



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 11, 2015**

The Planning and Zoning Commission will convene into a Work Session at 6:00 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. Discuss Form-Based Code Zoning Process
- iii. Discuss items on the regular agenda.
- iv. Adjourn

The Planning and Zoning Commission will convene into a Regular Meeting at the conclusion of the Work Session in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of July 14, 2015.
2. Consider and take action on a Final Plat for Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract Number 544 (FP16-15).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take action on a Development Plan for Dalrock Crossing located at 6300 Dalrock Road, further described as being Lot 2, Block 1 of the CVS Dalrock Addition, City of Rowlett, Rockwall County, Texas (DP15-781).
2. Consider and make a recommendation to City Council regarding a request to allow an alternative building material at 8120 Lakeview Parkway, further described as Lot 1, Block A, Primo Plaza Addition, City of Rowlett, Dallas County, Texas.

D. ADJOURNMENT

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

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

A handwritten signature in black ink, appearing to read "Garrett Langford". 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 6:30 P.M., JULY 14, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Chris Kilgore, Clayton Farrow, Thomas Finney

ABSENT: Alternates Lisa Estevez, Gabriela Borcoman

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

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 6:30 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 at 6:30 p.m. at the Rowlett Community Centre.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 23, 2015.

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

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.

Mr. Langford came forward to present the case. He presented a location map and provided background on the case. He summarized the original request to subdivide the property into two lots. He presented a Survey Plan, site photos, and provided detail on the setbacks. He stated that public hearing notifications were sent. He said that one response was received in opposition and none in favor within the 200 ft. notification area and none were received within the 500 ft. notification area. He provided detail on the proposed Planned Development to establish shared parking and to modify the rear setback. Mr. Langford stated that staff recommends approval.

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There was discussion amongst the Commission in regards to how there was no proposed use change.

The applicant, Chris Cloutier, owner of Golden Rule Auto Care, came forward and expressed his appreciation to staff for their work on this project. He stated that he was available to answer any questions.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

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

- 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)**

Mr. Langford came forward to present the case. He presented a location map and provided background on the case. He presented site photos and the Concept Plan. He stated that more than half of the property is located in the flood plain. He stated that the applicant is aware of this and is conducting an analysis in regards to this. Mr. Langford presented an example photo of the nursery similar to the one the applicant was proposing to build, an example photo of the proposed outdoor storage, and an example photo of the proposed greenhouse structures. He summarized the staff analysis and stated that staff recommends approval of the request. He stated that public hearing notifications were sent. He said that no responses were received within the 200 ft. or 500 ft. notification areas.

There was discussion amongst the Commission in regards to wholesale sales, retail sales, and parking.

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The applicant, Doug Douphrate residing at 2235 Ridge Road, Rockwall, Texas came forward and stated that he was available to answer any questions.

There was discussion amongst the Commission in regards to the flood plain analysis.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Several Commissioners expressed being in favor this use for this particular property.

Commissioner Chris Kilgore made a motion to approve the request as presented. Commissioner Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

- 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)**

Mr. Langford came forward to present the case. He presented a location map, provided background on the case, and presented site photos, the Survey Plan, renderings of the structure, and elevations. He stated that public hearing notifications were sent. He said that no responses were received in opposition and five were received in favor within the 200 ft. notification area and two were received in opposition and one was received in favor within the 500 ft. notification area. Mr. Langford summarized the staff analysis and stated that staff recommends approval. He presented a Public Hearing Notification Map.

There was discussion amongst the Commission regarding boat parking on residential properties and the material being used for the carport.

The applicant, David Stell, residing at 2800 Lakewood Drive, Rowlett, Texas came forward and stated that he was available to answer any questions. He clarified the probable materials as wood and stone and stated that the intent of the structure was to improve the appearance of the property.

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The applicant's designer, Cody Curry residing at 127 Country, Waxahachie, Texas came forward and stated that he was available to answer any questions.

There was discussion amongst the Commission regarding a homeowner's association.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

There was additional discussion amongst the Commission regarding the structure's appearance and the neighbors being in support of the request.

Commissioner Chris Kilgore made a motion to recommend approval of the request as presented. Commissioner Thomas Finney seconded the motion. The motion passed with a 7-0 vote.

- 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)**

Mr. Langford came forward to present the case. He provided a location map and background on the case. He summarized the SUP request for the carport and presented site photos, a Site Plan, and a rendering of the proposed structure. He stated that public hearing notifications were sent and presented the Public Hearing Notification Map. He said that no responses were received in opposition and two were received in favor within the 200 ft. notification area and three were received in opposition and none were received in favor within the 500 ft. notification area. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding the review by the Planning and Zoning Commission being due to the structure being in the side yard and the material not being the same as the main structure.

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The applicant, William Chambliss residing at 3813 Ridgecrest, Rowlett, Texas came forward and provided additional details in regards to the size of the structure and the intent. He stated that he was available to answer any questions.

There was discussion amongst the Commission regarding a homeowner's association, the fence height, the carport height, and visibility.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the request with an additional condition that the fence must be raised 2' to align with the height of the carport. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

Chairman Karl Crawley recused himself from the meeting due to a conflict of interest prior to the presentation of Item C.5.

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).

Mr. Langford came forward to present the case. He provided a location map and background on the case. He presented a Site Plan and stated that staff recommends approval.

Commissioner Jonas Tune made a motion to approve the item. Commissioner Thomas Finney seconded the motion. The motion passed with a 6-0-1 vote. Chairman Karl Crawley recused from the vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:27 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: 08/11/2015

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Final Plat for the first phase of the Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract Number 544 (FP16-15).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The Final Plat is one of the last steps in the development process where the proposed subdivision is approved upon meeting all applicable development requirements. This Final Plat involves creating 139 lots (Attachment 1 – Final Plat) for Phase 1 of the Homestead at Liberty Grove residential subdivision.

BACKGROUND INFORMATION

The subject property is zoned New Neighborhood FB District (NN-FB) and is regulated by the Form Based Code, approved on November 06, 2012 by Rowlett City Council. The NN-FB District is designed to generate a pedestrian-oriented, single-family neighborhood.

The Planning and Zoning Commission approved the preliminary on January 14, 2014. The Civil Plans were approved in September of 2014. Over the last several months the developer has graded and installed the infrastructure for Phase 1 with paving of the streets currently underway. The City will begin to issue building permits upon acceptance of public improvements and approval of the Final Plat.

The Form-Based Code (FBC) requires a Public Improvement District (PID) and a Homeowners Association (HOA) to provide maintenance of Streetscape, Open Space, Trail System, fencing, irrigation and other common areas. Section 1.7.3 of the Form Based Code (FBC) states the following:

- a) A mandatory Public Improvement District ("PID") shall be created to ensure adequate funding for maintenance and replacement of Streetscape, Open Space, Trail System, fencing, irrigation, and other common areas within New Neighborhood development and Urban Village areas.
- b) A Homeowners Association is required to provide for the review, maintenance, and enforcement of design standards, and to provide recommendations to the PID Board for

adequate resources for the care and, where appropriate, the reconstruction of the common elements and amenities in New Neighborhood developments.

The applicant has acknowledged the requirements and will provide the documents for the Public Improvement District and Homeowners Association for City Attorney's review prior to the City's acceptance of public improvements.

DISCUSSION

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

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

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the Final Plat and has determined that it is in compliance with the Rowlett Development Code and the Form-Based Code. Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

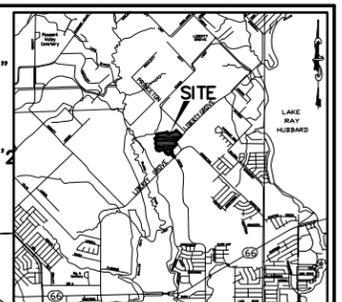
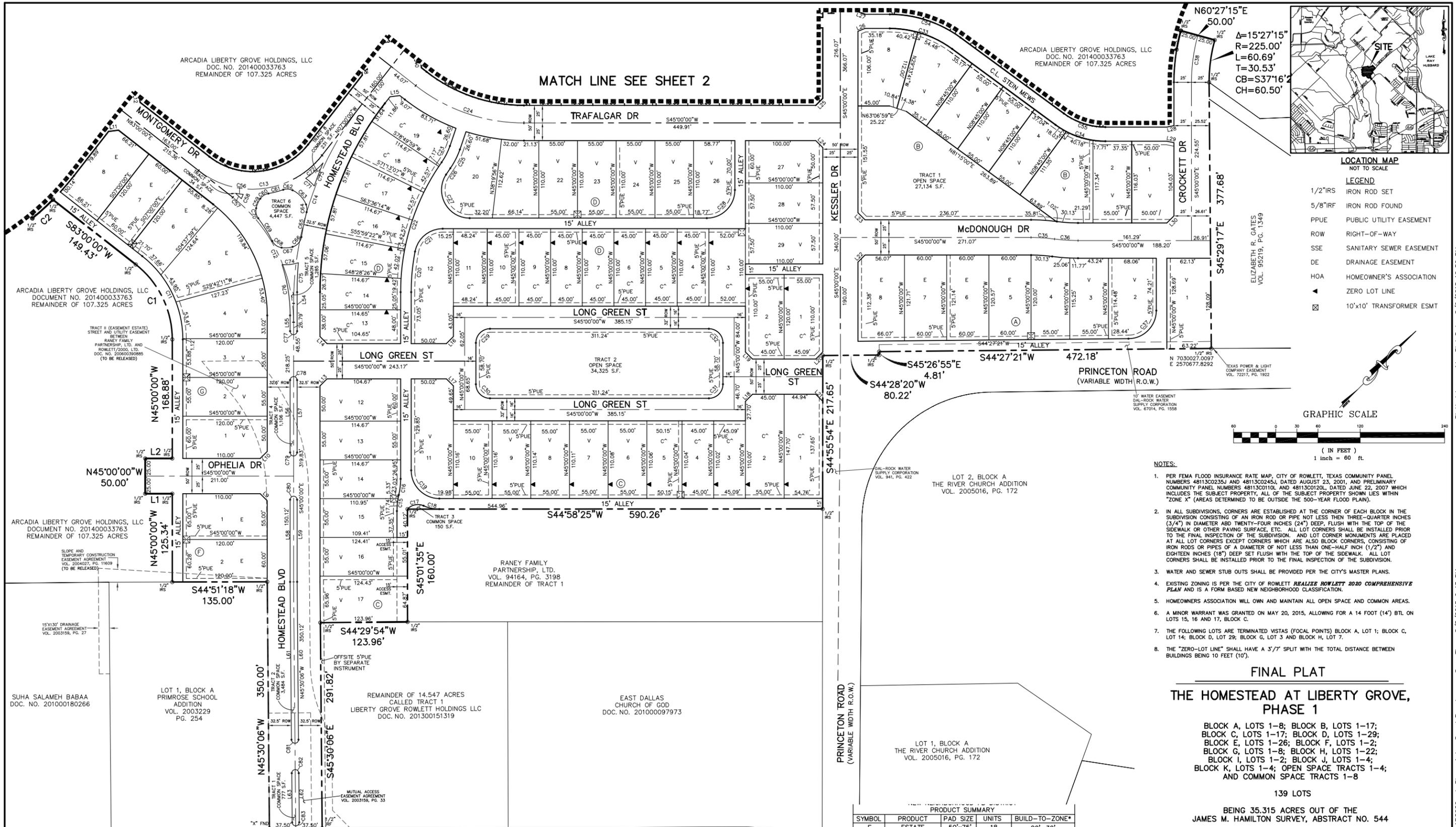
RECOMMENDED ACTION

Staff recommends approval.

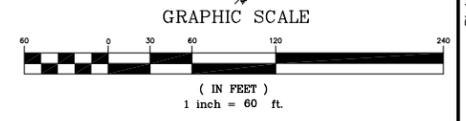
ATTACHMENTS

Attachment 1 – Proposed Final Plat

Attachment 2 – Location Map



- LEGEND**
- 1/2" IRS IRON ROD SET
 - 5/8" IRF IRON ROD FOUND
 - PPUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - SSE SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - HOA HOMEOWNER'S ASSOCIATION
 - ◀ ZERO LOT LINE
 - ☒ 10'x10' TRANSFORMER ESMT



- NOTES:**
- PER FEMA FLOOD INSURANCE RATE MAP, CITY OF ROWLETT, TEXAS COMMUNITY PANEL NUMBERS 481130235J AND 481130245J, DATED AUGUST 23, 2001, AND PRELIMINARY COMMUNITY PANEL NUMBERS 481130110L AND 481130120L, DATED JUNE 22, 2007 WHICH INCLUDES THE SUBJECT PROPERTY, ALL OF THE SUBJECT PROPERTY SHOWN LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).
 - IN ALL SUBDIVISIONS, CORNERS ARE ESTABLISHED AT THE CORNER OF EACH BLOCK IN THE SUBDIVISION CONSISTING OF AN IRON ROD OR PIPE NOT LESS THAN THREE-QUARTER INCHES (3/4") IN DIAMETER AND TWENTY-FOUR INCHES (24") DEEP, FLUSH WITH THE TOP OF THE SIDEWALK OR OTHER PAVING SURFACE, ETC. ALL LOT CORNERS SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE SUBDIVISION. AND LOT CORNER MONUMENTS ARE PLACED AT ALL LOT CORNERS EXCEPT CORNERS WHICH ARE ALSO BLOCK CORNERS, CONSISTING OF IRON RODS OR PIPES OF A DIAMETER OF NOT LESS THAN ONE-HALF INCH (1/2") AND EIGHTEEN INCHES (18") DEEP SET FLUSH WITH THE TOP OF THE SIDEWALK. ALL LOT CORNERS SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE SUBDIVISION.
 - WATER AND SEWER STUB OUTS SHALL BE PROVIDED PER THE CITY'S MASTER PLANS.
 - EXISTING ZONING IS PER THE CITY OF ROWLETT *REALIZE ROWLETT 2020 COMPREHENSIVE PLAN* AND IS A FORM BASED NEIGHBORHOOD CLASSIFICATION.
 - HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE AND COMMON AREAS.
 - A MINOR WARRANT WAS GRANTED ON MAY 20, 2015, ALLOWING FOR A 14 FOOT (14') BTL ON LOTS 15, 16 AND 17, BLOCK C.
 - THE FOLLOWING LOTS ARE TERMINATED VISTAS (FOCAL POINTS) BLOCK A, LOT 1; BLOCK C, LOT 14; BLOCK D, LOT 29; BLOCK G, LOT 3 AND BLOCK H, LOT 7.
 - THE "ZERO-LOT LINE" SHALL HAVE A 3/7' SPLIT WITH THE TOTAL DISTANCE BETWEEN BUILDINGS BEING 10 FEET (10').

FINAL PLAT
THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

BLOCK A, LOTS 1-8; BLOCK B, LOTS 1-17;
 BLOCK C, LOTS 1-17; BLOCK D, LOTS 1-29;
 BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-2;
 BLOCK G, LOTS 1-8; BLOCK H, LOTS 1-22;
 BLOCK I, LOTS 1-2; BLOCK J, LOTS 1-4;
 BLOCK K, LOTS 1-4; OPEN SPACE TRACTS 1-4;
 AND COMMON SPACE TRACTS 1-8

139 LOTS
 BEING 35.315 ACRES OUT OF THE
 JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544
 CITY OF ROWLETT
 DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC OWNER
 3500 Maple Ave., Suite 1165 (214) 986-5024
 Dallas, Texas 75219

JBI PARTNERS SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B (972)248-7676
 Addison, Texas 75001
 TBPE No. F-438 TBPLS No. 10076000

REVISED: AUGUST 5, 2015
 JUNE 10, 2015
 SUBMITTED: JANUARY 17, 2014

PRODUCT SUMMARY

SYMBOL	PRODUCT	PAD SIZE	UNITS	BUILD-TO-ZONE*
E	ESTATE	50'x75'	18	20'-30'
V	VILLAGE	45'x70'	68	15'-25'
C^	COTTAGE NN-II	35'x70'	45	10'-25'
C	COTTAGE NN-III	35'x70'	08	5'-15'

*1. THERE MAY BE MULTIPLE BUILDING TYPES WITHIN A BLOCK FACE AND ALONG A STREET. WHERE THE BUILD-TO ZONES DIFFER DUE TO VARIATION OF BUILDING TYPES, THE PREDOMINANT BUILDING TYPE'S BUILD-TO ZONE SHALL BE APPLIED TO THE OTHERS TO ENSURE A CONSISTENT SETBACK OF BUILDINGS.

*2. PORCHES, BAY WINDOWS, BALCONIES, FOOTED CHIMNEYS, SUNROOMS AND ATTACHED PERGOLS ARE CONSIDERED GIFTS TO THE STREET AND MAY ENCR OACH BEYOND THE BUILD-TO-ZONE BY UP TO TEN FEET (10'), BUT MAY NOT ENCR OACH INTO A PUBLIC RIGHT-OF-WAY. ON SIDE STREETS, THEY MAY ENCR OACH UP TO FIVE FEET (5').

BOUNDARY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	52°00'00"	135.00'	122.52'	65.84'	N71°00'00"W	118.36'
C2	06°02'40"	375.00'	39.56'	19.80'	S02°55'50"W	39.54'
C3	06°57'30"	325.00'	39.47'	19.76'	N02°28'25"E	39.44'
C4	05°59'40"	200.00'	20.92'	10.47'	N04°00'10"W	20.92'
C5	11°28'42"	225.00'	45.08'	22.61'	N77°15'39"E	45.00'
C6	11°28'42"	275.00'	55.09'	27.64'	N77°15'39"E	55.00'
C7	05°33'27"	375.00'	36.37'	18.20'	N11°18'16"W	36.36'
C8	36°15'00"	40.00'	25.31'	13.09'	N63°07'30"E	24.89'
C9	05°43'46"	275.00'	27.50'	13.76'	N32°24'38"W	27.49'

BOUNDARY LINE TABLE

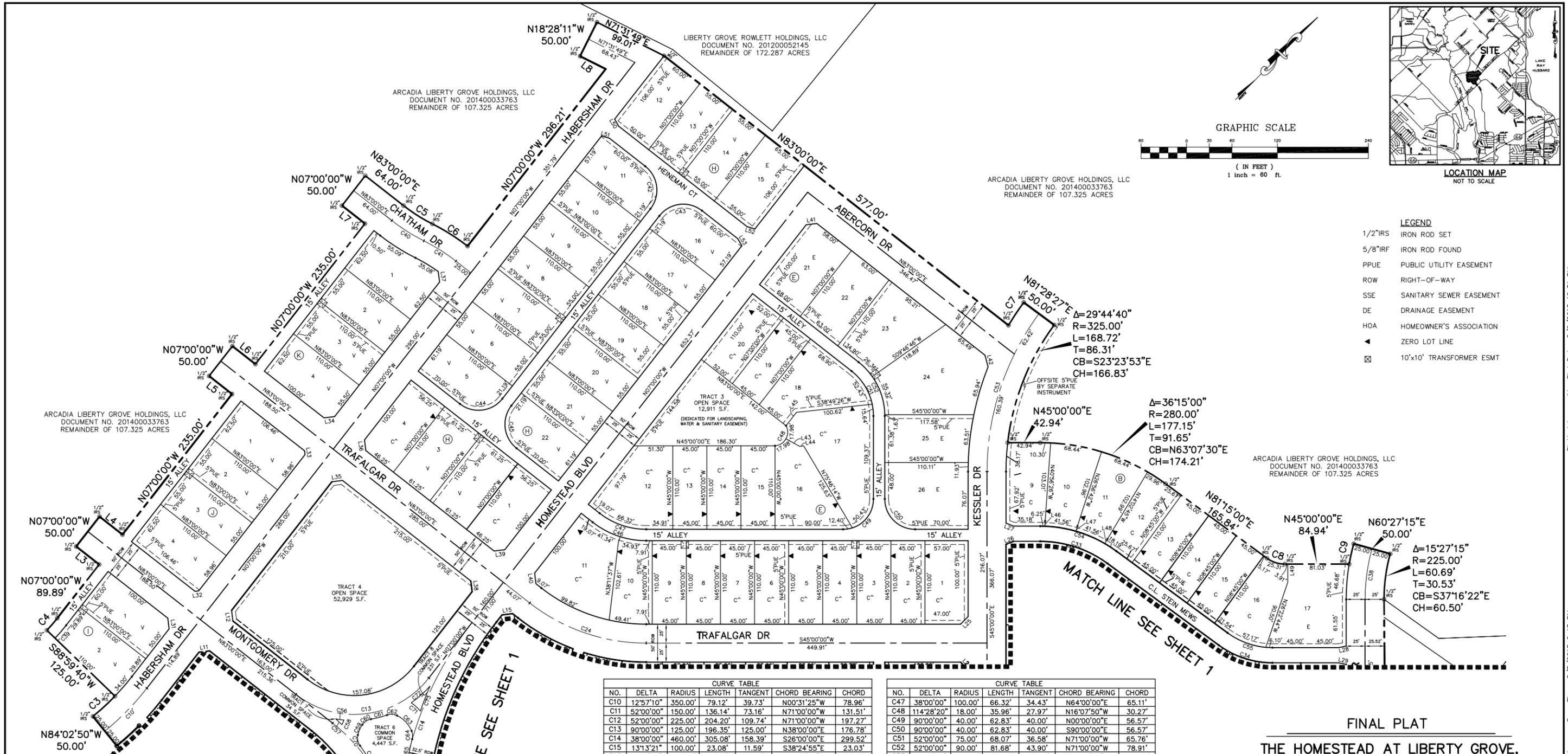
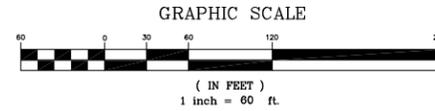
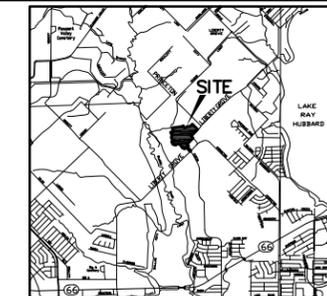
LINE	BEARING	DISTANCE
L1	S45°00'00"W	38.50'
L2	N45°00'00"E	38.50'
L3	S83°00'00"W	38.50'
L4	N83°00'00"E	38.50'
L5	S83°00'00"W	38.50'
L6	N83°00'00"E	38.50'
L7	S83°00'00"W	38.50'
L8	S71°31'49"W	37.84'

LIBERTY GROVE ROAD (VARIABLE WIDTH R.O.W.) CITY OF ROWLETT, TEXAS VOL. 2003139, PG. 13670

POINT OF BEGINNING
 N 7028598.4718
 E 270212.4635

LIBERTY GROVE ROAD (VARIABLE WIDTH R.O.W.) CITY OF ROWLETT, TEXAS VOL. 2003139, PG. 13670

LIBERTY GROVE ROAD (VARIABLE WIDTH R.O.W.) CITY OF ROWLETT, TEXAS VOL. 2003139, PG. 13670



- LEGEND**
- 1/2"IRS IRON ROD SET
 - 5/8"IRF IRON ROD FOUND
 - PPUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - SSE SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - HOA HOMEOWNER'S ASSOCIATION
 - ◀ ZERO LOT LINE
 - ☒ 10'x10' TRANSFORMER ESMT

LINE TABLE

LINE	BEARING	DISTANCE
L9	N90°00'00"E	14.14'
L10	N00°00'00"E	14.14'
L11	N38°00'00"E	14.14'
L12	N52°00'00"W	14.14'
L13	S00°00'00"E	14.14'
L14	N90°00'00"E	14.14'
L15	N38°00'00"E	14.14'
L16	N00°00'00"E	14.14'
L17	N90°00'00"E	14.14'
L18	S00°00'00"W	14.14'
L19	N90°00'00"E	14.14'
L20	S00°00'00"W	14.14'
L21	S89°57'57"E	14.13'
L22	N00°00'00"E	14.14'
L23	N90°00'00"W	14.14'
L24	N90°00'00"E	14.14'
L25	N00°00'00"E	14.14'
L26	S23°11'55"W	10.77'
L27	S66°48'05"W	10.77'
L28	N33°41'24"E	10.20'
L29	N56°18'36"E	10.20'
L30	N00°00'00"E	14.14'
L31	S52°00'00"E	14.14'
L32	N38°00'00"E	5.00'
L33	S52°00'00"E	5.00'
L34	S38°00'00"W	14.14'
L35	N38°00'00"E	14.14'
L36	N52°00'00"W	14.14'

LINE TABLE

LINE	BEARING	DISTANCE
L37	N52°38'12"W	13.98'
L38	S52°00'00"E	14.14'
L39	N38°00'00"E	14.14'
L40	S52°00'00"E	14.14'
L41	N38°00'00"E	14.14'
L42	N59°49'03"W	15.93'
L43	N73°55'27"E	20.66'
L44	N38°49'26"E	5.34'
L45	N07°00'00"W	22.29'
L46	N42°53'32"W	7.03'
L47	N28°52'22"W	7.08'
L48	N14°52'42"W	7.02'
L49	N45°00'00"W	23.87'
L50	S75°11'55"E	10.77'
L51	N61°11'55"E	10.77'
L52	S61°11'55"W	10.77'
L53	N75°11'55"W	10.77'
L54	N45°00'42"W	55.28'
L55	N45°00'00"W	22.31'
L56	S45°00'00"E	102.71'
L57	S45°00'00"E	102.71'
L58	S45°00'00"E	116.71'
L59	S45°00'00"E	116.71'
L60	N45°30'06"W	223.93'
L61	N45°30'06"W	223.93'
L62	N45°30'06"W	69.83'
L63	N45°30'06"W	69.83'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C10	12°57'10"	350.00'	79.12'	39.73'	N00°31'25"W	78.96'
C11	52°00'00"	150.00'	136.14'	73.16'	N71°00'00"W	131.51'
C12	52°00'00"	225.00'	204.20'	109.74'	N71°00'00"W	197.27'
C13	90°00'00"	125.00'	196.35'	125.00'	N38°00'00"E	176.78'
C14	38°00'00"	460.00'	305.08'	158.39'	S26°00'00"E	299.52'
C15	13°13'21"	100.00'	23.08'	11.59'	S38°24'55"E	23.03'
C16	13°13'46"	100.00'	23.03'	11.57'	N38°24'07"W	22.98'
C17	71°35'41"	20.00'	24.99'	14.42'	S33°12'44"W	23.40'
C18	24°02'10"	55.00'	23.07'	11.71'	N56°59'29"E	22.90'
C19	90°01'35"	40.00'	62.85'	40.02'	N89°59'12"E	56.58'
C20	10°51'40"	305.33'	57.88'	29.03'	S39°34'10"E	57.79'
C21	79°08'20"	40.00'	55.25'	33.05'	S05°25'50"W	50.96'
C22	35°06'57"	320.33'	196.33'	101.36'	S27°26'31"E	193.27'
C23	16°07'08"	92.50'	26.02'	13.10'	N17°56'37"W	25.94'
C24	38°00'00"	250.00'	165.81'	86.08'	N64°00'00"E	162.78'
C25	16°07'08"	107.50'	30.24'	15.22'	N17°56'37"W	30.14'
C26	1°59'24"	305.33'	10.61'	5.30'	S10°52'45"E	10.60'
C27	123°07'33"	40.00'	85.96'	73.86'	S73°26'14"E	70.35'
C28	90°00'00"	40.00'	62.83'	40.00'	N00°00'00"W	56.57'
C29	90°00'00"	20.00'	31.42'	20.00'	S00°00'00"E	28.28'
C30	90°00'00"	20.00'	31.42'	20.00'	N90°00'00"E	28.28'
C31	90°00'00"	20.00'	31.42'	20.00'	N00°00'00"W	28.28'
C32	90°00'00"	20.00'	31.42'	20.00'	N90°00'00"W	28.28'
C33	36°15'00"	150.00'	94.90'	49.10'	S63°07'30"W	93.33'
C34	36°15'00"	120.00'	75.92'	39.28'	N63°07'30"E	74.66'
C35	7°40'25"	250.00'	33.48'	16.77'	S48°50'13"W	33.46'
C36	7°40'25"	250.00'	33.48'	16.77'	N48°50'13"E	33.46'
C37	89°27'21"	40.00'	62.45'	39.62'	N00°16'19"W	56.30'
C38	15°27'15"	250.00'	67.43'	33.92'	S37°12'22"E	67.23'
C39	5°59'40"	215.00'	22.49'	11.26'	N04°00'10"W	22.48'
C40	11°28'42"	250.00'	50.08'	25.13'	N77°15'39"E	50.00'
C41	11°28'42"	250.00'	50.08'	25.13'	S77°15'39"W	50.00'
C42	90°00'00"	40.00'	62.83'	40.00'	N52°00'00"W	56.57'
C43	90°00'00"	40.00'	62.83'	40.00'	S38°00'00"W	56.57'
C44	90°00'00"	40.00'	62.83'	40.00'	N38°00'00"W	56.57'
C45	90°00'00"	40.00'	62.83'	40.00'	S52°00'00"E	56.57'
C46	38°00'00"	115.00'	76.27'	39.60'	N64°00'00"E	74.88'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C47	38°00'00"	100.00'	66.32'	34.43'	N64°00'00"E	65.11'
C48	114°28'20"	18.00'	35.96'	27.97'	N16°07'50"W	30.27'
C49	90°00'00"	40.00'	62.83'	40.00'	N00°00'00"E	56.57'
C50	90°00'00"	40.00'	62.83'	40.00'	S90°00'00"E	56.57'
C51	52°00'00"	75.00'	68.07'	36.58'	N71°00'00"W	65.76'
C52	52°00'00"	90.00'	81.68'	43.90'	N71°00'00"W	78.91'
C53	36°28'27"	350.00'	222.81'	115.33'	S26°45'47"E	219.06'
C54	36°15'00"	170.00'	107.56'	55.65'	S63°07'30"W	105.77'
C55	36°15'00"	100.00'	63.27'	32.73'	N63°07'30"E	62.22'
C56	4°45'03"	133.00'	11.03'	5.52'	N 53°09'56" E	11.02'
C57	2°46'51"	232.50'	11.28'	5.64'	S 88°12'32" W	11.28'
C58	6°09'51"	62.50'	6.72'	3.37'	S 21°24'47" E	6.72'
C59	22°11'47"	38.50'	14.91'	7.55'	S 21°15'13" E	14.82'
C60	45°31'01"	17.50'	13.90'	7.34'	S 12°36'11" W	13.54'
C61	9°25'09"	133.00'	21.86'	10.96'	N 30°39'06" E	21.84'
C62	44°14'15"	17.50'	13.51'	7.11'	S 48°03'39" W	13.18'
C63	42°29'59"	38.50'	28.56'	14.97'	N 88°34'13" W	27.91'
C64	36°21'12"	17.50'	11.10'	5.75'	N 49°08'38" W	10.92'
C65	4°25'10"	468.00'	36.10'	18.06'	S 33°10'37" E	36.09'
C66	64°33'35"	17.50'	19.72'	11.05'	N 03°06'24" W	18.69'
C67	2°35'55"	38.50'	15.86'	8.04'	N 40°58'21" E	15.75'
C68	55°06'23"	17.55'	16.88'	9.16'	N 80°24'09" E	16.24'
C69	9°22'00"	232.50'	38.01'	19.05'	N 76°41'16" W	37.97'
C70	49°01'09"	17.50'	14.97'	7.98'	S 56°51'41" E	14.52'
C71	14°58'33"	62.50'	16.34'	8.21'	S 86°45'54" W	16.29'
C72	14°16'52"	133.00'	33.15'	16.66'	N 03°20'03" E	33.06'
C73	4°18'15"	468.00'	35.16'	17.59'	S 24°04'46" E	35.15'
C74	21°26'06"	62.50'	23.38'	11.83'	N 38°25'14" E	23.25'
C75	5°09'24"	463.46'	46.34'	20.87'	S 42°42'01" E	41.70'
C76	18°01'54"	232.51'	73.17'	36.89'	N 54°00'57" W	72.87'
C77	179°54'57"	5.00'	15.72'	—	N 45°00'06" E	10.00'
C78	180°00'00"	5.00'	15.71'	—	S 45°00'00" W	10.00'
C79	180°00'00"	5.00'	15.71'	—	N 45°00'00" E	10.00'
C80	180°00'00"	5.00'	15.71'	—	S 45°00'00" W	10.00'
C81	180°00'00"	5.00'	15.71'	—	N 44°29'54" E	10.00'
C82	180°00'00"	5.00'	15.71'	—	S 44°29'54" W	10.00'
C83	180°00'00"	5.00'	15.71'	—	N 44°29'54" E	10.00'

FINAL PLAT
THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

BLOCK A, LOTS 1-8; BLOCK B, LOTS 1-17;
BLOCK C, LOTS 1-17; BLOCK D, LOTS 1-29;
BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-2;
BLOCK G, LOTS 1-8; BLOCK H, LOTS 1-22;
BLOCK I, LOTS 1-2; BLOCK J, LOTS 1-4;
BLOCK K, LOTS 1-4; OPEN SPACE TRACTS 1-4;
AND COMMON SPACE TRACTS 1-8

139 LOTS
BEING 35.315 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC OWNER
3500 Maple Ave., Suite 1165 (214) 986-5024
Dallas, Texas 75219

JBI PARTNERS SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
TBPE No. F-438 TBPLS No. 10076000

REVISED: AUGUST 5, 2015
REVISED: JUNE 10, 2015
SUBMITTED: JANUARY 17, 2014
Sheet 2 of 3

Plotted by: pmdier Plot Date: 8/6/2015 12:51 PM
Drawing: H:\Projects\ARC026.dwg\ARC026-pl-Phase 1.dwg Saved By: dramsay Save Time: 8/5/2015 2:43 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a parcel of land located in the City of Rowlett, Dallas County, Texas, being a part of the James M. Hamilton Survey, Abstract Number 544, and being all of a 35.315 acre tract of land described in a special warranty deed with vendor's lien to Arcadia Liberty Grove Development I, LLC, as recorded in Document No. 201400140541, Dallas County Deed Records, and being further described as follows:

BEGINNING at a "X" in concrete found at the south corner of said 35.315 acre tract of land, said point being in the northwest right-of-way of Liberty Grove Road (a variable width right-of-way), said point being the east corner of Lot 1, Block A, Primrose School Addition, an addition to the City of Rowlett as recorded in Volume 2003229, Page 254, Dallas County Deed Records;

THENCE North 45 degrees 30 minutes 06 seconds West, 350.00 feet to a one-half inch iron rod set at the north corner of said Lot 1;

THENCE South 44 degrees 51 minutes 18 seconds West, 135.00 feet along the northwest line of said Lot 1 to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 125.34 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 seconds 00 minutes East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 168.88 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 122.52 feet along a curve to the left having a central angle of 52 degrees 00 minutes 00 seconds, a radius of 135.00 feet, a tangent of 19.80 feet, and whose chord bears North 71 degrees 00 minutes 00 seconds West, 118.36 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 149.43 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 39.56 feet along a curve to the right having a central angle of 06 degrees 02 minutes 40 seconds, a radius of 375.00 feet, a tangent of 19.80 feet, and whose chord bears South 02 degrees 55 minutes 50 seconds West, 39.54 feet to a one-half inch iron rod set for corner;

THENCE North 84 degrees 02 minutes 50 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 39.47 feet along a curve to the left having a central angle of 06 degrees 57 minutes 30 seconds, a radius of 325.00 feet, a tangent of 19.76 feet, and whose chord bears North 02 degrees 28 minutes 25 seconds East, 39.44 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 59 minutes 40 seconds West, 125.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 20.92 feet along a curve to the left having a central angle of 05 degrees 59 minutes 40 seconds, a radius of 200.00 feet, a tangent of 10.47 feet, and whose chord bears North 04 degrees 00 minutes 10 seconds West, 20.92 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 89.89 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 235.00 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 235.00 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 64.00 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 45.08 feet along a curve to the left having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 225.00 feet, a tangent of 22.61 feet, and whose chord bears North 77 degrees 15 minutes 39 seconds East, 45.00 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 55.09 feet along a curve to the right having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 275.00 feet, a tangent of 27.64 feet, and whose chord bears North 77 degrees 15 minutes 39 seconds East, 55.00 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 296.21 feet to a one-half inch iron rod set for corner;

THENCE South 71 degrees 31 minutes 49 seconds West, 37.84 feet to a one-half inch iron rod set for corner;

THENCE North 18 degrees 28 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 31 minutes 49 seconds East, 99.01 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 577.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 36.37 feet along a curve to the right having a central angle of 05 degrees 33 minutes 27 seconds, a radius of 375.00 feet, a tangent of 18.20 feet, and whose chord bears North 11 degrees 18 minutes 16 seconds West, 36.36 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 28 minutes 27 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Southeastly, 168.72 feet along a curve to the left having a central angle of 29 degrees 44 minutes 40 seconds, a radius of 325.00 feet, a tangent of 86.31 feet, and whose chord bears South 23 degrees 23 minutes 53 seconds East, 168.83 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, 42.94 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 177.15 feet along a curve to the right having a central angle of 36 degrees 15 minutes 00 seconds, a radius of 280.00 feet, a tangent of 91.65 feet, and whose chord bears North 63 degrees 07 minutes 30 seconds East, 174.21 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 15 minutes 00 seconds East, 165.84 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 25.31 feet along a curve to the left having a central angle of 36 degrees 15 minutes 00 seconds, a radius of 40.00 feet, a tangent of 13.09 feet, and whose chord bears North 63 degrees 07 minutes 30 seconds East, 24.89 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, 84.94 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 27.50 feet along a curve to the right having a central angle of 05 degrees 43 minutes 46 seconds, a radius of 275.00 feet, a tangent of 13.76 feet, and whose chord bears North 32 degrees 24 minutes 18 seconds West, 27.49 feet to a one-half inch iron rod set for corner;

THENCE North 60 degrees 27 minutes 15 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Southeastly, 60.69 feet along a curve to the left having a central angle of 15 degrees 27 minutes 15 seconds, a radius of 225.00 feet, a tangent of 30.53 feet, and whose chord bears South 37 degrees 16 minutes 22 seconds East, 60.50 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 29 minutes 17 seconds East, 377.68 feet to a one-half inch iron rod set at the east corner of said 35.315 acre tract of land, said point being the south corner of that tract of land described in deed to Elizabeth P. Gates recorded in Volume 95219, Page 1349, Deed Records Dallas County, Texas, and said point being in the northwesterly right-of-way line of Princeton Road (a variable width right-of-way);

THENCE South 44 degrees 27 minutes 21 seconds West, 472.18 feet along the northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 45 degrees 26 minutes 55 seconds East, 4.81 feet along the northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 44 degrees 28 minutes 20 seconds West, 80.22 feet northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 44 degrees 55 minutes 54 seconds East, 217.65 feet along the southwest right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 44 degrees 58 minutes 25 seconds West, 590.26 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 01 minutes 35 seconds East, 160.00 feet to a one-half inch iron rod set for corner;

THENCE South 44 degrees 29 minutes 54 seconds West, 123.96 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 30 minutes 06 seconds East, 291.82 feet to a one-half inch iron rod set for corner in the northwest right-of-way of Liberty Grove Road;

THENCE South 44 degrees 50 minutes 02 seconds West, 75.00 feet along the northwest line of Liberty Grove Road to the POINT OF BEGINNING and containing 1,538,336 square feet or 35.315 acres of land.

BASIS OF BEARING

The basis of bearings is derived from GPS observations using the City of Rowlett geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

VISIBILITY AND MAINTENANCE EASEMENT

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

ACCESS EASEMENT

The area or areas shown on the plat as "Access Easement" are hereby given, granted, and conveyed, a non-exclusive easement and right to construct, reconstruct and perpetually maintain access facilities in, on, along, over, under and across the limits of the Access Easement. Improvements approved may be placed on the Easement Property which are compatible with the use of the easement and Facilities. The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing and utilizing the Easement Property herein granted so as to be able to travel, pass, cross or traverse from and between the easement.

OPEN SPACE ACCESS EASEMENT

The undersigned does covenant and agree that the open space access easement may be utilized by any person or to the general public for pedestrian use and access, with the right and privilege at all times of the City of Rowlett, its agents, employess, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC, Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as "THE HOMESTEAD AT LIBERTY GROVE, PHASE 1", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, I agree to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association.
• The homeowners' association shall have the authority to collect membership fees.
• As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
• The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.
• The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.
• The homeowners' association shall, where additional rights-of-way have been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Signature of Owner

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 executed the same for the purpose and consideration therein expressed, and under oath stated that the statements in the foregoing instrument are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dan B. Ramsey, a Registered Professional Land Surveyor, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dan B. Ramsey, Registered Professional Survey No. 4172



STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and under oath stated that the statements in the foregoing instrument are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

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

Director of Development Services Date

ATTEST:

Signature Date

Name & Title

FINAL PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

BLOCK A, LOTS 1-8; BLOCK B, LOTS 1-17; BLOCK C, LOTS 1-17; BLOCK D, LOTS 1-29; BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-2; BLOCK G, LOTS 1-8; BLOCK H, LOTS 1-22; BLOCK I, LOTS 1-2; BLOCK J, LOTS 1-4; BLOCK K, LOTS 1-4; OPEN SPACE TRACTS 1-4; AND COMMON SPACE TRACTS 1-8

139 LOTS

BEING 35.315 ACRES OUT OF THE JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC

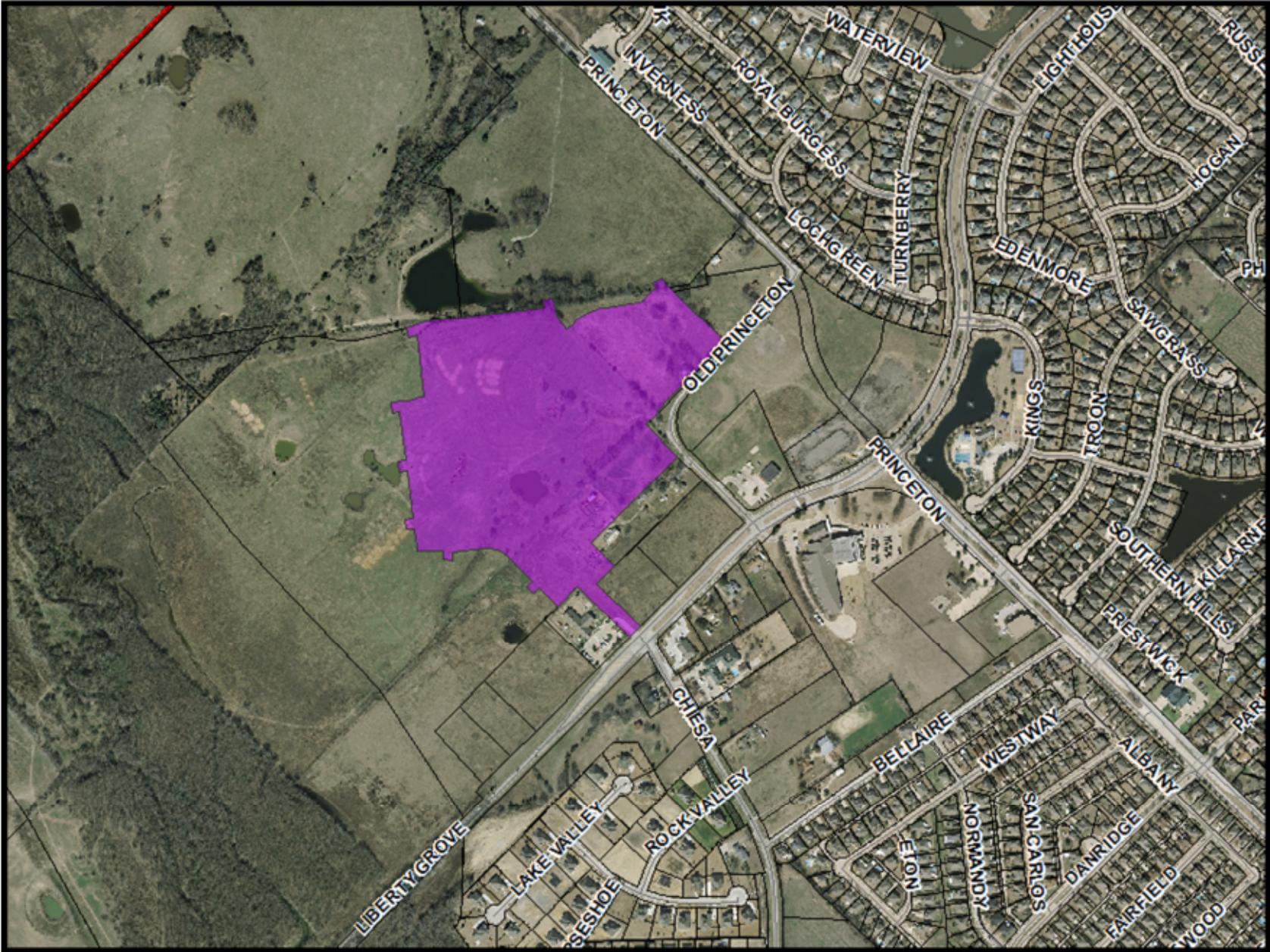
3500 Maple Ave., Suite 1165 (214) 986-5024 Dallas, Texas 75219

JBI PARTNERS SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B Addison, Texas 75001 (972)248-7676

TBPE No. F-438 TBPLS No. 10076000

REVISED: AUGUST 5, 2015 REUSED: JUNE 10, 2015 SUBMITTED: JANUARY 17, 2014





City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 08/11/2015

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on a Development Plan for Dalrock Crossing located at 6300 Dalrock Road, further described as being Lot 2, Block 1 of the CVS Dalrock Addition, City of Rowlett, Rockwall County, Texas. (Case Number DP15-781).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is a request to approve a development plan for a new commercial development on a 4.68 acre lot located at 6300 Dalrock Road (Attachment 1 Location Map). The proposed development will consist of two buildings totaling 38,840 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 located at 6300 Dalrock Road, adjacent to recently constructed Walmart Neighborhood Market located at 8100 Lakeview Parkway. The subject property retains a zoning designation of General Commercial/Retail (C-2). The applicant is proposing to construct two multi-tenant retail buildings (Attachment 2 – Overall Site Plan). The applicant has not identified specific tenants at this time; however, the C-2 zoning allows retail, personal services, office, and restaurant uses by right.

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 consists of two multi-tenant buildings that will provide lease space for retail and restaurant uses (not including restaurants with drive-through).

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

The proposed Development Plan meets the requirements with the exception of the driveway separation requirements. On July 27, 2015, the Board of Adjustment granted a variance to allow a new driveway that does not meet the driveway separation requirements from the existing driveway and storm inlet to the south of the subject property.

It is staff's opinion that all of the above criteria have been met. City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the Development Plan for compliance with C-2 zoning.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

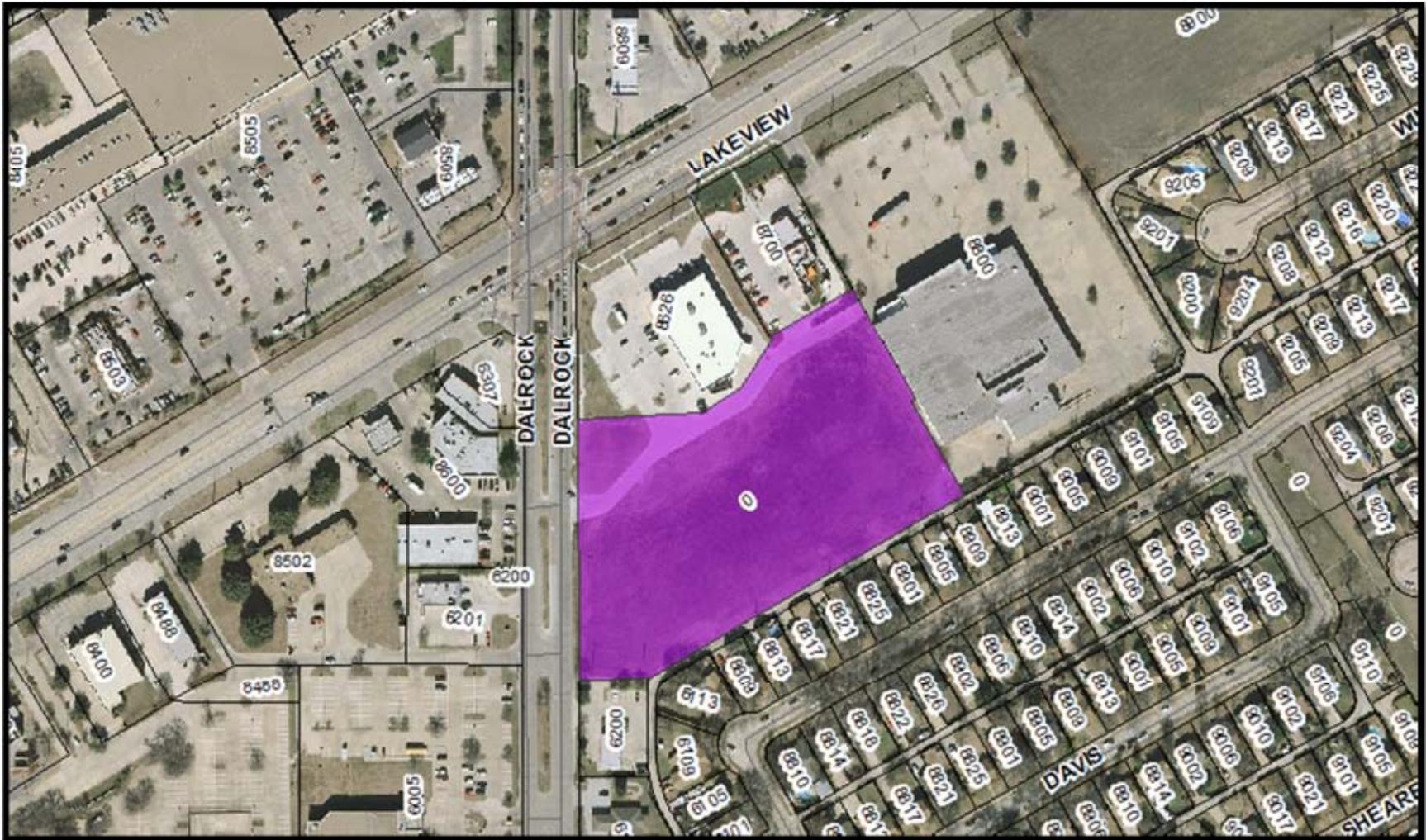
Staff recommends approval.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Development Plan

LOCATION MAP



PLAN LEGEND

- PROJECT BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - OTHER PROPERTY BOUNDARY
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- OHE - PP - OVERHEAD ELECTRIC LINE W/ POWER POLE & GUY WIRE
- UGTEL Mkr - UGTEL Riser - UNDERGROUND TELEPHONE LINE W/ RISER & LINE MARKER
- Gas Mkr - GAS - UNDERGROUND GAS LINE W/ RISER & LINE MARKER
- - - EXISTING CONCRETE PAVING
- - - EXISTING CURB
- - - EXISTING STREET OR FLOOD LIGHT
- - - PROPOSED BARRIER FREE RAMP
- - - PROPOSED FIRELANES
- - - PROPOSED SIDEWALKS

VILBIG & ASSOCIATES, PLLC
 CONSULTING ENGINEERS & SURVEYORS
 10132 MONROE DRIVE DALLAS, TEXAS 75229
 (214) 352-7333 www.vilbig.com
 TEXAS ENG. FIRM # F5684 & SURVEYING FIRM # 10039000

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DALROCK CROSSINGS
 LOT 1, BLOCK 1 - CVS DALROCK ADDITION
 SE CORNER DALROCK RD & LAKEVIEW PKWY
 ROWLETT, TEXAS

SITE PLAN

SUBMITTAL #1: ---
 SUBMITTAL #2: ---
 SUBMITTAL #3: ---
 DESIGN: MVV DRAWN: TLV
 CHECKED: DAV
 SCALE: N/A
 VA PROJECT NO: 932-01

SHEET
C1.1
 1 OF 1

SITE USE & PARKING CALCULATIONS

INFORMATION	BUILDING A	BUILDING B	OUTDOOR SEATING DECKS	TOTALS	PERCENTAGE OF LEASABLE SPACE
GROSS SQUARE FOOTAGE FOR PARKING PURPOSES	28,000	10,840	900	39,740	
TOTAL PARKING PROVIDED				229	
MINIMUM LEASABLE INTERIOR RESTAURANT SPACE (sf, based on 25% Max. Excess Parking)			NA	6,710	17.28%
MAXIMUM LEASABLE INTERIOR RESTAURANT SPACE (sf)			NA	13,580	34.96%
MINIMUM LEASABLE RETAIL SPACE (sf)			NA	25,260	65.04%
MAXIMUM LEASABLE RETAIL SPACE (sf)			NA	52,130	132.72%
HC PARKING REQUIRED				7	
HC PARKING PROVIDED				7	
LOADING SPACES REQUIRED - Type "B"				3	
LOADING SPACES PROVIDED - Type "B"				3	

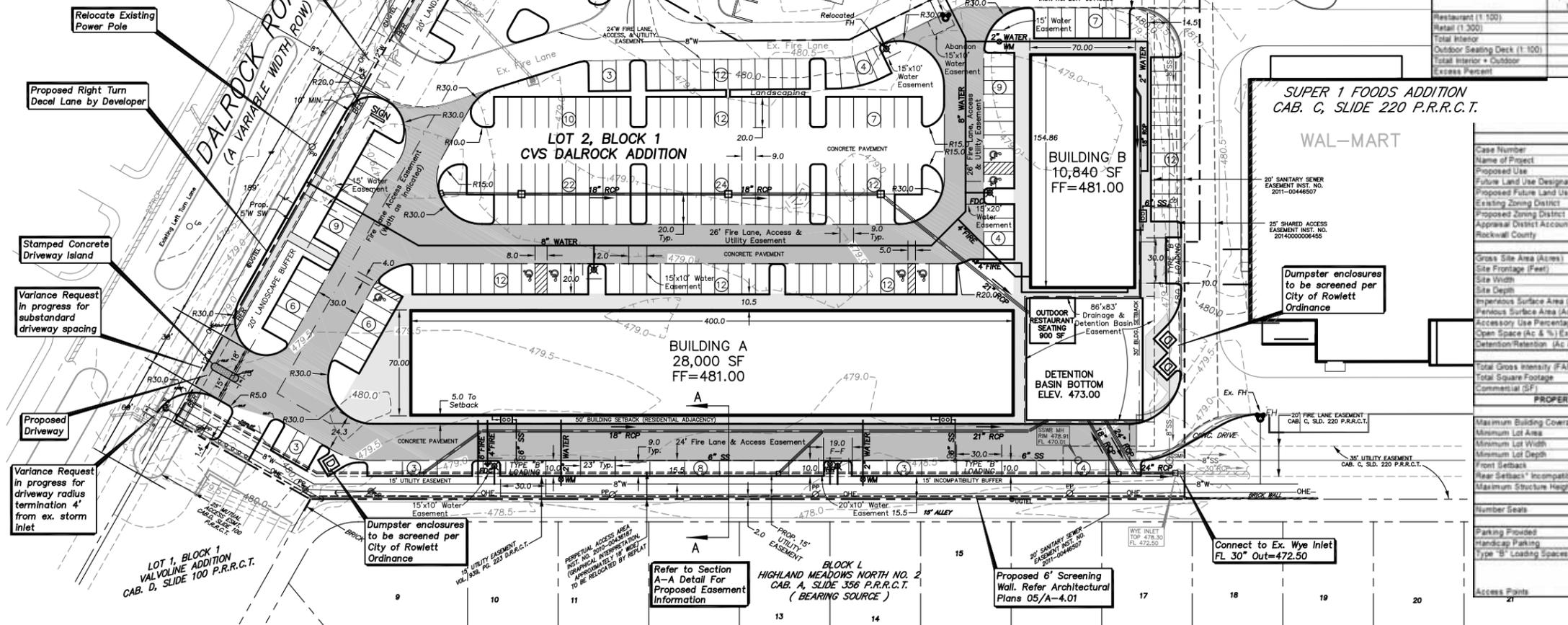
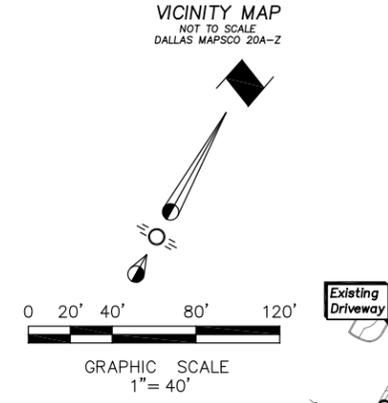
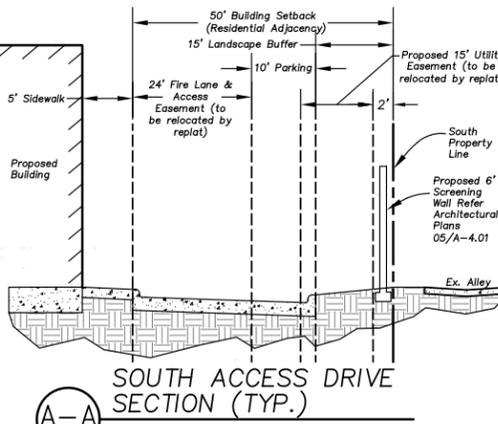
Interior area does not include outdoor seating deck(s).

SITE PARKING REQUIRED VS. PROVIDED

Category	Minimum Required	Maximum Provided	Percentage
Restaurant (1:100)	6,710	68	1.0%
Retail (1:200)	32,130	169	0.5%
Outdoor Seating Deck (1:100)	900	0	0%
Total Interior	39,740	185	0.5%
Total Exterior		229	0.6%
Excess Percent			23.8%

PROJECT SITE DATA

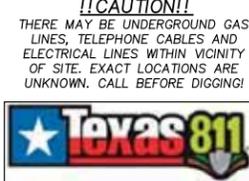
GENERAL	
Case Number	84184
Name of Project	Dalrock Crossings Phase 2
Proposed Use	Retail & Restaurant
Future Land Use Designation	Regional Retail
Proposed Future Land Use Designation	Same
Existing Zoning District	C-2
Proposed Zoning District	Same
Appraisal District Account Number, Rockwall County	84184
OVERALL SITE	
Gross Site Area (Acres)	4.88
Site Frontage (Feet)	405.23
Site Width	Varies
Site Depth	Varies
Impervious Surface Area (Acres)	3.98
Pervious Surface Area (Acres)	0.70
Accessory Use Percentage	N/A
Open Space (Ac & %) Excludes Detention	0.56 11.9%
Detention/Retention (Ac & %)	0.14 3.1%
BUILDING	
Total Gross Intensity (FAR)	0.19
Total Square Footage	38840.00
Commercial (SF)	38840.00
PROPERTY DEVELOPMENT REGULATIONS	
Maximum Building Coverage	None
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Front Setback	50.00 50.00
Rear Setback - Incompatible use	50.00 50.00
Maximum Structure Height	90.00 40 Feet
IMPROVEMENTS	
Number Seats	TBC
PARKING & ACCESS	
Parking Provided	229
Handicap Parking	7
Type "B" Loading Spaces	3
Access Points	2 on Dalrock Road



- SITE PLAN NOTES**
- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Marshal.
 - Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
 - Speed bumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.

- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.
- Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.
- Any landscaping located within the utility easements may be removed by the City to access utilities. The property owner will be responsible for replanting trees and/or shrubs.

OWNER:
 Phase One Development Services, LLC
 KELBY MULLINS
 5131 Gordon Smith Drive
 Rowlett, Texas 75088
 214-938-6839



!!CAUTION!!
 THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

PROGRESS PLOTS
 FOR INTERIM DESIGN
 REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 07/21/2015

NO.	DATE	BY	DESCRIPTION

User: Owner: Z:\932-1 Dalrock and Lakeview - Rowlett\DWG\932-1\VA_Final\932-1 Plans 2015.dwg
 Jul 22, 2015 - 2:56pm © Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.

LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL	=	202,560 SF	=	100%
PAVING+SW	=	111,747 SF	=	55%
LANDSCAPE	=	52,013 SF	=	26%
BUILDING	=	38,800 SF	=	19%

2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)

a. ROW BUFFER =
 BUFFER x (1 TREE / 35')
 334' (1 / 35') = 9 TREES REQUIRED
 27 ORNAMENTAL TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
 334' (10 / 30') = 111 SHRUBS REQUIRED
 111 SHRUBS ARE PROVIDED

b. INCOMPATIBILITY BUFFER:
 BUFFER x (1 TREE / 35')
 580' x (1 / 35') = 17 TREES
 51 ORNAMENTAL TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
 580' x (10 / 30') = 193 SHRUBS
 193 SHRUBS ARE PROVIDED

c. COMPATIBILITY BUFFER:
 NORTH:
 BUFFER x (1 TREE / 50')
 100' x (1 / 50') = 2 TREES
 2 TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
 100' x (10 / 30') = 33 SHRUBS
 33 SHRUBS ARE PROVIDED

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)

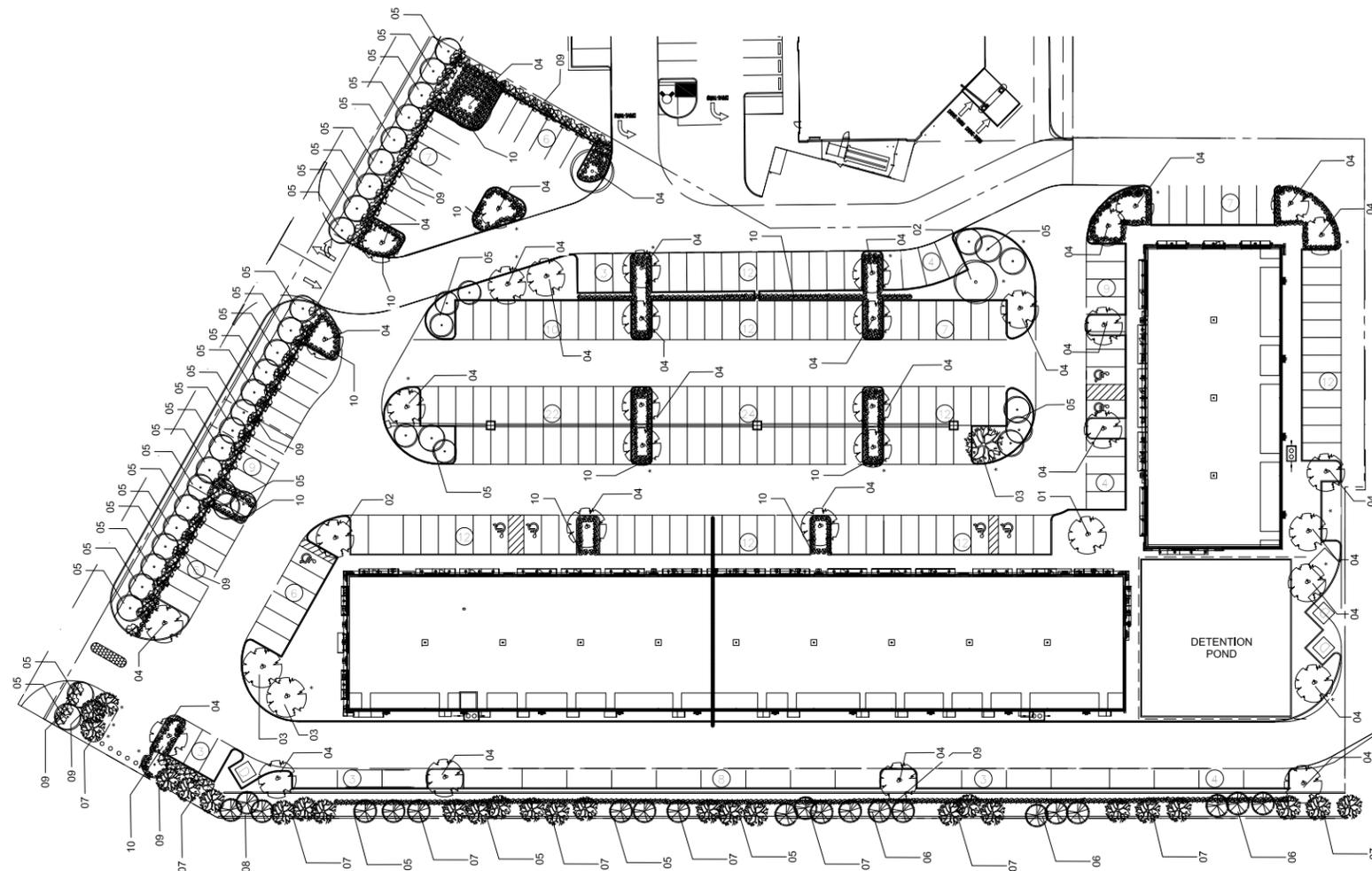
TOTAL PARKING AREA - 94,807 SF
 8% = 7685 SF LANDSCAPING REQ
 16,124 SF PROVIDED
 19 TREES REQ, 19 TREES PROVIDED (15 CANOPY TREES, 4 ORNAMENTAL - DENOTED WITH *)

4) TREE QUANTITY REQUIREMENT SUMMARY:

TREE TYPE	REQUIRED
LARGE/SHADED	41
UNDERSTORY/TREES	85
SHRUBS	337

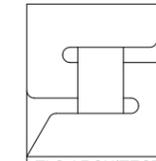
01, 02, 03, 04 ARE LARGE SHADE TREES
 05, 06, 07, 08 ARE ORNAMENTAL UNDER STORY TREES
 09 IS A SHRUB
 10 IS A GROUND COVER

(REF SCHEDULE FOR PROVIDED QUANTITIES OF EACH TYPE.)



D1 LANDSCAPE
 scale: 1/32" = 1'-0"

LANDSCAPE SCHEDULE									
KEYNOTE	DESCRIPTION	SCIENTIFIC NAME	PROVIDED	REQUIRED	CONTAINER SIZE	CALIPER SIZE	INSTALLER HEIGHT	MATURE HEIGHT	MINIMUM BRANCH HEIGHT
01	BUR OAK	QUERCUS MACROCARPA	1	1	45	0' - 3"	12' - 0"	55' - 0"	50' - 0"
02	TEXAS ASH	FRAXINUS TEXENSIS	2	2	45	0' - 3"	12' - 0"	45' - 0"	40' - 0"
03	TEXAS RED OAK	QUERCUS TEXANA	3	3	45	0' - 3"	10' - 0"	45' - 0"	45' - 0"
04	LIVE OAK	QUERCUS VIRGINIA	35	35	65	0' - 3"	12' - 0"	45' - 0"	60' - 0"
05	CRAPPE MYRTLE	LAGERSTROMIA INDICA	67	67	30	0' - 3"	12' - 0"	20' - 0"	6' - 0"
06	TEXAS PISTACHE	PISTACIA TEXANA	9	9	30	0' - 3"	12' - 0"	25' - 0"	25' - 0"
07	VITEX	VITEX AGNUS-CASTUS	30	27	30	0' - 3"	6' - 0"	15' - 0"	15' - 0"
08	BUCKEYE, MEXICAN	UNGNADIA SPECIOSA	3	3	30	0' - 3"	12' - 0"	20' - 0"	10' - 0"
09	20 DW. BURFORD	ILEX CORNUTA BURFORDIL	337	337	3		2' - 0"	7' - 0"	8' - 0"
10	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUTT	1262	0	3		0' - 6"	2' - 0"	3' - 0"



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Texas License # 9478

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 214-533-9899
 tlsarch@aol.com

Project Name and Address
Dalrock Crossing
 SE/ Corner Dalrock Rd. & Lakeview Pkwy.
 Rowlett, Texas

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10035
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 2015.04.30
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 No. Date

Sheet: **A-2.10**
 landscape

SE/ Corner Dalrock Rd. & Lakeview Pkwy.
 Rowlett, Texas

ELEVATION NOTES ATTACHMENT 2

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT OF ANY VARIATION FROM THE DIMENSIONS OF CONDITIONS DENOTED ON ALL OF THE DRAWINGS.
- CONTRACTOR SHALL NOT RELY ON ANY SCALED MEASUREMENTS ON THE DRAWING IN ABSENCE OF NOTED DIMENSIONS. CONTRACTOR SHALL MAKE A REQUEST TO THE ARCHITECT FOR CLARIFICATION.

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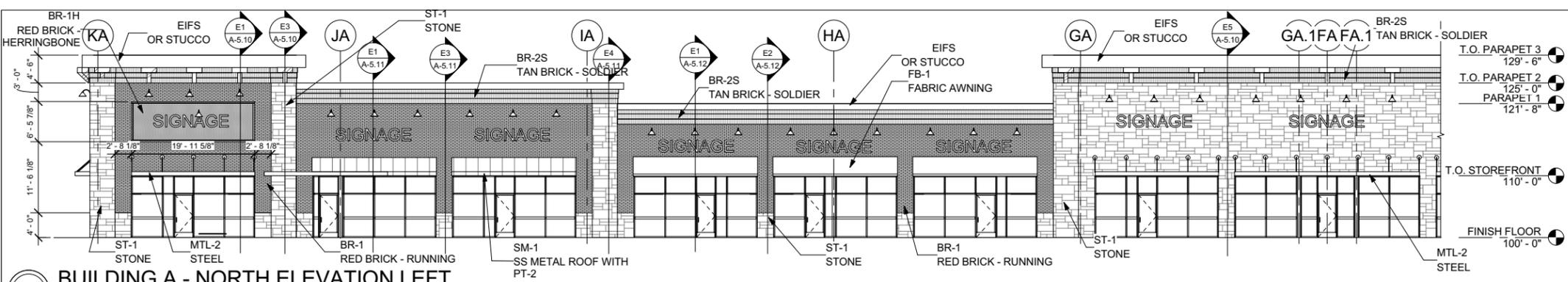
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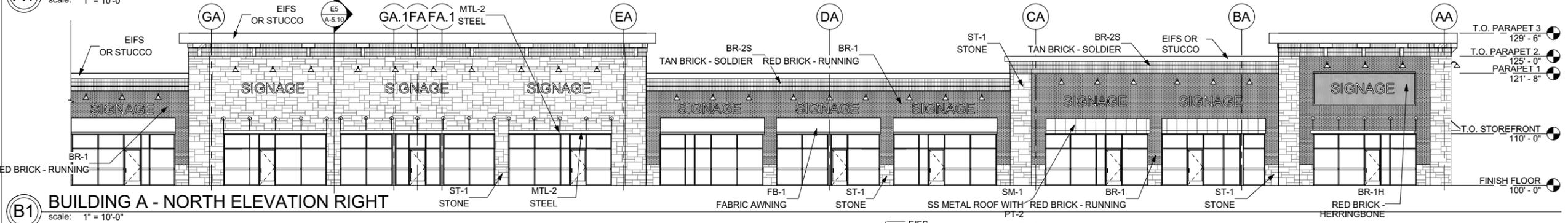
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2015.06.19
PROJECT ISSUES
No. Name Date
DD CITY 2015.06.05
Comment 2015.06.19

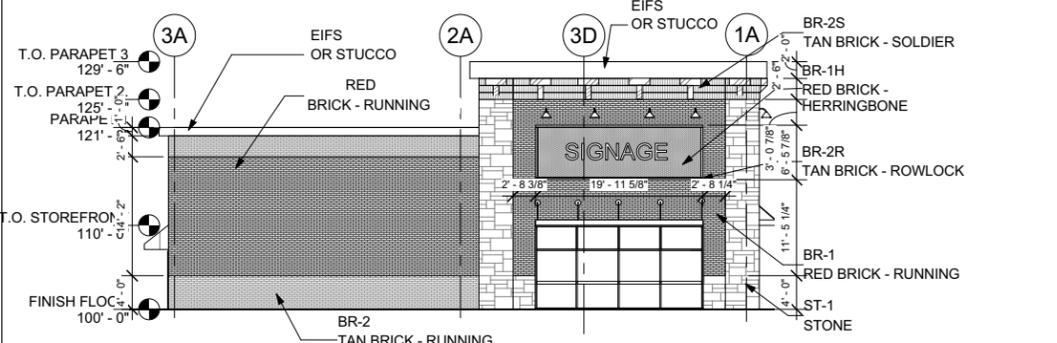
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 exterior elevations - building A
 SE/ Corner Dalrock Rd. & Lakeview Pkwy.
 Rowlett, Texas



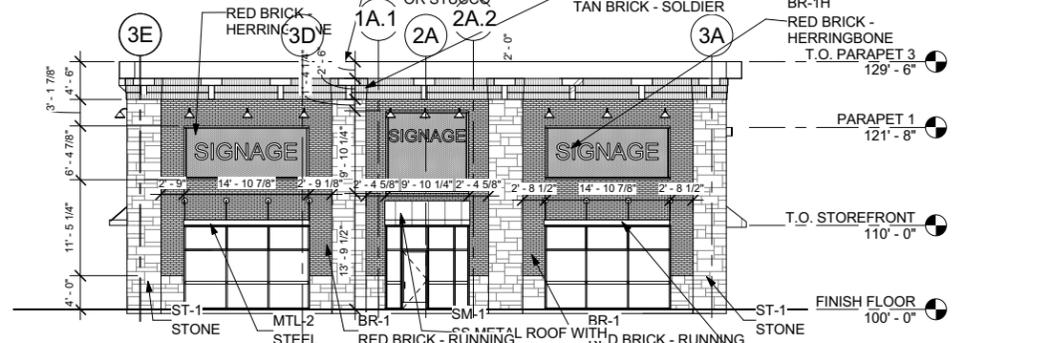
A1 BUILDING A - NORTH ELEVATION LEFT
 scale: 1" = 10'-0"



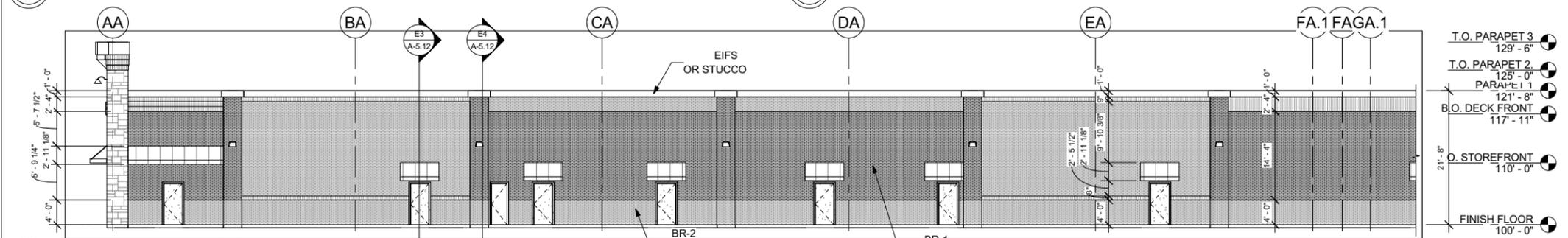
B1 BUILDING A - NORTH ELEVATION RIGHT
 scale: 1" = 10'-0"



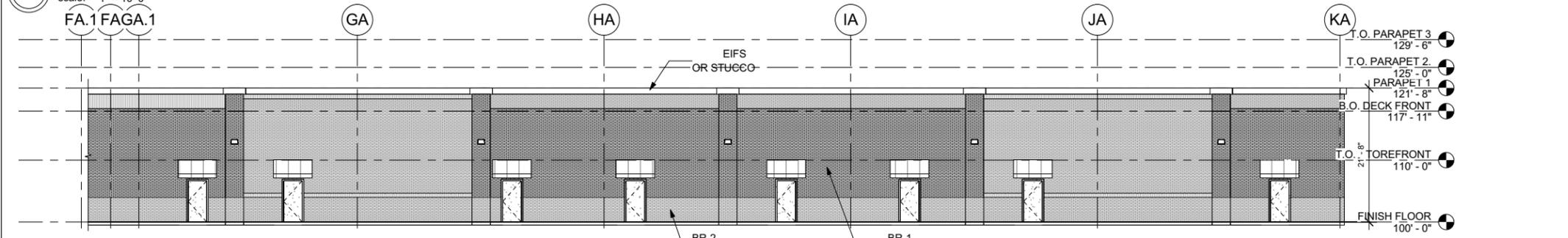
C1 BUILDING A - EAST ELEVATION
 scale: 1" = 10'-0"



C3 BUILDING A - WEST ELEVATION
 scale: 1" = 10'-0"

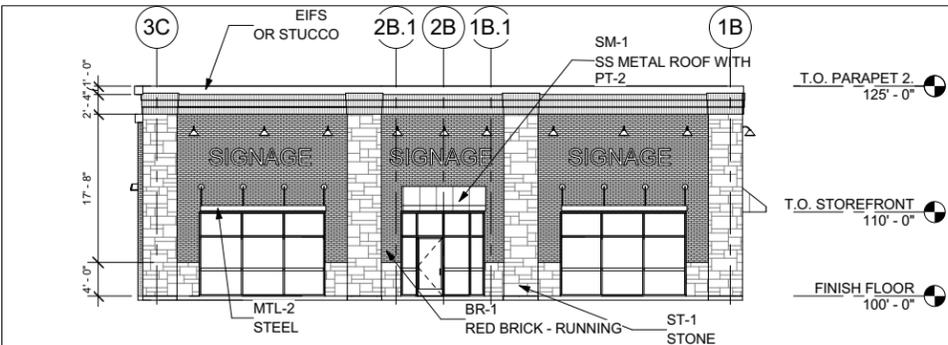


D1 ELEVATION A - SOUTH ELEVATION LEFT
 scale: 1" = 10'-0"

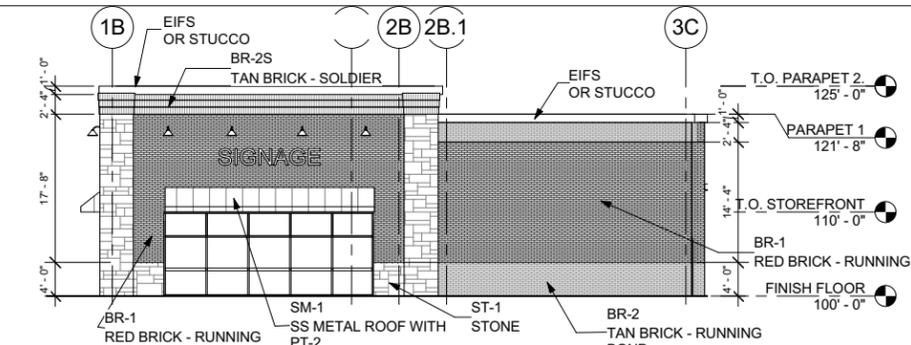


E1 ELEVATION A - SOUTH ELEVATION RIGHT
 scale: 1" = 10'-0"

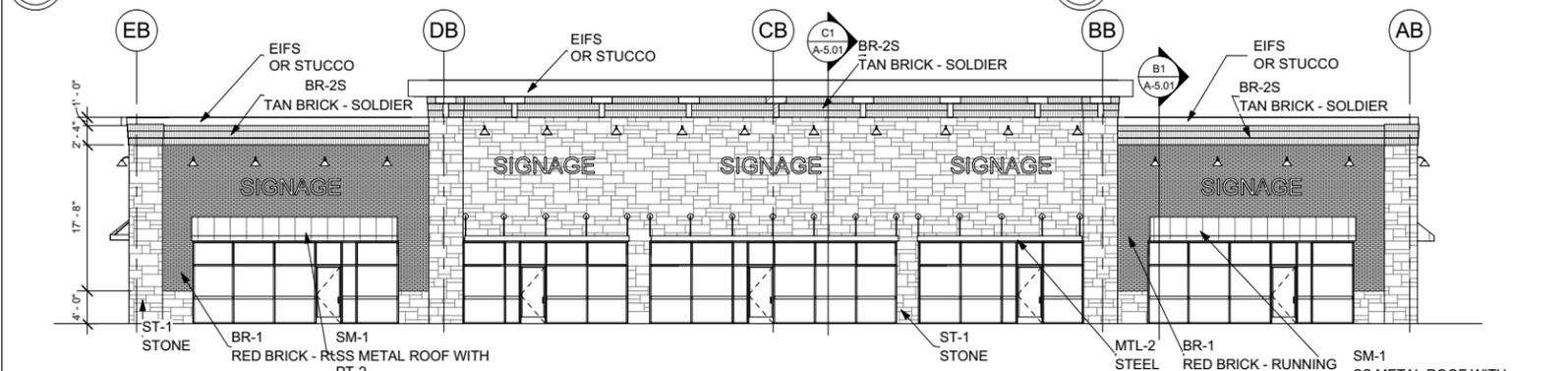
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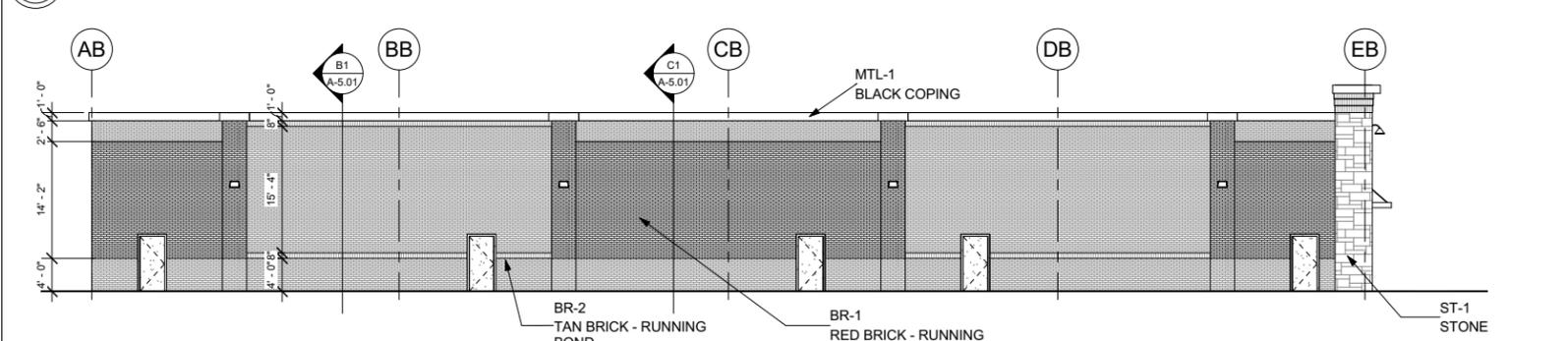
1 BUILDING B - NORTH ELEVATION
scale: 1" = 10'-0"



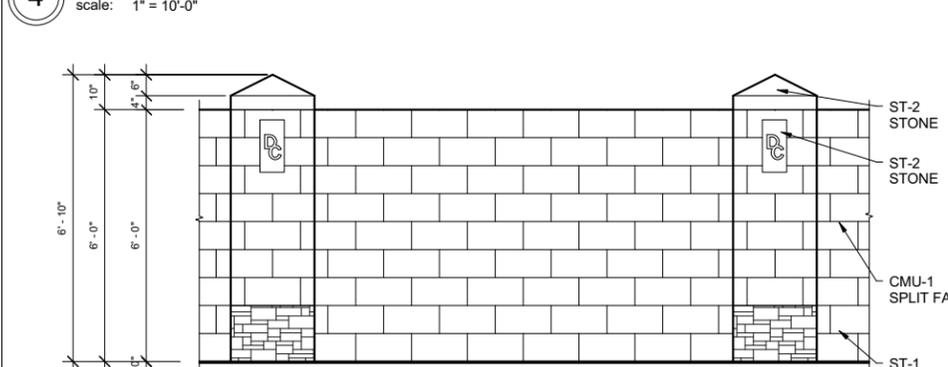
2 BUILDING B - SOUTH ELEVATION
scale: 1" = 10'-0"



3 BUILDING B - WEST ELEVATION
scale: 1" = 10'-0"



4 BUILDING B - EAST ELEVATION
scale: 1" = 10'-0"



5 FENCE PARTIAL ELEVATION
scale: 1/2" = 1'-0"

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Rowlett, Texas

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PROJECT ISSUES
No. Name Date
DD CITY 2015.06.05
COMMEN 2015.06.19

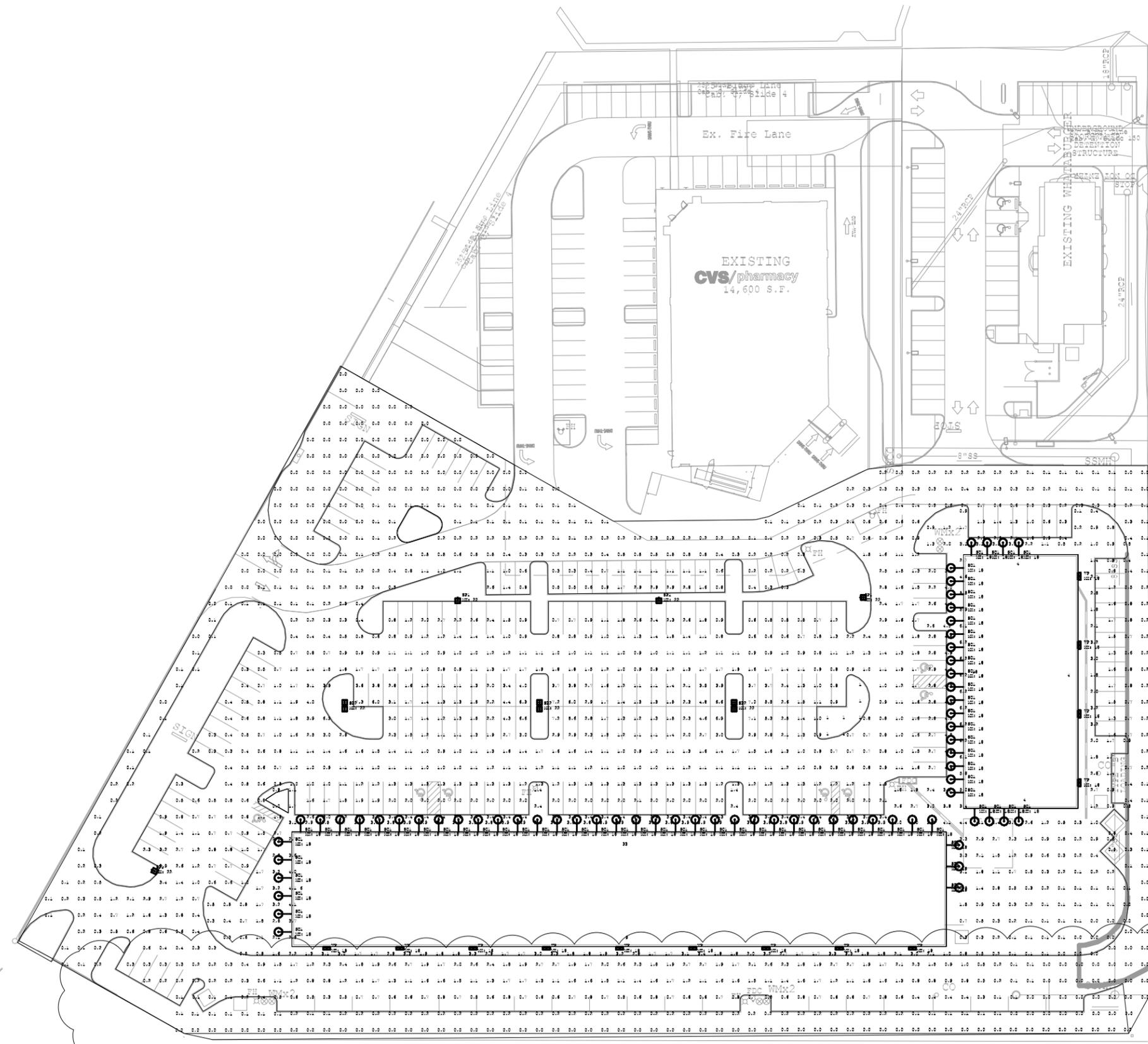
Sheet A-4.01

exterior
elevations -
building b

SE/ Corner Dalrock Rd.
& Lakeview Pkwy.
Rowlett, Texas

NOTES:

1. ALL REAR FIXTURES MUST BE FULL CUT OFF SO THAT LAYOUT WILL BE IN COMPLIANCE WITH LOCAL ORDINANCE REGARDING LIGHTING AND GLARE REGULATIONS.
2. PROVIDE BACK FIXTURE SHIELD FOR REAR POLE FIXTURE WITH WRAP AROUND TO STOP NUISANCE LIGHT IN RESIDENTIAL AREA.



1 SITE LIGHTING PHOTOMETRICS
SCALE: N.T.S.

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
□	13	WP	SINGLE	9000	0.725	CHWS-3-100-MH-F	129	129	1677
□	4	SP1	SINGLE	22000	0.725	CT2H-3-250-PSMH-F	291	291	1164
□	3	SP2	DL80	22000	0.725	CT2H-3-250-PSMH-F	291	582	1746
○	69	SC1	SINGLE	3200	0.950	HR-42-CFL-GWT-AL20-PG4	46	46	3128

TLS ARCHITECT

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75007
214-533-9899
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not for regulatory
approval, permitting, or
construction, or bidding

Texas License # 9478

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214-533-9899
tsullivan@aol.com

Project Name and Address
Dalrock Crossing
SE Corner Dalrock Rd. & Lakeview Pkwy.
Rowlett, Texas

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10036

Project Status

2015/03/19

Revisions

No. Date

Sheet

MEP-4.1

SITE LIGHTING
PHOTOMETRICS

SE/ Corner Dalrock Rd.
& Lakeview Pkwy.
Rowlett, Texas



Hawkes & Associates, Inc.
Consulting Engineers REG # F-1230
611 S. Lake Dallas Drive - Lake Dallas, TX 75065
PHONE (940)-497-4295 FAX (940)-497-4296 E-MAIL hawkes@hawkes.com
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City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 08/11/2015

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation to City Council regarding a request to allow an alternative building material at 8120 Lakeview Parkway, further described as Lot 1, Block A Primo Plaza Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is an Alternative Building Material (ABM) request to allow an addition to utilize cementitious-fiber board as an exterior material at 8120 Lakeview Parkway (Attachment 1 - Location Map). Per the Rowlett Development Code (RDC), commercial construction requires 100 percent masonry on the exterior. Alternative materials such as cementitious-fiber board may be allowed after a recommendation by the planning and zoning commission and approval by the city council.

BACKGROUND INFORMATION

The subject property is located at 8120 Lakeview Parkway and is zoned General Commercial (C-2). The applicant and property owner, Denisio Malo, developed the property in 2010 with a multitenant retail building (Attachment 2 – Site Plan). Earlier this year the applicant expanded on the rear of the building without obtaining a building permit (Attachment 3 – Site Pictures). City Staff sent a notice on March 11, 2015, informing the applicant of the need to obtain the required permits (Attachment 4 – Notice).

City Staff explained to the applicant that a certificate-of-occupancy would not be issued for the remaining tenant space until he obtains a building permit for the additions. However, a building permit cannot be issued for the addition due to the use of cementitious-fiber board which is a not permitted material. The applicant submitted the request for an alternative building material to allow the cementitious-fiber board on July 27, 2015.

The applicant constructed the multitenant building in 2010 with brick, stone and stucco exterior finishes (Attachment 5 – Façade Plan). The applicant made two additions on the rear of the building. One of the additions has a stucco exterior finish while the other uses cementitious-fiber board. The RDC requires 100% masonry materials for the exterior of building on all four sides. Acceptable materials include brick, stone, split-faced CMU, stucco and concrete-panel

construction. The cementitious fiber board could be approved as an alternative building material request through the Planning and Zoning Commission and City Council.

DISCUSSION

The building requirements are in Section 77-507.C.2 of the RDC which state the following:

- a) Buildings shall be 100 percent masonry construction per elevation, exclusive of roofs, doors, and windows.
- b) A minimum 20 percent of each elevation's masonry requirement shall incorporate accent bricks or stones. If accent bricks or stones are used to accent windows, doorways, porticos, porte cocheres, canopies, awnings, or support structures, such application shall only satisfy a maximum of one-half of the required 20 percent per elevation. As the term is used in this subsection, an "accent brick or stone" is one that provides a contrast by color of the natural material or stucco, shape, size, and/or texture to the field or primary bricks or stones in an elevation. 100 percent masonry exterior construction is required:

The purpose of the code is outlined in Section 77-507.A. of the RDC which states:

This section is intended to promote high-quality non-residential building design, encourage visual variety in non-residential areas of the city, foster a more human scale and attractive street fronts, project a positive image to encourage economic development in the city, and protect property values of both the subject property and surrounding areas. In addition, this section intends to create a distinct image for important or highly visible areas of the city in order to enhance the public image of the city and encourage high quality economic development.

The RDC's architectural requirements are intended to use high quality, long lasting masonry materials such as brick, stone, split-faced CMU, and three-quarter inch stucco. Cementitious fiber board is not a masonry material. In addition, the RDC requires that commercial buildings utilize a four-side design where the architectural elements on the façade are carried out on all sides of the building. While the use of the cementitious-fiber board is located in the rear of the building and is not visible from Lakeview Parkway, it is not a part of an overall architectural design for the building. Allowing this material would run counter to the intent of the RDC's architectural requirements.

While preparing the recommendation, staff evaluated the architectural standards within the Form-Based Code. In these standards, cementitious-fiber board is permitted in the single family product types and it is permitted on a limited basis for multifamily, mixed use and commercial product types. This material is of high quality, and this perception is further justified because of its permissibility in the Form-Based code districts. However, the RDC is clear in the intent not to permit cementitious-fiber board by right. Therefore, it is Staff's opinion that the request does not meet the intent of the RDC's architectural requirements.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the denial of the request.

ATTACHMENTS

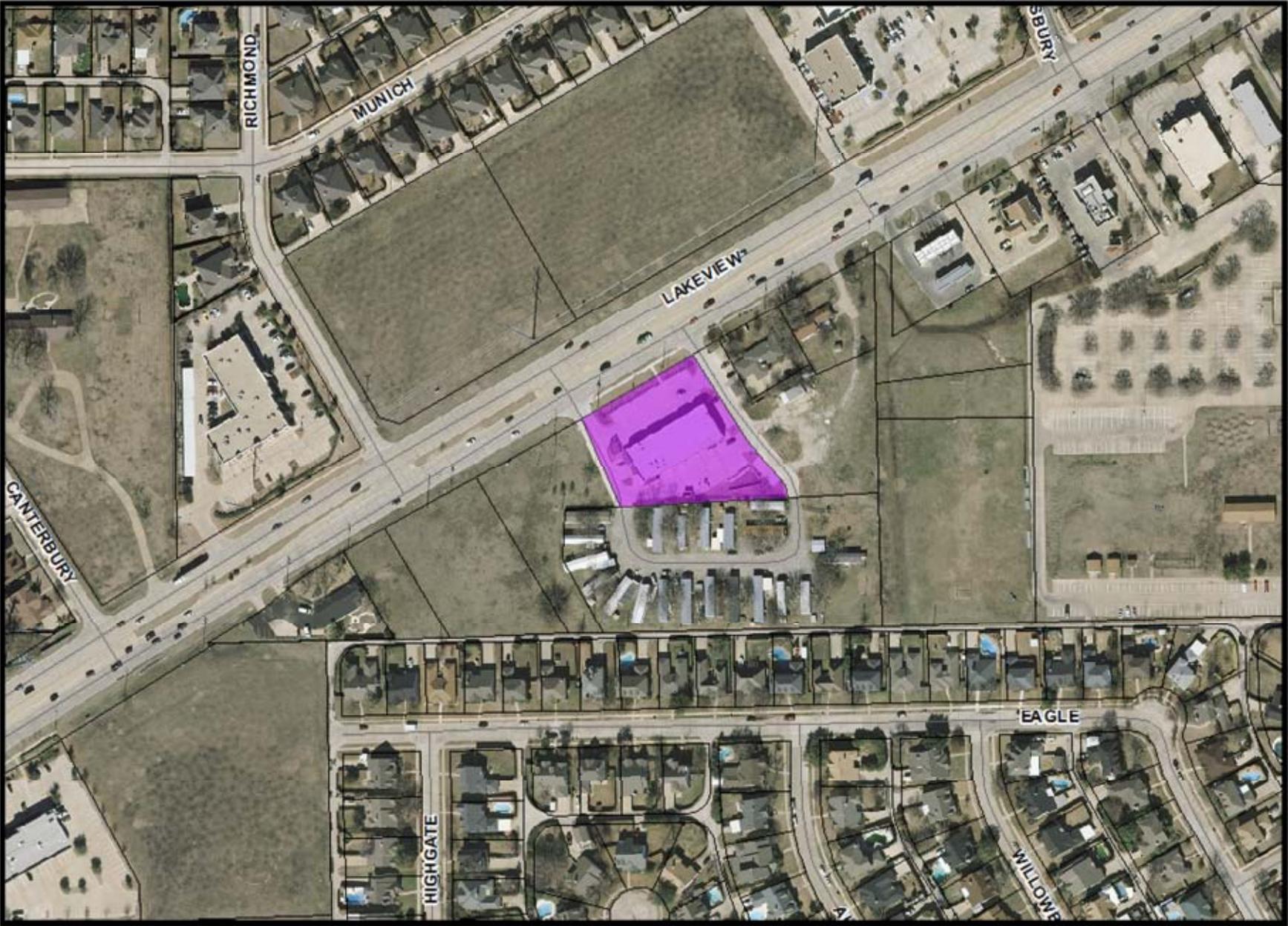
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Site Pictures

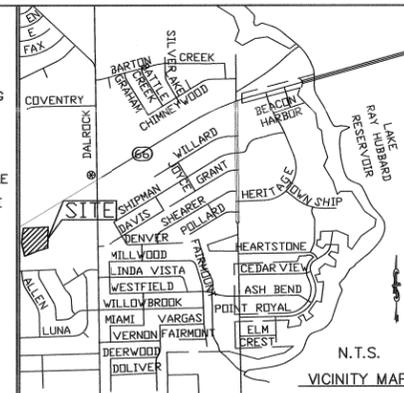
Attachment 4 – Notice

Attachment 5 – Façade Plan



LEGEND

- 6" WROUGHT IRON FENCE
- FIRELANE/ACCESSE ESMT. STRIPPING
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWERMANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- INSTALL 7" 4000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" OC
- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" OC



SITE DATA SUMMARY

ZONING	C-2
LOT AREA	1,252 ACRES
BUILDING SQUARE FOOTAGE	9,920 SQ. FT.
BUILDING FOOTPRINT	9,920 SQ. FT.
BUILDING HEIGHT	18 FT.
LOT COVERAGE	73%
PROPOSED USE	RESTAURANT (3000)
PARKING REQUIRED	1 SPACE/100 S.F.
PARKING PROVIDED	30 SPACES
PROPOSED USE	RESTAURANT (3000)
PARKING REQUIRED	1 SPACE/100 S.F.
PARKING PROVIDED	30 SPACES
PROPOSED USE	RETAIL (2000)
PARKING REQUIRED	1 SPACE/300 S.F.
PARKING PROVIDED	7 SPACES
PROPOSED USE	RETAIL (1920)
PARKING REQUIRED	1 SPACE/300 S.F.
PARKING PROVIDED	6 SPACES
HANDICAP PARKING REQ'D	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
TOTAL PARKING REQUIRED	73 SPACES
PARKING PROVIDED	67 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (8,182 SQ.F.T.)
INTERIOR LANDSCAPING PROVIDED	14,988 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	39,559 SQ. FT.

ZONING: C-2
 DAVID E. GEORGE
 VOLUME 2002038, PAGE 3749
 D.R.D.C.T.

ZONING: C-2
 REMAINDER
 FRANK SPERLING
 HAROLD SPERLING
 VOLUME 2318, PAGE 87
 D.R.D.C.T.
 UNDEVELOPED

- NOTES:
- EXISTING STORM SEWER CALCULATIONS PER TXDOT# 000903025
 - ALL DIMENSIONS ARE TO FACE OF CURB
 - ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
 - PAVING CONTRACTOR SHALL REMOVE EXISTING ASPHALT PAVMENT IN THE 25' ACCESS EASEMENTS

THIS SET OF CONSTRUCTION PLANS IS INTENDED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF W.L. DOUPHRATE II, P.E. TEXAS NO. 60102 ON . IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

SUBMITTAL NO.	SUBMITTAL / REVISION DATE
1	JUNE 24, 2008
2	AUGUST 20, 2008
3	APRIL 20, 2009

REV.	COMMENTS	BY	DATE

Rowlett CITY OF ROWLETT, TEXAS
 DEPARTMENT OF PUBLIC WORKS
 TEXAS

PRIMO PLAZA
 SITE PLAN - Modified
 LOT 1 BLOCK A, PRIMO PLAZA ADDITION
 JAMES SANDERS SURVEY, ABSTRACT NO. 1424

DOUPHRATE & ASSOCIATES, INC.
 2235 RIDGE ROAD #200
 ROCKWALL, TX 75087
 (972) 771-9004

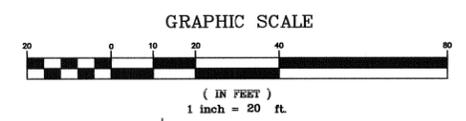
DESIGN:	DAC	SCALE:	NOTED	PROJECT NO.	SHEET
DRAWN:	RTS	DATE:	08/13/2009	0810 SITE	4 OF X
CHECKED:	WLD				

OWNER/DEVELOPER
 DENISIO MALO
 6501 DALROCK ROAD
 ROWLETT, TX 75089
 PHONE: (972) 412-7622

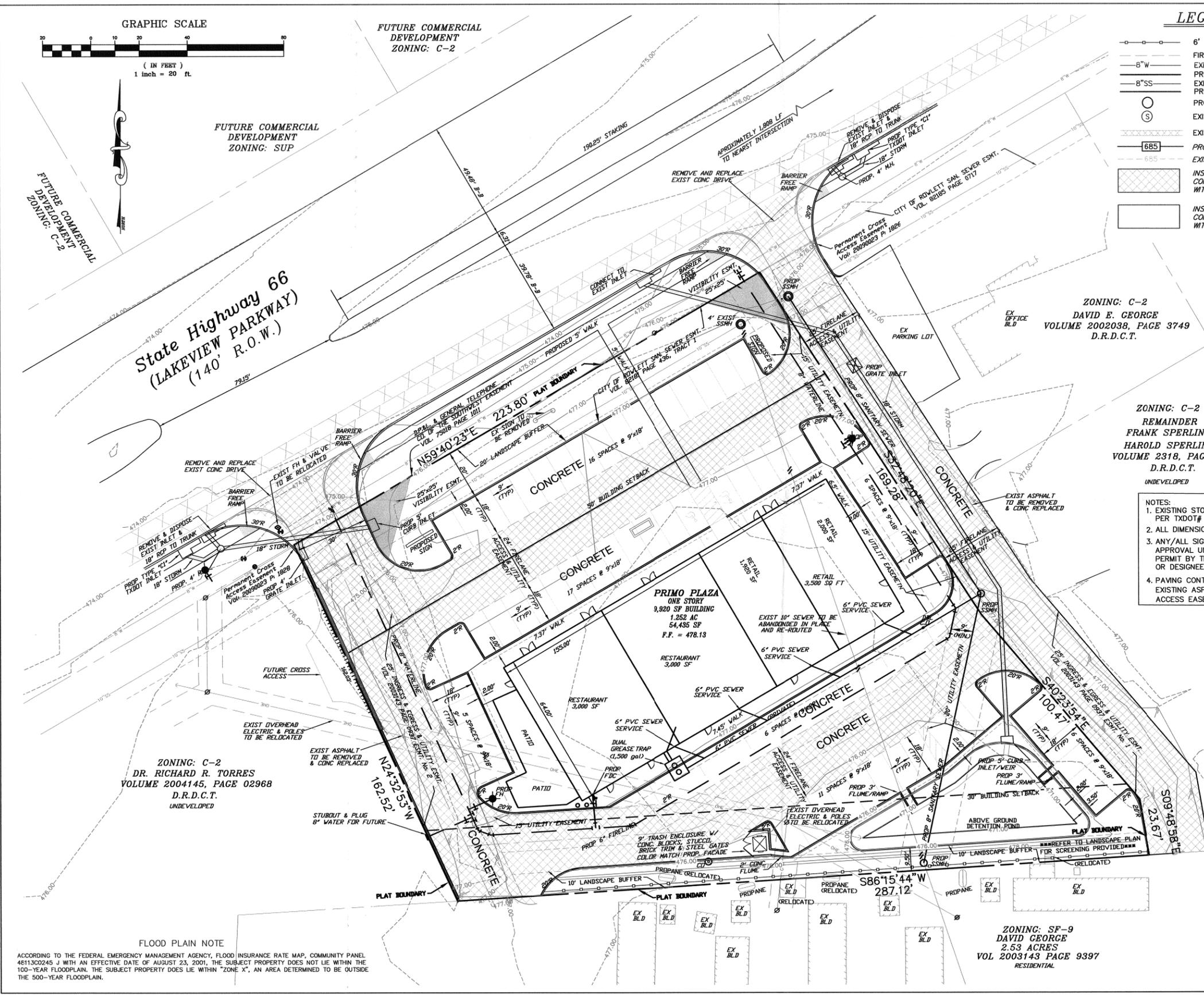
ZONING: SF-9
 DAVID GEORGE
 2.53 ACRES
 VOL 2003143 PAGE 9397
 RESIDENTIAL

ZONING: C-2
 DR. RICHARD R. TORRES
 VOLUME 2004145, PAGE 02968
 D.R.D.C.T.
 UNDEVELOPED

FLOOD PLAIN NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48113C0245 4 WITH AN EFFECTIVE DATE OF AUGUST 23, 2001, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN. THE SUBJECT PROPERTY DOES LIE WITHIN "ZONE X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.



State Highway 66
 (LAKEVIEW PARKWAY)
 (140' R.O.W.)







Mayor ~ Todd Gottel
Mayor Pro Tem ~ Michael Gallops
Deputy Mayor Pro
Tem ~ Carl Pankratz
City Council ~
Rick Sheffield
Tammy Dana-Bashian
Debby Bobbitt
Robbert van Bloemendaal
City Manager ~ Brian Funderburk



ATTACHMENT 4



*A unique community where families
enjoy life and feel at home*

March 11, 2015

Denisio Malo
6501 Dalrock Road, #109
Rowlett Texas 75089

RE: Conditions Pertaining to Certificate of Occupancy (8120 Lakeview Pkwy #300)

Dear Mr. Malo:

As previously discussed, construction was performed on the above-mentioned property without the necessary permits being obtained. As a result, you will be required to obtain these building permits and complete this work. However, the obtaining of necessary permits and completion of work will not delay the granting of the Certificate of Occupancy for the property at 8120 Lakeview Pkwy, #300.

With regard to the required fire sprinklers, plans will be required to be submitted and permits issued within 30 days of the date this letter (April 10, 2015). Please contact Bryan Beckner, Fire Marshal in order to begin this process. With regard to the required masonry exterior, this work will be required to be completed within 45 days of the date of this letter (April 24, 2015). Please contact Blake Scott, Building Official to obtain the necessary permits for this work.

Should this work not be completed within 45 days, this matter will be forwarded to our Code Enforcement Department for potential fines and/or fees to be assessed. Please contact me at 972.412.6187 or mkurbansade@rowlett.com with any questions. Thank you.

Regards,

A handwritten signature in blue ink that reads "Marc Kurbansade".

Marc Kurbansade, AICP
Director of Development Services

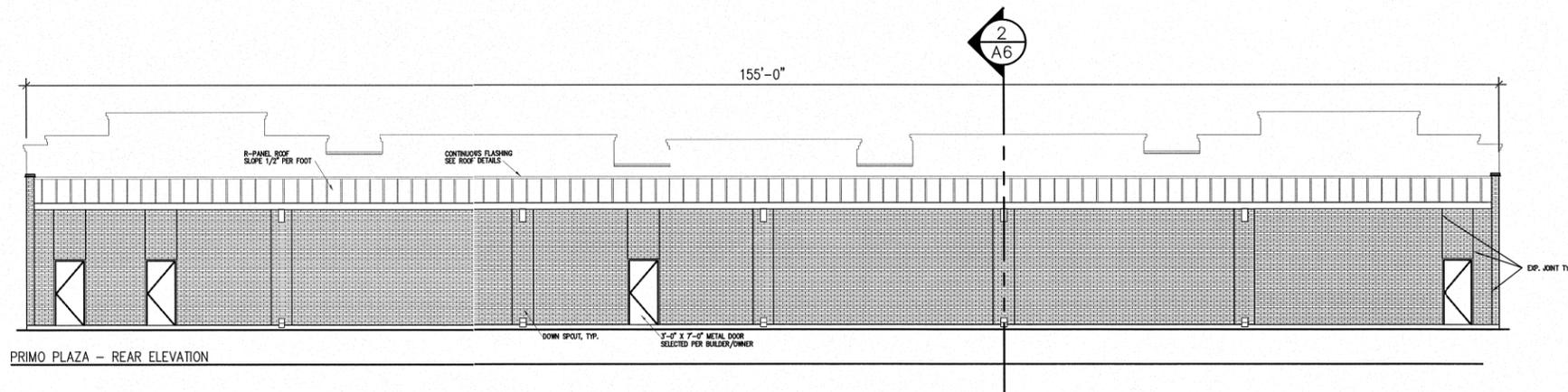
CC: Blake Scott, Building Official
Bryan Beckner, Fire Marshal

File: C:\Users\mkurbansade\Desktop\20150311 Ltr DMalo.docx

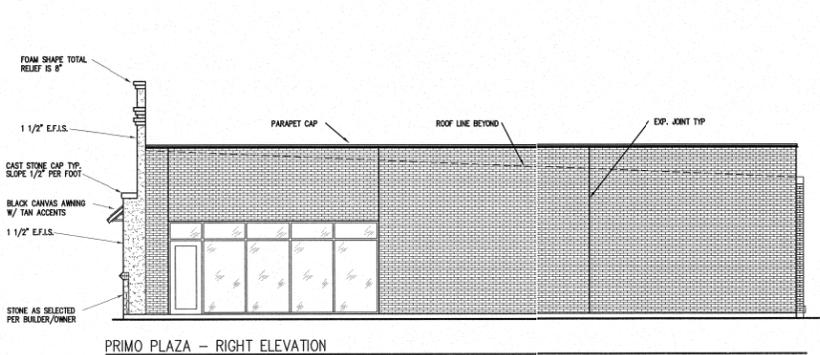
I hereby acknowledge the conditions pertaining to the granting of the above-mentioned Certificate of Occupancy.

Name (Printed): Dono
Name (Signature): [Handwritten Signature] Date: 03/11/15

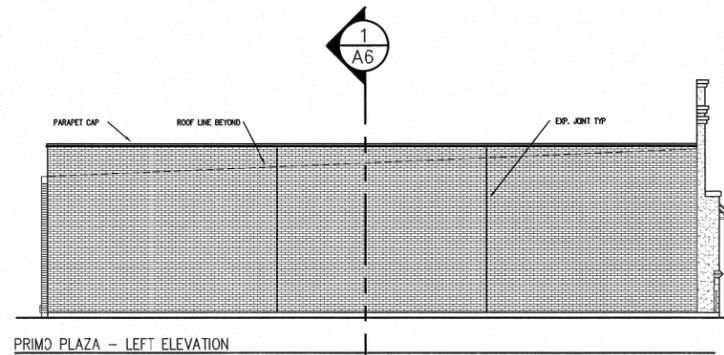
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



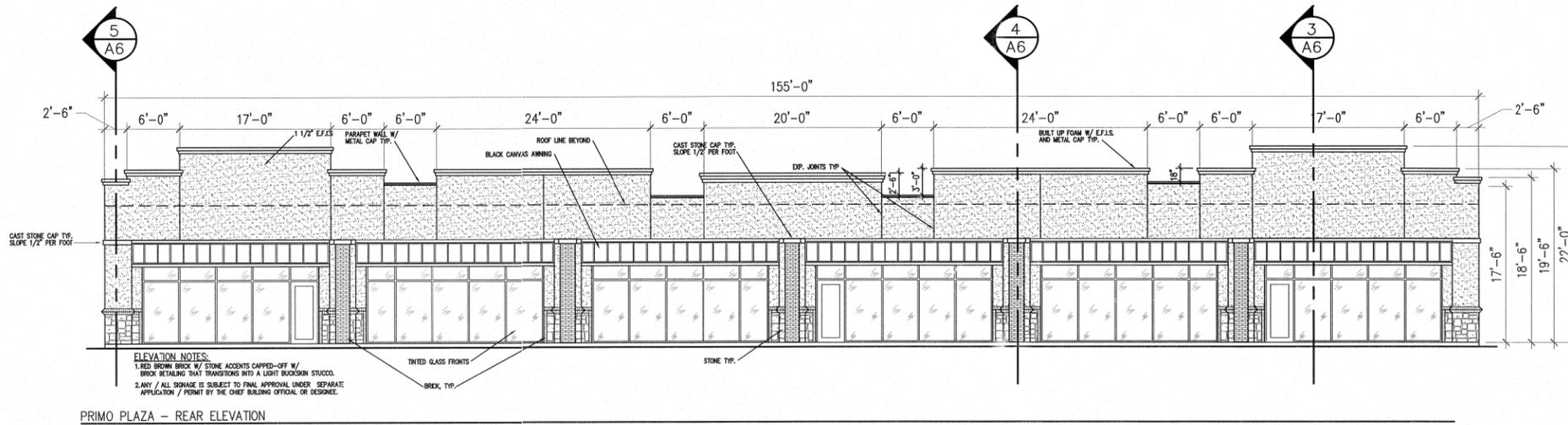
PRIMO PLAZA - REAR ELEVATION



PRIMO PLAZA - RIGHT ELEVATION



PRIMO PLAZA - LEFT ELEVATION



PRIMO PLAZA - REAR ELEVATION

ELEVATION NOTES:
 1. RED BROWN BRICK W/ STONE ACCENTS CAPPED-OFF W/ BRICK RETAINING THAT TRANSITIONS INTO A LIGHT BUCKSKIN STUCCO.
 2. ANY / ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION / PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.

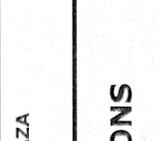
PRICING & CONSTRUCTION
 GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-792-9836
 FAX: 972-722-9898

DATE	REVISION

8-19-10



PRIMO PLAZA
ELEVATIONS

Scale:	1/8" = 1'-0"
Date:	7/27/10
Project No.:	10402
Drawn:	SM
Checked:	WM

SHEET
A3 OF
7