



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 9, 2016**

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 the Planning and Zoning Commission's response to City Council's charge to prepare information for Council's consideration with respect to the Commission's function(s).
- iii. Discuss Long Term Recovery – Construction Sub-Committee.
- iv. Discuss items on the regular agenda.
- v. 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 Staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of January 26, 2016.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take action on an Alternative Landscape Plan application for First Choice ER located at 3301 Lakeview Parkway, further described as Lot 6, Block A, Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.
2. Consider appointing a Commissioner to the Long Term Recovery – Construction Sub-Committee.

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 cursive script, 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., January 26, 2016**

PRESENT: Chairman Michael Lucas, Vice-Chairman Jonas Tune, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Stephen Ritchey, Kim Clark

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

WORK SESSION

i. Call to Order

Chairman Michael Lucas called the Work Session to order at 6:00 p.m.

ii. Discuss the Planning and Zoning Commission's response to City Council's charge to prepare information for Council's consideration with respect to the Commissions function(s).

Chairman Lucas provided an overview of the discussion that occurred at the December 1, 2015, City Council meeting between the City Council and various board and commission chairs. He explained that Council requested that the chairs go back to their individual board or commission and brainstorm performance measures by which the Council can evaluate them by, as well as any needs the individual board or commission may have that the Council can provide assistance with in order to help the board or commission be more effective. Council indicated that boards and commissions should provide information regarding any changes to function or purpose of the boards and commission.

After discussing those topics the following items were agreed upon by the Commission as important items to convey to the City Council:

- A yearly training would be helpful for both the Commission and Council in order to receive a review of the comp plan, zoning codes, new urbanist principles, and the City's overarching goals for development. This is especially important when new members are appointed/elected. In addition to a detailed training, it is important to revisit on an annual or bi-annual basis with City Council on where we've been as a City, where we're going and what may need to be amended in the comp plan and/or zoning codes to meet the City's development goals.
- It would be helpful for the Council to be more engaged in understanding the Commission's recommendations, especially when items are continuous and draw significant public opposition. This could be accomplished by reinstating a Council Member as a P&Z Liaison. The liaison would attend P&Z Meetings and be

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responsible for conveying information directly to the Council regarding P&Z matters as appropriate.

At the end of the discussion staff conveyed that they would discuss internally and begin putting together a training schedule for discussion at a future meeting. Chairman Lucas requested staff to include another discussion item regarding this topic on the February 9, 2016, Work Session Agenda to allow the Commission to continue the conversation if they so desire.

iii. Discuss Items on the Regular Agenda

No items were discussed.

iv. Adjourn

Chairman Lucas adjourned the work session at 6:28 p.m. and stated that the Commission would reconvene in the Council Chambers for the Regular Session at 6:30 p.m.

REGULAR MEETING

PRESENT: Chairman Michael Lucas, Vice-Chairman Jonas Tune, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Stephen Ritchey (voting member), Kim Clark

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

A. CALL TO ORDER

Chairman Lucas called the Regular Meeting to order at 6:33 p.m.

1. Update Report from Staff.

Principal Planner, Garrett Langford, stated that he did not have an update at this time.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of January 12, 2016.

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Commissioner James Moseley made a motion to approve the minutes with the condition that the spelling of his name be corrected. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7/0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3801 Castle Drive further described as being Lot 4, Block 1 of the Castle Park Estates, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He provided a location map to help orient the Commissioners to the subject property. He explained that the proposed accessory structure is already substantially under construction. The structure was brought to staff's attention when it was discovered that the property owner was building it without a permit. He stated that due to the fact that the structure does not meet the base zoning requirements because of the size and building materials an SUP is required. He provided a map showing oversized accessory structures in the area ranging from 720 square feet to 1,200 square feet in size and pointed out that this kind of structure is not out of character with the area. He provided an overview of the public hearing notice responses. Ultimately he recommended denial based on the fact that at 1,500 sq. ft. the accessory structure is more than half of the size of the 2,467 square-foot house. As such it is questionable if it can be considered an accessory use since by definition an accessory structure should clearly be subordinate to the primary use.

Chairman Lucas opened the public hearing and seeing no speakers closed it. He then asked for discussion from the Commission. Commissioner Chris Kilgore stated that the proposal is consistent with the neighborhood and does not have an issue with it. Commissioner Thomas Finney asked what the property directly behind the subject property is zoned. Mr. Langford commented that he didn't remember the exact zoning district, but knew it was part of the North Shore Master Plan. Commissioner Kilgore stated that based on the public hearing responses in the packet there were concerns about the building being used as a commercial business and asked if there were any reassurances staff could provide about that concern. Mr. Langford confirmed that the applicant has a pool company and it would be the City's home occupation regulations. Commissioner Finney stated that he did not object to the structure, but did object to the building materials and would like to see a higher quality building material used. Chairman Lucas asked if Commissioner Finney

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would like to include an alternative material as a condition in a motion and he stated that he did not think he wanted to dictate materials, but would make a motion. With that, Commissioner Finney made a motion to recommend denial of the item. The motion was seconded by Commissioner Moseley and passed with a 5/2 vote with Commissioners Kilgore and Estevez casting the opposing votes.

2. **Conduct a public hearing and make a recommendation to City Council regarding a request for a rezoning from a Single Family-8 Zoning District to a Planned Development District with an underlying base district of Multi-Family Attached Residential Townhouse (MF-TH) for the purpose of constructing 12 townhomes. The subject property is located at 10206 Liberty Grove Road further described as being 3.149 +/- acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He provided a location map to help orient the Commissioners to the subject property. He stated that this item had been tabled from the December 8, 2015 meeting to allow the applicant to meet with the adjacent property owners and work to address their concerns. He stated that that the case had been re-noticed to provide the opportunity for another public hearing at this time. He provided an overview of the case and focused on the changes that the applicant had made since the last hearing in December. In summary, the applicant reduced the number of townhomes from 14 to 12 in order to expand the buffer between their proposed street and the adjacent property from 5 to 15 feet. In addition, the applicant identified a more detailed trail network throughout the property. Mr. Langford reiterated staff's position that was conveyed at the December 8, 2015, meeting indicating that while the applicant had made a concerted effort to work with the adjacent property owner, staff was still recommending denial of the proposal based on the fact that the proposal does not meet the overall intent of the Realize Rowlett 2020 Comprehensive Plan because it is an isolated development that is not designed in context with the surrounding area. He provided an overview of the public hearing notice responses and concluded his presentation.

Chairman Lucas asked if there were any questions for staff at that time and being none he opened the public hearing. Seeing no speakers he closed the public hearing and called for discussion from the Commission. Commissioner Kilgore indicated that he does not have any problems with the proposal and that the developer is a victim of circumstance. Due to the location and existing development in the area it has to be a piecemealed and isolated project. He pointed out that with the landscaping in the area the project will not be very visible. He indicated that he did not find staff's objections compelling, specifically in regards to connectivity, architectural elements,

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and the configuration of the open space. Lastly, since the adjacent property owner will be the most effected by the project and is now accepting of the proposal, then he applauded the developer for their efforts in modifying the plan. Commissioner Moseley stated that he is not supporting the item because he thinks it will ultimately look like an island since there is no coordination with the adjacent properties. He indicated that he thinks this is the wrong project in the wrong place. Commissioner Finney stated concerns about the compatibility of the proposed project with the surrounding area and why he did not deem it appropriate for this area. Vice-Chairman Jonas Tune stated that townhomes may have been vilified in the past as not being compatible with other adjacent residential properties, but in this case there are unique challenges. Based on the applicant's efforts to incorporate open space and work with the adjacent property owners he stated that he is in support of the proposal. With no additional discussion Commissioner Finney made a motion to recommended denial of the proposal. The motion was seconded by Commissioner Moseley. The motion failed with a 2/5 vote. Commissioner Kilgore made a motion to recommend approval of the item. The motion was seconded by Vice-Chairman Tune and passed with a 5/2 vote with Commissioners Finney and Moseley casting the opposition votes.

- 3. Conduct a public hearing and make a recommendation on a request to amend previously approved Planned Development Ordinance 022-15 specifically as it pertains to exterior building materials. The subject property is located at 5500 Rowlett Road, being a 5.50 +/- acre portion of a 12.79 +/- acre parcel located in Tract 14 of the John M. Thomas Survey, Abstract 1478, Page 460, City of Rowlett, Dallas County, Texas.**

Erin Jones, Senior Planner, came forward to present the case. She provided a location map to help orient the Commissioners to the subject property. She provided a history of the project stating that the City Council approved the original Planned Development in June 2015. Since that time the applicant has been working through the development process. Recently they brought it to staff's attention that due to current construction costs they were not going to be able to move forward with the exterior building materials as previously approved, which 70% brick/stone and 30% cementitious siding. She went on to explain that they are requesting the following:

- The clubhouse, which is considered the main focal point of the building will remain 70% brick/stone and 30% cementitious siding.
- All other facades visible from the street will be changed to 60% brick/stone and 40% cementitious siding.

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- All courtyard facades visible to residents only will be changed to 40% brick/stone and 60% cementitious siding.

She provided a façade plan to visually show the proposed materials. She then provided an overview of the base Rowlett Development Code requirements stating that it requires 100% brick, stone or stucco, but allows for the consideration of alternative building materials that meet the intent of the code. In summary, durable materials that encourage visual variety. She stated that since that section of code was adopted in 2006 cementitious siding products have become more widely accepted in Rowlett and are rarely denied as they are seen a quality products. Based on that she recommended approval of the request. She provided an overview of the public hearing responses and concluded her presentation. Chairman Lucas asked if there was any questions or discussion at this time. Commissioner Moseley requested clarification on the request in relation to the base zoning requirement and stated that he had concerns about the large reduction in brick and stone and that they were varying so far from the base 100% requirement. With no other comments at that time Chairman Lucas opened the public hearing.

Tony Sisk, Churchill Residential, 5605 N. MacArthur Blvd, Irving, TX came forward to speak. He stated that he is the applicant for the project and does not make a habit of coming back to cities to request reductions based on finances, but due to construction price gouging the cost is going a million dollars over their budget as it is currently approved today. He stated that in all his years they have never done a product they are not proud of and provided the commission with architectural examples of projects that use the siding materials they are proposing in Rowlett. He reiterated that when many cities put masonry standards in place the siding products are not what they are today and that now they are largely accepted as a durable material with a long term warranty. Chairman Lucas asked what kind of long term warranty they offer. Mr. Sisk replied that typically it is a 30 year warranty. With no additional speakers Chairman Lucas closed the public hearing and asked for discussion from the Commission. Commissioner Kilgore stated that he did not have a problem with it and it is accepted in the Form Based Code as a quality product. The original requirement of brick and stone was intended to help ensure the long term maintenance of buildings, but the new siding products are meeting that goal these days too. Commissioner Estevez stated that it is a good looking building and as someone with elderly parents who may be relocating to the area, she hopes it gets built. With no other comments Commissioner Kilgore moved to recommend approval of the item. Commissioner Estevez seconded the motion. The motion passed with a 7/0 vote.

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- 4. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with the Briarwood Armstrong Addition. The subject property is located at 3001 Lakeview Parkway, further described as Lots 1-4 and 7, Block A of Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He provided a location map to help orient the Commissioners to the subject property. He stated that this is a revised mitigation plan in relation to the Sprouts development that was approved in 2014. At that time there was only a site plan for the Sprouts development, whereas now there are out parcels to be taken into consideration. This request relates to Lot 3, Chipotle and Pie Five and there are seven more protected trees to be removed, being an additional 110 caliper inches. This is due to the placement of the building and the parking lot. This brings the grand total to 293 inches to be removed and 236 inches saved, so mitigation will be required. There is not additional room on site to plan additional trees, so the applicant is requesting to pay the fee in lieu of planting. With that he concluded his presentation. Chairman Lucas asked for questions from the Commission. Commissioner Kilgore asked Mr. Langford to pull up the plan again and clearly point out which trees will be preserved and which will be removed. Commissioner Kilgore pointed out that these are fairly substantial trees as there are a lot of inches in a relatively small amount of trees. With no additional discussion Commissioner Moseley made a recommendation to approve the item. The Motion was seconded by Commissioner Finney and passed with a 7/0 vote.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 7:24 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: 02/09/2016

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and take action on an Alternative Landscape Plan application for First Choice ER located at 3301 Lakeview Parkway, further described as Lot 6, Block A, Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant is requesting an Alternative Landscape Plan (ALP) is to plant two six-inch caliper canopy trees instead of planting four three-inch caliper canopy trees and to locate of those in the side yard. This request is for the proposed First Choice ER development located on Lot 6 of the Briarwood Armstrong Addition (Attachment 1).

BACKGROUND INFORMATION

The subject property is zoned General Commercial/Retail (C-2) and is located at 3301 Lakeview Parkway fronting on the north side of Lakeview Parkway. The proposed development consists of a 6,931 square-foot building that will be occupied by an emergency room facility. The subject property is 0.766 acres in size with 132.35 feet of frontage along Lakeview Parkway. Due to the size of the development plan, the plans are eligible for administrative approval. However, the applicant is requesting modifications to the requirements of the City's landscaping provisions by reducing the number of required trees and locating one of the required trees in the side yard. The Rowlett Development Code (RDC) allows for approval of an ALP by the Planning and Zoning Commission, provided the subject property is less than one gross acre and the total right-of-way frontage is less than 250 feet.

During the review of the Development Plan, Oncor informed the developer that they would not allow the any vegetation above five feet in height within their easement located along the frontage of the subject property (Attachment 2). Oncor's easement is located over the same area that the RDC requires four canopy three-inch caliper trees in the right-of-way landscape buffer and two parking island trees. See image below.

DISCUSSION

Section 77-504.1.4 of the RDC outlines approval criteria of ALPs. Staff recommends that the Planning and Zoning Commission consider the request based on these approval criteria as detailed below. Staff comments are provided in bold italics.

1. There are unique characteristics of the property site design or use that warrant special consideration to modify or deviate from the requirements of this section and that these characteristics are not self-created

The location of Oncor's easement along the frontage subject property constricts the applicant's ability to comply with the landscape tree requirements.

2. The ALP meets or exceeds the minimum requirements of this section while recognizing the unusual site design or use restraints on the property

While the proposed ALP the reduces the number of required trees by two, it does offer to offset the reduction by upsizing two canopy trees from the minimum three-inch caliper to six-inch caliper. This results in the same amount caliper inches if four canopy trees were planted at three-inch caliper.

3. Approval of the ALP will provide for both increased consistency and compatibility with adjacent projects located in the general vicinity of the property

The requested ALP is the result of a change in Oncor's policy to no longer allow any tree plantings with a mature height of five feet or more within their easements for their high-voltage transmission lines.

4. The ALP conforms to the requirements of this section and no modifications are requested except those explicitly provided in Section 77-504.1.2(b)

The standards proposed for modification with this plan are the tree buffer standards. Section 77-504.1.2.(b) specifically allows for modifications to landscape buffer requirements for trees.

In summary, the proposed ALP is justified given Oncor's refusal to allow trees within their easement. The proposed ALP meets all other landscaping and buffering requirements and it will offset the two tree reduction by increasing the size of two canopy trees to six caliper inches.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

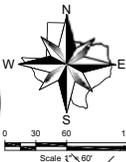
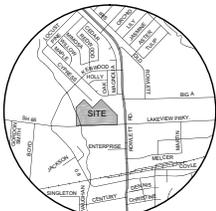
Staff recommends approval of the request.

ATTACHMENTS

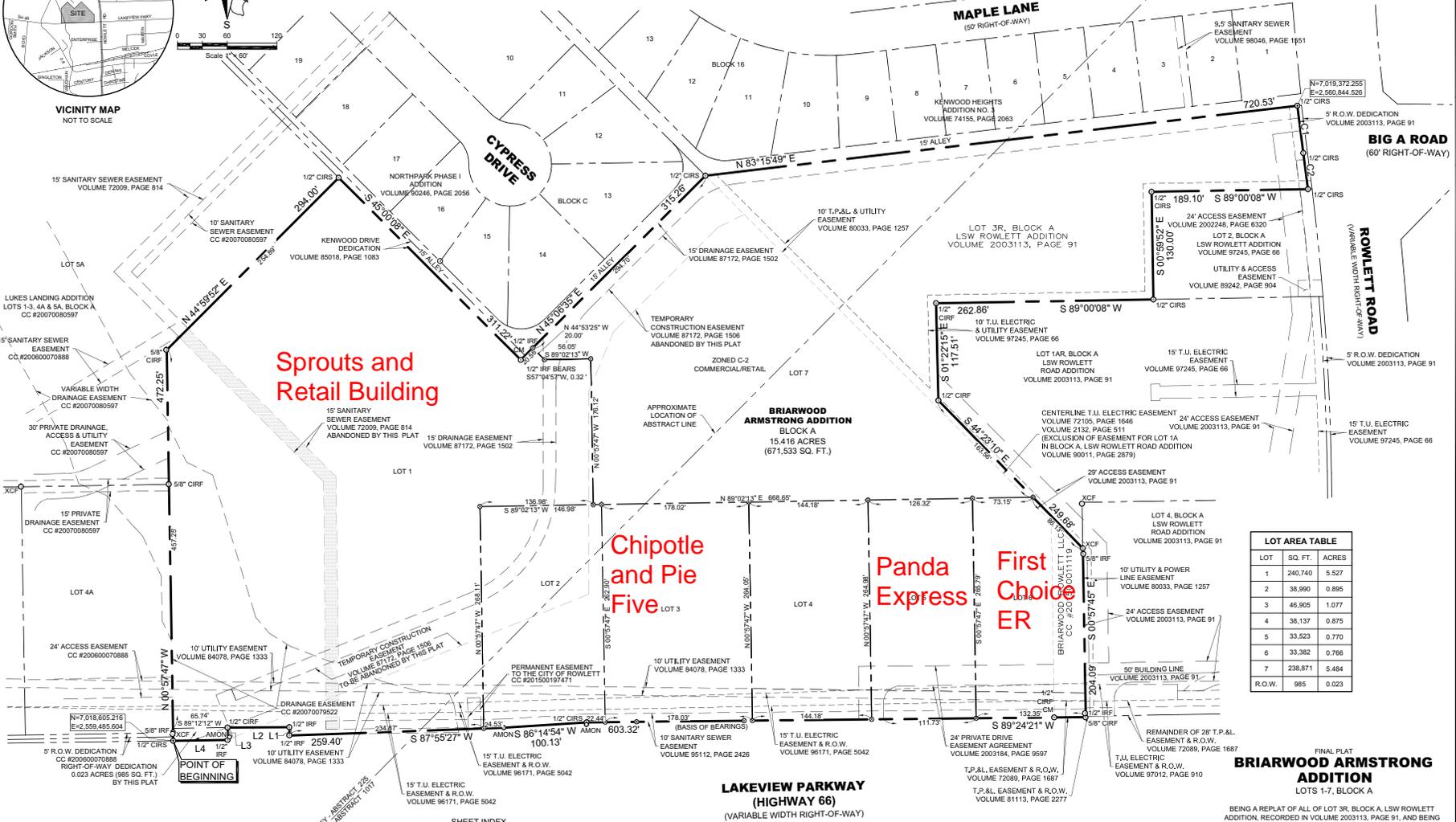
Attachment 1 – Location Map

Attachment 2 – Oncor Correspondents

Attachment 3 – Alternative Landscape Plan



LEGEND
 CIR S 1/2" IRON ROD SET W/ RED PLASTIC CAP STAMPED "W.A.I."
 CIR F 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



LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	240,740	5.527
2	38,990	0.895
3	45,905	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

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. MATTHEWS SURVEY, ABSTRACT NO. 1017, CITY OF ROWLETT, DALLAS COUNTY, TEXAS.

ABBREVIATION LEGEND
 F.A.D.&U.E. FIRELINE, ACCESS, DRAINAGE & UTILITY EASEMENT
 F.A.&U.E. FIRELINE, 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

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

Owner:
 Briarwood Armstrong LLC
 Briarwood Rowlett LLC
 Suite 1240
 Dallas, Texas 75230
 Dallas, Texas 75219

Applicant:
 Briarwood Capital Corporation
 2911 Turtle Creek Boulevard,
 Suite 1240
 Dallas, Texas 75219
 pH# 214-522-7735

Surveyor:
 Winkelmänn & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 325
 Dallas, Texas 75230
 pH# 214-460-7090

Winkelmänn & Associates, Inc.
 SURVEYOR
 6750 HILLCREST PLAZA DRIVE, SUITE 325, DALLAS, TEXAS 75230
 PH: 214-460-7090
 FAX: 214-460-7090
 LICENSE NO. 10001

REASON CRIST SURVEY, ABSTRACT NO. 225 and the U. MATTHEWS 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'
 Plat #: 60002-FPLT
 Project No.: 64003

SHEET 1

Garrett Langford

From: Young, Barry <Barry.Young@oncor.com>
Sent: Monday, November 16, 2015 9:36 AM
To: Garrett Langford
Subject: RE: Landscaping and HV Lines

Garrett,

Thank you for the email and I apologize for the delay. You may recall that Oncor originally sent a letter to the city dated June 8, 2015 but then we realized that we needed to make some clarifications. One of those was the highlighted area below regarding Oncor's discretion. There are going to be places, such as this, where nothing more than 5 ft. can be allowed and then there will be other places where 12 ft. might be ok especially around the ROW fringes. Currently, there are very strict FERC guidelines that must be adhered to regarding 345 kV transmission lines and this is more than likely about to be imposed on 138 kV transmission lines as well. In anticipation of this, we are beginning to prepare for the rule change. Transmission lines are the life blood of the electric grid and they simply must be safeguarded to insure public safety.

Anytime there is a change in the landscaping within a 138 kV transmission ROW, please continue to work thru your Oncor Transmission ROW Agent for approval of the plans or you may certainly contact me. We will have to continue to take these on a case-by-case basis. Please let me know if you have any questions.

Thanks

From: Garrett Langford [mailto:glangford@rowlett.com]
Sent: Thursday, November 12, 2015 3:04 PM
To: Young, Barry
Subject: RE: Landscaping and HV Lines

I wanted to follow on the email below since you're out of the office last week.

Thanks,

Garrett Langford
City of Rowlett
972-412-6166

From: Garrett Langford
Sent: Friday, November 06, 2015 10:11 AM
To: 'Young, Barry' <Barry.Young@oncor.com>
Subject: RE: Landscaping and HV Lines

Barry,

Hope you're doing well. I have a question regarding the Oncor easement for the 138k lines on along Lakeview Parkway. We have a First Choice ER going in as part of the Sprouts development. Jon Bowers at Oncor ROW dept has indicated to them that only shrubs no taller than 5 feet would be allowed. This differs from what was indicated below where it states that vegetation could be allowed below the 138k if it has a mature height of less than 12 feet. I want to reconcile this difference and make sure we're all on the same page.

Thanks,

Garrett Langford
City of Rowlett
972-412-6166

From: Young, Barry [<mailto:Barry.Young@oncor.com>]
Sent: Monday, June 15, 2015 2:25 PM
To: Garrett Langford <glangford@rowlett.com>
Subject: FW: Landscaping and HV Lines

Garrett,

With reference to the Oncor letter dated June 8, 2015 regarding proposed amendments to the landscaping section of the City's development Code; To reduce any ambiguity and further clarify on page 2 of the letter, the Company provides the following:

Please see below number 5 additions and a new number 6. These clarifications should be attached to the June 8 letter.

5) For operating voltages greater than 60,000 volts; No tree, shrub or other vegetation shall be planted in the right-of-way that has a mature height of more than twelve (12) feet; **any plantings shall be based solely on Oncor Electric Delivery's discretion.** No trees or shrubbery will be allowed in 345,000 volt transmission line right-of-way.

6) For operating voltages less than 60,000 volts; Trees should be selected and planted such that at mature height no limbs will be closer than 10 ft. from high voltage lines.

We believe this additional clarity will serve both the City and Oncor well going forward. There are no guarantees with regard to future Federal and state oversight the Company may receive with regards to grid reliability standards on electric transmission lines. We appreciate the City of Rowlett's understanding of this regulatory environment. Please contact me with any questions

Best regards

Barry Young
Sr. Area Manager

Oncor
7309 Frankford Rd.
Dallas, TX 75252-6347

Phone: (972) 985-2066 - Mobile: (469) 261-2417 - Fax: (214) 985-2060
E-mail: barry.young@oncor.com
Visit Oncor at: www.Oncor.com

From: Young, Barry
Sent: Monday, June 08, 2015 1:53 PM
To: 'Garrett Langford'
Subject: RE: Landscaping and HV Lines

Garrett,

Please see the attached letter. If you have any questions at all, please let me know.

From: Garrett Langford [<mailto:glangford@rowlett.com>]
Sent: Thursday, June 04, 2015 8:07 AM
To: Young, Barry
Subject: RE: Landscaping and HV Lines

Hey Barry,

I was checking to see if that letter might be ready today.

Thanks,
Garrett

From: Young, Barry [<mailto:Barry.Young@oncor.com>]
Sent: Wednesday, May 20, 2015 9:18 PM
To: Garrett Langford
Subject: RE: Landscaping and HV Lines

Thanks Garrett

From: Garrett Langford [glangford@rowlett.com]
Sent: Wednesday, May 20, 2015 4:03 PM
To: Young, Barry
Subject: RE: Landscaping and HV Lines

Here is the link to our current landscaping ordinance. https://www.municode.com/library/tx/rowlett/codes/code_of_ordinances?nodeId=VOLIIPAIDERE_CH77DECO_CH77-500DEDEST_S77-504LASC.

Let me know if you have any questions.

Thanks,



Garrett Langford, AICP, CNU-A | Principal Planner
City of Rowlett | 3901 Main St., 75088 | Rowlett, TX 75030-0099
o 972.412.6166 | f 972.412.6228 | glangford@rowlett.com

Visit our Citizen Action Center at www.rowlett.com for questions or requests.

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

OUR PURPOSE IS TO SERVE. IT'S THE ROWLETT WAY!

From: Young, Barry [<mailto:Barry.Young@oncor.com>]
Sent: Wednesday, May 20, 2015 2:36 PM
To: Garrett Langford
Subject: RE: Landscaping and HV Lines

Garrett,

Can you do me a favor and either send me a copy of the ordinance(s) we are talking about or can you send me the numbers? I want to be sure we are looking at the tight ones.

Thanks

From: Garrett Langford [<mailto:glangford@rowlett.com>]
Sent: Wednesday, May 13, 2015 1:58 PM
To: Young, Barry
Subject: Landscaping and HV Lines

Barry,

We're working on updating our policy/ordinance regarding landscaping within Oncor's utility easements. We are requesting a letter from Oncor stating its policy regarding new and existing trees within their high-voltage easements. The letter is needed to justify our policy change and we want to be able relay clearly Oncor's policy to City Council. We hope to brief Council on this matter in June. Is this something that you can provide?

Thanks,



Garrett Langford, AICP, CNU-A | Principal Planner
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**FIRST CHOICE
EMERGENCY ROOM**
LAKEVIEW PARKWAY
ROWLETT, TEXAS

TDSHS #XXXXX

OWNER
**FIRST CHOICE
EMERGENCY
ROOM**
2941 SOUTH LAKE VISTA, STE 200
LEWISVILLE, TX 75067
TODD BRADBURY
P: 469.569.8633

BURY
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
TBPE Registration Number F-1048
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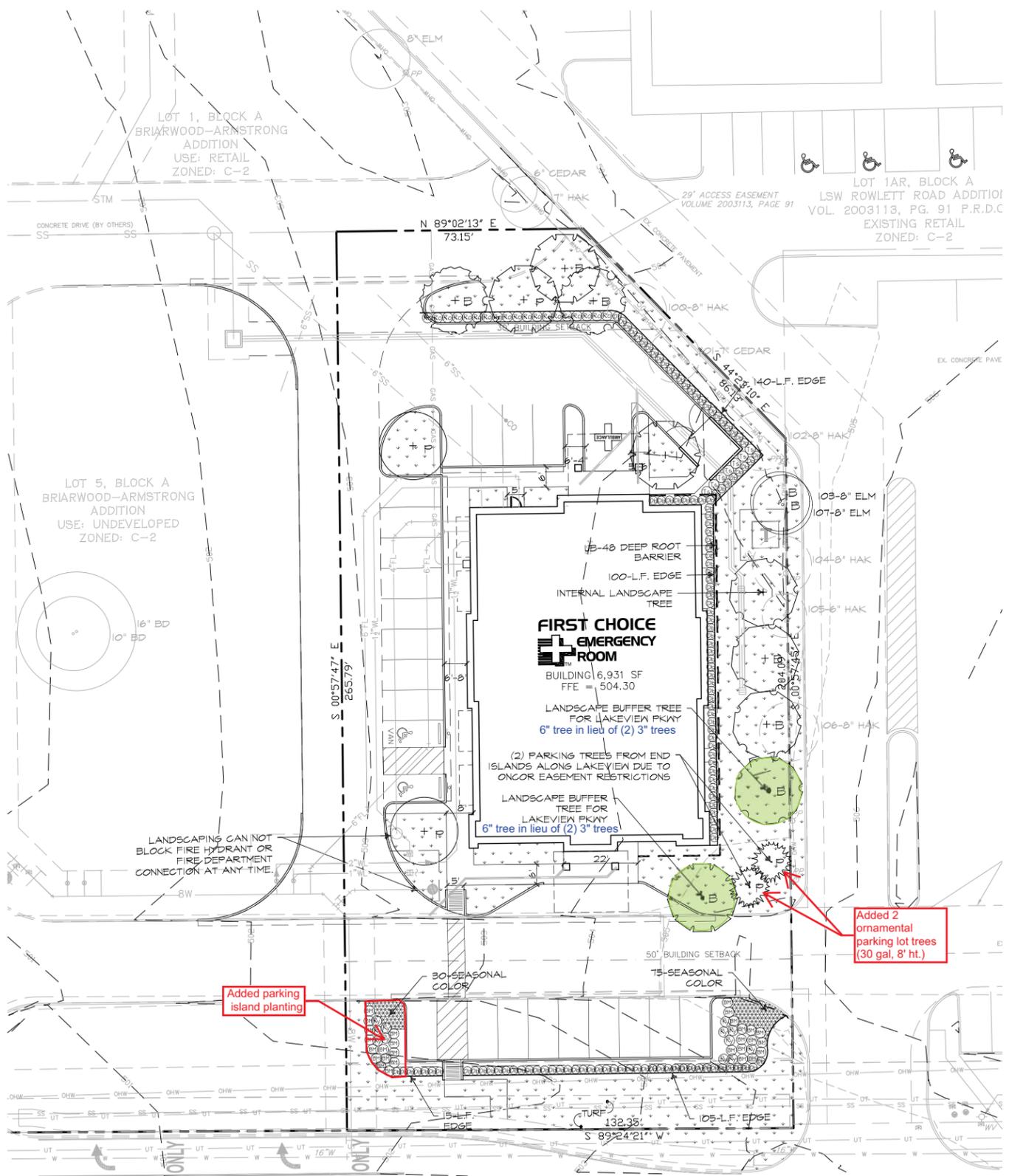
Revisions:

Date:
ISSUE FOR PERMIT
06/12/2015
Project No.
0111335-30028
Drawn By:
AT
Checked By:
KS
Sheet Title:
**LANDSCAPE
PLAN**
Drawing No.
L1



TREE LEGEND

B	Landscape Buffer Trees
P	Landscape Parking Trees
I	Internal Landscape Trees



LARGE TREES

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE & CONDITION
2	(Symbol)	<i>Quercus virginiana</i>	Live Oak	3" caliper, 12' Ht. min.
3	(Symbol)	<i>Quercus glaucoides</i>	Lacey Oak	3" caliper, 12' Ht. min.
1	(Symbol)	<i>Quercus glaucoides</i>	Lacey Oak	6" caliper, 12' Ht. min.
3	(Symbol)	<i>Quercus shumardii</i>	Shumard Red Oak	3" caliper, 12' Ht. min.
2	(Symbol)	<i>Ulmus crassifolia</i>	Cedar Elm	3" caliper, 12' Ht. min.
1	(Symbol)	<i>Ulmus crassifolia</i>	Cedar Elm	6" caliper, 12' Ht. min.

ORNAMENTAL TREES

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE & CONDITION
2	(Symbol)	<i>Chilopsis linearis</i>	Desert Willow	30 gallon, 8' Ht.

SHRUBS

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
28	(Symbol)	<i>Muhlenbergia lindheimeri</i>	Muhly, Big	3 gallon min., 24" Ht. min.
124	(Symbol)	<i>Ilex cornuta 'Burfordii nana'</i>	Holly, Dwf., Burford	3 gallon min., 24" Ht. min.
12	(Symbol)	<i>Hesperaloe parviflora</i>	Yucca, Red	3 gallon min., 24" Ht. min.
14	(Symbol)	<i>Rosmarinus officinalis</i>	Rosemary, Upright	3 gallon min., 24" Ht. min.
8	(Symbol)	<i>Leucophyllum frutescens 'Compacta'</i>	Sage, Texas	3 gallon min., 24" Ht. min.

GROUND COVER / PERENNIALS

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
105	(Symbol)		Seasonal Color II	4" pots at 8' o.c.

TURF GRASS

QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
7,440 s.f.	S.F. TURF	Buffalograss	<i>Buchloe dactyloides</i>	Solid Sod

MISCELLANEOUS

QUANTITY	CALLOUT	DESCRIPTION
360	L.F. EDGE	Steel edge 1/8" x 4" with 12" stakes, black in color
		SF 2" bed preparation.
		SF 3" hardwood mulch.

NOTES

- Quantities shown are for contractor's convenience only. Contractor is responsible for verification of all quantities.
- Contractor to provide separate line item for a one(1) year maintenance package - see maintenance specifications.

OWNER:
SCHRADER PROPERTIES LP
P.O. BOX 88
ROWLETT, TEXAS 75030

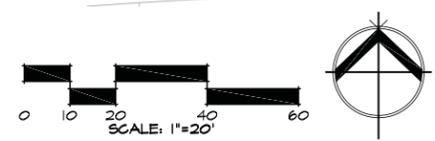
CIVIL ENGINEER/PREPARER:
BURY-DFW, INC.
5310 HARVEST HILL ROAD,
SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: JOSHUA MILLSAP P.E.
TBPE# F-1048

APPLICANT:
PM REALTY GROUP
2828 ROUTH STREET,
SUITE 700
DALLAS, TEXAS 75201
PHONE: (214) 686-0435
CONTACT: CHAD SUITONU

SURVEYOR:
JPH LAND SURVEYING, INC.
807 BLUEBONNET DRIVE, SUITE C
KELLER, TEXAS 76248
DALLAS, TEXAS 75201
PHONE: (817) 431-4971 EXT. 2
CONTACT: JEWEL CHADD, R.P.L.S.
TBPLS FIRM #100195-00

BURY PROJ. # 0111335-30028

**LAKEVIEW PARKWAY
(HWY 66)**
(A VARIABLE WIDTH PUBLIC R.O.W.)



811
Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

