



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JULY 14, 2015**

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 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 June 23, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a request to amend Planned Development Ordinance 4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots. The subject property is located at 5313 Lakeview Parkway further described as being 0.5503 acres of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and take action on a request to rezone to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a wholesale nursery. The subject property is located at 1100 and 1200 Lakeview Parkway further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas. (PD15-766)
3. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 2800 Lakewood Drive being further described as Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas. (SUP15-785)
4. Conduct a public hearing and take action on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. (SUP15-786)
5. Consider and take action on a Development Plan for Platinum Storage located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number DP15-776).

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVELE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY

UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

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

A handwritten signature in black ink, appearing to read "Garrett Langford". The signature is written in a cursive, flowing style.

Garrett Langford, Principal Planner

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., JUNE 23, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Chris Kilgore, Alternates Lisa Estevez, Gabriela Borcoman

ABSENT: Commissioners Clayton Farrow, Thomas Finney

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

A. CALL TO ORDER

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

1. Update Report from Director of Development Services

Principal Planner Garrett Langford announced that the Boards and Commissions Volunteer Fair would be held on July 30, 2015. He confirmed the new Planning and Zoning Commission meeting start times with the Commissioners; 6:00 p.m. for meetings with a Work Session, 6:30 p.m. for Regular Meetings. Lastly, Mr. Langford announced that the City of Rowlett Development Services Department received the 2015 Driehaus Honorable Mention Award from the Form-Based Code Institute.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 9, 2015.

Vice-Chairman Michael Lucas made a motion to approve the Consent Agenda. Commissioner James Moseley seconded the motion. The Consent Agenda passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on proposed text amendments to the Rowlett Development Code as it pertains to Landscaping.

Mr. Langford came forward to present the case. He provided background on the case and summarized the proposed landscaping revisions in regards to overhead facilities, utility easements, compatibility buffer, internal landscaping, and irrigation and maintenance. He stated that staff recommends approval of the proposed amendments.

There was discussion amongst the Commission regarding the reasoning behind the proposed amendments.

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Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Recommendations on the proposed amendments were acted on separately as follows:

1. Overhead Facilities

Commissioner James Moseley made a motion to recommend approval of the proposed amendment for the overhead facilities as presented. Vice-Chairman Michael Lucas seconded the motion. The motion passed with a 7-0 vote.

2. Utility Easements

Alternate Gabriela Borcoman made a motion to recommend approval of the proposed amendment for the utility easements as presented. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

3. Compatibility Buffer

Commissioner Chris Kilgore made a motion to recommend no change to the current code and to deny the proposal for the amendment change to the compatibility buffer as presented. Vice-Chairman Michael Lucas seconded the motion. The motion passed with a 5-2 vote. Chairman Karl Crawley and Alternate Lisa Estevez voted in opposition.

4. Internal Landscaping

Commissioner Chris Kilgore made a motion to recommend approval of the proposed amendment for internal landscaping as presented. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

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5. Irrigation and Maintenance

Commissioner Chris Kilgore made a motion to recommend approval of the proposed amendment for irrigation and maintenance as presented. Commissioner Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:29 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: 07/14/2015

AGENDA ITEM: C4

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. (SUP15-786)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant, William Chambliss, is proposing to construct a 364 square-foot carport at 3813 Ridgecrest Drive (Attachment 1 – Location Map and Attachment 2 – Applicant’s Request). A Special Use Permit (SUP) is needed as the applicant’s proposal will not meet the setback and architectural integration requirements in Section 77-303 of the Rowlett Development Code (RDC).

BACKGROUND INFORMATION

The subject property at 3813 Ridgecrest Drive is a 10,080 square-foot lot zoned Single Family 10. The subject property currently has a 3,051 square-foot single-family residence constructed of brick. The applicant’s request is to construct a 364 square-foot metal carport that will be located in the side yard to provide covered parking for the applicant’s boat (Attachment 3 – Site Plan). The applicant is proposing to place a 14-foot wide by 26-foot long carport in the side yard behind the front privacy fence. The side yard is 20 feet wide and the proposed carport will be four feet from the house and two feet from the side property line. The applicant wishes to align with the gate opening of the front privacy fence and over the driveway in the side yard. The exterior of the carport will include metal posts and a pitched metal roof (Attachment 4 – Building Elevation). The carport will not be attached to the house.

The height of the carport is eight feet and the applicant has indicated that they will increase the height of the privacy fence from six feet to eight feet to screen the carport from Ridgecrest Drive. The subject property backs to Dalrock Road where there is a six-foot masonry wall along the rear property line. The masonry wall provides some screening of the rear yard. However, a portion of the property, including where the carport will be located, will be visible from Dalrock Road.

The RDC requires carports that are in the side yard and/or are viewable from a street to meet the following requirements. The portions bolded and underlined are the requirements that the proposed carport does not meet.

1. **Carports shall not be located within any required front or side yard setback.**
2. **The carport shall be architecturally integrated with the main structure. The exterior building materials and roof materials shall not consist of metal and shall be comprised of materials of similar type, size, shape, texture, and color of the primary structure.**
3. The ceiling height shall not exceed eight feet.
4. The carport shall have a pitched roof that is either a closed or opened gable or hip design that matches the existing pitch and is **structurally integrated into the roof of the principal structure** provided that, if the carport abuts a two-story wall of the home, the carport shall be attached to the abutting wall. **The carport shall use roofing materials that substantially match the color and type of the roofing materials used on the principal structure.**
5. In front yards, carports shall be no greater than 500 square feet and cannot extend 20 feet beyond the front or exterior building line proper. The width of a front carport shall not exceed 40 percent of the length of the front façade of the principal structure.

DISCUSSION

The Rowlett Development Code permits a carport that does not meet the before mentioned requirements with the approval of a Special Use Permit. The approval criteria for an SUP are outlined in Section 77-206 of the RDC. The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

Section 77-206.D. Approval Criteria. Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” With limited visibility from the streets, it is staff’s opinion that the request would not deter the value of the surrounding properties.

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

Carpports are allowed in residential zoning districts. Increasing the height of the side yard privacy fence to eight feet will screen the carport from Ridgecrest Drive. The carport will be visible from Dalrock Road; however, the location and the orientation of the carport should limit the visible profile of the structure from Dalrock Road.

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

The special use permit is being requested to construct a metal carport 364 square feet in size in the side yard.

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

The proposal should not negatively affect the health, safety, morals, or general welfare of the public.

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

Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities.

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

As long as the front privacy fence is increased in height, the carport will not be visible from Ridgecrest Road. By locating the carport in the side yard and by orienting the open gable end of the carport towards Dalrock Road should limit its visibility profile. The proposed carport will be located two feet from the side property line. Staff does not anticipate that the proposed structure will have any significant adverse impact on the adjacent properties.

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit;

A carport is a permitted use in SF-10. In Staff's opinion, the proposed location of the carport and its limited visibility makes the request suitable for this property.

It is Staff's opinion that the request meets the criteria outlined in the RDC for a Special Use Permit. The request is not expected to have an adverse impact on adjacent properties. The

location of the carport and its orientation, in Staff's view, limits the visibility of the carport from the surrounding properties.

Public Notice

On June 29, 2015, a total of 19 notices were mailed to property owners within 200 feet and a total of 26 courtesy notices were mailed to property owners within 500 feet. As of July 9, 2015, three public notices were received in favor of the request while one was received in opposition (Attachment 5 – 200-ft Public Notice Responses). Two responses from the 500-ft courtesy notices were received in favor of the request while none were received in opposition (Attachment 6 – 500-ft Courtesy Notice Responses).

Staff published the Legal Notice in the Rowlett Lakeshore Times on July 2, 2015, and placed a zoning sign on the subject property on July 3, 2015, in accordance with the Rowlett Development Code.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council with the following conditions.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Applicant's Request
- Attachment 3 – Site Plan
- Attachment 4 – Building Elevation
- Attachment 5 – 200-ft Public Notice Responses
- Attachment 6 – 500-ft Courtesy Notice Responses
- Attachment 7 – Site Photos

ATTACHMENT 2

From: William W. Chambliss

3813 Ridgecrest Ave

Rowlett, Texas, 75088

To The City of Rowlett Texas.

This is a request for a " MINOR SPECIAL USE PERMIT (SUP)

I would like to build a " Car Port " at the mentioned Address above .

This Car Port will cover a concrete slab that was constructed by the builder of my home in 1996.

(Plantation Homes)

This car Port will not interfere, hinder, or inconvenience any of my Neighbors.

This Car Port will be completely behind my Fence.

My Neighbors will not even know that it's there.

This Car Port will match the trimming of my Home as close as possible.

My home is practically paid for so I don't anticipate moving any time soon.

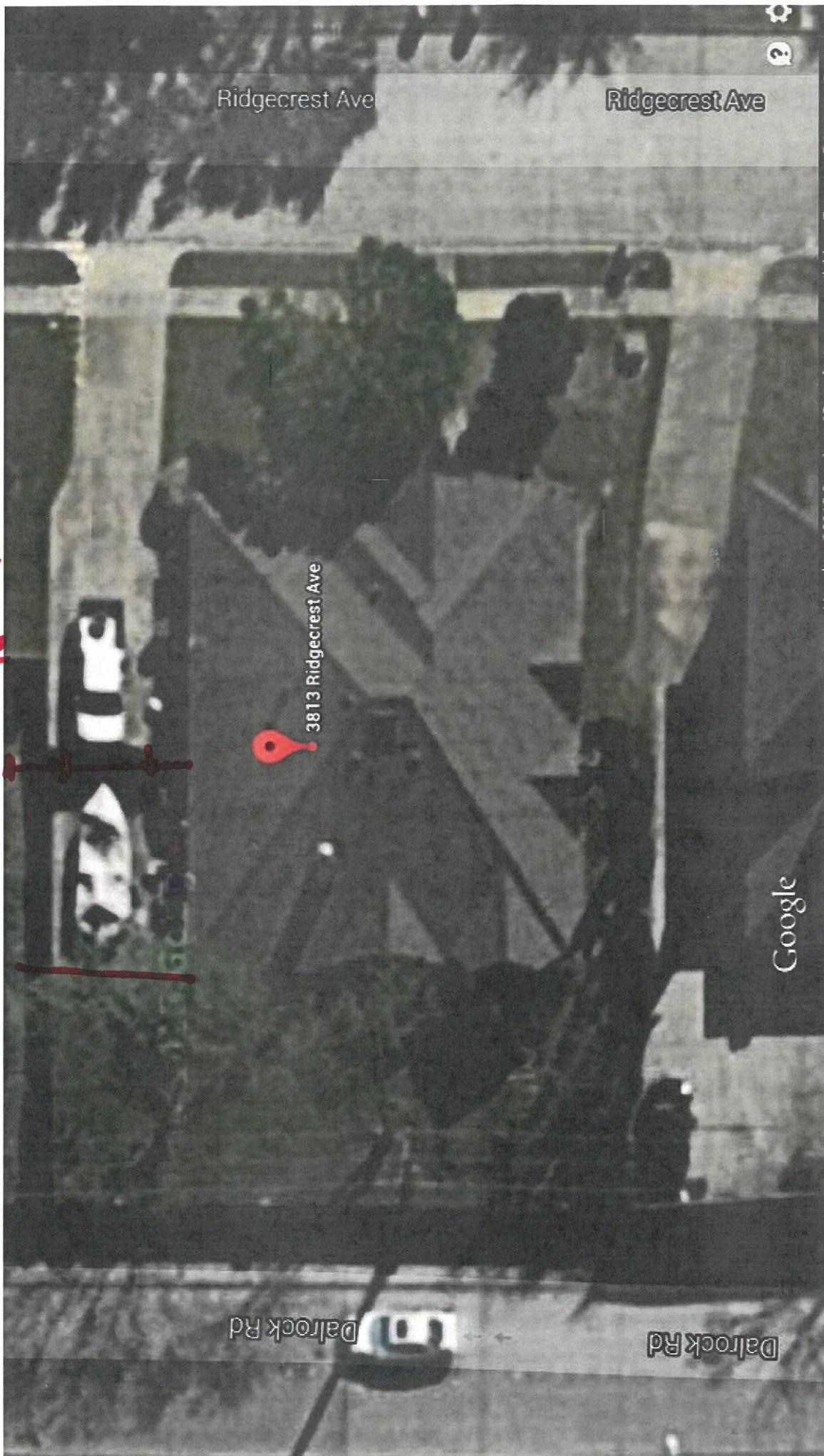
If I do move the new owners will be able to remove this structure very easily if

They desire.

I have three potential builders in mind. The deciding factor will be depending upon who can get the work done the fastest.

The attached brochure is one of those builders .

I would like to get the 18 X 26 X 6 version.



14ft

From the side of the house to the fence 2.0'

Gate 12'

Car port 14ft

Gate 15ft not in the center

Leland's

Regular Carport

ATTACHMENT 4



Pictured is an 18'x21'

Includes:

- 6' leg standard on all sizes
- (6) upper corner braces
- Center braces on each bow
- Includes 29 gauge horizontal metal on roof only
- Frame is 1' shorter than roof on all sizes

* Not all structures meet codes.
Engineering is available at an additional cost.

Corner Braces

- 2ft. - \$15
- 4ft. - \$20

Screw in Anchors (for dirt)
\$30 each installed

STANDARD PRICES

WxL	21	26	31	36	41
12	\$ 795	\$ 895	\$ 1,095	\$ 1,295	\$ 1,495
18	\$ 895	\$ 995	\$ 1,195	\$ 1,395	\$ 1,695
20	\$ 1,095	\$ 1,195	\$ 1,495	\$ 1,795	\$ 2,095
22	\$ 1,295	\$ 1,395	\$ 1,795	\$ 2,195	\$ 2,495
24	\$ 1,395	\$ 1,595	\$ 1,995	\$ 2,595	\$ 2,695

The following sizes require a truss due to width

WxL	21	26	31	36	41	46	51
26	\$ 1,995	\$ 2,495	\$ 2,995	\$ 3,495	\$ 4,195	\$ 4,595	\$ 5,095
28	\$ 2,095	\$ 2,595	\$ 3,095	\$ 3,695	\$ 4,395	\$ 4,795	\$ 5,295
30	\$ 2,195	\$ 2,795	\$ 3,395	\$ 3,995	\$ 4,595	\$ 5,095	\$ 5,695

**Ask about
Rent to Own!**



Department of Development Services

NOTICE OF PUBLIC HEARING

07-02-15A09:09 RCVD

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas.
EXPLANATION OF REQUEST: The applicant is proposing to construct a carport at 3813 Ridgecrest Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-303 of Rowlett Development Code. (SUP15-786)

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

COMMENTS: I don't believe this will have ANY negative impact on the look of our neighborhood.

PROPERTY OWNER NAME (print): Billy Chané
SIGNATURE: Billy Chané Jr.
ADDRESS: 3905 Ridgecrest Ave Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 14th day of July, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 4th day of August, 2015.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, July 8, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 29, 2015, to be included in the City Council packet.

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

If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

07-01-15P03:29 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas.
EXPLANATION OF REQUEST: The applicant is proposing to construct a carport at 3813 Ridgecrest Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-303 of Rowlett Development Code. (SUP15-786)

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

COMMENTS: As long as it is approved by the City of Rowlett.

PROPERTY OWNER NAME (print): MUSHAN FAMILY CEMETERY % JOSEPH B. JONES
SIGNATURE: Joseph B Jones
ADDRESS: 2110 CHIESA ROAD, ROWLETT, TEXAS 75088 6320

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Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development Amendment
LOCATION: The subject property is located at 5313 Lakeview Parkway being further described as being a 0.5503 acres of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant is proposing to amend Planned Development Ordinance 4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots.

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

COMMENTS: to small All need to subdivide

PROPERTY OWNER NAME (print):

SIGNATURE:

ADDRESS:

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: The subject property is located at 3813 Ridgcrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST: The applicant is proposing to construct a carport at 3813 Ridgcrest Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-303 of Rowlett Development Code: (SUP15-786)

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

COMMENTS:

PROPERTY OWNER NAME

(print):

Joseph Haskett

SIGNATURE:

[Handwritten Signature]

ADDRESS:

3913 Ridgcrest Ave

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 14th day of July, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 4th day of August, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

07-02-15A09:10 RCVD

RE: Application for a Special Use Permit

LOCATION: The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. A map is attached for reference.

EXPLANATION OF REQUEST: The applicant is proposing to construct a carport at 3813 Ridgecrest Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-303 of Rowlett Development Code. (SUP15-786)

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: IF you CAN SEE it from THE street THEN NO!

PROPERTY OWNER NAME

(print):

Richard Rogers

SIGNATURE:

ADDRESS:

8710 EDGELAKE TRAIL

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 14th day of July, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 4th day of August, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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07-02-15A09:10 RCVD



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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RE: Application for a Special Use Permit
LOCATION: The subject property is located at 3813 Ridgcrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST: The applicant is proposing to construct a carport at 3813 Ridgcrest Drive. A Special Use Permit is needed as the applicant's proposal does not meet the carport requirements in Section 77-303 of Rowlett Development Code. (SUP15-786)

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

COMMENTS:

This does not follow HOA guidelines and would be an eyesore affecting my property value.

PROPERTY OWNER NAME
(print):

But Jon

SIGNATURE:

3813 Cove Rd

ADDRESS:

Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the **14th day of July, 2015**, and that the City Council will hold a public hearing at 7:30 p.m. on the **4th day of August, 2015**. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

07-09-15A11:11 RCVU









City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 07/14/2015

AGENDA ITEM: C5

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on a Development Plan for Platinum Storage located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number DP15-776).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is a request to approve a development plan for a new self-storage development on a 5.526 acre lot located at 7301 Lakeview Parkway (Attachment 1 Location Map). The proposed self-storage facility will consist of 11 buildings totaling 100,190 square feet. Per the Rowlett Development Code, developments consisting of a structure more than 25,000 square feet requires approval from the Planning and Zoning Commission.

BACKGROUND INFORMATION

The subject property is a 5.526 acre lot located at the northwest corner of Lakeview Parkway and Chiesa Road behind the RaceTrac fueling station. The property was rezoned to a Planned Development #006-15 in February 2015 to allow a self-storage facility. The Tree Mitigation and Preservation Plan was approved by City Council on July 7, 2015. The next step in the development process is approval of the Development Plan which includes the site plan, landscape plan, façade plan, and photometric plan. The proposed development consist of a 100,190 square-foot self-storage facility that will be operated by Platinum Storage.

DISCUSSION

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

“The purpose of the development plan review process is to ensure compliance with the development and design standards and provisions of this Code, and to encourage quality development reflective of the goals, policies, and objectives of the comprehensive plan. For land uses requiring a development plan review, such uses may be established in the city, and building permits may be issued, only after a development plan showing the proposed development has been approved in accordance with the procedures and requirements of this section.”

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

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

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

City staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the Development Plan for compliance with the Planned Development Ordinance #006-15. It is staff's opinion that all of the above criteria have been met.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

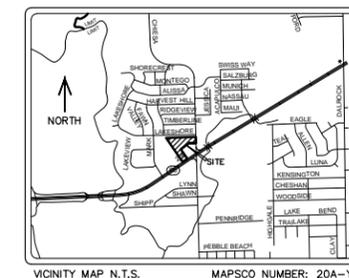
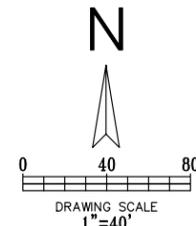
RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Location Map

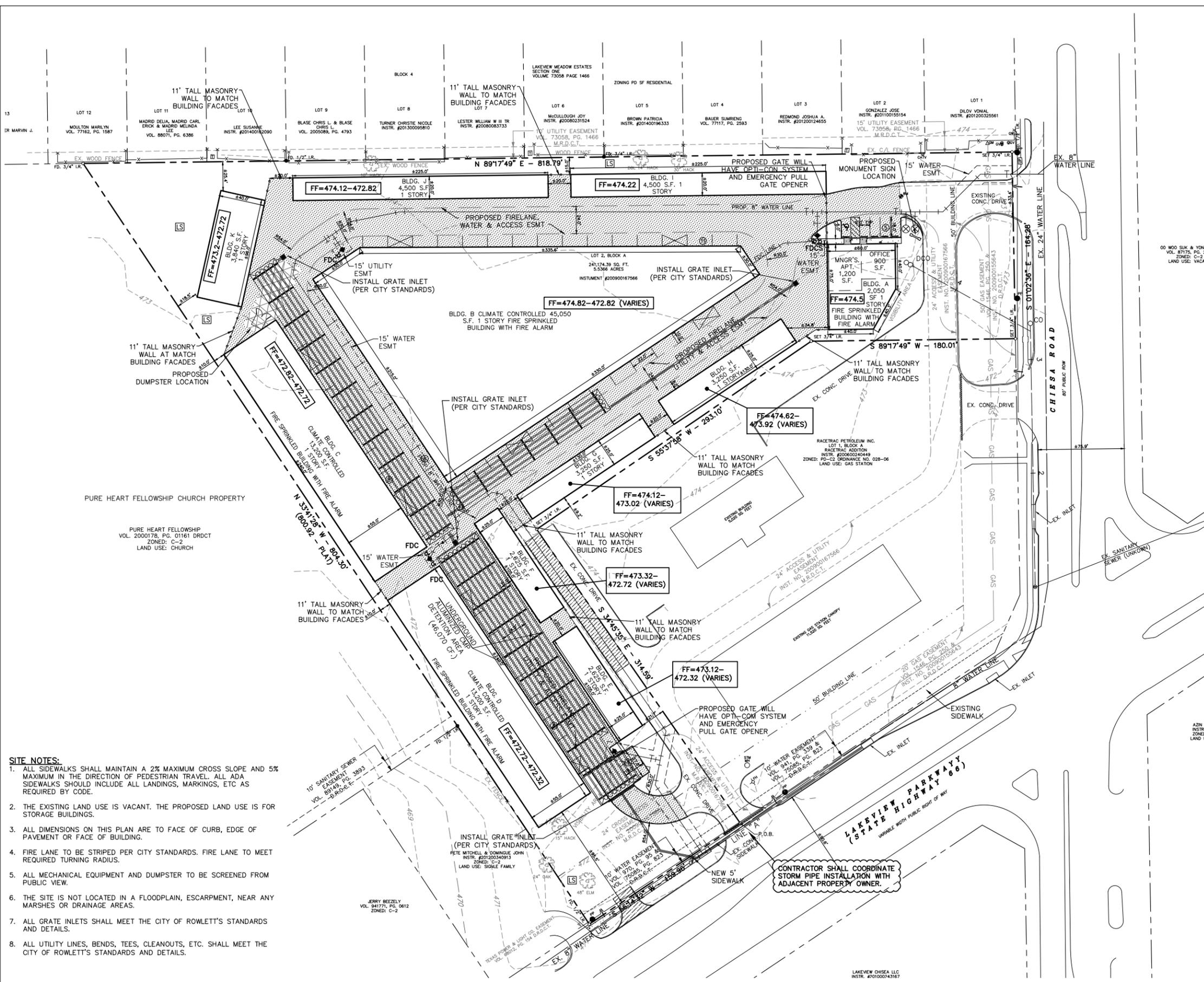
Attachment 2 – Development Plan



ZONING CONCEPT PLAN DATA	
GENERAL	
CASE NUMBER	PD14-750
PROJECT NAME	PLATINUM SELF-STORAGE, ROWLETT
PROPOSED USE	SELF-STORAGE
PROPOSED FUTURE LAND USE DESIGNATION	SELF-STORAGE
ZONING DISTRICT	PLANNED DEVELOPMENT (PD)
APPRAISAL DISTRICT ACCOUNT #S	DC 440156000A0020000
OVERALL SITE	
GROSS SITE AREA	241,174.39 SF (5.537 ACRES)
SITE FRONTAGE	*CHIESA RD - 164.28' *LAKEVIEW PARKWAY - 159.96'
IMPERVIOUS SURFACE AREA	86,311 (1.98 ACRES)
PERVIOUS SURFACE AREA	54,668 (1.25 ACRES)
OPEN SPACE (%)	22.7%
BUILDING	
FLOOR TO AREA RATIO	0.43
TOTAL SQUARE FOOTAGE	100,190 SF
SELF-STORAGE BUILDINGS	98,090 SF
OFFICE/APARTMENT	2,100
PROPERTY DEVELOPMENT REGULATIONS	
SETBACKS	
FRONT	50'
SIDE (NORTH)	15'
SIDE (WEST)	10'
PARKING & ACCESS	
PARKING PROVIDED:	8 SPACES

LEGEND	
	- EXISTING CURB
	- PROPOSED CURB
	- PROPOSED PARKING SPACES IN A ROW
	- PROPOSED FIRELANE
	- MASONRY WALL/GATE
	- PROPOSED LANDSCAPING AREA
	- 4" 3500 PSI (MINIMUM 5 SACKS OF CEMENT PER CUBIC YARDS) REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C. EACH WAY.
	- 6" 3500 PSI (MINIMUM 5 1/2 SACKS OF CEMENT PER CUBIC YARDS OF CONCRETE) REINFORCED CONCRETE PAVEMENT ON TREATED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT, PAVEMENT TO HAVE # 4 BARS @ 18" O.C. EACH WAY.
	- 8" 3500 PSI REINFORCED CONCRETE PAVEMENT - ON STABILIZED AND COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT).
	- PORTION OF EXISTING PAVEMENT TO BE REMOVED
	- GRATE INLET (PER CITY STANDARDS)

SITE PLAN	
PLATINUM SELF-STORAGE, ROWLETT BEING ALL OF LOT 2, BLOCK A OF THE RACETRAC ADDITION CITY OF ROWLETT, DALLAS COUNTY, TEXAS	
July 7, 2015	



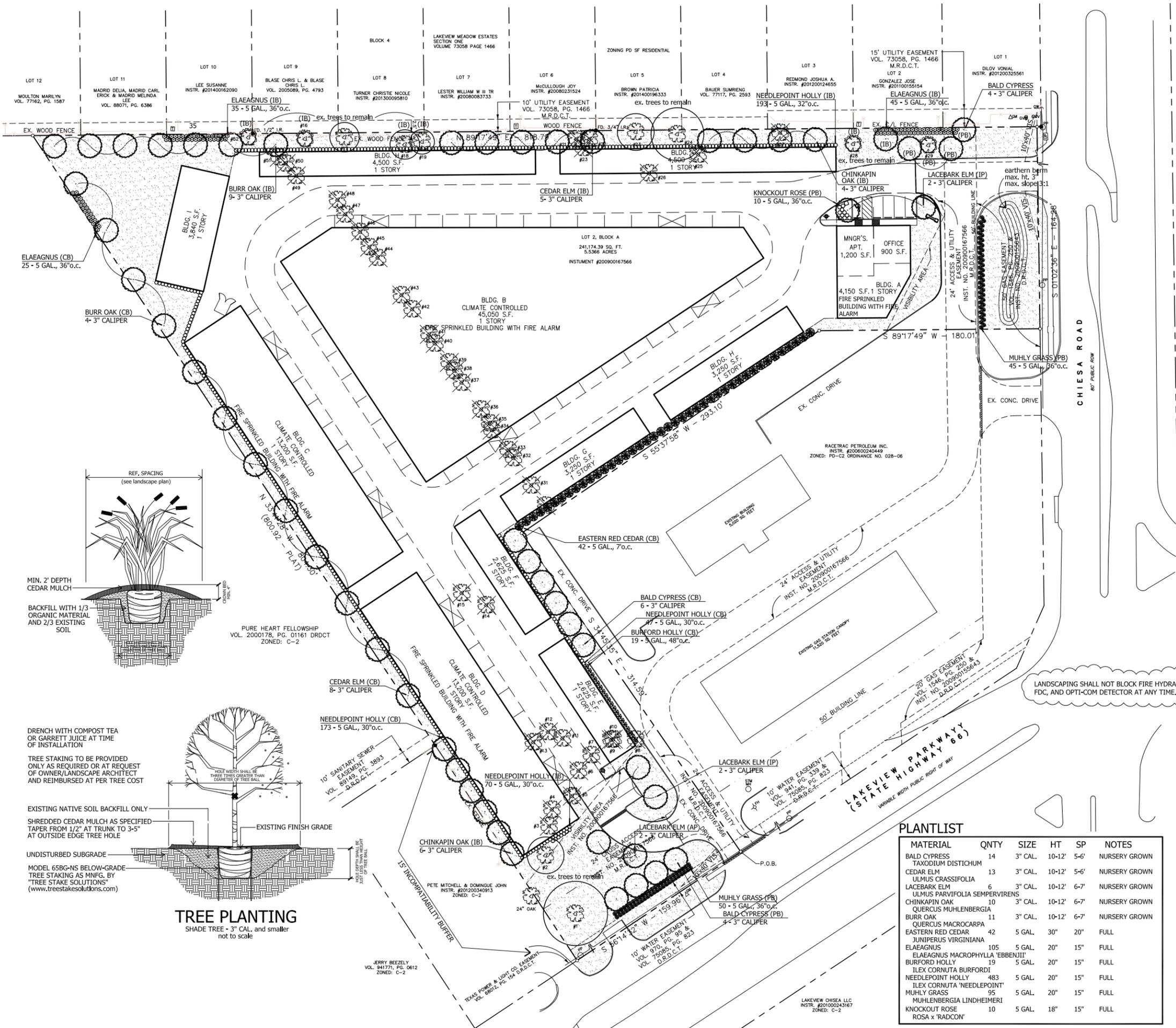
- SITE NOTES:**
- ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
 - THE EXISTING LAND USE IS VACANT. THE PROPOSED LAND USE IS FOR STORAGE BUILDINGS.
 - ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF CURB, EDGE OF PAVEMENT OR FACE OF BUILDING.
 - FIRE LANE TO BE STRIPED PER CITY STANDARDS. FIRE LANE TO MEET REQUIRED TURNING RADIUS.
 - ALL MECHANICAL EQUIPMENT AND DUMPSTER TO BE SCREENED FROM PUBLIC VIEW.
 - THE SITE IS NOT LOCATED IN A FLOODPLAIN, ESCARPMENT, NEAR ANY MARSHES OR DRAINAGE AREAS.
 - ALL GRATE INLETS SHALL MEET THE CITY OF ROWLETT'S STANDARDS AND DETAILS.
 - ALL UTILITY LINES, BENDS, TEES, CLEANOUTS, ETC. SHALL MEET THE CITY OF ROWLETT'S STANDARDS AND DETAILS.

OWNER:
RON WALK
1834 S FM 551
FATE, TX 75189

APPLICANT:
CUMULUS DESIGN
FIRM #14810
P.O. BOX 2119
EULESS, TX 76039
TELEPHONE: 214.235.0367
CONTACT: PAUL CRAGUN

SURVEYOR:
DAVIS LAND SURVEYING CO
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
TELEPHONE: 214-321-0569

REVISIONS		
REV NO.	DATE	DESCRIPTION



LANDSCAPE REQUIREMENTS
SECTION 77-504

LANDSCAPE AREA
MIN. 15% REQUIRED
TOTAL SITE 241,176 SF
15% REQUIRED 36,176 SF
22.6% PROVIDED 52,235 SF

PERIMETER BUFFERS (PB)
15' R.O.W. BUFFER REQUIRED (CHIESA ROAD)
(165' - 30' DRIVE APPROACH = 135')
SHADE TREES - 1 - 3" CAL. PER 35 LIN. FT.
135' = 3.86 = 4 TREES REQUIRED
35 = 3 PROPOSED + 1 EXISTING TREE
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
135' = 4.5 x 10 = 45 SHRUBS REQUIRED
45 SHRUBS PROVIDED

15' R.O.W. BUFFER REQUIRED (LAKEVIEW PARKWAY)
(160' - 12' DRIVE APPROACH = 148')
SHADE TREES - 1 - 3" CAL. PER 30 LIN. FT.
148' = 4.2 = 5 TREES REQUIRED
35 = 4 PROPOSED + 1 EXISTING TREE
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
148' = 4.9 x 10 = 49 SHRUBS REQUIRED
50 SHRUBS PROVIDED

15' INCOMPATIBILITY BUFFER REQUIRED (NORTH P.L.) - (IB)
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.
819' = 23.4 = 24 TREES REQUIRED
35 = 16 PROPOSED + 8 EXISTING TREES
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
819' = 27.3 x 10 = 273 SHRUBS REQUIRED
273 SHRUBS PROVIDED

15' INCOMPATIBILITY BUFFER REQUIRED (WEST P.L.) - (IB)
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.
210' = 6 TREES REQUIRED
35 = 6 TREES PROPOSED
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
210' = 7 x 10 = 70 SHRUBS REQUIRED
70 SHRUBS PROVIDED

10' COMPATIBILITY BUFFER REQUIRED (WEST P.L.) - (CB)
CANOPY TREES - 1 - 3" CAL. PER 50 LIN. FT.
595' = 11.9 = 12 TREES REQUIRED
12 TREES PROPOSED
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.
595' = 19.8 x 10 = 198 SHRUBS REQUIRED
198 SHRUBS PROVIDED

PARKING LOT INTERIOR (IP)
5% INTERIOR LANDSCAPE REQUIRED
TOTAL PARKING AREA 14,157 SF
(does not include interior storage area paving)
REQUIRED (5%) 708 SF
PROVIDED (13.1%) 1,861 SF

1 - 3" SHADE TREE PER EACH 9'x18' ISLAND PLUS
1 TREE PER ADDITIONAL 400 SF LANDSCAPE AREA
3 PARKING ISLANDS
3 LARGE TREES PROVIDED
ADDITIONAL LANDSCAPE AREA (AP)
1153 SF = 2.88 = 3 TREE REQUIRED
400 SF = 3 TREE PROVIDED

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

appr. by: [Signature]
drawn by: [Signature]
date: 11-10-14

revisions

12-19-14	07-07-15
03-17-15	
04-06-15	
04-17-15	
05-20-15	
06-02-15	
06-04-15	



Leeming Design Group
Landscape Architecture
4013 Buds Saw Drive, Suite 101-B, North Richland Hills, Texas 76180
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LANDSCAPE PLAN

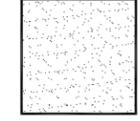
LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEETS ONLY (L-1).
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. PIT-PLANT ALL SHRUBS WITH 1/3 ORGANIC MATERIAL AND 2/3 EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
VITAL EARTH COMPOST
BACK-TO-EARTH SOIL CONDITIONER
LIVING EARTH COMPOST
SOIL BUILDING SYSTEMS COMPOST
SILVER CREEK MATERIALS COMPOST
4. TOPDRESS ALL PLANTINGS WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
5. ALL SHADE TREES AND SHRUBS SHALL BE PLANTED AS PER DETAILS THIS SHEET.
6. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 V.T.C.S. (LICENSED IRRIGATORS ACT), S.B. NO. 259. IRRIGATION PLANS SHALL BE PROVIDED WITH BUILDING PLANS. PROVIDE TWO (2) BUBBLER HEADS PER LIVE OAK. TURF SHALL BE WATERED WITH WATER-EFFICIENT POP-UP SPRAY HEADS.

PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
BALD CYPRESS	14	3" CAL.	10-12'	5-6'	NURSERY GROWN
TAXODIUM DISTICHUM					
CEDAR ELM	13	3" CAL.	10-12'	5-6'	NURSERY GROWN
LILYUS CRASSIFOLIA					
LACEBARK ELM	6	3" CAL.	10-12'	6-7'	NURSERY GROWN
LILYUS PARVIFOLIA SEMPERVIRENS					
CHINKAPIN OAK	10	3" CAL.	10-12'	6-7'	NURSERY GROWN
QUERCUS MUHLENBERGIA					
BURR OAK	11	3" CAL.	10-12'	6-7'	NURSERY GROWN
QUERCUS MACROCARPA					
EASTERN RED CEDAR	42	5 GAL.	30"	20"	FULL
JUNIPERUS VIRGINIANA					
ELAEAGNIUS	105	5 GAL.	20"	15"	FULL
ELAEAGNIUS MACROPHYLLA 'EBBENIIT'					
BURFORD HOLLY	19	5 GAL.	20"	15"	FULL
ILEX CORNUTA BURFORDI					
NEEDLEPOINT HOLLY	483	5 GAL.	20"	15"	FULL
ILEX CORNUTA 'NEEDLEPOINT'					
MUHLY GRASS	95	5 GAL.	20"	15"	FULL
MUHLENBERGIA LINDHEIMERI					
KNOCKOUT ROSE	10	5 GAL.	18"	15"	FULL
ROSA x 'RADCON'					

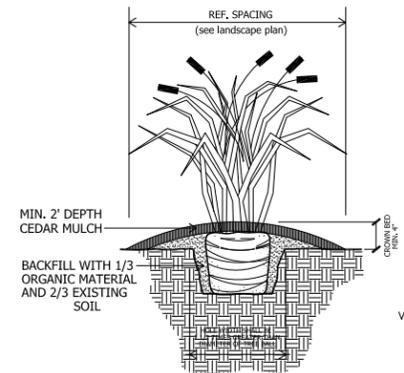
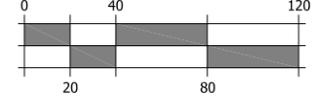
TURF LEGEND



COMMON BERMUDA HYDROMULCH (CYNODON DACTYLON)



scale: 1" = 40'-0"



DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

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

EXISTING NATIVE SOIL BACKFILL ONLY

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

UNDISTURBED SUBGRADE

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

TREE PLANTING

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

PLATINUM SELF-STORAGE
CHEISA ROAD at LAKEVIEW PARKWAY
ROWLETT, TEXAS

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