



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 17, 2015**

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 p.m. in the Annex Conference Room, 4004 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 27, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a Final Replat for Briarwood Armstrong Addition located at 3001 Lakeview Parkway further described as being a replat of all of Lot 3R, Block A, LSW Rowlett Addition and being 15. 416 acres out of the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (FP46-2015).

D. ADJOURNMENT

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

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

A handwritten signature in black ink, appearing to read "Garrett Langford".

Garrett Langford, Principal Planner

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Jason Berry, Kim Clark, Stephen Ritchey

ABSENT: Commissioner Jonas Tune

STAFF PRESENT: Director of Development Services Marc Kurbansade, City Engineer Walter Allison, Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Development Services Coordinator Lola Isom

WORK SESSION

i. **Call to Order**

Chairman Karl Crawley called the Work Session to order at 6:00 p.m.

ii. **Discuss items on the regular agenda**

Garrett Langford, Principal Planner, summarized Item C.1., a Special Use Permit request for a day care center, on the Regular Agenda. He provided background on the case and stated that the public hearing notifications revealed some concern with traffic due to the proposed facility being adjacent to Princeton Road and Dalrock Road. Mr. Langford stated that the applicant was required to provide a Traffic Impact Analysis. There was discussion amongst the Commission regarding how Traffic Impact Analyses are conducted, visibility, traffic light warrants, safety concerns regarding the intersection and getting children into the school, and school zones. Mr. Langford provided data in regards to no accident being on record for that particular intersection since 2013.

Daniel Acevedo, Urban Design Manager, provided background on Item C.2. on the Regular Agenda. He explained that the Major Warrant for the Homestead at Liberty Grove development was for a reduction in lot size. He provided detail regarding the reasoning behind the reduction, front porch requirements, and the builders. Mr. Acevedo reiterated the fact that Major Warrants are not to be seen as setting precedence.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

Mr. Acevedo summarized Item C.3. on the Regular Agenda. He stated that the proposal was to rezone the Canterbury Cove development to Form Based Code. He provided detail on the property and the Active Living District. There was discussion amongst the Commission regarding the number of potential lots in SF40 zoning, lakefront properties, trees, trail network, topography, public open space, and a Traffic Impact Analysis. Marc Kurbansade, Director of Development Services, confirmed the traffic standard utilized for comparison as being 100 peak hour trips.

There was no discussion held for Item C.4. on the Regular Agenda.

iii. Adjourn.

Chairman Karl Crawley adjourned the Work Session at 6:40 p.m.

REGULAR MEETING

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Jason Berry, Kim Clark, Stephen Ritchey

ABSENT: Commissioner Jonas Tune

STAFF PRESENT: Director of Development Services Marc Kurbansade, City Engineer Walter Allison, Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Karl Crawley called the Regular Meeting to order at 6:45 p.m.

1. Update Report from Director of Development Services.

Mr. Langford reminded the Commission to complete their Open Meetings Act training which is due to the City Secretary's Office by November 16, 2015.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

Mr. Langford also announced that the Village of Rowlett Groundbreaking Ceremony would be held on Wednesday, October 28, 2015 at 10:00 a.m.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 13, 2015.

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

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a request for a Special Use Permit to allow a daycare center located at 7200 Dalrock Road further described as being 1.44 +/- acres in the Hanse Hamilton Abstract No. 548, City of Rowlett, Dallas County, Texas. (SUP40-2015).

Mr. Langford provided background on the Special Use Permit request. He presented a location map and summarized the request. He presented a Concept Plan and summarized the modifications. He presented the proposed landscape buffer, side yard setback, and lot coverage modifications. Mr. Langford provided detail on the Traffic Impact Analysis, summarized the Staff Analysis, and stated that staff recommends approval.

Mr. Langford stated that public hearing notifications were sent out; zero were received in favor and three were received in opposition within the 200 ft. radius notification area and two were received in favor and seven were received in opposition within the 500 ft. courtesy radius notification area. He presented a Public Hearing Notification Map.

There was discussion amongst the Commission regarding the modifications shown on the concept plan and that there have been no accidents on record at the referenced intersection since 2013.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

The applicant came forward to speak:

Phil Craddick
750 E. Interstate 30, Ste. 160
Rockwall, TX 75087

Mr. Craddick summarized his request for the Special Use Permit.

The Director of Operations for the day care center came forward to speak:

Misty Thornton
Director of Operations
Allen, TX 75013

Ms. Thornton explained the child drop-off strategy and addressed the traffic concerns.

There was discussion amongst the Commission regarding parking capacity, staffing capacity, and the teacher-child ratio at the day care center.

Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

Michael Ducote
7313 Silverthorne
Nearby homeowner

Mr. Dukotee stated that the turn into the property would be close to his backyard. He expressed a need for a traffic light at the referenced location, stated concerns for traffic and parking, and said that he was concerned for the children's safety due to the lack of parking. He stated that he opposes this request due safety and traffic concerns, but not the particular use.

No additional speakers came forward.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

Chairman Karl Crawley closed the public hearing.

Vice-Chairman Michael Lucas made a motion to recommend approval of the request. Chairman Karl Crawley seconded and the motion. The motion passed with a 7-0 vote.

- 2. Conduct a public hearing and make a recommendation to City Council on a request for a Major Warrant to modify the Build-to Line for 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 No. 544, City of Rowlett, Dallas County, Texas.**

Mr. Acevedo came forward to present the request and provided background on the case. He presented a location map, the Regulating Plan, and provided background on the Major Warrant process. He presented photographs, a FBC standard cross-section, and an image of the plat that displayed the affected lots.

Mr. Acevedo stated that public hearing notifications were sent out; zero were received in favor and zero were received in opposition within the 200 ft. radius notification area and zero were received in favor and three were received in opposition within the 500 ft. courtesy radius notification area. He said that one additional neutral response was also received. He presented a Public Hearing Notification Map and stated that staff recommends approval of the request.

There was discussion amongst the Commission regarding the build-to line shift and street definition.

The applicant came forward to speak:

Will Guetema
8142 Garland Road
Applicant

Mr. Guetema provided background on the development, stated the names of the builders, revealed other similar developments in Frisco and Carrollton, said that he was seeking high-quality front elevation homes, and expressed his support in regards to the innovative use of the Form Based Code within the City of Rowlett.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

There was discussion amongst the Commission regarding the timeline of the referenced development.

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 recommend approval of the request. Commissioner Thomas Finney seconded and the motion. The motion passed with a 7-0 vote.

- 3. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from the Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District. The subject property is located at 3399 Chiesa Road, further described as being 21.79 +/- acres in the James Hobbs Survey, Abstract No. 571, City of Rowlett, Dallas County, Texas.**

Mr. Acevedo came forward to present the case. He presented a location map, information regarding the Active Living District, and an outline of the Form Based Code development process. He summarized the Staff Analysis and stated that staff recommends approval. Mr. Acevedo presented the Framework Plan, connectivity points, street sections, and the New Neighborhood District category types.

Mr. Acevedo stated that public hearing notifications were sent out; zero were received in favor and one was received in opposition within the 200 ft. radius notification area and one was received in favor, one was received in opposition, and one neutral response was received within the 500 ft. courtesy radius notification area. He presented a Public Hearing Notification Map and stated that staff recommends approval of the request.

There was discussion amongst the Commission regarding no warrants being anticipated at the current time, moderate density residential, and open space allocation.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

The applicant came forward to speak:

Bart Reader
6310 Windmill Circle
Applicant

Mr. Reader summarized the request and dedicated open space. He said that he anticipated new lots, a low demand for townhomes, and estimated an average of 85-90 lots for this development.

Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

Geraldine Hughes
3601 Leewood Lane
Nearby homeowner

Ms. Hughes stated that she was speaking on behalf of three concerned homeowners. She stated that she had no objections to the development, but had unrelated concerns with existing property issues. She expressed concerns in regards to drainage, retaining walls, low-rent housing, traffic impact, and stated her opposition for any commercial development to occur at the referenced property.

The following speaker came forward:

Sheldon McKinney
714 Bayhill
Nearby homeowner

Mr. McKinney asked if the townhomes would be for rent to which Chairman Karl Crawley stated that the Planning and Zoning Commission would not be involved with that type of determination.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

The following speaker came forward:

**Shirley Jenson
3513 Inwood Lane
Nearby homeowner**

Ms. Jenson expressed concern in regards to the traffic impact.

Chairman Karl Crawley requested City Engineer, Walter Allison, to come forward and address some of the concerns expressed throughout the presentation and public hearing. Mr. Allison stated that he anticipates improvements to be conducted on Miller Road in the future, he said that the future Traffic Impact Analysis would help address any traffic concerns later in the process, and he said that drainage concerns would come to light during the development process giving the City an opportunity to address those as well.

Chairman Karl Crawley closed the public hearing.

Commissioner Chris Kilgore stated that the Engineering Division would address their concerns during the development process, explained that Form Based Code requirements raise the quality, and he claimed that he believed that there was a disconnect between the Comprehensive Plan and the Form Based Code.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Alternate Kim Clark seconded and the motion. The motion passed with a 7-0 vote.

- 4. Consider and take action on a Development Plan for Evergreen Senior Living. The subject property is located at 5500 Old Rowlett Road, further described as a 5.50 +/- acres of land located in the John M. Thomas Survey, Abstract No. 1478, City of Rowlett, Dallas County, Texas (Case Number 33-2015).**

Mr. Langford came forward to present the case. He presented the Development Plan and stated that this particular case was before the Commission due to the fact that it was more than 25,000 square feet.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., OCTOBER 27, 2015**

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

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 8:23 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: 11/17/2015

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a Final Replat for Briarwood Armstrong Addition located at 3001 Lakeview Parkway further described as being a replat of all of Lot 3R, Block A, LSW Rowlett Addition and being 15.416 acres out of the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (FP46-2015).

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The Final Plat is where the proposed subdivision is approved upon meeting all applicable development requirements. This Final Plat involves creating seven lots and dedicating the access, fire lane, drainage, utility, and water easements (Attachment 1 – Final Plat).

BACKGROUND INFORMATION

The subject property is located northwest of Rowlett Road and Lakeview Parkway/SH66 (Attachment 1 – Location Map) and retains a zoning designation of General Commercial/Retail (C-2). The Planning and Zoning Commission approved the Preliminary Plat on August 26, 2014. The Civil Plans were approved on June 5, 2014. Over the past few months, the developer has been constructing the Sprouts grocery store and the adjoining retail building on Lot 1 along with the infrastructure to serve the remaining six lots. The developer is proposing a retail and restaurant building for Lot 3, a drive-through restaurant for Lot 5 and an urgent care facility for Lot 6. The developments for Lot 3 and 6 are currently under Development Plan review. The drive-through restaurant will require a Special Use Permit. The development for the remaining lots has not been determined.

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. Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

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

ATTACHMENTS

Attachment 1 – Proposed Final Plat

Attachment 2 – Location Map



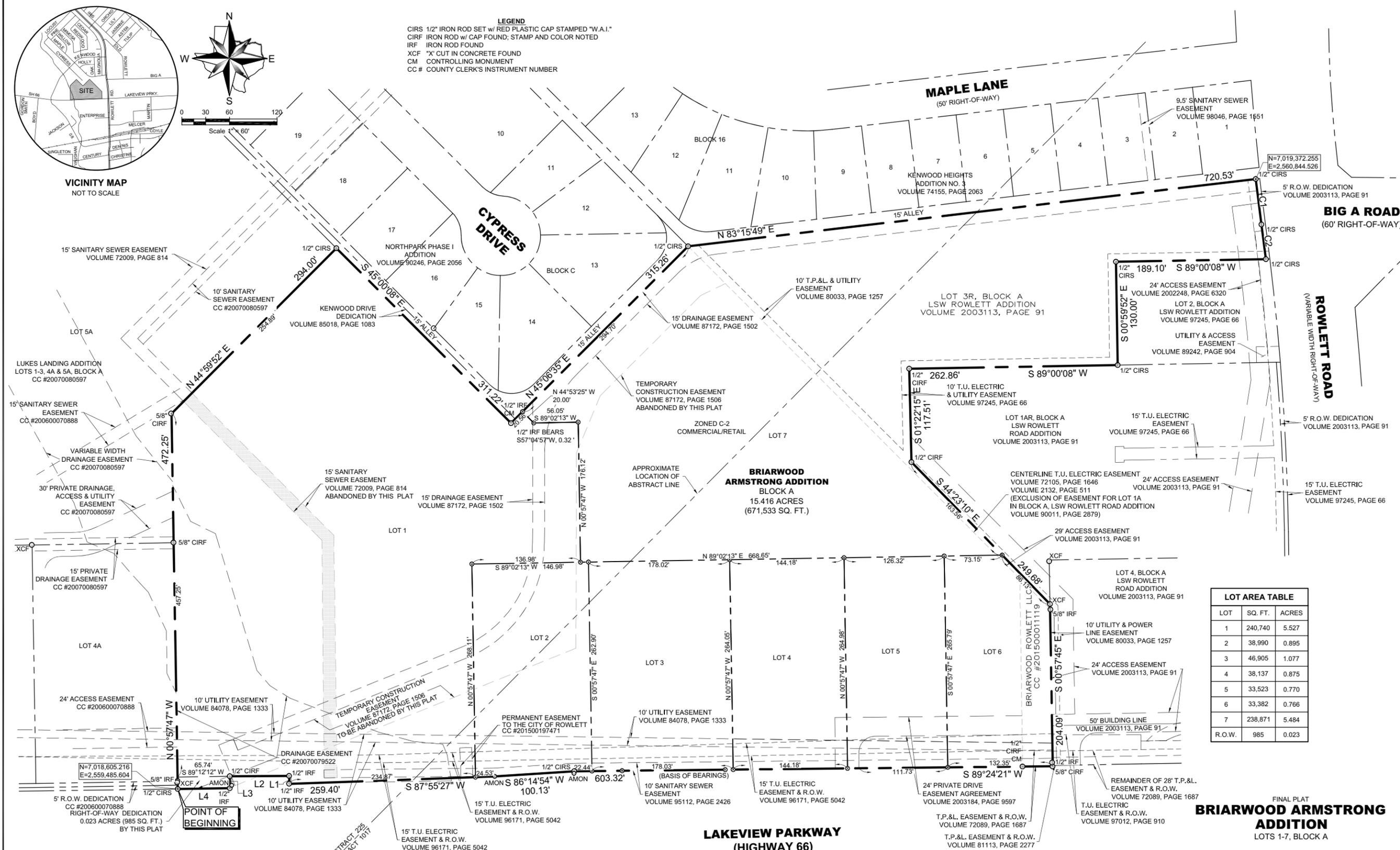
REASON CRIST SURVEY, ABSTRACT NO. 225 and the U. MATTHUSEN SURVEY, ABSTRACT NO. 1017 CITY OF ROWLETT, DALLAS COUNTY, TEXAS BRIARWOOD CAPITAL CORPORATION 2911 TURTLE CREEK BOULEVARD, SUITE 1240 DALLAS, TEXAS 75219

BRIARWOOD ARMSTRONG ADDITION
LOTS 1-7, BLOCK A

FINAL PLAT
Date: 01.02.13
Scale: 1" = 60'
File: 64003-FPLT
Project No.: 64003

SHEET 1 OF 6

S:\64003\SURVEY\PLANS\64003-FPLT.dwg



LOT AREA TABLE

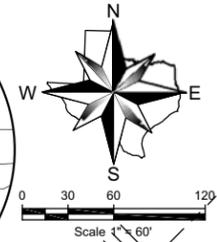
LOT	SQ. FT.	ACRES
1	240,740	5.527
2	38,990	0.895
3	46,905	1.077
4	38,137	0.875
5	33,523	0.770
6	33,382	0.766
7	238,871	5.484
R.O.W.	985	0.023

BRIARWOOD ARMSTRONG ADDITION
LOTS 1-7, BLOCK A

BEING A REPLAT OF ALL OF LOT 3R, BLOCK A, LSW ROWLETT ADDITION, RECORDED IN VOLUME 2003113, PAGE 91, AND BEING 15.416 ACRES OUT OF THE REASON CRIST SURVEY, ABSTRACT NO. 225 AND THE U. MATTHUSEN SURVEY, ABSTRACT NO. 1017, CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Owner: Briarwood Armstrong LLC, Briarwood Rowlett LLC, 2911 Turtle Creek Boulevard, Suite 1240, Dallas, Texas 75219
 Applicant: Briarwood Capital Corporation, 6750 Hillcrest Plaza Drive, Suite 325, Dallas, Texas 75230, ph#: 214-522-7735
 Surveyor: Winkelmann & Associates, Inc., 2911 Turtle Creek Boulevard, Suite 325, Dallas, Texas 75230, ph#: 214-490-7090

LEGEND
 CIRS 1/2" IRON ROD SET w/ RED PLASTIC CAP STAMPED "W.A.I."
 CIRF IRON ROD w/ CAP FOUND; STAMP AND COLOR NOTED
 IRF IRON ROD FOUND
 XCF "X" CUT IN CONCRETE FOUND
 CM CONTROLLING MONUMENT
 CC# COUNTY CLERK'S INSTRUMENT NUMBER



VICINITY MAP
NOT TO SCALE

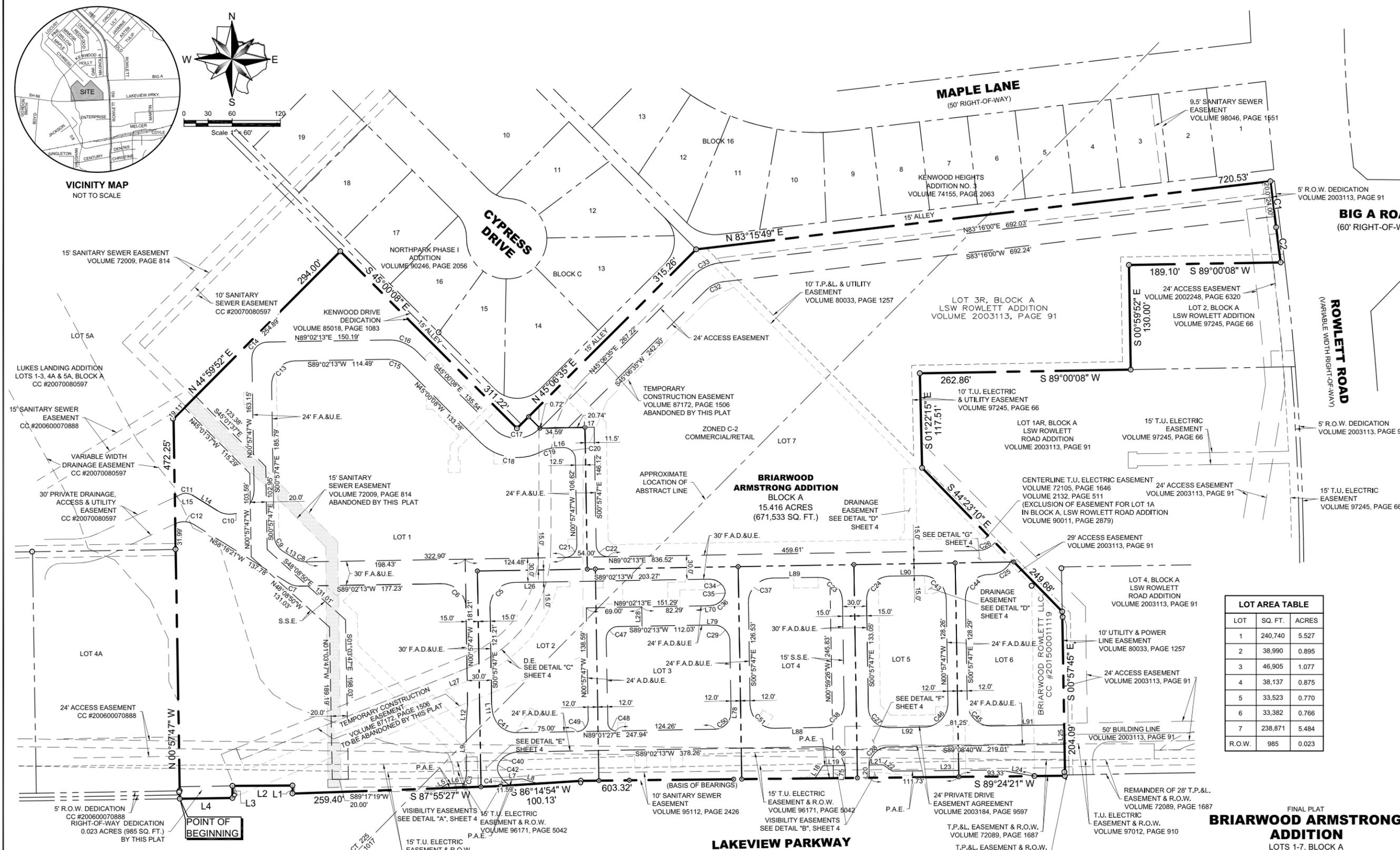
ABBREVIATION LEGEND

F.A.D.&U.E.	DESCRIPTION
F.A.D.&U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
U.D.&U.E.	UTILITY & DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

SHEET INDEX

NO.	DESCRIPTION
1	LOT CONFIGURATION
2	ACCESS & SEWER EASEMENT DETAILS & DIMENSIONS
3	WATER & ONCOR EASEMENT DETAILS & DIMENSIONS
4	ADDITIONAL DETAILS
5	LINE & CURVE TABLES
6	OWNERS CERTIFICATE & DEDICATION

REASON CRIST SURVEY - ABSTRACT 225
 V. MATTHUSEN SURVEY - ABSTRACT 1017



LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	240,740	5.527
2	38,990	0.895
3	46,905	1.077
4	38,137	0.875
5	33,523	0.770
6	33,382	0.766
7	238,871	5.484
R.O.W.	985	0.023

ABBREVIATION LEGEND

- F.A.D.&U.E. FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- F.A.&U.E. FIRELANE, ACCESS, & UTILITY EASEMENT
- A.D.&U.E. ACCESS, DRAINAGE & UTILITY EASEMENT
- U.&D.E. UTILITY & DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
BRIARWOOD ARMSTRONG ADDITION
 LOTS 1-7, BLOCK A

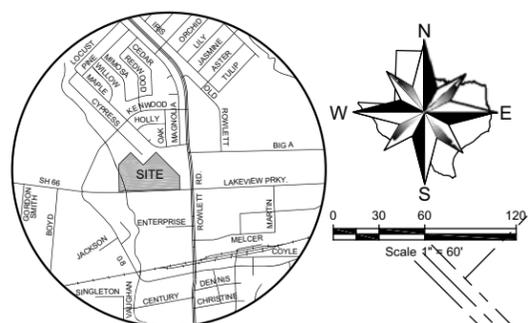
BEING A REPLAT OF ALL OF LOT 3R, BLOCK A, LSW ROWLETT ADDITION, RECORDED IN VOLUME 2003113, PAGE 91, AND BEING 15.416 ACRES OUT OF THE REASON CRIST SURVEY, ABSTRACT NO. 225 AND THE U. MATTHUSEN SURVEY, ABSTRACT NO. 1017, CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Owner:
 Briarwood Armstrong LLC
 Briarwood Rowlett LLC
 2911 Turtle Creek Boulevard,
 Suite 1240
 Dallas, Texas 75219

Applicant:
 Briarwood Capital Corporation
 2911 Turtle Creek Boulevard,
 Suite 1240
 Dallas, Texas 75230
 ph#: 214-522-7735

Surveyor:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 325
 Dallas, Texas 75230
 ph#: 214-490-7090

VICINITY MAP
 NOT TO SCALE



POINT OF BEGINNING

REASON CRIST SURVEY - ABSTRACT 225
 V. MATTHUSEN SURVEY - ABSTRACT 1017

LAKEVIEW PARKWAY
 (HIGHWAY 66)
 (VARIABLE WIDTH RIGHT-OF-WAY)

BIG A ROAD
 (60' RIGHT-OF-WAY)

ROWLETT ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

BRIARWOOD ARMSTRONG ADDITION
 BLOCK A
 15.416 ACRES
 (671,533 SQ. FT.)

CYPRESS DRIVE

MAPLE LANE
 (50' RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT
 VOLUME 72009, PAGE 814

10' SANITARY SEWER EASEMENT
 CC #20070080597

KENWOOD DRIVE DEDICATION
 VOLUME 85018, PAGE 1083
 N89°02'13"E 150.19'

15' SANITARY SEWER EASEMENT
 VOLUME 72009, PAGE 814
 ABANDONED BY THIS PLAT

24' F.A.&U.E.



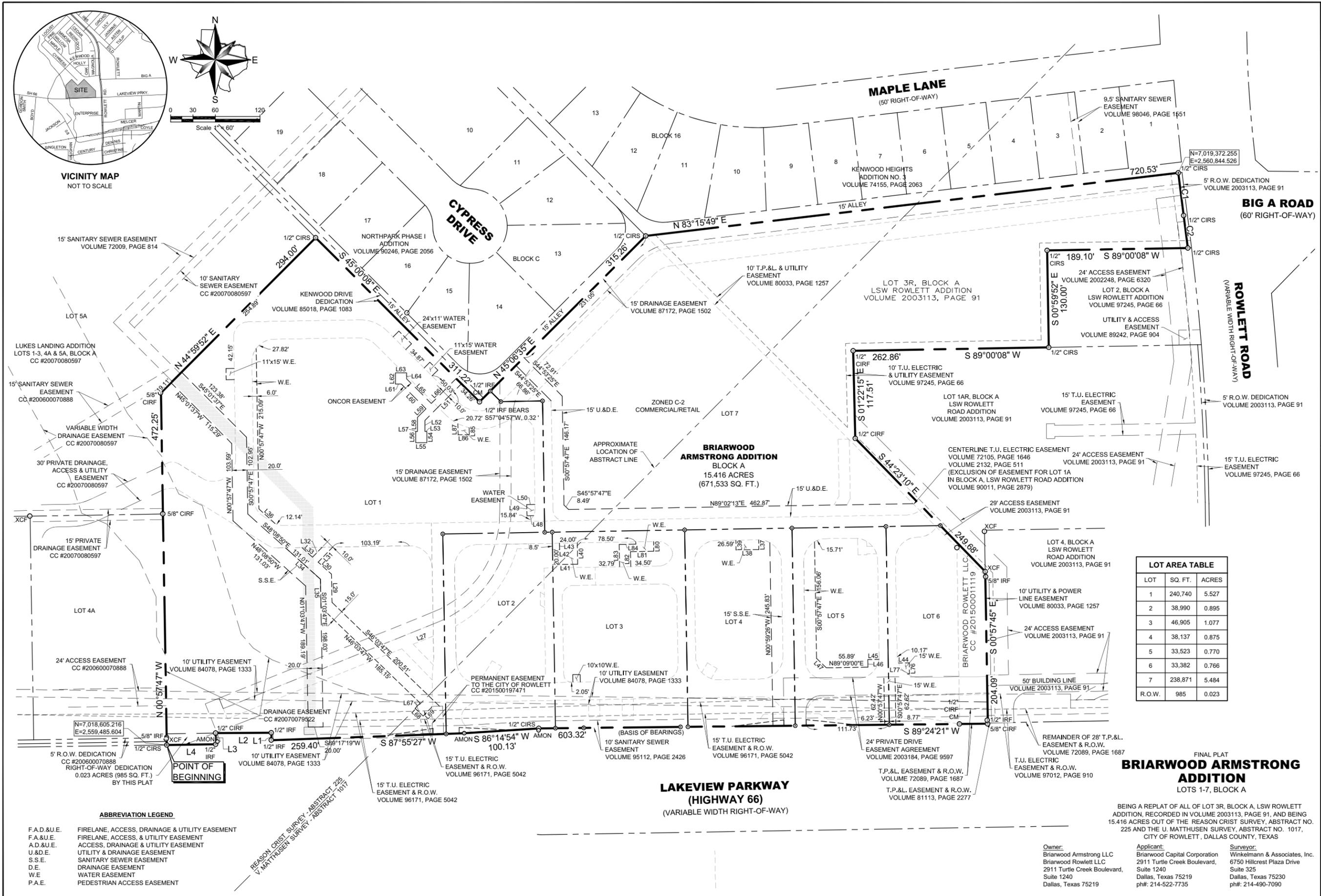
REASON CRIST SURVEY, ABSTRACT NO. 225 and the U. MATTHUSEN SURVEY, ABSTRACT NO. 1017
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
BRIARWOOD CAPITAL CORPORATION
2911 TURTLE CREEK BOULEVARD, SUITE 1240
DALLAS, TEXAS 75219

FINAL PLAT
BRIARWOOD ARMSTRONG ADDITION
LOTS 1-7, BLOCK A

Date : 01.02.13
Scale : 1" = 60'
File : 64003-FPLT
Project No. : 64003

SHEET
3
OF
5

S:\64003\SURVEY\PLANS\64003-FPLT.dwg



LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	240,740	5.527
2	38,990	0.895
3	46,905	1.077
4	38,137	0.875
5	33,523	0.770
6	33,382	0.766
7	238,871	5.484
R.O.W.	985	0.023

ABBREVIATION LEGEND

- F.A.D.&U.E. FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- F.A.&U.E. FIRELANE, ACCESS, & UTILITY EASEMENT
- A.D.&U.E. ACCESS, DRAINAGE & UTILITY EASEMENT
- U.&D.E. UTILITY & DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
BRIARWOOD ARMSTRONG ADDITION
LOTS 1-7, BLOCK A

BEING A REPLAT OF ALL OF LOT 3R, BLOCK A, LSW ROWLETT ADDITION, RECORDED IN VOLUME 2003113, PAGE 91, AND BEING 15.416 ACRES OUT OF THE REASON CRIST SURVEY, ABSTRACT NO. 225 AND THE U. MATTHUSEN SURVEY, ABSTRACT NO. 1017, CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Owner:
Briarwood Armstrong LLC
Briarwood Rowlett LLC
2911 Turtle Creek Boulevard,
Suite 1240
Dallas, Texas 75219

Applicant:
Briarwood Capital Corporation
2911 Turtle Creek Boulevard,
Suite 1240
Dallas, Texas 75230
ph#: 214-522-7735

Surveyor:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph#: 214-490-7090

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Briarwood Capital Corporation, are the sole owners of a tract of land situated in the REASON CRIST SURVEY, ABSTRACT NO. 225 and the U. MATTHUSEN SURVEY, ABSTRACT NO. 1017, in the City of Rowlett, Dallas County, Texas, being the remainder of a called 27.306 acre tract of land described in deed to Schrade Properties, LP, recorded in Volume 2005106, Page 9291, Deed Records, Dallas County, Texas, all of a tract of land described in deed to Briarwood Rowlett, L.L.C. as recorded in County Clerk's Instrument No. 201500011119, Official Public Records, Dallas County, Texas, and also being all of Lot 3R, Block A, LSW Rowlett Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 2003113, Page 91, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner in the Northerly right-of-way of Lakeview Parkway (State Highway 66), a variable width right-of-way, said iron rod being South 00 deg 57 min 47 sec East, a distance of 9.79 feet from the Southeast corner of a called 14.615 acre tract of land described in deed to KMS Retail Huntsville, LP, recorded in County Clerk's Instrument No. 200503630001, Official Public Records, Dallas County, Texas, and the Southeast corner of Lot 4A, Block A, Lukes Landing Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Final Plat thereof recorded in County Clerk's Instrument No. 20070080597, Official Public Records, Dallas County, Texas;

THENCE North 00 deg 57 min 47 sec West, with the Easterly line of said Lukes Landing Addition, and the Easterly line of KMS Retail Huntsville, LP tract, a distance of 472.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 44 deg 59 min 52 sec East, with the Easterly line of said Lukes Landing Addition, a distance of 294.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner in the Southwesterly right-of-way line of a 7.5 foot Kenwood Drive Dedication as recorded, by plat, in Volume 85108, Page 1083, Deed Records, Dallas County, Texas;

THENCE South 45 deg 00 min 08 sec East, with the Southwesterly right-of-way of said 7.5 foot dedication, a distance of 311.22 feet to a point for corner from which a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 45 deg 06 min 35 sec East, a distance of 315.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner with the Southeastery line of Northrup, Phase I Addition, as recorded in Volume 90246, Page 2056, Deed Records, Dallas County, Texas, a Southerly corner of Kenwood Heights Addition No. 3, as recorded in Volume 74155, Page 2063 Deed Records, Dallas County, Texas, and the Northwest corner of said Lot 3R Block A;

THENCE North 83 deg 15 min 49 sec East, along the Southeast line of a 15-foot alley dedicated by said Kenwood Heights Addition No. 3 and the Northwest line of said Lot 3R, a distance of 720.53 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set at the intersection of the Southeast line of said 15-foot alley with the Westerly right-of-way of Rowlett Road, a variable width right-of-way, as established by 5-foot right-of-way dedication shown on said Kenwood Heights Addition No. 3, said point being the beginning of a non-tangent curve to the left having a radius of 3,050.00 feet, a central angle of 01 deg 04 min 52 sec, a chord bearing of South 07 deg 10 min 12 sec East, and a chord length of 57.54 feet;

THENCE along the Easterly line of said Lot 3R, the Westerly right-of-way of said Rowlett Road, and said non-tangent curve to the left, an arc distance 57.55 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the right having a radius of 3,250.00 feet, a central angle of 00 deg 46 min 29 sec, a chord bearing of South 07 deg 19 min 24 sec East, and a chord length of 43.94 feet;

THENCE continuing along the Easterly line of said Lot 3R, the Westerly right-of-way of said Rowlett Road, and said curve to the right, an arc distance of 43.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner on the North line of Lot 2, Block A, LSW Rowlett Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 97245, Page 66, Deed Records, Dallas County, Texas;

THENCE South 89 deg 00 min 08 sec West, departing the Westerly right-of-way of said Rowlett Road, along the North line of said Lot 2, a distance of 189.10 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Northwest corner of said Lot 2;

THENCE South 00 deg 59 min 52 sec East, along the West line of said Lot 2, a distance of 130.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Southwest corner of said Lot 2, said point being on the North line of Lot 1AR, Block A, of said LSW Rowlett Road Addition (Volume 2003113, Page 91);

THENCE South 89 deg 00 min 08 sec West, along the North line of said Lot 1AR, a distance of 262.86 feet to a 1/2-inch iron rod found for the Northwest corner of said Lot 1AR;

THENCE South 01 deg 22 min 15 sec East, along the West line of said Lot 1AR, a distance of 117.51 feet to a 1/2-inch iron rod found for corner;

THENCE South 44 deg 23 min 10 sec East, along the Southwest line of said Lot 1AR, a distance of 249.68 feet to an "X" cut in concrete found for corner of the West line of Lot 4, Block A, of said LSW Rowlett Road Addition (Volume 2003113, Page 91), said point being the Northeast corner of said Briarwood Rowlett tract;

THENCE South 00 deg 57 min 45 sec East, along the West line of said Lot 4 and the East line of said Briarwood Rowlett tract, a distance of 204.09 feet to a 1/2-inch iron rod with red plastic cap stamped "1890" found for corner on the North right-of-way said Lakeview Parkway, said point being the Southwest corner of said Lot 4 and the Southeast line of said Briarwood Rowlett tract;

THENCE along the Northerly right-of-way of said Lakeview Parkway and the Southerly line of said Schrade tract and said Briarwood Rowlett tract, the following courses and distances:

- South 89 deg 24 min 21 sec West, a distance of 603.32 feet to an aluminum monument found for corner;
South 86 deg 14 min 54 sec West, a distance of 100.13 feet to an aluminum monument found for corner;
South 87 deg 55 min 27 sec West, a distance of 259.40 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;
North 00 deg 19 min 26 sec West, a distance of 10.00 feet to a 1/2-inch iron rod found for corner;
South 89 deg 40 min 34 sec West, a distance of 75.00 feet to a 1/2-inch iron rod found for corner;
South 00 deg 19 min 26 sec East, a distance of 15.00 feet to a 1/2-inch iron rod found for corner;

South 89 deg 12 min 12 sec West, a distance of 65.57 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 15.416 acres or 671,533 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 23rd day of June, 2014, utilizing G.P.S. measurement from the City of Rowlett Monuments Nos. C-1 and C-3.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Briarwood Capital Corporation, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as BRIARWOOD ARMSTRONG ADDITION, Lots 1-7, Block A, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2015.

BY: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ day of _____, 2015.

Notary Public in and for State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify, that I have 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration #5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr. #325
Dallas, Texas 75230
972/490-7090

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LEONARD J. LUEKER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This _____ day

of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires: _____

ACCESS EASEMENT

The undersigned does covenant and agree that the access easements may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Rowlett, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The drainage and floodway easement as shown and described by bearings and distances on Lot 1-7, Block A, of the plat is called "Drainage and Floodway Easement." The Drainage and Floodway Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodway Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodway Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodway Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Rowlett shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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
BRIARWOOD ARMSTRONG ADDITION
LOTS 1-7, BLOCK A

BEING A REPLAT OF ALL OF LOT 3R, BLOCK A, LSW ROWLETT ADDITION, RECORDED IN VOLUME 2003113, PAGE 91, AND BEING 15.416 ACRES OUT OF THE REASON CRIST SURVEY, ABSTRACT NO. 225 AND THE U. MATTHUSEN SURVEY, ABSTRACT NO. 1017, CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Owner: Briarwood Armstrong LLC, 2911 Turtle Creek Boulevard, Suite 1240, Dallas, Texas 75219
Applicant: Briarwood Capital Corporation, 2911 Turtle Creek Boulevard, Suite 1240, Dallas, Texas 75219, ph#: 214-522-7735
Surveyor: Winkelmann & Associates, Inc., 6750 Hillcrest Plaza Drive, Suite 325, Dallas, Texas 75230, ph#: 214-490-7090

Table with columns: No., DATE, REVISION, APPROVAL. Includes logo for Winkelmann & Associates, Inc. and contact information.

REASON CRIST SURVEY, ABSTRACT NO. 225 and the U. MATTHUSEN SURVEY, ABSTRACT NO. 1017 CITY OF ROWLETT, DALLAS COUNTY, TEXAS
BRIARWOOD CAPITAL CORPORATION
2911 TURTLE CREEK BOULEVARD, SUITE 1240 DALLAS, TEXAS 75219

FINAL PLAT
BRIARWOOD ARMSTRONG ADDITION
LOTS 1-7, BLOCK A

Date : 01.09.14
Scale : N/A
File : 64003-FPLT
Project No. : 64003

SHEET
OF

