLUME (R706P) 1450± EAST OF MERRITT ROAD ON PRESIDENT GEORGE BUSH TURNPIKE. ELEVATION = 500.36
 CAP WITH IRON ROD SET (R500E) 2530± EAST OF MERRITT ROAD ON PRESIDENT GEORGE BUSH TURNPIKE. ELEVATION = 501.90

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, CITY OF ROWLETT PLANNING AND ZONING COMMISSION	DATE
DIRECTOR OF DEVELOPMENT SERVICES	DATE

LEGEND

- PROPERTY LINE
- CITY LIMIT LINE
- EASEMENT LINE
- FLOOD LINE
- CONTOUR LINE
- UNDERGROUND ELEC.
- IRON ROD SET



PRELIMINARY PLAT
LOTS 1-5, X-1, X-2, BLOCK A & LOTS 1-4, X-1, X-2, BLOCK B HARMONY HILL ADDITION

30.562 ACRES / 1,331,277 S.F.
 MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1015 & WALTER CARUTH SURVEY, ABSTRACT NO. 363
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS
 SEPTEMBER 2014

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011
 (817) 640-8535 PH
 MR. ERIC M. SEELEY, P.E.
 MR. JIM G. GLASS, R.P.L.S.

OWNER/APPLICANT:
 HARMONY HILL, LLC
 8200 DOUGLAS AVENUE, SUITE 300
 DALLAS, TEXAS 75225
 (214) 750-1800 PH
 MR. ELVIO BRUNI

DATE: 10/21/2014 11:18 AM FILE NAME: Z:\ASCHER\PLANNING\SO\1015\1100\SUBDIVISION-PRELIMINARY PLATTING



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/24/2014

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a request for a Major Warrant pertaining to lighting standards for the Homestead at Liberty Grove located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer

Report Prepared by: Erin Jones, Senior Planner

SUMMARY

The subject property is zoned New Neighborhood FB District (NN-FB) and is regulated by the City's Form Based Code (FBC). The New Neighborhood FB District is designed to generate a pedestrian-oriented, single-family neighborhood. When the Form Based Code was adopted in 2012 it included lighting standards that were intended to create an "ideal urban condition". The Homestead at Liberty Grove is the first NN-FB development to reach this point in the review process. In working through the development review, Staff has found that in practicality it is virtually impossible to reasonably achieve the lighting standards based on the lighting equipment available through the City's franchised utility company (Oncor). In addition, based on additional research and case studies, Staff found that the current standard is not necessary to achieve the desired result of a safe environment.

To this end, Staff will bring forward a code amendment to address this issue within the next year. However, in the meantime a major warrant is the most appropriate course of action to approve an alternative standard. Staff and the Urban Design Officer (UDO) conducted detailed research to insure that adequate lighting will be achieved in order to still meet the full intent of creating a pedestrian-oriented, safe neighborhood. The applicant has worked closely with Staff, Oncor, the City's Lighting Specialist, and the UDO to provide adequate lighting coverage for the neighborhood as a whole. For the reasons summarized above and detailed in this report, Staff and the UDO recommend approval of this major warrant request in order to reduce the standard from 2 foot candles to 0.5 foot candles.

BACKGROUND INFORMATION

The lighting requirements within the FBC were calibrated to achieve a minimum lighting level (2 foot candles in residential areas) with the intent to achieve a safe, walkable, pedestrian friendly

environment. Upon further research and practical application, Staff and the UDO have found that the initial calibration was impractical for the NN-FB District. While a 2 foot candle average may be appropriate for the denser Urban Village District, it is not necessary to achieve the desired results in the NN-FB District.

As mentioned in the summary section, the 2 foot candle average minimum for residential areas was proposed when the FBC was adopted in order to achieve an “ideal urban condition”. However, prior to adoption Staff did not visit other new urbanism style neighborhoods to specifically measure the light levels, nor did the City consult with a lighting specialist to confirm if a 2 foot candle average was appropriate for the NN-FB District. As was conveyed at the time of adoption, the FBC has always been intended to be a living document that will be amended as needed based on changing trends or updated information. As the Commission is aware, there is a difference in theoretical application and a practical application. As projects are progressing, we have been able to see the practical application of the standards and re-evaluate as necessary. The subject standard is one that needs to be amended based on the findings of more detailed research. This research is further summarized in the UDO recommendation included as Attachment 1.

There are several good examples of new urbanism style neighborhoods within the metroplex. Commission Members who participated in the Realize Rowlett 2020 Development Tour in 2012 will be most familiar with Hometown North Richland Hills; however, Capella Park in Dallas is another good example and the neighborhood that Staff, the UDO, and the City’s lighting specialist researched closely when determining what an appropriate lighting standard should be. Based on that research we have found that there is only a 0.5 foot candle average at that location (Attachment 2). Both staff and the UDO have traveled to this site at night as well as others in the area to ensure this standard is in keeping with intent statements of the FBC. We believe that Capella Park is a good example to base a future lighting standard on as well as the approval of this major warrant request, due to the nature and quality of the development, and being within the context of a New Neighborhood development.

Based on this analysis, it is our recommendation that the proposed lighting level of an average of 0.5 foot candles is appropriate for this district, as outlined in the applicant’s lighting plan and lighting statistic summary sheet included as Attachment 3. This standard meets the intent of Article 4 in the FBC, which is to provide a level and consistency of lighting that supports pedestrian activity and promotes safety, as well as FBC intent statements 1.2.4.b and 1.2.4.d, as noted below:

1.2.4.b: “That buildings, streetscaping and landscaping contribute to the physical definition of thoroughfares as civic places.”

1.2.4.d: “That the design of streets and buildings reinforce safe environments and preserve accessibility.”

DISCUSSION

The Major Warrant requested is outlined below. Staff has included commentary in italics below the request:

1. Reduction from the Form Based Code lighting standards of 2 foot candles to a 0.5 foot candle average;

Achieving minimum lighting levels is related to multiple factors that include: pole height, fixture capacity/intensity, and pole spacing. In this case the developer was constrained by certain fixed guidelines from the FBC and the franchise utility company that he could not work around (pole height and fixture capacity/intensity). With the pole height and fixture capacity being fixed, the pole spacing is the only variable that can be manipulated to achieve the 2 foot candle average. The applicant made an effort to meet the standard; however, when attempting to achieve the average, it was discovered that the pole spacing would be impractical, necessitating approximately 1 pole per lot. In practicality, this would create an oversupply of light both on the street and bleeding over into individual homes.

While an elevated lighting level in a dense urban environment is beneficial for safety, Staff has found that a greater reduction is typical in a residential district that has much fewer units per acre. A 0.5 foot candle average can be achieved using pole spacing similar to that in the Capella Park example (approximately every 100'), and produces an environment that supports pedestrian activity and safety.

FISCAL IMPACT

N/A

RECOMMENDED ACTION

Based on the analysis above, Staff and the UDO believe that the Major Warrant is in keeping with the intent and goals of the New Neighborhood district and recommend approval of this request.

ATTACHMENTS

Attachment 1 – UDO Recommendation Letter

Attachment 2 – Capella Park Lighting Plan

Attachment 3 – The Homestead at Liberty Grove Lighting Plan and Lighting Statistics

Memo

3839 MCKINNEY AVE
SUITE 314
DALLAS, TX 75204

Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, CNU-A
Date: September 24, 2014
Re: Urban Design Officer Recommendation for The Homestead at Liberty Grove Major Warrant Request

Urban Design Officer Recommendation

UDO Recommendation

Based on research using multiple resources, 0.5 foot candles is a reasonable average lighting level along sidewalks and trails within public rights-of way and on main sidewalks and trails within green streets and attached greens for New Neighborhood developments. This standard meets the intent of Article 4, which states to provide a level and consistency of lighting that supports pedestrian activity and promotes safety, as well as Form Based Code (FBC) intent statements 1.2.4.b and 1.2.4.d. And further, I see no unintended consequences for permitting this standard.

Discussion

The initial calibration of the FBC in 2012 for residential pedestrian level lighting was based on what is considered an ideal standard for an urban condition (2 foot candles). However, while conducting research for The Homestead at Liberty Grove Major Warrant request it became evident that at the time of the FBC adoption there was not a sufficient distinction made between a dense urban area, such as the Urban Village District and a lower density residential neighborhood, such as the New Neighborhood District. The density within Urban Village is an average of 40-60 units to the acre. The density found within New Neighborhood is an average of 5-6 units to the acre. Thus, it is reasonable to create a standard which is appropriate for lower density neighborhoods.

In light of The Homestead at Liberty Grove Major Warrant request additional research has been conducted on residential neighborhoods. Specifically Capella Park, a new urbanist neighborhood in Dallas, Texas was used in compiling this recommendation. The density and product mix found in Capella Park would fall under the New Neighborhood standards. Within Capella Park, one pedestrian level light is provided for approximately every two lots. Based on input from the City's lighting specialist, Capella Park is achieving a 0.5-foot-candle average throughout the neighborhood.

Added research evaluating the City of San Francisco's street lighting standards for residential neighborhoods indicate that the pedestrian lighting level range is 0.3 fc to .4 fc. And further, that no pedestrian level light spacing requirements were designated. For Rowlett, the average lighting level along sidewalks and trails, without intruding on adjacent homes, is of

utmost importance in achieving intent of the FBC. This can best be achieved by establishing a minimum average lighting level, and maximum 12-foot pole height (excluding light fixture). The spacing of poles can then be flexible to respond to such things as street and alley spacing, and the location of drainage outlets and fire hydrants.

These standards should apply to sidewalks and trails within public rights-of-way as well as main sidewalks and trails within green streets and attached greens. Main sidewalks and trails within green streets and attached greens should be defined as the sidewalks and trails immediately adjacent to homes that function as the part of the primary pedestrian circulation system. Sidewalks and paths internal to green streets and attached greens would not need to meet the average lighting level standard.

It is important to note that in New Neighborhood, the 0.5-foot-candle average would need to be shown on the photometric plan for lighting sidewalks and trails along public rights-of-way and main sidewalks and trails within attached greens and green streets. Currently the FBC permits the ability to achieve average light levels along sidewalk areas through a combination of both pedestrian level lights and building-mounted lighting. Through the development review process we have come to the realization that factoring building-mounted lighting into the average light level for single-family residential is not practical along sidewalks. However, it is our opinion that the lighting standard for alleys, which is a low building-mounted fixture provided by the builder/homeowner, is adequate for providing some lighting for this non-pedestrian-specific accessway.

Suggested Modifications to FBC Section 4.2:

1.2.1 Lighting

- a. Average Lighting levels within public rights-of-way and pedestrian areas will meet the following averages —

Table 3 Average Lighting Levels

New Neighborhood ¹	<i>Min. Average Lighting Level</i>	Urban Village	<i>Min. Average Lighting Level</i>
a. Sidewalks and Trails along public right-of-way	0.5 foot-candles (fc)	a. Sidewalks and Trails adjacent to Residential.	2 foot-candles (fc)
b. Sidewalks and Trails along public right-of-way bounding Public Open Space	0.5 fc	b. Sidewalks and Trails adjacent to Retail.	3 fc
c. Main Sidewalks and Trails within Green Streets and Attached Greens. ²	0.5 fc	c. Sidewalks and Trails adjacent to Office, and	1.5 fc

		other Non-Residential Functions.	
		c. Public Open Space such as plazas and pocket parks	1.5 fc
		d. Parking Areas	1 fc
		e. Street Intersection	2 fc
		f. Street Centerline	1 fc

Note 1: The photometric plan must be generated by a lighting certified specialist with an Illuminated Engineering Society membership.

Note 2: Main Sidewalks and Trails within Green Streets and Attached Greens will be defined as the sidewalks and trails immediately adjacent to homes that function as part of the primary pedestrian circulation system. Sidewalks, Trails and paths internal to Green Streets and Attached Greens will not need to meet the minimum average lighting level standard.

1. In New Neighborhood, average light levels along sidewalks and trails will be achieved through pedestrian level lighting elements. Within Green Streets and Attached Greens, low level lighting elements (i.e. bollard lighting) may be considered by Minor Warrant to achieve average lighting levels along main sidewalks and trails. To ensure uniformity, the photometric plan must not have a reading of 0.0 fc closer than 2 times the pole height from the center point of said pole.
2. In Urban Village, average light levels along sidewalks and trails may be achieved through a combination of both pedestrian-level lights and building-mounted lighting.
3. In New Neighborhood, alley lighting will be located on garage walls facing the alley and will be limited to a maximum of two carriage light fixtures mounted at about 7 feet in elevation, and not exceeding the equivalent of 100 watts each. These lights will be controlled by automatic timers and cannot be separately switched.
4. Street trees should not be factored into lighting placement due to the fact that the mature tree canopy will rise above the maximum pole height of 12-feet.

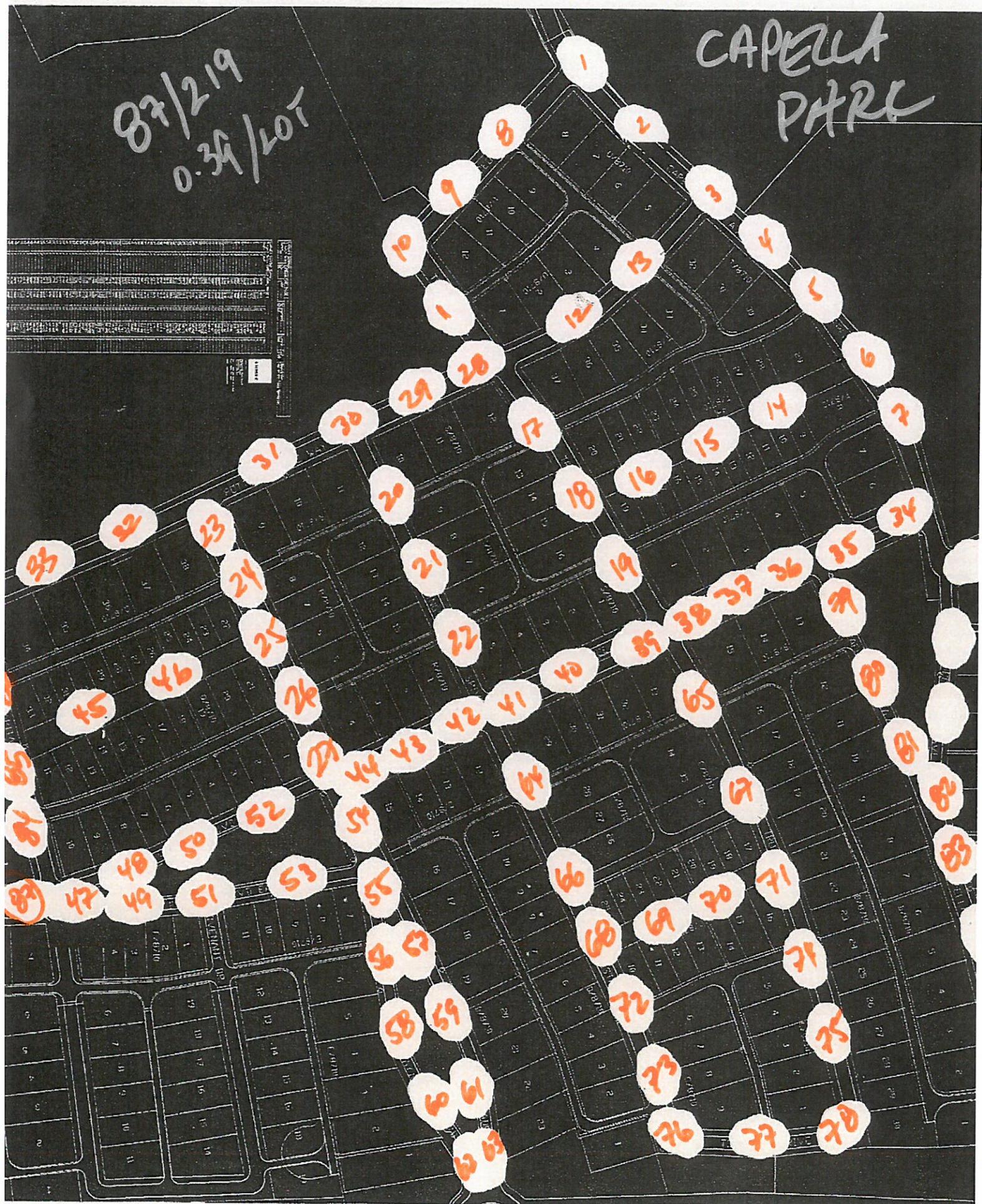
In light of the above analysis, the FBC should be amended in the future to correct the lighting standard for the New Neighborhood FB District. Until that amendment is made, the Major Warrant process is the most appropriate avenue for deviating from the adopted standard. As such, I recommend approval of The Homestead at Liberty Grove Major Warrant request.

Arin Archibakar

Arti Harchekar, CNU-A
Associate
TOWNSCAPE, Inc.

87/219
0.34/LOT

CAPELLA
PARK



**Homestead at Liberty Grove
Rowlett, Texas**

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Abercorn Drive	+	0.5 fc	3.1 fc	0.0 fc	N/A	N/A	0.2:1
Chatham Drive	+	0.5 fc	2.9 fc	0.0 fc	N/A	N/A	0.2:1
Crockett Drive	+	0.3 fc	2.5 fc	0.0 fc	N/A	N/A	0.1:1
Habersham Drive	+	0.5 fc	3.6 fc	0.0 fc	N/A	N/A	0.1:1
Homestead Blvd. West	+	0.6 fc	2.9 fc	0.0 fc	N/A	N/A	0.2:1
Kessler Drive	+	0.6 fc	3.5 fc	0.0 fc	N/A	N/A	0.2:1
Long Green Street	+	0.7 fc	3.0 fc	0.0 fc	N/A	N/A	0.2:1
Main Entrance	+	0.4 fc	3.4 fc	0.0 fc	N/A	N/A	0.1:1
McDonough Drive	+	0.5 fc	2.8 fc	0.0 fc	N/A	N/A	0.2:1
Montgomery Drive	+	0.5 fc	3.1 fc	0.0 fc	N/A	N/A	0.2:1
Ophelia Drive	+	0.5 fc	2.6 fc	0.0 fc	N/A	N/A	0.2:1
Trafalgar Drive	+	0.6 fc	4.5 fc	0.0 fc	N/A	N/A	0.1:1

Designer
Wade Johnson
Date
9/2/2014
Scale
Not to Scale
Drawing No.
HLGRT-9-14
Summary



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 10/28/2014

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 1417 Shadybrook Lane, further described as Lot 16, Block A of the Pecan Harbor Estates Addition to the City of Rowlett, Dallas County, Texas. (DP14-746)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner
Report Prepared By: Erin Jones, Senior Planner

SUMMARY

This is an Alternative Building Material (ABM) request to allow a new single family home utilizing stucco as one of the main exterior materials. Per the Rowlett Development Code (RDC), 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 1417 Shadybrook Lane, (Attachment 1 - Location Map) and is zoned Single Family Residential – 10. The applicants, Mark and Toni Skipalis, are proposing to construct a new single family home (Attachment 2- Letter of Intent) with an exterior composed of 71% stucco with the remaining exterior material being stone (Attachment 3 – Elevations). The façade facing the street will consist primarily of stone while the side and rear elevations will consist primarily of stucco. While the final colors have not been determined, it is the owners' intent to use earth tones similar to what is shown on the elevations included in this request.

There are at least two other homes within close proximity to the subject property in the Pecan Harbor Estates subdivision that have stucco exteriors- 4202 Shadybrook Lane and 4302 Running Brook Lane (Attachment 4 – Homes in the Area Using Stucco). While these prior approvals do not set a precedence, allowing stucco at 1417 Shadybrook Lane would not be out character with the similar materials used in the area.

DISCUSSION

Per Section 77-508.C.1 of the RDC, 100 percent masonry exterior construction 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.

Considering the quality of the material and the existence of similar architecture within close proximity to the subject property, 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

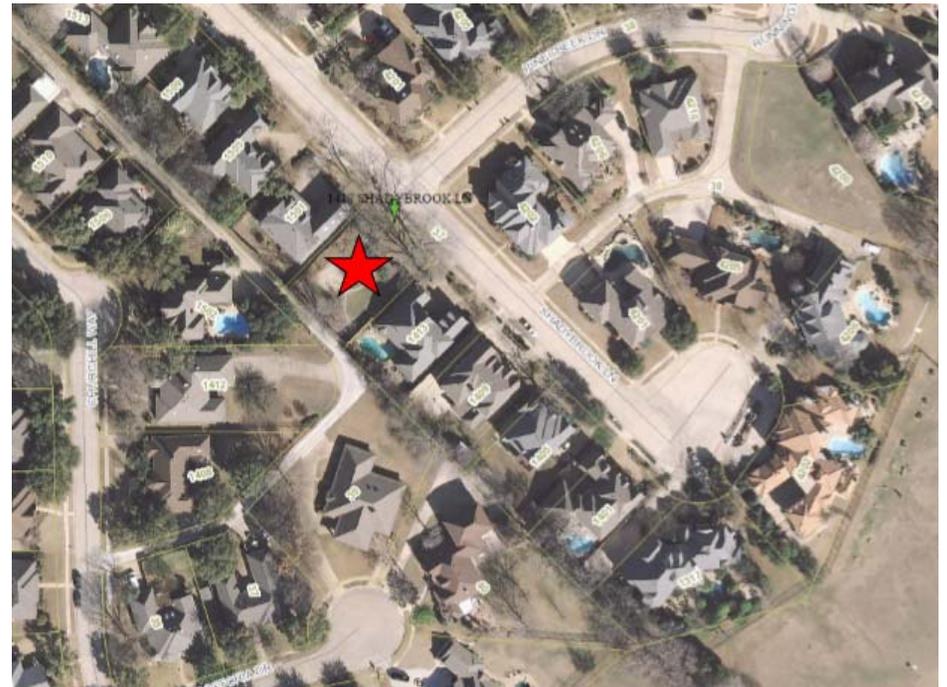
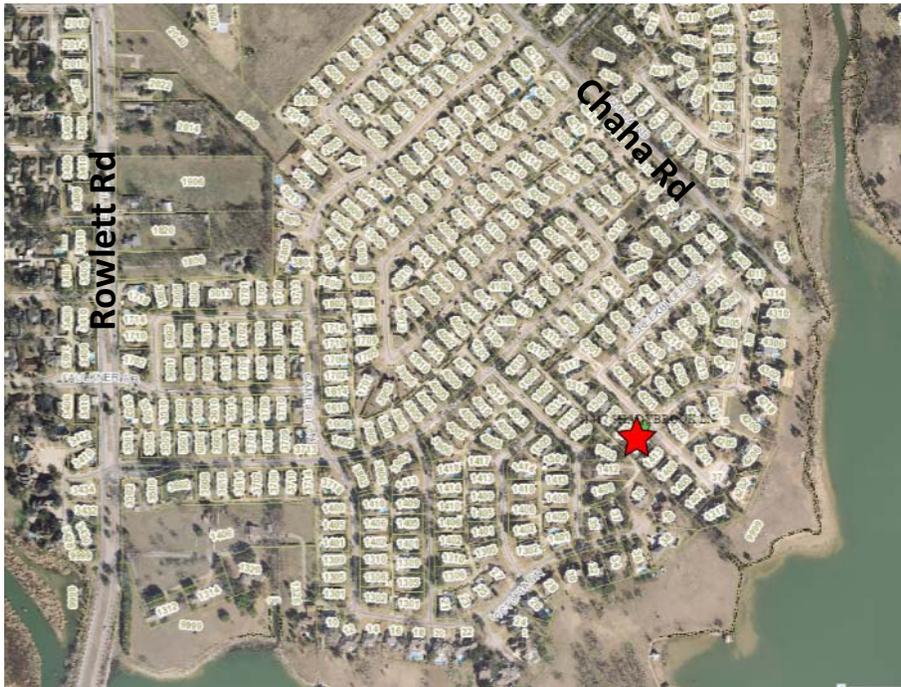
Attachment 1 – Location Map

Attachment 2- Letter of Intent

Attachment 3 – Elevations

Attachment 4 – Examples of other homes in the area that utilize stucco.

1417 Shadybrook Lane Location Map



Generally located in the SW quadrant of the City between
Rowlett Rd. and Chaha Rd.

Mark & Toni Skipalis
8314 Greenspoint Drive
Rowlett, TX 75088

October 13, 2014

Dear Planning and Zoning Board,

My wife and I have lived in the city of Rowlett for 14 years. We are preparing to build a new home in the Pecan Harbor Estates neighborhood. In the planning of our new home we have decided on Tuscan Villa style architecture. Stucco is a critical element in accomplishing this look and this letter is written to request a board variance and allow our home to have stucco veneer.

We feel a Tuscan Villa type of architecture would be appropriate for the elevation we have designed. Exterior stucco finish will also fit in well within the gated community of Pecan Harbor. In fact, other homes in the neighborhood also have stucco veneers.

We ask that the board grant our request to provide a variance for our future home located at 1417 Shadybrook Lane. William Haynes will be acting as our adjacent and architect of record for the referenced project.

Thank you for your consideration in this matter,

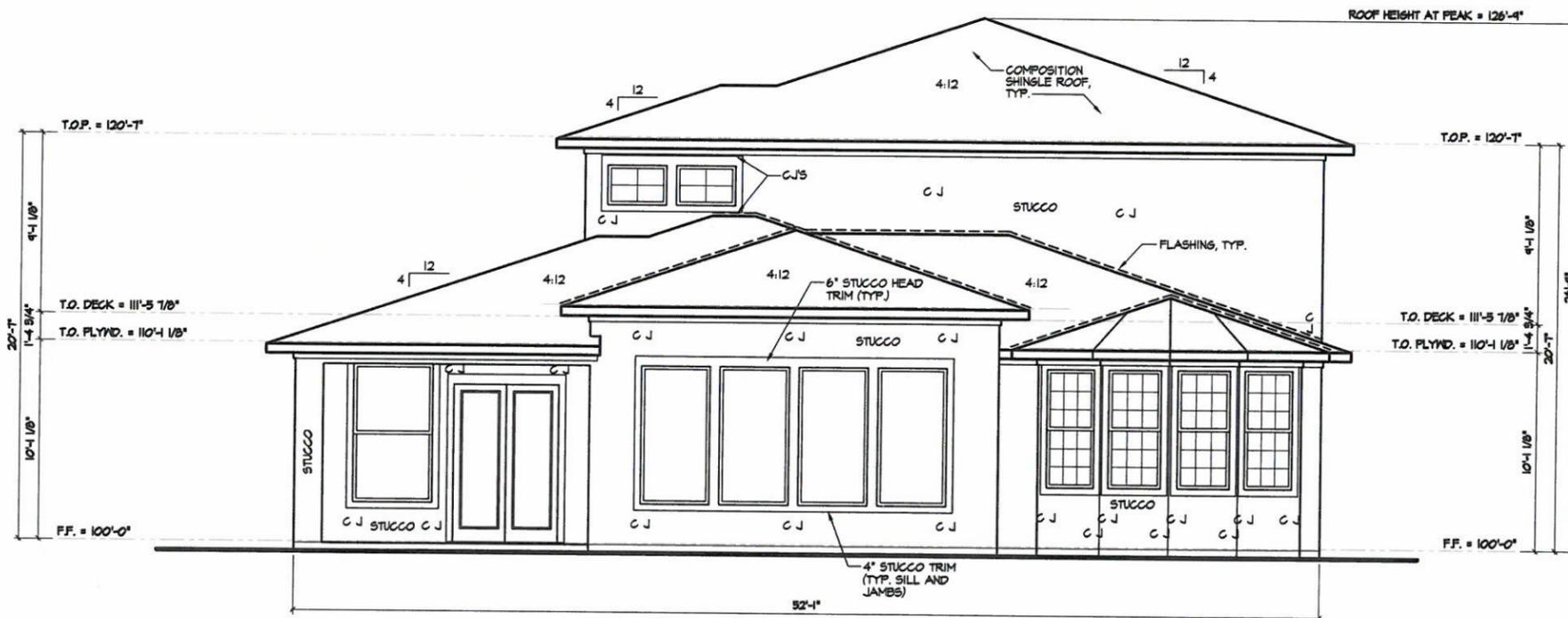
Mark Skipalis

Mark Skipalis

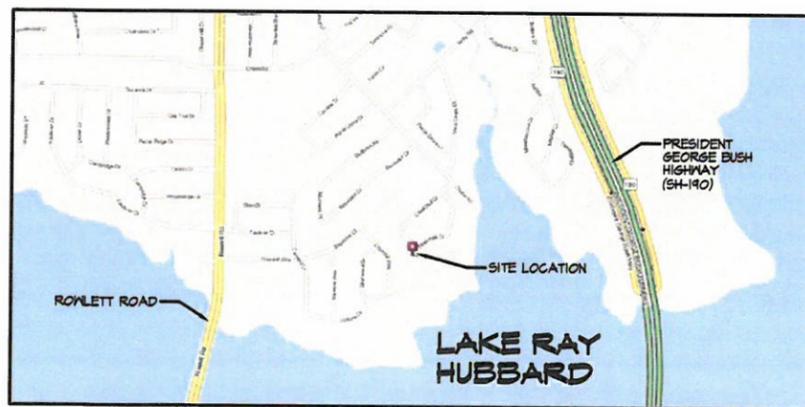


01) **NORTHEAST (FRONT) ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS		
ELEVATION	STUCCO AREA (PERCENTAGE)	STONE AREA (PERCENTAGE)
NORTHEAST (FRONT)	175 SQ. FT. (26%)	510 SQ. FT. (74%)
SOUTHWEST (REAR)	448 SQ. FT. (100%)	0 SQ. FT. (0%)
NORTHWEST (RIGHT)	565 SQ. FT. (76%)	176 SQ. FT. (24%)
SOUTHEAST (LEFT)	861 SQ. FT. (85%)	155 SQ. FT. (15%)
TOTALS	2,049 SQ. FT. (71%)	841 SQ. FT. (29%)



02) **SOUTHWEST (REAR) ELEVATION**
SCALE: 1/8" = 1'-0"



SIGNAGE NOTE
ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.

NEW RESIDENCE at
SHADYBROOK LANE
for
Mark and Toni Skipalis
8314 Greenspoint Drive, Rowlett, TX 75088

William Michael & Associates, P.L.L.C.
ARCHITECTURE PLANNING
6724 PENTRIDGE DRIVE
PLANO, TEXAS, 75024
PH 214.477.8053
william@wmhaynes.com
www.wmhaynes.com

PECAN HARBOR ESTATES, Lot 16, Block A: 1417 Shadybrook Lane, Rowlett, TX 75088

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DESIGN DEVELOPMENT SET
SUBMITTED ON MAY 8, 2014

PRICING ISSUE SET:
JULY 3, 2014

BUILDING FACADE/ELEVATION PLAN
10/14/14

PERMIT SET ISSUE:
TBD
REVISIONS

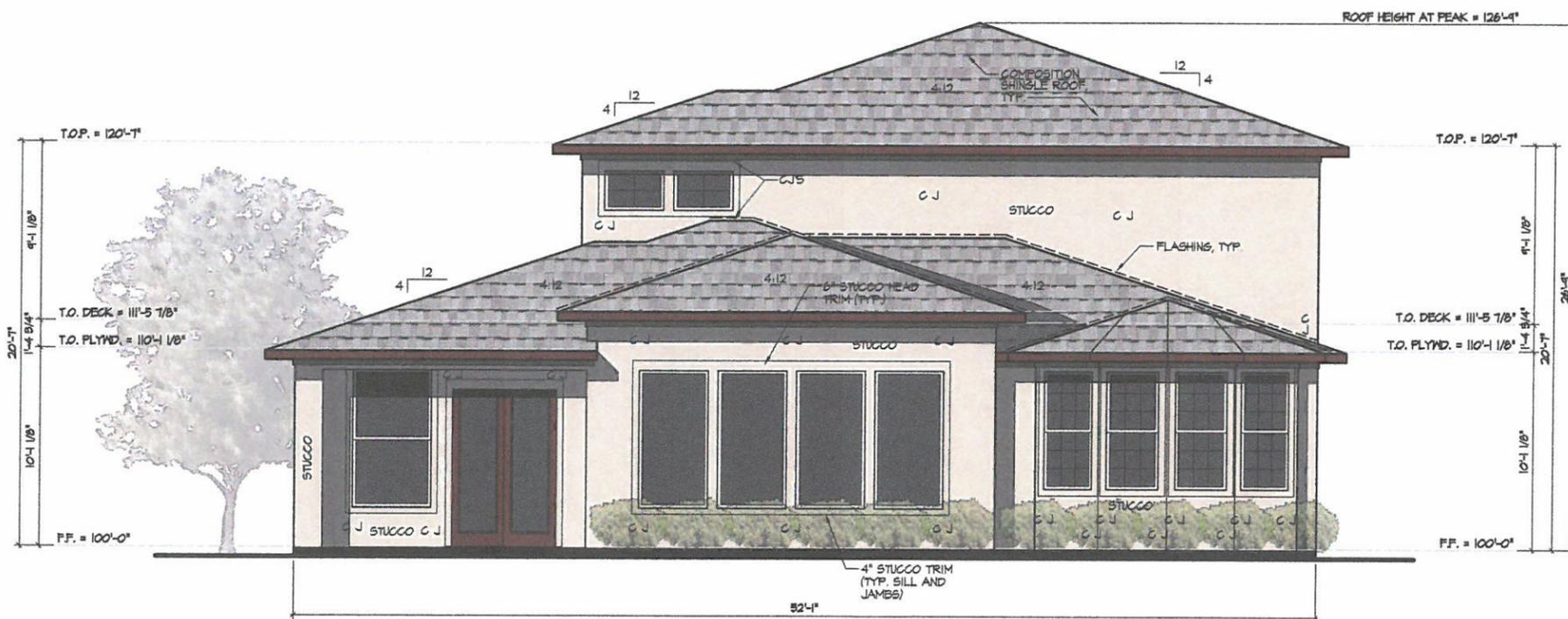
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EXTERIOR ELEVATIONS

BUILDING FACADE/ELEVATION PLAN



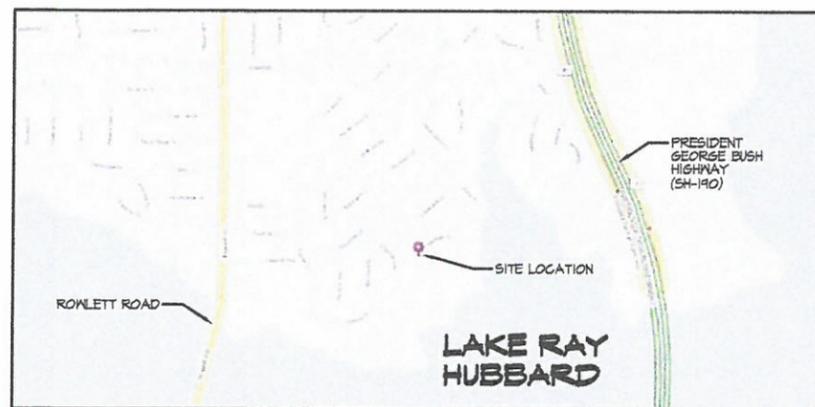
01) **NORTHEAST (FRONT) ELEVATION**
SCALE: 1/8" = 1'-0"



02) **SOUTHWEST (REAR) ELEVATION**
SCALE: 1/8" = 1'-0"

NOTE:
ACTUAL STONE AND STUCCO
COLORS MAY VARY DEPENDING
ON FINAL COLOR SELECTION BY
OWNER.

SIGNAGE NOTE
ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE
APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.



03) **VICINITY MAP**
NOT TO SCALE

NEW RESIDENCE
at
SHADYBROOK LANE
for
Mark and Toni Skipalis
8314 Greenspoint Drive, Rowlett, TX 75088

William Michael & Associates, P.L.L.C.
ARCHITECTURE PLANNING
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PECAN HARBOR ESTATES, Lot 16, Block A: 1417 Shadybrook Lane, Rowlett, TX 75088

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10/14/14

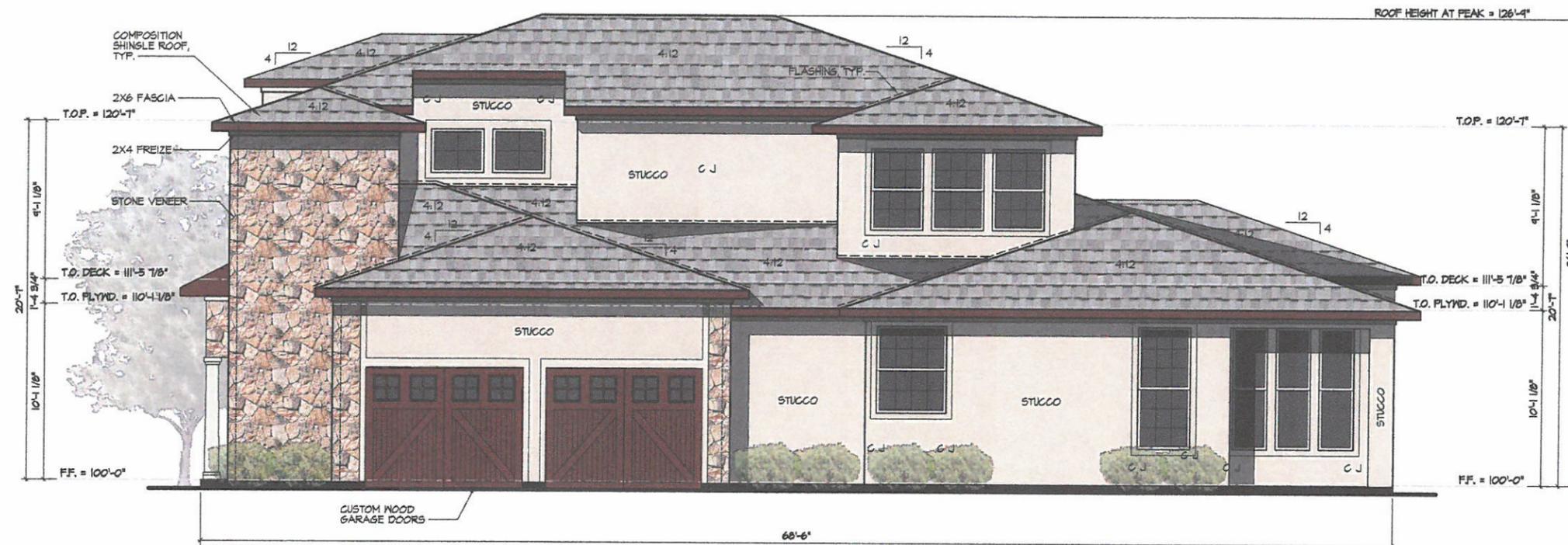
PERMIT SET ISSUE:
TBC

REVISIONS

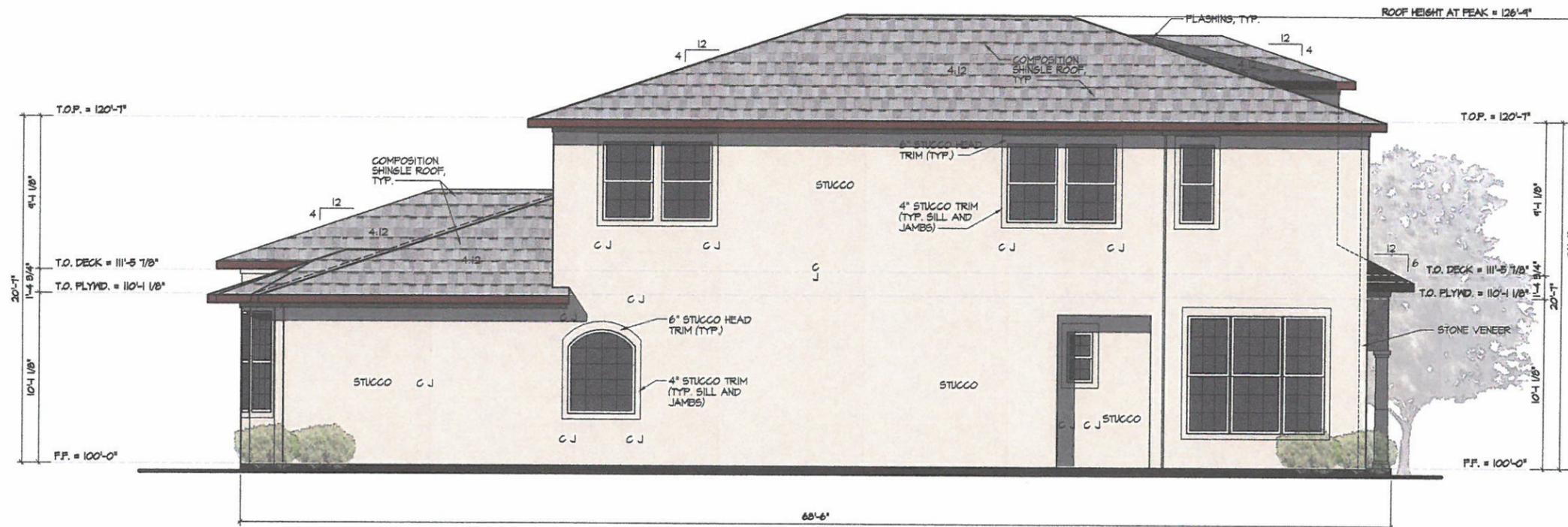
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A2.4
EXTERIOR
ELEVATIONS

BUILDING FACADE/ELEVATION PLAN



01) NORTHWEST (RIGHT) ELEVATION
SCALE: 1/8" = 1'-0"



02) SOUTHEAST (LEFT) ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
ACTUAL STONE AND STUCCO
COLORS MAY VARY DEPENDING
ON FINAL COLOR SELECTION BY
OWNER.

SIGNAGE NOTE
ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE
APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.

BUILDING FACADE/ELEVATION PLAN

PECAN HARBOR ESTATES, Lot 16, Block A: 1417 Shadybrook Lane, Rowlett, TX 75088

NEW RESIDENCE
at
SHADYBROOK LANE
for
Mark and Toni Skipalis
8314 Greenspoint Drive, Rowlett, TX 75088

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10/14/14

PERMIT SET ISSUE:
TBD

REVISIONS

13-1024
A2.5
EXTERIOR
ELEVATIONS



4202 Shadybrook Lane
(pictured above with a stucco/stone exterior)

BUILDING FACADE/ELEVATION PLAN

for residence at
1417 Shadybrook Lane, Rowlett, TX 75088
Lot 16, Block A of the Pecan Harbor Estates

Owners: Mark and Toni Skipalis
8314 Greenspoint Drive, Rowlett, TX 75088
Architect: William Michael & Associates, P.L.L.C.
6724 Pentridge Drive, Plano, TX 75024



4302 Running Brook Drive
(pictured above with a stucco/stone exterior)

BUILDING FACADE/ELEVATION PLAN

for residence at
1417 Shadybrook Lane, Rowlett, TX 75088
Lot 16, Block A of the Pecan Harbor Estates

Owners: Mark and Toni Skipalis
8314 Greenspoint Drive, Rowlett, TX 75088
Architect: William Michael & Associates, P.L.L.C.
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