



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 12, 2016**

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

A. CALL TO ORDER

1. Update Report from Staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meetings of March 22, 2016.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a City initiated request to amend previously approved Planned Development Ordinance 11-6-84 to allow for a modification to "Area 4" to allow detached single family homes in addition to the previously approved attached townhomes. The subject properties are located on Cousteau Drive, north side of Calypso Drive and Harbor Drive, further described as being Block A, Lots 1A-7B, Block B, Lots 1A-14B, and Block C, Lots 16A-17B, of the Peninsula 3A Addition, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 8.437 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.
3. Conduct a public hearing and make a recommendation on a Special Use Permit to allow a licensed foot spa and body massage establishment in the General Commercial/Retail Zoning District. The subject property is located at 8301 Lakeview Parkway Suite 110, further described as a 1,200+/- square foot existing lease space being part of Block A, Lot 1 of the Amesbury 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".

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 CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

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

ABSENT: Vice Chairman Jonathan Tune, Alternate Jason Berry

STAFF PRESENT: Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich

WORK SESSION

i. Call to Order

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

ii. Discuss items on the regular agenda.

Urban Design Manager Daniel Acevedo stated the consent agenda was to approve the minutes from the Planning and Zoning Commission meeting on March 8, 2016 as well as the minutes from the Joint Session with City Council on March 1, 2016. Mr. Acevedo informed the commissioners that there is a change in item C.1. (Manors on Miller). Mr. Acevedo stated that new information had come forward from the developers and that they would like the Public Hearing and Proposal before the Planning and Zoning Commission to be postponed until this information could be further reviewed. The second agenda item regarding 3621, 3713, 3717, and 3937 Hickox Road was discussed. Mr. Acevedo explained why the previous plan for that area did not happen and explained the similarities and differences between the two different projects. He then explained why staff was recommending denial. The commissioners discussed marketing studies to determine what kind of homes are wanted in the current market, lot sizing, alley served driveways vs. front entry driveways, and setback requirements.

iii. Adjourn

Mr. Lucas adjourned the Work Session at 6:19 p.m. and stated that the Commission would reconvene for the Regular Session at 6:30 p.m.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

REGULAR MEETING

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

ABSENT: Vice Chairman Jonathan Tune, Alternate Jason Berry

STAFF PRESENT: Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich

A. CALL TO ORDER

Chairman Lucas called the Regular Meeting to order at 6:30 p.m.

1. Update Report from Staff.

Urban Design Manager, Daniel Acevedo, stated that agenda item C.1 would be removed from the agenda for this meeting due to the developer coming forward with new information that needed to be further reviewed.

B. CONSENT AGENDA

1. Minutes of the Joint Session between City Council Planning and Zoning Commission Meeting of March 1, 2016 and Minutes of the Planning and Zoning Commission of March 8, 2016.

Commissioner James Moseley made a motion to approve the Minutes of the Joint Session between City Council Planning and Zoning Commission Meeting of March 1, 2016 and Minutes of the Planning and Zoning Commission of March 8, 2016. Alternate Kim Clark 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 to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 8.437 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

This public hearing was postponed to a later date due to new information being brought forward from the developer.

2. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 (SF-5) and 7 (SF-7) base zoning districts. The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

Daniel Acevedo, Urban Design Manager, gave a description and location of the project. This project is approximately 120 units. He went into details about the open space requirements in the Form Based Code (14%) versus what would be incorporated into this project (12%). Mr. Acevedo stated that staff does not believe this proposed development is in line with the Rowlett Development Code in order to recommend approval on criteria 1, 2, 7, 8, and 10. He stated that this project does not emphasize diversity as well as pedestrian usage and safety. Staff thought that this proposed development did not fall in line with Realize Rowlett 2020 and was in an area that has been directly targeted by this document to be used with Form Based Code style development. Staff recommended denial.

The applicant had one speaker come forward.

**Jerry Silo
JBI Partners
16301 Quorum #200B
Addison, TX 75001**

Mr. Silo gave a brief PowerPoint presentation describing the project. He described why they thought the project is adhering to the original project's concept plan and that it complied with the Form Based Code guiding principles.

Chairman Lucas opened the public hearing at 7:08 and asked anyone wanting to speak to fill out a card and limit the speaking time to 3 minutes.

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4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

Chairman Lucas asked if there were any more speakers and seeing no speakers he closed the public hearing at 7:08 p.m. He called for discussion from the Commission.

There was a brief discussion amongst the Commissioners. Commissioner Kilgore stated that in order for the Form Based Code to be successful, patience is key. He does not believe that there is not enough open space in the project, especially since the Form Based Code has less open space requirements than it did when it was originally created. He stated that he will recommend denial. Commissioner Finney stated that he is opposed to the lack of diversified housing options and the garage entry options. He does not want 100% of the homes to have front entry garages.

With no additional discussion Commissioner Finney made a motion to recommended denial of the item. The motion was seconded by Commissioner Kilgore. The motion passed with a 7/0 vote, all in favor of recommending denial.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 7:19p.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: 04/12/2016

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a City initiated request to amend previously approved Planned Development Ordinance 11-6-84 to allow for a modification to "Area 4" to allow detached single family homes in addition to the previously approved attached townhomes. The subject properties are located on Cousteau Drive, north side of Calypso Drive and Harbor Drive, further described as being Block A, Lots 1A-7B, Block B, Lots 1A-14B, and Block C, Lots 16A-17B, of the Peninsula 3A Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

On December 26, 2015, the City of Rowlett was struck by a devastating EF-4 tornado that caused widespread structural damage to over 1,000 buildings. Property owners are required by ordinance to adhere to current building and zoning regulations when rebuilding these structures. On March 1, 2016, City Council adopted an ordinance relaxing zoning regulations to allow homeowners to rebuild their homes to the nonconforming status that existed before the tornado event. The reduced standards largely focused on building materials, setbacks, and garage orientation

This City initiated PD amendment is in response to the tornado damage in the Peninsula Subdivision where the current PD zoning *only* allows attached dwellings such as townhomes or duplexes on 46 lots. The owners in that area own their individual lots, but share a foundation, roof, and adjoining wall with their neighbor. It has been brought to the City's attention by property owners that this poses a major challenge to the rebuilding process, especially if one owner wants to rebuild and the other does not. The proposed amendment is in response to property owners' desire to rebuild detached single family homes rather than townhomes/duplexes per the original PD requirements. If approved, the PD amendment will allow owners of the duplexes on the north side of Calypso Drive, Cousteau Drive, and two duplexes on Harbor Drive to rebuild a detached house or a duplex. The proposed PD amendment will establish setbacks for detached single family homes while leaving all other previously approved regulations outlined in PD Ordinance 11-6-84 unchanged.

BACKGROUND INFORMATION

The subject properties are located in the Peninsula subdivision, which was first zoned in 1981 and later amended in 1984. The PD established five residential areas as shown Attachment 2 – Concept Plan. Areas 1 – 3 allowed for single family homes of various minimum dwelling and lot sizes. Area 4 was established for townhome or attached housing while Area 5 was established for zero lot line single family homes. The subject properties are located in Area 4. The boundaries of Area 4 are based on the 1984 PD as shown in the image below.



Area 4 was later amended in 1994 to convert most of the townhome lots to detached single family lots (Attachment 3 – PD 404-16-94C Concept Plan). The existing duplexes already built by that time remain under the 1984 PD. The image on the following page shows the area where attached housing is currently allowed under the 1984 PD.



The proposed PD amendment will allow the homeowners of the lots highlighted above to build a single family detached home or to rebuild attached home such as a duplex. The proposed PD amendment will cover a total of 46 lots.

Each side of a duplex is on a separate lot that in most cases is owned by separate owners. The lot line runs through the middle of the duplex where the two dwelling units within the duplex share a common wall and foundation. Determining whether the two property owners who share a common wall and foundation decide to rebuild as attached or detached dwellings is between the property owners. Deciding what to do with existing shared property improvements (e.g., foundation, plumbing, electrical) is a civil matter between the two property owners and does not fall within the regulatory authority of the City. Individual homeowners that were previously sharing attached housing units must come to an agreement as to how they would collectively like to move forward. The proposed PD amendment is merely to offer the property owners the option to rebuild as a detached single family home.

The proposed PD amendment will only apply to Block A, Lots 1A-7B, Block B, Lots 1A-14B, and Block C, Lots 16A-17B of the Peninsula 3A Addition. It is intended that the standards below will provide property owners in these areas who own attached residential product types the option to reconstruct an attached product or detached single family product that meet the standards outlined in PD 11-6-84 as amended, except as outlined below. All other requirements of PD 11-6-84 as amended shall remain in full force.

Allowed Uses: Townhouse and Detached

Minimum Side Yard: There shall be a minimum of five (5) feet internal, 10 feet on corner lots adjacent to streets.

It is up to the property owners to obtain the necessary agreements on removing or modifying their shared improvements. Building permits to rebuild as a detached single family home or as a duplex will be required to meet all the applicable requirements in the existing PD and proposed amendment along with all applicable residential building codes. The proposed amendment is not limited to the duplexes damaged/destroyed by the tornado. If approved, it will allow any of the existing duplexes (46 lots) to be rebuild as a detached single family home in the future.

DISCUSSION

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests. These criteria are listed below:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

The purpose of the PD amendment is to allow owners of the duplexes on north side of Calypso Drive, Cousteau Drive, and two duplexes on Harbor Drive to rebuild with a detached house or as a duplex. The proposed amendment is in response to the tornado damage in the area and as such does meet the challenge of a changed condition.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the opportunity area, the Plan states that the existing zoning and the Guiding Principles should be considered in decisions about rezoning. Staff found that the request meets Guiding Principles #1: Value Existing Neighborhoods. It is staff's opinion that the proposed amendment to allow detached single family home within this existing subdivision would not negatively affect the value of the existing homes in the area.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards in the proposed PD amendment as well the existing standards in PD 11-6-84. Additionally, any build permit issued will be required to comply with all applicable residential building codes.

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

Water and sewer services are already available at the subject properties. No additional transportation or utility services are required to accommodate the proposed PD amendment.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

The proposed rezoning will not have significant adverse impacts on the natural environment.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

Staff does not anticipate the proposed rezoning will to have significant adverse impacts on other properties in the immediate vicinity. The proposed PD amendment will not increase the number of lots or the number of units within the Peninsula subdivisions.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

The existing lots are adequately sized to provide a detached single family home that is comparable in dwelling size to the existing attached housing. It is staff's opinion that these lots are suited to allow for a detached single family home.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

Allowing these homeowners the option to rebuild with a detached single family home will not result in excessive proliferation of single family homes.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

The proposed PD amendment will allow the affected homeowners the option to rebuild with a detached single family home instead of a duplex. The size of the lots will not be decreased in size. The number of lots and dwelling units will not increase as a result of the PD amendment.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

The proposed PD amendment is to allow the affected property owners the option to rebuild with a detached single family home instead of a duplex. The proposed PD amendment will not increase the number dwellings, lots or change the density with the Peninsula subdivision. It will not impact the supply of land.

In conclusion, staff does not expect the proposed PD to have an adverse impact on the adjacent properties. The proposed PD amendment will offer the affected property owner the option to rebuild with a detached single family home or as a duplex. It is staff's opinion that the proposal satisfies the criteria listed in the RDC for a rezoning.

Public Notice

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Staff mailed public and courtesy notices to property owners within 200 feet and 500 feet of the subject property on March 25, 2016, and as of Friday, April 8, 2016, staff received one response in opposition and 12 in favor (Attachment 4 – Public Responses).

A Legal Notice was published in the Dallas Morning News on April 1, 2016, pursuant to the requirements set forth in the RDC. A rezoning signs were placed in the area on April 1, 2016, in accordance with the RDC and remain on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – PD 11-6-84 Concept Plan

Attachment 3 – PD 04-19-94C Concept Plan

Attachment 4 – Public Responses



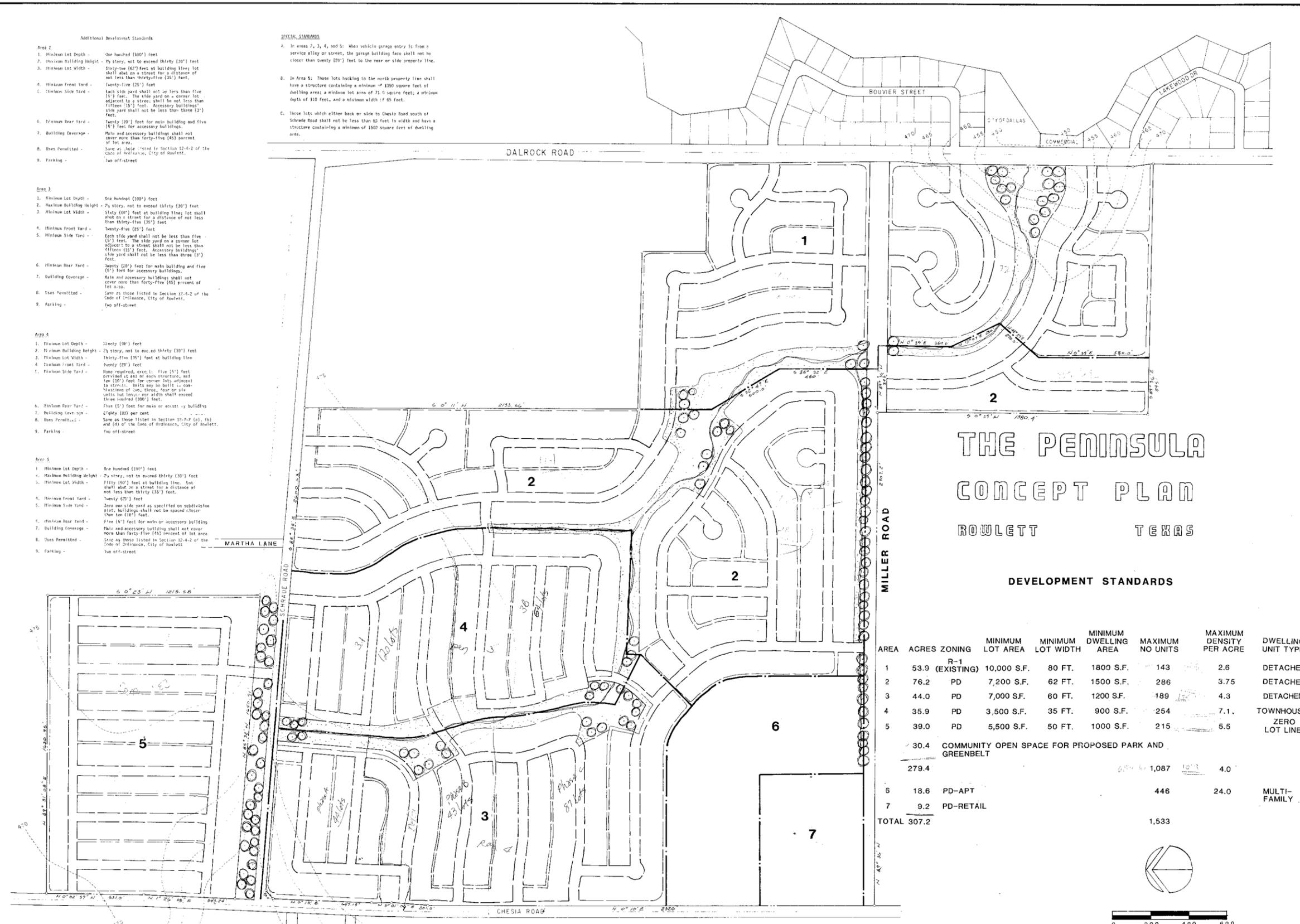
- Additional Development Standards**
- Area 2**
1. Minimum Lot Depth - One hundred (100') feet
 2. Maximum Building Height - 2 1/2 story, not to exceed thirty (30') feet
 3. Minimum Lot Width - Sixty-two (62') feet at building lines; lot shall abut on a street for a distance of not less than thirty-five (35') feet.
 4. Minimum Front Yard - Twenty-five (25') feet
 5. Minimum Side Yard - Each side yard shall not be less than five (5') feet. The side yard on a corner lot adjacent to a street shall not be less than fifteen (15') feet. Accessory buildings' side yard shall not be less than three (3') feet.
 6. Minimum Rear Yard - Twenty (20') feet for main building and five (5') feet for accessory buildings.
 7. Building Coverage - Main and accessory buildings shall not cover more than forty-five (45) percent of lot area.
 8. Uses Permitted - Same as those listed in Section 12-4-2 of the Code of Ordinances, City of Rowlett.
 9. Parking - Two off-street

- Area 3**
1. Minimum Lot Depth - One hundred (100') feet
 2. Maximum Building Height - 2 1/2 story, not to exceed thirty (30') feet
 3. Minimum Lot Width - Sixty (60') feet at building lines; lot shall abut on a street for a distance of not less than thirty-five (35') feet.
 4. Minimum Front Yard - Twenty-five (25') feet
 5. Minimum Side Yard - Each side yard shall not be less than five (5') feet. The side yard on a corner lot adjacent to a street shall not be less than fifteen (15') feet. Accessory buildings' side yard shall not be less than three (3') feet.
 6. Minimum Rear Yard - Twenty (20') feet for main building and five (5') feet for accessory buildings.
 7. Building Coverage - Main and accessory buildings shall not cover more than forty-five (45) percent of lot area.
 8. Uses Permitted - Same as those listed in Section 12-4-2 of the Code of Ordinances, City of Rowlett.
 9. Parking - Two off-street

- Area 4**
1. Minimum Lot Depth - Ninety (90') feet
 2. Maximum Building Height - 2 1/2 story, not to exceed thirty (30') feet
 3. Minimum Lot Width - Thirty-five (35') feet at building lines
 4. Minimum Front Yard - Twenty (20') feet
 5. Minimum Side Yard - None required, except: Five (5') feet provided at end of each structure, and ten (10') feet for corner lots adjacent to streets. Lots may be built in combinations of one, three, four or six units but front yard shall exceed three hundred (300') feet.
 6. Minimum Rear Yard - Five (5') feet for main or accessory building
 7. Building Coverage - Twenty (20) per cent
 8. Uses Permitted - Same as those listed in Section 12-4-2 (a), (b) and (c) of the Code of Ordinances, City of Rowlett.
 9. Parking - Two off-street

- Area 5**
1. Minimum Lot Depth - One hundred (100') feet
 2. Maximum Building Height - 2 1/2 story, not to exceed thirty (30') feet
 3. Minimum Lot Width - Sixty (60') feet at building lines; lot shall abut on a street for a distance of not less than thirty-five (35') feet.
 4. Minimum Front Yard - Twenty (20') feet
 5. Minimum Side Yard - Zero on side yard as specified on subdivision plat; buildings shall not be spaced closer than ten (10') feet.
 6. Minimum Rear Yard - Five (5') feet for main or accessory building
 7. Building Coverage - Main and accessory buildings shall not cover more than forty-five (45) percent of lot area.
 8. Uses Permitted - Same as those listed in Section 12-4-2 of the Code of Ordinances, City of Rowlett.
 9. Parking - Two off-street

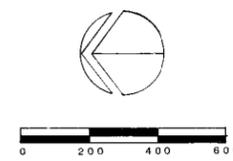
- SPECIAL STANDARDS**
- A. In areas 2, 3, 4, and 5: When vehicle garage entry is from a service alley or street, the garage building face shall not be closer than twenty (20') feet to the rear or side property line.
 - B. In Area 5: Those lots backing to the north property line shall have a structure containing a minimum of 8350 square feet of dwelling area; a minimum lot area of 71,9 square feet; a minimum depth of 110 feet, and a minimum width of 65 feet.
 - C. Those lots which either back or side to Chesia Road south of Schrade Road shall not be less than 65 feet in width and have a structure containing a minimum of 1502 square feet of dwelling area.



**THE PENINSULA
CONCEPT PLAN
ROWLETT TEXAS**

DEVELOPMENT STANDARDS

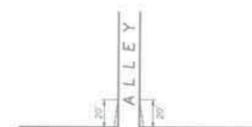
| AREA | ACRES | ZONING | MINIMUM LOT AREA | MINIMUM LOT WIDTH | MINIMUM DWELLING AREA | MAXIMUM NO UNITS | MAXIMUM DENSITY PER ACRE | DWELLING UNIT TYPE |
|--------------|--|----------------|------------------|-------------------|-----------------------|------------------|--------------------------|--------------------|
| 1 | 53.9 | R-1 (EXISTING) | 10,000 S.F. | 80 FT. | 1800 S.F. | 143 | 2.6 | DETACHED |
| 2 | 76.2 | PD | 7,200 S.F. | 62 FT. | 1500 S.F. | 286 | 3.75 | DETACHED |
| 3 | 44.0 | PD | 7,000 S.F. | 60 FT. | 1200 S.F. | 189 | 4.3 | DETACHED |
| 4 | 35.9 | PD | 3,500 S.F. | 35 FT. | 900 S.F. | 254 | 7.1 | TOWNHOUSE |
| 5 | 39.0 | PD | 5,500 S.F. | 50 FT. | 1000 S.F. | 215 | 5.5 | ZERO LOT LINE |
| ✓ 30.4 | COMMUNITY OPEN SPACE FOR PROPOSED PARK AND GREENBELT | | | | | | | |
| 279.4 | | | | | | 1,087 | 4.0 | |
| 6 | 18.6 | PD-APT | | | | 446 | 24.0 | MULTI-FAMILY |
| 7 | 9.2 | PD-RETAIL | | | | | | |
| TOTAL | 307.2 | | | | | 1,533 | | |



MURRAY DEVELOPMENT CO.
5580 LBJ FRWY. DALLAS, TEXAS

J.T. DUNKIN & ASSOCIATES, INC.
URBAN PLANNING LANDSCAPE ARCHITECTURE

DATE - DEC. 1980
REVISED - MARCH 1981 REVISED OCT. 17, 1984



TYPICAL ALLEY ESM'T.



TYPICAL EXIST. T.P. & L. ELECTRIC ESM'T. TEXAS UTILITIES ELECTRIC COMPANY



LOCATION MAP

LAND USE DATA

| | TRACT A | TRACT B |
|--------------------------|--|--|
| Minimum House Size: | 1350 Sq. Ft. | 1500 Sq. Ft. |
| Minimum Lot Depth: | 100 Feet | 100 Feet |
| Maximum Building Height: | 2 1/2 Story Not to Exceed 30' | 2 1/2 Story Not to Exceed 30' |
| Minimum Lot Width: | 50 Feet | 60 Feet |
| Minimum Front Yard: | 20 Feet | 20 Feet |
| Minimum Side Yard: | 5' internal, 10' for corner lots adjacent to streets | 5' internal, 10' for corner lots adjacent to streets |
| Minimum Rear Yard: | 5 Feet | 5 Feet |
| Building Coverage: | 80% | 80% |

Approved:

M. McCallum
M. McCallum, Mayor

Attest:

James Ross
City Secretary

ORDINANCE 4-19-94C
EXHIBIT B-1

REPLAT
OF THE
REPLAT
THE PENINSULA NO. 3-A
ROWLETT, TEXAS

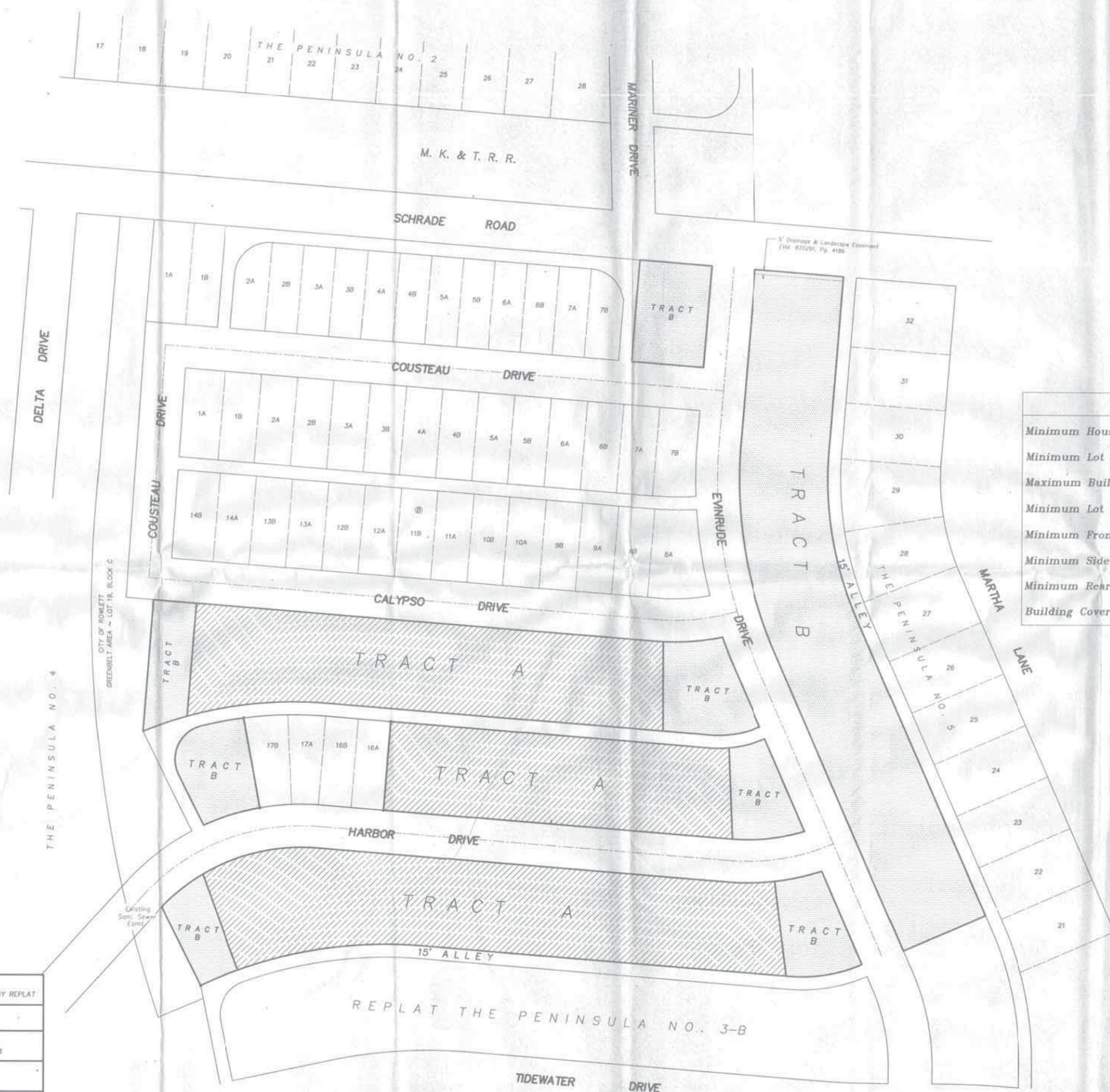
S.A. & M.G.R.R. SURVEY ~ ABSTRACT NO. 1408
S.A. & M.G.R.R. SURVEY ~ ABSTRACT NO. 1416
DALLAS COUNTY, TEXAS

~ OWNER ~
JIM SOWELL CONSTRUCTION CO., INC.
4809 Cole Avenue ~ Suite 250 ~ Dallas, Texas 75205

~ SURVEYOR/ENGINEER ~
TIPTON ENGINEERING, INC.
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

NOTE: LOTS 16A, 16B, 17A & 17B BLOCK C,
LOTS 1A THRU 14B BLOCK B
AND LOTS 1A THRU 7B BLOCK A
ARE NOT PART OF THIS REPLAT

| BLOCK | EXISTING LOTS BEING REPLATED | NEW LOTS CREATED BY REPLAT |
|-------|------------------------------|----------------------------|
| "A" | 8A, 8B | 1 |
| "C" | 1A, 1B THRU 15A, 15B | 1 THRU 9 11 THRU 23 |
| "C" | 18A, 18B | 10 |
| "D" | 1A, 1B THRU 10A, 10B | 4 THRU 16 |
| "E" | 1A, 1B THRU 10A, 10B | 16 THRU 30 |



CITY OF ROWLETT GREENBELT AREA ~ LOT 18, BLOCK C

Existing San. Sewer Easmt.

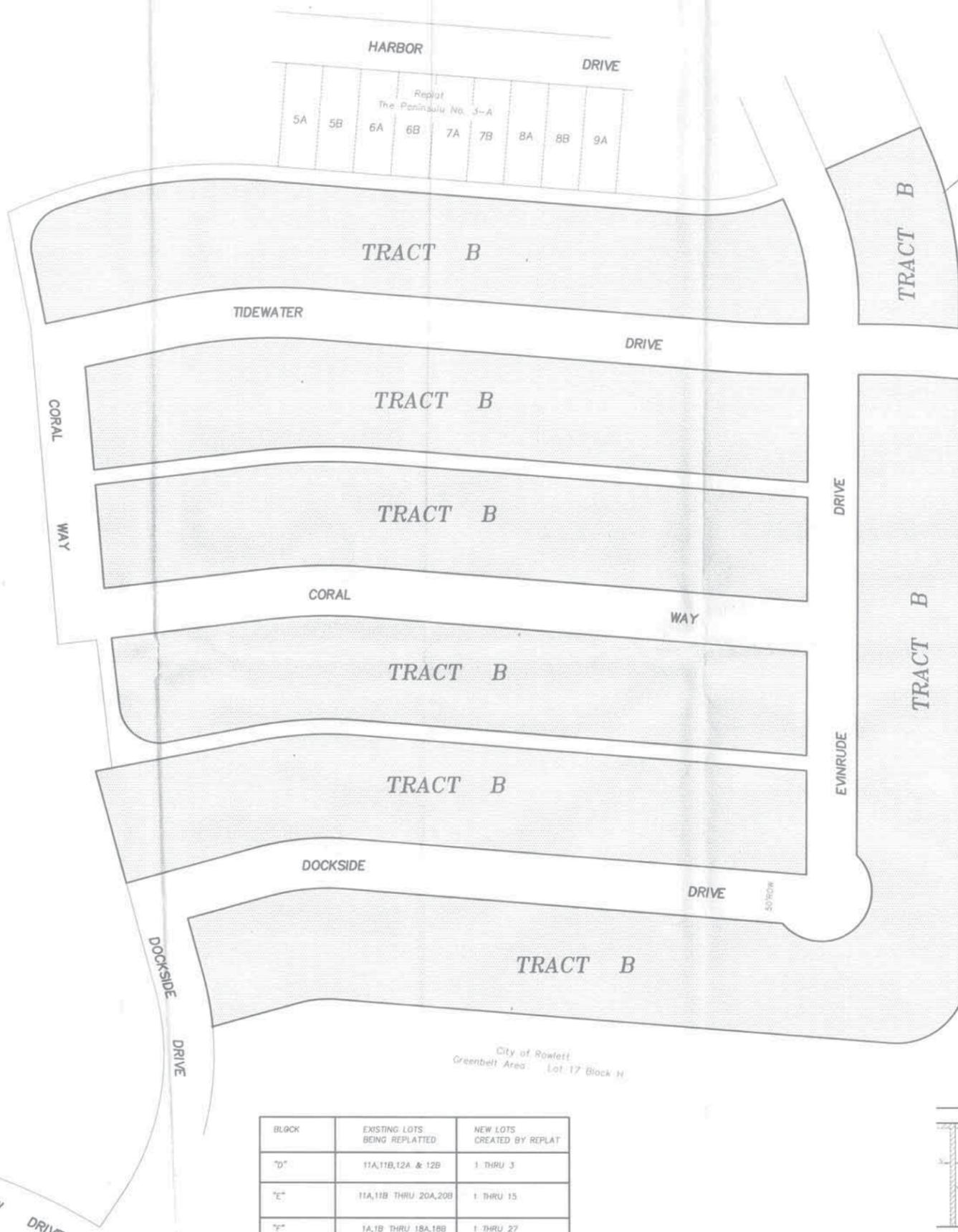
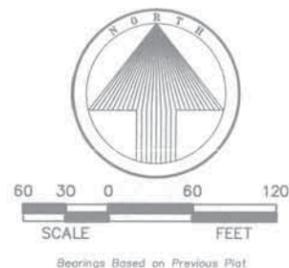
5' Drainage & Landscape Easement (Ref. 870291, Pg. 418)

THE PENINSULA NO. 4

REPLAT THE PENINSULA NO. 3-B



LOCATION MAP



PROPOSED 60' WIDE LOTS 1-3 BLOCK D

LAND USE DATA

| | TRACT A | TRACT B |
|--------------------------|--|--|
| Minimum House Size: | 1350 Sq. Ft. | 1500 Sq. Ft. |
| Minimum Lot Depth: | 100 Feet | 100 Feet |
| Maximum Building Height: | 2 1/2 Story Not to Exceed 30' | 2 1/2 Story Not to Exceed 30' |
| Minimum Lot Width: | 50 Feet | 60 Feet |
| Minimum Front Yard: | 20 Feet | 20 Feet |
| Minimum Side Yard: | 5' internal, 10' for corner lots adjacent to streets | 5' internal, 10' for corner lots adjacent to streets |
| Minimum Rear Yard: | 5 Feet | 5 Feet |
| Building Coverage: | 80% | 80% |

Approved: *M. McCallum*
M. McCallum, Mayor

Attest: *Christina Brown*
City Secretary

EXHIBIT B-2

REPLAT OF THE REPLAT THE PENINSULA NO. 3-B ROWLETT, TEXAS

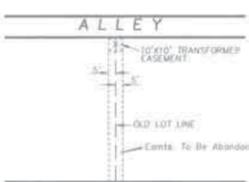
S.A. & M.G.R.R. SURVEY ~ ABSTRACT NO. 1408
S.A. & M.G.R.R. SURVEY ~ ABSTRACT NO. 1416
DALLAS COUNTY, TEXAS

OWNER ~ JIM SOWELL CONSTRUCTION CO., INC.
4809 Cole Avenue ~ Suite 250 ~ Dallas, Texas 75205

SURVEYOR/ENGINEER ~ TIPTON ENGINEERING, INC.
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043



TYPICAL ALLEY ESM'T.

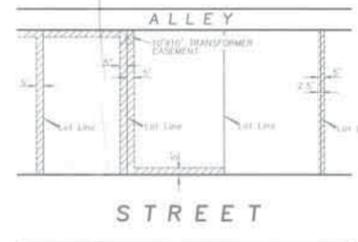


TYPICAL EXIST. T.P. & L. ELECTRIC ESM'T. TEXAS UTILITIES ELECTRIC COMPANY

NOTE: Exist. T.P. & L. Esm't. per previous Replat of The Peninsula No. 3-B Vol. 86003, Pg. 1944 As Amended by Certificate of Correction Vol. 86021, Pg. 4002

NOTE: Exist. Texas Utilities Electric Co. Esm't. to be Abandoned per this Replat as Authorized by Texas Utilities Electric Co. in letter dated August 20, 1992 and signed by Jerry Morgan, Garland Manager of Texas Utilities Electric Co.

| BLOCK | EXISTING LOTS BEING REPLATTED | NEW LOTS CREATED BY REPLAT |
|-------|-------------------------------|----------------------------|
| "D" | 11A, 11B, 12A & 12B | 1 THRU 3 |
| "E" | 11A, 11B THRU 20A, 20B | 1 THRU 15 |
| "F" | 1A, 1B THRU 18A, 18B | 1 THRU 27 |
| "G" | 1A, 1B THRU 16A, 16B | 1 THRU 26 |
| "H" | 1A, 1B THRU 16A, 16B | 1 THRU 24 |



TYPICAL EASEMENTS TEXAS UTILITIES ELECTRIC COMPANY

04-04-16 A09:12 RCVD

NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

LOCATION: The subject property is 307 ± acres generally bounded by Schrade Road to the north, Dalrock Road to the east, Miller Road to the south, and Chiesa Road to the west. It is comprised of the following subdivisions: Peninsula 1, 2, 3A, 3B, 4A, 4B, 4C, 5, 6, 7, Lakeside Pentecostal Church Addition, First Christian Church of Rowlett Addition, Cambridge Meadows Addition 1 and 2, and the Lake Highlands at Lake Ray Hubbard Addition, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code. A location map is included on the back of this notice.

EXPLANATION OF REQUEST: This is a City Initiated request to amend previously approved Planned Development (PD) Ordinance 11-6-84 to allow for a modification to "Area 4" (see attachment 1). "Area 4" is primarily comprised of The Peninsula Addition Phases 3A and 3B. If approved, this amendment would allow for the construction of detached single family homes in addition to the previously approved attached townhome products. This request is in response to the tornado damage in the area and property owners' desire to have the option to rebuild detached single family homes rather than only attached townhomes per the original PD requirements. All other previously approved regulations outlined in PD Ordinance 11-6-84 will remain in full force.

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

COMMENTS: it sounds like an excellent idea, that will be good for the whole community.

SIGNATURE: Steven Black
ADDRESS: 8202 Bridgewater Drive

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, April 6, 2016, to be included in the Planning and Zoning Commission's packet and April 13, 2016, to be included in the City Council packet. Responses received by April 6th will also be forwarded to City Council. Responses received after April 13th shall not be counted in the record of response. The protest shall object to the zoning change, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property (this notification is sufficient). If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

| | |
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| <p>If you have any questions concerning this request, please contact Garrett Langford: glangford@rowlett.com Phone 972-412-6166 FAX 972-412-6228</p> | <p>RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088</p> |
|--|--|



ATTACHMENT 4
Department of Development
Services

04-07-16A07:39 RCVD

NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

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

COMMENTS: By doing so it should increase the property value

SIGNATURE: [Handwritten Signature]
ADDRESS: 3406 Seabreeze DR, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.
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|---|---|



Department of Development Services

04-09-16 10:39 RCVD

NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

LOCATION: The subject property is 307 +/- acres generally bounded by Schrade Road to the north, Dalrock Road to the east, Miller Road to the south, and Chiesa Road to the west. It is comprised of the following subdivisions: Peninsula 1, 2, 3A, 3B, 4A, 4B, 4C, 5, 6, 7, Lakeside Pentecostal Church Addition, First Christian Church of Rowlett Addition, Cambridge Meadows Addition 1 and 2, and the Lake Highlands at Lake Ray Hubbard Addition, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code. A location map is included on the back of this notice.

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

COMMENTS: Increase Property Value

SIGNATURE: [Signature]
ADDRESS: 3617 Bermuda DR. Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas. Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, April 6, 2016, to be included in the Planning and Zoning Commission's packet and April 13, 2016, to be included in the City Council packet. Responses received by April 6th will also be forwarded to City Council. Responses received after April 13th shall not be counted in the record of response. The protest shall object to the zoning change, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property (this notification is sufficient). If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

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RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088



Department of Development Services

04-05-16P01:29 RCVD

NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

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

COMMENTS:

SIGNATURE:

[Handwritten Signature]

ADDRESS:

7521 Lagoon Dr.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088



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Planning and Zoning Commission and City Council

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

03-29-10A08:47 RCVD

COMMENTS:

SIGNATURE: Phil Chabota
ADDRESS: 3513 Seaward Lane
Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Table with 2 columns: Contact information for questions (Garrett Langford) and Return by Mail information (City of Rowlett Planning Division).



04-07-16A07:53 RCVD

NOTICE OF PUBLIC HEARING

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

COMMENTS:

SIGNATURE:

Handwritten signature: Kenneth Ray + Angela Benton
Handwritten address: 3413 Lake Highlands Rowlett Tx 75088

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Garrett Langford: glangford@rowlett.com
Phone 972-412-6166
FAX 972-412-6228

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

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04-00-10PUS:42 RCVD

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

COMMENTS: Home owners should have the right to build the type of home they wish and it will fit in with the surrounding homes. Detached homes instead of duplexes should increase property values in the surrounding areas.

SIGNATURE: David E. Leach
ADDRESS: 5913 Covington Rowlett TX 75089
(owner 7709 Tidewater)

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Planning and Zoning Commission and City Council

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

COMMENTS: Being tornado victims ourselves, we want to help other victims in any way we can! We also prefer single family homes rather than townhomes in our area.

SIGNATURE: Thomas M. Fry + Dawn Fry
ADDRESS: 4510 Horizon Dr., Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088



NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

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

COMMENTS: single family homes, will increase property value vs. townhomes for the area

SIGNATURE: [Signature]

ADDRESS: 7510 Bay Hill Lane

-We do not want previously approved attached townhome products in our neighborhood

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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If you have any questions concerning this request, please contact Garrett Langford: glangford@rowlett.com Phone 972-412-6166 FAX 972-412-6228 RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088



NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

LOCATION: The subject property is 307 +/- acres generally bounded by Schrade Road to the north, Dalrock Road to the east, Miller Road to the south, and Chlesa Road to the west. It is comprised of the following subdivisions: Peninsula 1, 2, 3A, 3B, 4A, 4B, 4C, 5, 6, 7, Lakeside Pentecostal Church Addition, First Christian Church of Rowlett Addition, Cambridge Meadows Addition 1 and 2, and the Lake Highlands at Lake Ray Hubbard Addition, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code. A location map is included on the back of this notice.

EXPLANATION OF REQUEST: This is a City initiated request to amend previously approved Planned Development (PD) Ordinance 11-6-84 to allow for a modification to "Area 4" (see attachment 1). "Area 4" is primarily comprised of The Peninsula Addition Phases 3A and 3B. If approved, this amendment would allow for the construction of detached single family homes in addition to the previously approved attached townhome products. This request is in response to the tornado damage in the area and property owners' desire to have the option to rebuild detached single family homes rather than only attached townhomes per the original PD requirements. All other previously approved regulations outlined in PD Ordinance 11-6-84 will remain in full force.

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

COMMENTS:

SIGNATURE:

[Handwritten signature]

ADDRESS:

[Handwritten address]

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972-412-6114

RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

Daniel Escobedo



COURTESY NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

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RE: Application for a Planned Development Amendment

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

COMMENTS:

SIGNATURE:

Address for RPS Ventures Inc

ADDRESS:

2416 Versailles Dr Heath TX 75032

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RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088

03-29-16A07:04 RCVD

COURTESY NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

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

COMMENTS: *No comment*

SIGNATURE: *Bill Ketherly*
ADDRESS: *7228 Stone Meadow Cir.*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016. Meetings are typically held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Garrett Langford:
Phone 972-412-6166
FAX 972-412-6228

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088

03-29-15A08:51 RCVD

COURTESY NOTICE OF PUBLIC HEARING

Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for a Planned Development Amendment

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

COMMENTS:

SIGNATURE:

Sam M... ..

ADDRESS:

7229 Stone Meadow Cir Rowlett, TX 75088

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RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



City of Rowlett

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

Staff Report

Planning & Zoning Commission

AGENDA DATE: 04/12/2016

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 8.437 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant is requesting to rezone 8.437 +/- acres along Miller Road (Attachment 1 – Location Map) from Single Family-40 (SF-40) Zoning District to a Planned Development (PD) District with an underlying zoning of SF-5. The purpose of this rezoning is to build a 39-lot single-family subdivision (Attachment 2 – Statement of Intent and Purpose).

BACKGROUND INFORMATION

The subject property is located along the north side of Miller Road 300 feet west of Miller Road and Dorchester Drive. The subject property is bounded by an existing subdivision to the north and east, which is currently zoned Planned Development 2-7-84A (single family residential). To the west, are larger single family tracts zoned SF-40. To the south of Miller Road are single family residences zoned Single Family 10.

Listed below is the history of City-initiated zoning changes for the subject property.

| ZONING HISTORY | |
|----------------|---|
| 1959 | Annexed and zoned R-1 |
| 1988 | Zoned SF-10/21 (R-1) |
| 1997 | Single Family Estate Residential Zoning District (SF-E) |
| 2006 | Single Family 40 (SF-40) |

To provide historical context, the prior R-1 and SF-10/21 zoning districts required a minimum lot size of 10,000 square feet. The property was rezoned in 1997 as part of the city-wide rezoning to the SF-E zoning district which requires a minimum lot size of one acre. The SF-E was replaced with the SF-40 district in 2006 with the adoption of the Rowlett Development Code. The SF-40 requires a minimum lot size of 40,000 square feet.

The applicant is requesting a PD with an underlying zoning of SF-5 with modified development standards (Attachment 3 – Development Standards). The modified dimensional standards compared to the RDC standards are listed in the table below. If approved, the proposed development will follow the standard requirements in the RDC except for those requirements specified in the Development Standards and the Concept Plan. The applicant’s Concept Plan proposes a single family subdivision with a minimum lot size at 5,750 square feet (Attachment 4 – Concept Plan). The proposed development will allow front entry homes with garage doors that face the street.

| | SF-5 | PD Standards |
|---------------|-------------------|---------------------|
| Dwelling Size | 1,500 square feet | 1,850 square feet |
| Lot Size | 5,000 square feet | 5,750 square feet |
| Lot Width | 50 feet | 50 feet |
| Lot Depth | 100 feet | 115 feet |
| Front Setback | 10 feet | 20 feet |
| Rear Setback | 25 feet | 20 feet |
| Side Setback | 5 feet | 5 feet |

The applicants are also proposing modified standards to the landscape buffer and entryway requirements to reflect the small scale of the development (Attachment 5 and 6). The modified landscaping standards compared to the RDC standards are listed in the table below.

| | RDC Standard | PD Standards |
|----------------------------------|---------------------------|---------------------------|
| Screening along Miller Rd | 6 foot masonry wall | 6 foot wrought iron fence |
| Tree requirement along Miller Rd | 1 tree per 35 linear feet | 1 tree per 40 linear feet |
| Primary Entryway Landscaping | 9,600 square feet | 1,200 square feet |
| Secondary Entryway Landscaping | 8,400 square feet | 2,500 square feet |

The 2001 Comprehensive Plan established the subject property and the surrounding area as “residential low density.” The 2001 Comprehensive Plan was replaced when City Council adopted the Realize Rowlett 2020 Comprehensive Plan in 2011. The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the opportunity area, the Plan states that the existing

zoning and the Guiding Principles should be considered in decisions on rezoning. It is staff's view that the proposal will provide a quality development that meets the criteria for a rezoning.

DISCUSSION

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests. These criteria are listed below:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

As evidenced by the applicant's response, the proposed rezoning does not correct an error but does meet the challenge of a changing demand. As was identified in Realize Rowlett 2020, the changing demand is for a different product type that offers quality housing on a smaller lot size.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the opportunity area, the Plan states that the existing zoning and the Guiding Principles should be considered in decisions about rezoning. Staff found that the request furthers Guiding Principles #1: Value Existing Neighborhoods and Guiding Principles #3: Make Rowlett a community that is attractive to people at all stages of their lives.

The proposed PD will value the existing neighborhood while offering a different product type that will be attractive to people at different stages of their lives. It is staff's opinion that 39-lot development with 50-ft wide lots is compatible with the existing adjacent single family subdivision to the east and to the north.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards in the proposed PD as well those standards in the RDC including drainage, traffic, and utility requirements.

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

The proposed rezoning has been reviewed from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Both water and sewer service are provided by the City; Staff has confirmed that both are available to the site. Prior to the approval of the Preliminary Plat, Staff will ensure adequate capacity for utilities is provided as required by City ordinances.

A TIA is required by the RDC when a development will exceed more than 100 vehicles per hour or 1,000 vehicles per day. Based on the Institute for Traffic Engineers (ITE) 9th Edition of Trip Generation, a 39-lot single family development will on average generate 39 vehicles exiting or entering the site at peak hours between 4:00 p.m. and 6:00 pm. The expected daily average trips to and/or from the site is 371 vehicles daily. While a TIA will not be required for this development, the design of the street intersections will be required to follow all applicable traffic and engineering standards in the RDC.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

Staff does anticipate that the proposed rezoning will not have significant adverse impacts on other properties in the vicinity including the existing single family subdivision to the south across Miller Road. The proposed 39-lot single family development is compatible with the surrounding existing single family subdivisions. The proposed 50-ft wide lots are not out of character with the existing 60-ft or 70-ft wide lots located to the north and to the east of the subject property.

The proposed PD includes modified landscape standards for the landscape buffer and entryways that reflects the small scale of the development. These standards will provide for sufficient buffering and landscaping along Miller Road.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

Given its location along a major arterial road and its adjacency to existing single family subdivisions to the east and to the north, the property is suited for a higher density single family zoning than what is allowed under the current zoning.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

As indicated by the applicant, the intent of the development is to provide a smaller lot type that offers less yard maintenance which is not currently available within the immediate vicinity.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

The proposed rezoning will result in a density that differs from the existing single family lots located in the surrounding area. While the proposed PD has a higher density of 4.66 units per acre, it is not out of scale with the surrounding the developments. Ridgecrest Addition No. 1 and No. 2 located to the north and to the east has a density of 3.8 units per acre. Attachment 7 identifies the units per acre for existing residential subdivisions within the general vicinity.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

There was not a market study provided that substantiated this claim; therefore, it is difficult for staff to comment on this criterion. The proposed PD will offer a single family product type with smaller lot sizes that offers quality housing without the maintenance associated with larger lot sizes. Realize Rowlett 2020 Plan recognized the growing demand for this type of housing product.

In conclusion, staff does not expect the proposed PD to have an adverse impact on the adjacent properties. The proposed PD offers an adequate buffer along Miller Road that has been appropriately sized for the small scale of the project. The development offers a product type that should be attractive to people looking for quality housing with smaller lot sizes that offer less maintenance associated with larger lot sizes. Additionally, the proposed concept plan has been designed with a usable, central open space that will be fronted by homes on three sides. It is staff's opinion that the proposal satisfies the relevant Guiding Principles from the Realize Rowlett 2020 Comprehensive Plan and meets the criteria listed in the RDC for a rezoning.

Public Notice

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Staff mailed public and courtesy notices to property owners within 200 feet and 500 feet of the subject property on March 25, 2016, and as of Friday, April 8, 2016, staff received 20 responses in opposition, one no opinion, and five (including four from the property owners) in favor (Attachment 8 – Public Responses).

A Legal Notice was published in the Dallas Morning News on April 1, 2016, pursuant to the requirements set forth in the RDC. A rezoning sign was placed on the subject property on March 11, 2016, in accordance with the RDC and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Statement of Intent and Purpose

Attachment 3 – Development Standards

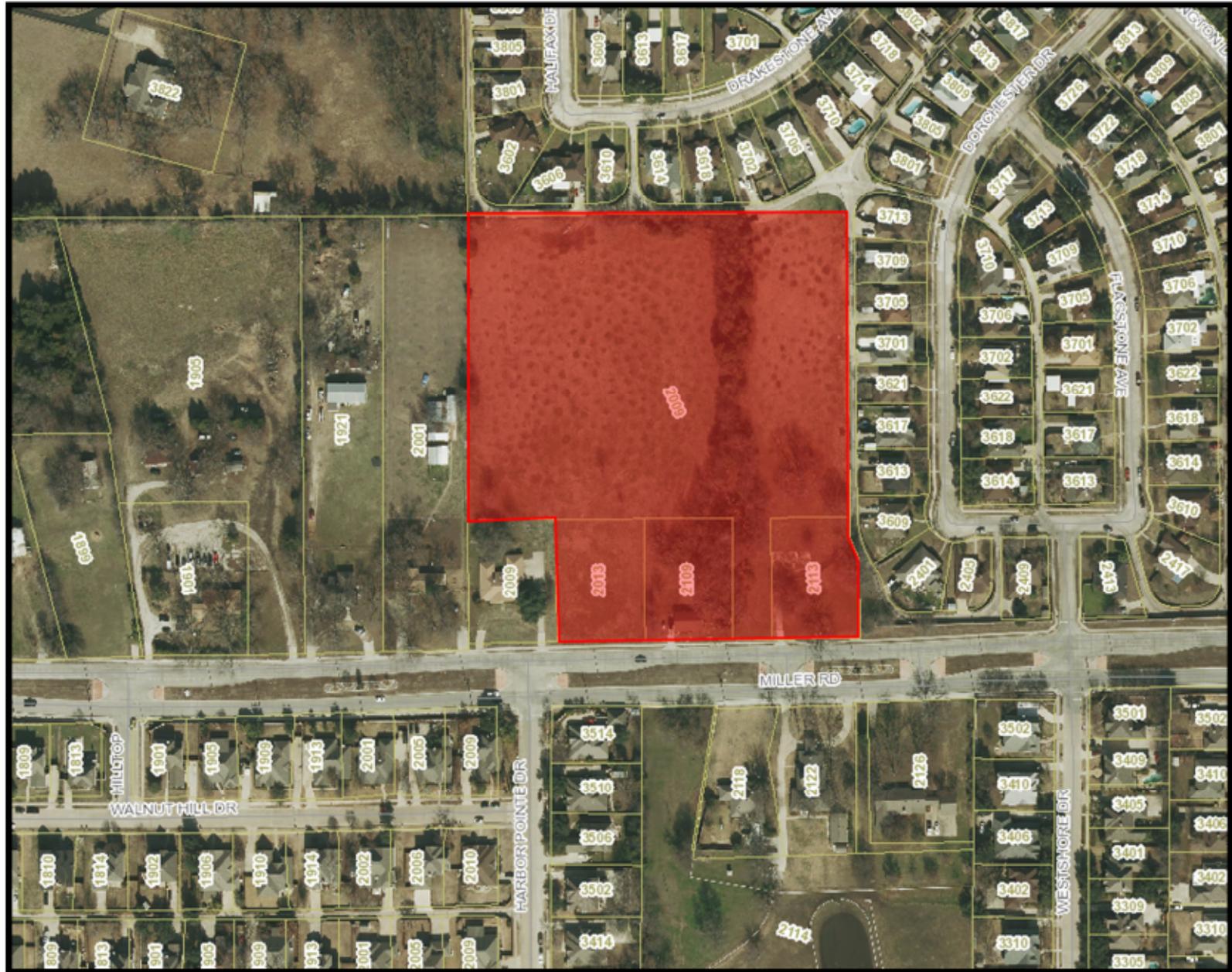
Attachment 4 – Concept Plan

Attachment 5 – Open Space/Detention Pond Design

Attachment 6 – Miller Road Landscape/Screening

Attachment 7 – Surrounding Densities

Attachment 8 – Public Responses



**EXHIBIT C
STATEMENT OF INTENT AND PURPOSE
The Manors on Miller**

The Manors on Miller is a neighborhood which creates a beautiful, timeless community that upholds and enhances the quality of the surrounding environment. This neighborhood encourages neighborhood interaction with its centralized greenspace, and connectivity to the City's trail system.

This design philosophy produces a neighborhood which preserves the existing vegetation, and brings neighbors together. Homes front the centralized common area, which provides residents a scenic view and an opportunity to leave their fenced back yards to meet their neighbors.

The open space's design is inspired by The Sunken Gardens of William and Mary's campus, following the spirit of eighteenth-century English landscape gardens, which abandoned the geometric parterres of Europe in favor of sweeping lawns intended to uplift the spirit by leading the eye toward a distant, natural setting. The perimeter of the open space will be screened with trees, shrubs and vegetation to create a natural and intimate environment. This open space is a welcoming enclave of peace, departing from the hustle and bustle of day-to-day life outside the community.

With the recent completion of the Miller Road Bridge, The Manors on Miller serves as a gateway into Rowlett. This community strives to be a shining example of what Rowlett has to offer. With immediate access to Miller Road, this Property lends its residents easy access to the conveniences of suburban life. Residents will enjoy the easy access to surrounding retail shops like Wal-Mart, Home Depot, and Super Target nearby.

In regards to The Manors on Miller's regional context, the neighborhood's residents have convenient access to both Lyndon B. Johnson Freeway and President George Bush Turnpike, but is also just over 1.6 miles from the Downtown Rowlett DART Blue Line Station.

Section 77-805.C. of the Rowlett Development Code (RDC) indicates that recommendations and decisions on rezoning shall be based on consideration of the following criteria:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact.

The requested rezoning does not correct any errors with respect to zoning.

The request meets with the changing environment recognized in the Realize Rowlett 2020 Plan. In the "Framework for the Future" section of the Plan, it clearly states, "In 2020, Rowlett will be a community with diverse lifestyle choices for living, working, playing, and learning. ...additional housing choices will be available for individuals and families that desire homes needing lower maintenance. Young professionals will be attracted to low maintenance, dense housing found in urban or mixed-use neighborhoods." Additionally, the Plan recognizes that, "Rowlett's future as an employment center will blossom", when a number of actions take place, including, "its housing inventory expands and diversifies." The Manors on Miller will meet the needs and desires of a more diversified Rowlett resident.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purpose of this Code stated in subchapter 77-103, Purpose of this Code.

The proposal is consistent with the Guiding Principles outlined in the Realize Rowlett 2020 Plan. While this area is not one of the strategic opportunity areas detailed in the plan, the plan anticipates areas of Rowlett outside those areas will also experience development over time.

ATTACHMENT 2

When they do, the development should work within the framework of the Plan's Guiding Principles; two of the key ones being Principle 1: Value Existing Neighborhoods, and Principle 3: Make Rowlett a Community that is Attractive to People at all Stages of Their Lives.

The Plan recognizes that in order to protect the Realize Rowlett 2020 vision, "Actions for Change" need to be implemented. For redevelopment of residential areas and/or new development on greenfields in mature residential areas, Action 3 is probably the most important. This Action states, "...and include language related to the efficient delivery of redeveloped properties and projects that advance the principles of Smart Growth and traditional neighborhood development." The Manors on Miller neighborhood is planned with those principles.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public.

The proposed The Manors on Miller neighborhood does protect the public by:

- i) Fostering convenient, compatible, and efficient relationships among land uses;
 - ii) Promoting a healthful and convenient distribution of population;
 - iii) Ensures greater public safety, convenience, and accessibility through physical design;
 - iv) Encourages the efficient use of the available land supply in the city;
 - v) Preserves the character and quality of residential neighborhoods;
 - vi) Promotes a balanced, diverse supply of affordable, quality housing in safe and livable neighborhoods;
 - vii) Ensures the provision of adequate sized yards, open spaces for light, air, and fire safety;
 - viii) Encourages development of a sustainable and accessible system of recreational facilities, and open space that meets year-round neighborhood and community wide needs;
 - ix) Facilitates the adequate and safe provision of transportation, water, sewage, drainage, and other public facilities; and
 - x) Ensures the service demands of new development will not exceed the capabilities of existing streets, utilities, or other public facilities and services.
4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.

The Manors on Miller neighborhood's needs for water can be provided without negatively impacting adjacent properties. The Manors on Miller neighborhood's needs for sewer services can also be met without negatively impacting adjacent properties. Additionally, the traffic generated by The Manors on Miller residents will not negatively impact the city's street system.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.

The Manors on Miller neighborhood will not have adverse impacts on the natural environment. Activities within the neighborhood will adhere to all of the city's performance standards with respect to air, water, and noise. The city's stormwater management standards will be followed, as they are with all new development in the city. The Manors on Miller's layout was designed to preserve as much natural vegetation as possible, leaving existing trees and vegetation in the common areas.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract.

The proposed rezoning will not have significant adverse impacts on other property in the vicinity. The proposed rezoning will more closely relate to the adjacent single family neighborhoods. The Manors on Miller is an excellent opportunity for the City of Rowlett to breathe life back into an undeveloped area of the City, and capitalize on its proximity to Lyndon B. Johnson Freeway, President George Bush Turnpike, and the Rowlett DART station. More importantly, The Manors on Miller is situated at the entrance to Rowlett, and will serve as a beautiful and welcoming example of what the City of Rowlett has to offer.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification.

The property is presently zoned SF-40 with a lot area minimum of 1 Acre. This property is not suitable for the current SF-40 zoning category, due to its small size and boundary constraints. The proposed zoning allows for a higher density of homes than the current SF-40 category; however, the SF-40 zoning category has rarely been used for the creation of subdivisions in Rowlett. The proposed rezoning will more closely relate to the adjacent single family neighborhoods, which allows for lot areas of 8,000 square feet.

This is especially true considering the property is located directly on Miller Road close to the entrance of the City, which is a much higher intensity than typical for a 1 Acre Lot development.

The property is well suited for an urban, infill single family neighborhood. It is located a short 1.6 miles from the Downtown Rowlett DART station. Homeowners can easily ride the train to work every day and have the conveniences of a suburban community in the evenings and weekends. As the Realize Rowlett 2020 Plan indicates, “The community will support diverse choices—in housing types, neighborhood character and land use patterns—so that people at all stages of their lives can find options here that meets their needs.”

8. Whether there is determined to be an excessive proliferation of the use or similar uses.

The Ridgecrest Addition, which is immediately north and east of The Manors on Miller neighborhood, was zoned and preliminary platted in 1984. Lot areas range from 8,000 to 10,000 square feet. Directly south of The Manors on Miller is Harbor Pointe Estates, which was zoned and platted in 1994 for 9,000 to 10,000 square foot lot areas.

In this vicinity, there is a deficiency of smaller lots which allow for less yard maintenance and right sized homes for aging “baby boomers” who want to age in place, and young professionals who are drawn toward a more urban lifestyle. The Manors on Miller is intended to meet the demand for this underserved product type.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

The requested rezoning is compatible in scale with uses on other properties in the vicinity.

An urban style of single family development deemphasizes the focus on the fenced back yard where every resident is isolated from their neighbor. Social interaction is very important for

Homeowners in this style of neighborhood. A focus is placed on the common areas in a neighborhood where that social interaction can take place on a daily basis. With that in mind, The Manors on Miller neighborhood will provide a centralized, usable open space for the benefit of the entire neighborhood. This will not only provide ample opportunity for interaction between neighbors, but will also create a more appealing atmosphere to the neighborhood.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

The area surrounding The Manors on Miller neighborhood is predominantly developed with suburban style for single family neighborhoods.

As identified in the Realize Rowlett 2020 plan however, “Though surrounded by attractive suburban alternatives, Rowlett is poised to compete for residential expansion, largely due to future transit improvements... demand for residential product types will continue to grow significantly over the next decade (over 21,000 units in the Trade Area) ...”

The Plan indicates there is ample demand for this type of residential product in this general area of the city.

EXHIBIT D
The Manors on Miller
PLANNED DEVELOPMENT STANDARDS

General Standards

1. Development shall take place in general accordance with the attached Zoning Exhibit (Exhibit E).
2. The maximum number of homes in The Manors on Miller neighborhood shall be 39.
3. A minimum of 8% of the land within The Manors on Miller neighborhood shall be used as open space. Detention shall be allowed in the open space. The open space, as generally shown on Exhibit E, shall be recognized as meeting all of the City of Rowlett's acreage requirements for public and/or private open space for The Manors on Miller neighborhood.
4. All open space and common area shall be owned and maintained by the Homeowners Association.
5. Any future right-of-way dedication shall be measured fifty-five feet (55') from the centerline of Miller Road
6. The nose of the currently existing median opening on Miller Road shall be pulled back to the west to accommodate a left turn lane and the required width for a median opening.
7. The setback from the Miller Road future ROW shall be 18' rather than 20'.

Dimensional Standards

Development shall take place in accordance with the SF-5 Single Family Residential District as outlined in the City of Rowlett Development Code as it exists or may be amended, except as indicated below.

1. The minimum lot area shall be 5,750 square feet.
2. The minimum lot width shall be 50'. On cul-de-sacs and/or elbows, the minimum lot width at the building line shall be 40'. The minimum street frontage for all lots shall be 35'.
3. The minimum lot depth shall be 115'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property line.
5. The minimum side yard shall be 5'. The minimum side yard on a corner lot adjacent to a street shall be 5'.
6. The minimum rear yard shall be 20'.
7. The maximum lot coverage shall be 75%.
8. The minimum dwelling area shall be 1,850 square feet.
9. The maximum height shall be 2.5 stories or 35' for the main building.

| Setback Type | Minimum Distance in Feet |
|------------------|--------------------------|
| Front Setback* | 20' |
| Rear Setback | 20' |
| Sideyard Setback | 5' |
| Garage Setback | 20' |

* An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property line.

Neighborhood Standards

1. Neighborhood buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Rowlett Development Code with the following exceptions. Please see Exhibits "H" and "I".
 - The primary entryway, located on the eastern entrance road, shall flank the East side of the intersection with a minimum area for a landscaped entry shall be 1,200 square feet, with a minimum depth of 10' measured from the right of way. Canopy trees shall be placed every 40 feet along Miller Road, behind the tubular steel fence. A masonry entry statement wall shall be placed at the eastern entrance and shall be approximately six feet in height and a minimum of ten feet wide. A masonry wall along Miller Road will not be required. A six foot ornamental (tubular steel fence) shall screen the subdivision from Miller road. Approved plants, trees, grass and other approved vegetation shall be placed behind (North of) the fence line. The primary entryway shall comply with the standards established in the Rowlett Development Code proportionally to this defined area.
 - The secondary entryway, located on the western entrance road, shall flank the West side of the intersection with a minimum area for a landscaped entry shall be 2,500 square feet, with a minimum depth of 20' measured from the right of way. Canopy trees shall be placed every 40 feet along Miller Road, behind the tubular steel fence. A masonry wall along Miller Road will not be required. A six foot ornamental (tubular steel fence) shall screen the subdivision from Miller road. Approved plants, trees, grass and other approved vegetation shall be placed behind (North of) the fence line. The primary entryway shall comply with the standards established in the Rowlett Development Code proportionally to this defined area.
 - A landscape buffer shall not be required for the central open space area, since it will already provide screening and landscaping as detailed below.
 - Zero-scaped lots will be allowed along the sideyards of lots.
 - Buxus sempervirens or similar shrubs will be allowed.

2. Central Open Space and Detention Area
 - While detention may not be required (subject to a full drainage analysis), detention shall be permitted and counted as open space in the central open space area. Detention shall be allowed along Miller Road. The slope shall be no greater than a 4-to-1 slope.
 - The detention area shall be designed similar to William and Mary's Sunken

ATTACHMENT 3

Gardens. The purpose of this design is to maximize the utility of the limited land available to provide a flat, usable open space when it is not raining, while also providing functional drainage system when it does rain.

- The open space / detention area shall be screened along the western, northern, and eastern perimeter of the area with canopy trees placed every 50 feet (minimum), and boxwood shrubs along all sides of the perimeter, creating a natural enclave helping buffer ambient street noise. An irrigation system shall be provided to ensure quality maintenance of this area. A six foot tubular steel fence shall be placed along the southern border of the defined area, with vegetation placed on the North side of the fence.
 - The maximum detention area required for the subdivision is .6 acres - this calculation could be reduced upon completion of a full drainage study. Please see “Exhibit G”.
3. Unless otherwise shown on Exhibit E, streets within The Manors on Miller neighborhood shall be designated as “Minor Residential Streets” and have a right-of-way width of 50’ and a pavement width of 31’.
 4. The southernmost home along the eastern entrance and southernmost home along the western entrance shall have their driveways oriented along the northern side of the lot.
 5. Homes adjacent to the alley along Drakestone Ave. and Dorchester Dr. shall have a six foot (6’) board on board fence with the galvanized steel posts facing inward towards the home.

Architectural Standards

1. All homes within The Manors on Miller neighborhood shall comply with the Residential Building Standards established in the Rowlett Development Code with the following exception. If a gable roof extends over an unenclosed porch, the gable face may be constructed of hardy-plank or similar cementaceous material.
2. All homes within The Manors on Miller neighborhood shall comply with the Green Building Standards established in the Rowlett Development Code.
3. A front porch shall have a minimum depth of 6’ and a minimum width of 10’ on the Front Porch Elevation.
4. Front porches shall have railings and columns. The railings and columns shall be architecturally compatible with the house’s front facade.
5. A hip roof which faces the street and which comprises greater than 35% of the total width of a house’s façade shall be broken up with dormers or other architecturally compatible appurtenances.
6. All trim, siding, ceilings, and garage doors on the front facades shall be painted two contrasting colors to achieve an architecturally enhanced appearance. An example is, trim to be painted one color and side surfaces and garage doors to be painted a second color.
7. Roof pitches shall be minimum 8:12 for main gables and hips. Dormer roofs and roofs over porches may have a lesser pitch.
8. A minimum 4’ wide, dedicated walk separate from a driveway, shall provide a connection between the house and the city sidewalk.
9. Trees planted in the front yards of houses shall be of a species whose typical mature height is no greater than approximately 20’.

NOTES:

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

NO 100-YEAR FLOOD PLAIN EXISTS ON THE SITE.

THOROUGHFARE ALIGNMENT(S) SHOWN ON THE EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

Surveyor's Certification

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2005. The property is subject to alleasements of record.

John Glas
Registered Professional
Land Surveyor No. 6081

Metes & Bounds Description

SITUATED in the State of Texas, County of Dallas, and City of Rowlett, being part of the S.A. & M.G. RR Co Survey, Abstract No. 1047, being all of a called 0.627 acre tract (Tract I) and the remainder of a called 6.823 acre tract (Tract II) as recorded in Volume 9325, Page 5169 of the Deed Records of Dallas County, Texas (DRDCT), the remainder of a called 0.627 acre tract (hereinafter referred to as the "Yarnes Tract") as recorded in Volume 76008, Page 1695, DRDCT, the remainder of a called 0.627 acre tract (hereinafter referred to as the "Coyle Tract") as recorded in Volume 2004088, Page 13749, DRDCT, and the remainder of a called 0.627 acre tract (hereinafter referred to as the "Buttram Tract") as recorded in Volume 76008, Page 1691, DRDCT with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set marking the northwest corner of said 6.823 acre tract, the northeast corner of said premises, the northeast corner of the remainder of a called 2 acre tract as recorded in Volume 99137, Page 4815, DRDCT, the southeast corner of a called 16,3781 acre tract as recorded in Volume 2002144, Page 6711, DRDCT, the most westerly southeast corner of Ridgecrest Addition No. 2, an addition to the City of Rowlett as recorded in Volume 84138, Page 3563 of the Map Records of Dallas County, Texas (MRDCT), and being the southwest corner of a 15' alley;

THENCE with the north line of said 6.823 acre tract, the north line of said premises, the south line of said 15' alley, and a south line of said Ridgecrest Addition No. 2, North 89°17'28" East, 587.14 feet to an "X" set marking the northeast corner of said premises, the southeast corner of said Ridgecrest Addition No. 2, an interior corner of Ridgecrest Addition No. 1, an addition to the City of Rowlett as recorded in Volume 84083, Page 4681, MRDCT, and being an interior ell-corner of a 15' alley;

THENCE with the east line of said premises, the west line of said Ridgecrest Addition No. 1, and partway with the west line of said 15' alley as follows:

South 00°08'26" East, 504.09 feet to a 1/2-inch iron rod found;

South 23°16'19" East, 34.79 feet to a Glas capped iron rod set;

South 00°04'10" West, passing a 1/2-inch iron rod found at 106.56 feet and continuing for a total distance of 126.88 feet to a Glas capped iron rod set in the north right-of-way line of Miller Road (Variable Width Right-of-Way) marking the southeast corner of said premises, the northeast corner of a called 1,317 square foot tract as recorded under Document No. 200503632017, DRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with the north right-of-way line of Miller Road, the south line of said premises, partway with the north line of said 1,317 square foot tract, partway with the north line of a called 570 square foot tract as recorded under Document No. 200503632020, DRDCT, partway with the north line of a called 1,281 square foot tract as recorded under Document No. 200503629706, DRDCT, and partway with the north line of a called 1,281 square foot tract (hereinafter referred to as "ROW Tract 2") as recorded under Document No. 200503632018, DRDCT as follows:

Southwesterly along said curve through a central angle of 00°17'37" for an arc distance of 22.80 feet and having a radius of 4,450.00 feet (chord - South 89°01'05" West, 22.80 feet) to a Glas capped iron rod set marking the end of said curve;

South 89°09'54" West, 446.78 feet to a CBG capped iron rod found marking the southwest corner of said premises, the northwest corner of said ROW Tract 2, the southeast corner of a called 0.60 acre tract as recorded under Document No. 201500243919, DRDCT, and being in the west line of said Buttram Tract;

THENCE with the west line of said Buttram Tract, a west line of said premises, and the east line of said 0.60 acre tract, North 00°09'29" East, 191.15 feet to a 1/2-inch iron rod found marking the northwest corner of said Buttram Tract, an interior ell-corner of said premises, the northeast corner of said 0.60 acre tract, and being in the south line of said 6.823 acre tract;

THENCE with the south line of said 6.823 acre tract and a south line of said premises, South 89°22'28" West, 135.83 feet to a 1/2-inch iron rod found marking the southwest corner of said 6.823 acre tract, the southwest corner of said premises, and being in the east line of the aforementioned remainder of a called 2 acre tract;

THENCE with the west line of said 6.823 acre tract, the west line of said premises, and the east line of said remainder of a called 2 acre tract, North 00°21'05" East, 472.91 feet to the point of beginning and containing 8,437 acres of land.

PROJECT SITE DATA (Residential)

- GENERAL
- Case Number - PD90-2016
 - Name of Project/Development - The Manors on Miller
 - Proposed Use - PD-Single Family Residential (SF-5)
 - Future Land Use Designation - Residential Estate Density (2001 FLUP)
 - Proposed Future Land Use Designation - Planned Development
 - Existing Zoning District - SF-40
 - Proposed Zoning District - PD-SF
 - Applicable Overlays (e.g., PD, SUP) - N/A
 - Appraisal District Account Numbers and County
 - o 65148150010170000 - Dallas County
 - o 65148150010100000 - Dallas County
 - o 65148150010160000 - Dallas County
 - o 65140772010050000 - Dallas County

OVERALL SITE

- Gross Site Area - 8,437 Acres
- Site Frontage - 470'
- Site Width - 601'
- Site Depth - 672'
- Impervious Surface Area - 0.0 AC.
- Pervious Surface Area - 8.4 AC.
- Accessory Use % - N/A
- Open Space (ac & %) - 0.86 AC - 10%
- Detention/Retention (ac & %) - 0.6 AC.
- Recreation (ac & %) - N/A
- Preserve (ac & %) - N/A
- Civic (ac & %) - N/A
- Other (ac & %) - N/A

HOUSING

- Total Gross Density (du/ac) - 4.66 UPA
- Lot Count by Typical Lot Size - 39
- Total Number of Dwelling Units - 39
- Single Family (SF) - 39

PROPERTY DEVELOPMENT REGULATIONS

- Maximum Lot Coverage (permitted & proposed) - 75%
- Minimum Lot Area (required & proposed) - 5,750 square feet
- Minimum Lot Width (required & proposed) - 50'
 - o Cul-de-sacs and/or elbows - minimum lot width 40'
 - o Minimum street frontage for all lots: 35'
- Minimum Lot Depth (required & proposed) - 115'
 - o Cul-de-sacs and/or elbows - minimum lot depth: 115'
- Setbacks (required & proposed)
 - o Minimum front yard setback: 20'
- An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property.
- Corner lot adjacent to a street: 5'
- Exterior side yard on a key lot: N/A
- Rear Setback - 20'
- Max Structure Height (permitted & proposed) - 2 1/2 stories or 35' for the main building
- Max No. Stories/Floors (permitted & proposed) -
- Garage doors may face a public street
- Alleys are not required

EXHIBIT E - ZONING EXHIBIT
OF

MANORS ON MILLER

SITUATED IN THE
S.A. & M.G. RR SURVEY ABSTRACT NO. 1407

IN THE
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

OWNERS
1) REBECCA COYLE BUTTRAM
16954 US HIGHWAY 82 W
AVERY, TEXAS 755547222

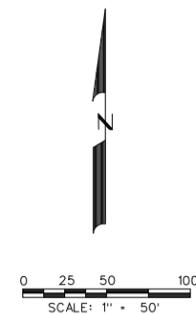
2) MATTHEW H COYLE
114 S MAIN ST
PARIS, TEXAS 754605822

3) NANCY A YARNES SURVIVORS TRUST
3616 LEATHERTOP DR
PLANO, TEXAS 750751546

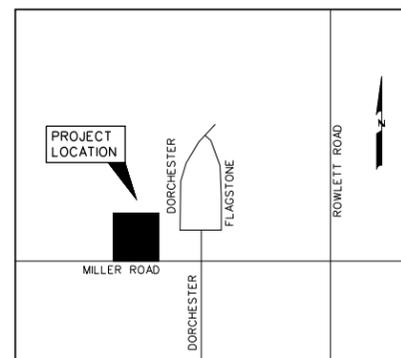
4) WILLIAM HUNTER COYLE JR & SUSAN KIRBY
5217 MILLER RD
ROWLETT, TEXAS 750886120

CURVE TABLE

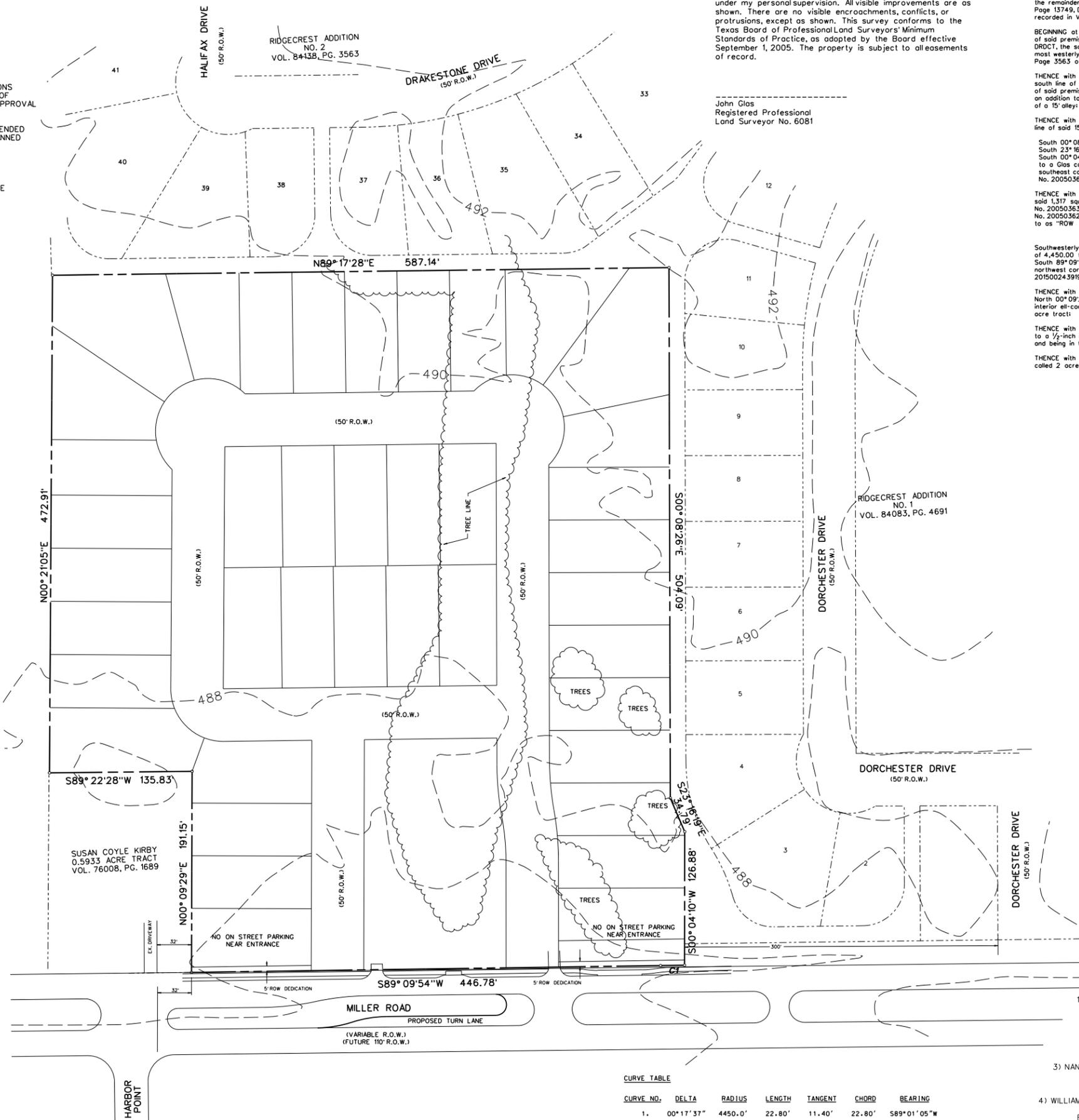
| CURVE NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
|-----------|-----------|---------|--------|---------|--------|-------------|
| 1. | 00°17'37" | 4450.0' | 22.80' | 11.40' | 22.80' | S89°01'05"W |



NELL MOSS TRUSTEE
2.00 ACRE TRACT
DEED 1481500101300



LOCATION MAP
N.T.S.



HARBOR POINT

NOTES:

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

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ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

NO 100-YEAR FLOOD PLAN EXISTS ON THE SITE.

THOROUGHFARE ALIGNMENT(S) SHOWN ON THE EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT, THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.

Surveyor's Certification

The survey shown herein is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2005. The property is subject to easements of record.

John Cline
Registered Professional
Land Surveyor No. 6081

Meters & Bounds Description

SITUATED in the State of Texas, County of Dallas, and City of Rowlett, being part of the S.A. & M.G. RR Co. Survey, Abstract No. 1047, being all of a called 0.627 acre tract (Tract 1) and the remainder of a called 6.823 acre tract (Tract 2) as recorded in Volume 93251, Page 589 of the Deed Records of Dallas County, Texas (DRDCT), the remainder of a called 0.627 acre tract thereafter referred to as the "Yarnes Tract" as recorded in Volume 76008, Page 695, DRDCT, the remainder of a called 0.627 acre tract thereafter referred to as the "Coyle Tract" as recorded in Volume 2004088, Page 13745, DRDCT, and the remainder of a called 0.627 acre tract thereafter referred to as the "Bultrum Tract" as recorded in Volume 76008, Page 691, DRDCT with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set marking the northeast corner of said 6.823 acre tract, the northeast corner of said premises, the north line of the remainder of a called 2 acre tract as recorded in Volume 99157, Page 4815, DRDCT, the southeast corner of a called 16,5781 acre tract as recorded in Volume 2002144, Page 671, DRDCT, the most westerly southwest corner of Ridgecrest Addition No. 2, an addition to the City of Rowlett as recorded in Volume 84138, Page 3563 of the Map Records of Dallas County, Texas (MRDCT), and being the southwest corner of a 15' alley;

THENCE with the north line of said 6.823 acre tract, the north line of said premises, the south line of said 15' alley, and a south line of said Ridgecrest Addition No. 2, North 89°17'28" East, 587.14 feet to an "X" set marking the northeast corner of said premises, the southeast corner of said Ridgecrest Addition No. 2, an interior corner of Ridgecrest Addition No. 1, an addition to the City of Rowlett as recorded in Volume 84083, Page 4681, MRDCT, and being an interior at-corner of a 15' alley;

THENCE with the east line of said premises, the west line of said Ridgecrest Addition No. 1, and partway with the west line of said 15' alley as follows:

South 00°08'26" East, 504.09 feet to a 1/2-inch iron rod found;
South 23°18'19" East, 34.79 feet to a Glas capped iron rod set;
South 00°04'10" West, passing a 1/2-inch iron rod found at 106.56 feet and continuing for a total distance of 126.88 feet to a Glas capped iron rod set in the north right-of-way line of Miller Road (Variable Width Right-of-Way) marking the southeast corner of said premises, the northeast corner of a called 1,317 square foot tract as recorded under Document No. 200503632017, DRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with the north right-of-way line of Miller Road, the south line of said premises, partway with the north line of said 1,317 square foot tract, partway with the north line of a called 570 square foot tract as recorded under Document No. 200503632020, DRDCT, partway with the north line of a called 1,281 square foot tract as recorded under Document No. 200503629706, DRDCT, and partway with the north line of a called 1,281 square foot tract thereafter referred to as "ROW Tract 2") as recorded under Document No. 200503632018, DRDCT as follows:

Southwesterly along said curve through a central angle of 00°17'37" for an arc distance of 22.80 feet and having a radius of 4,450.00 feet (chord - South 89°01'05" West, 22.80 feet) to a Glas capped iron rod set marking the end of said curve;
South 89°09'54" West, 446.78 feet to a CBG capped iron rod found marking the southwest corner of said premises, the northeast corner of said ROW Tract 2, the southeast corner of a called 0.60 acre tract as recorded under Document No. 201000243919, DRDCT, and being in the west line of said Bultrum Tract;

THENCE with the west line of said Bultrum Tract, a west line of said premises, and the east line of said 0.60 acre tract, North 00°09'29" East, 95.15 feet to a 1/2-inch iron rod found marking the northeast corner of said Bultrum Tract, an interior at-corner of said premises, the northeast corner of said 0.60 acre tract, and being in the south line of said 6.823 acre tract;

THENCE with the south line of said 6.823 acre tract and a south line of said premises, South 89°22'28" West, 135.83 feet to a 1/2-inch iron rod found marking the southwest corner of said 6.823 acre tract, the southwest corner of said premises, and being in the east line of the aforementioned remainder of a called 2 acre tract;

THENCE with the west line of said 6.823 acre tract, the west line of said premises, and the east line of said remainder of a called 2 acre tract, North 00°27'05" East, 472.91 feet to the point of beginning and containing 8.437 acres of land.

PROJECT SITE DATA (Residential)

- GENERAL**
- Case Number - P090-2016
 - Name of Project/Development - The Manors on Miller
 - Proposed Use - PD-Single Family Residential (SF-5)
 - Future Land Use Designation - Residential Estate Density (2001 FLUP)
 - Proposed Future Land Use Designation - Planned Development
 - Existing Zoning District - SF-40
 - Proposed Zoning District - PD-SF
 - Applicable Overlays (e.g., PD, SUP) - N/A
 - Appraisal District Account Numbers and County
 - o 6514815001070000 - Dallas County
 - o 65148150010010000 - Dallas County
 - o 65148150010160000 - Dallas County
 - o 65140772010050000 - Dallas County

OVERALL SITE

- Gross Site Area - 8.437 Acres
- Site Frontage - 470'
- Site Width - 60'
- Site Depth - 572'
- Impervious Surface Area - 0.0 AC.
- Pervious Surface Area - 8.4 AC.
- Accessory Use (ac & %) - N/A
- Open Space (ac & %) - 0.86 AC - 10%
- Detention/Retention (ac & %) - 0.6 AC.
- Recreation (ac & %) - N/A
- Preserve (ac & %) - N/A
- Civic (ac & %) - N/A
- Other (ac & %) - N/A

HOUSING

- Total Gross Density (du/uc) - 4.66 UPA
- Lot Count by Typical Lot Size - 39
- Total Number of Dwelling Units - 39
- Single Family (SF) - 39

PROPERTY DEVELOPMENT REGULATIONS

- Maximum Lot Coverage (permitted & proposed) - 75%
- Minimum Lot Area (required & proposed) - 5,750 square feet
- Minimum Lot Width (required & proposed) - 50'
 - o Cul-de-sacs and/or elbows - minimum lot width 40'
 - o Minimum street frontage for all lots: 35'
- Minimum Lot Depth (required & proposed) - 115'
 - o Cul-de-sacs and/or elbows - minimum lot depth 115'
- Setbacks (required & proposed)
 - o Minimum front yard setback: 20'
- An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property.
- Corner lot adjacent to a street: 5'
- Exterior side yard on a key lot: N/A
- Rear Setback: 20'
- Max Structure Height (permitted & proposed) - 2 1/2 stories or 35' for the main building
- Max No. Stories/Floors (permitted & proposed) -
- Garage doors may face a public street
- Alleys are not required

EXHIBIT G - DETENTION / OPEN SPACE EXHIBIT OF

MANORS ON MILLER

SITUATED IN THE
S.A. & M.G. RR SURVEY ABSTRACT NO. 1407

IN THE
CITY OF ROWLETT
DALLAS COUNTY, TEXAS

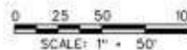
PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

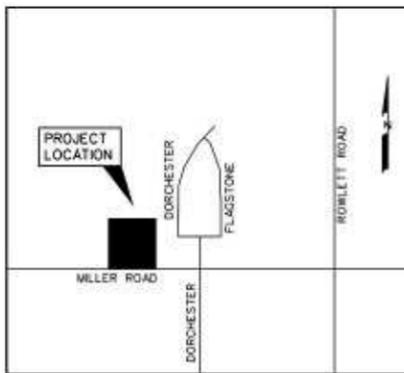
APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

- OWNERS**
- 1) REBECCA COYLE BUTTRAM
16954 US HIGHWAY 82 W
AVERY, TEXAS 755547222
 - 2) MATTHEW H COYLE
114 S MAIN ST
PARIS, TEXAS 754605822
 - 3) NANCY A YARNES SURVIVORS TRUST
3616 LEATHERTOP DR
PLANO, TEXAS 750751546
 - 4) WILLIAM HUNTER COYLE JR & SUSAN KIRBY
5217 MILLER RD
ROWLETT, TEXAS 750886120

FEBRUARY 2016 SCALE 1" = 50'



NELL MOSS TRUSTEE
2.00 ACRE TRACT
DEED 1481500101300



LOCATION MAP
N.T.S.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
|-----------|-----------|---------|--------|---------|--------|--------------|
| 1. | 00°17'37" | 4450.0' | 22.80' | 11.40' | 22.80' | S89°01'05" W |









NOTES:

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF ROWLETT DEVELOPMENT STANDARDS.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

NO 100-YEAR FLOOD PLAN EXISTS ON THE SITE.

THOROUGHFARE ALIGNMENT(S) SHOWN ON THE EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

Surveyor's Certification

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2005. The property is subject to all easements of record.

Mets & Bound Description

SITUATED in the State of Texas, County of Dallas, and City of Rowlett, being part of the S.A. & M.G. RR Co Survey, Abstract No. 1047, being all of a called 0.627 acre tract (Tract II) and the remainder of a called 6.823 acre tract (Tract I) as recorded in Volume 93251, Page 5169 of the Deed Records of Dallas County, Texas (DRDCT), the remainder of a called 0.627 acre tract (hereinafter referred to as the "Yarnes Tract") as recorded in Volume 76008, Page 1689, DRDCT, the remainder of a called 0.627 acre tract (hereinafter referred to as the "Coyle Tract") as recorded in Volume 2004088, Page 13749, DRDCT, and the remainder of a called 0.627 acre tract (hereinafter referred to as the "Buttram Tract") as recorded in Volume 76008, Page 1691, DRDCT with said premises being more particularly described as follows:

BEGINNING at a Glass capped iron rod set marking the northeast corner of said 6.823 acre tract, the northeast corner of said premises, the northeast corner of the remainder of a called 2 acre tract as recorded in Volume 99137, Page 4815, DRDCT, the southeast corner of a called 16.3781 acre tract as recorded in Volume 2002144, Page 6171, DRDCT, the most westerly southeast corner of Ridgecrest Addition No. 2, an addition to the City of Rowlett as recorded in Volume 84158, Page 3563 of the Map Records of Dallas County, Texas (MRDCT), and being the southwest corner of a 15' alley;

THENCE with the north line of said 6.823 acre tract, the north line of said premises, the south line of said 15' alley, and a south line of said Ridgecrest Addition No. 2, North 89°17'28" East, 587.14 feet to an "X" set marking the northeast corner of said premises, the southeast corner of said Ridgecrest Addition No. 2, an interior corner of Ridgecrest Addition No. 1, an addition to the City of Rowlett as recorded in Volume 84083, Page 4681, MRDCT, and being an interior corner of a 15' alley;

THENCE with the east line of said premises, the west line of said Ridgecrest Addition No. 1, and partway with the west line of said 15' alley as follows:

South 00°09'26" East, 504.09 feet to a 1/2-inch iron rod found;

South 23°10'19" East, 34.79 feet to a Glass capped iron rod set;

South 00°04'10" West, passing a 1/2-inch iron rod found at 106.56 feet and continuing for a total distance of 126.88 feet to a Glass capped iron rod set in the north right-of-way line of Miller Road, (Variable Width Right-of-Way) marking the southeast corner of said premises, the northeast corner of a called 1,317 square foot tract as recorded under Document No. 20050362017, DRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with the north right-of-way line of Miller Road, the south line of said premises, partway with the north line of said 1,317 square foot tract, partway with the north line of a called 570 square foot tract as recorded under Document No. 200503632020, DRDCT, partway with the north line of a called 1,281 square foot tract as recorded under Document No. 200503629706, DRDCT, and partway with the north line of a called 1,281 square foot tract (hereinafter referred to as "ROW Tract 2") as recorded under Document No. 200503632018, DRDCT as follows:

Southwesterly along said curve through a central angle of 00°17'37" for an arc distance of 22.80 feet and having a radius of 4,450.00 feet (chord - South 89°01'05" West, 22.80 feet) to a Glass capped iron rod set marking the end of said curve South 89°09'54" West, 446.78 feet to a CBG capped iron rod found marking the southwest corner of said premises, the northeast corner of said ROW Tract 2, the southeast corner of a called 0.60 acre tract as recorded under Document No. 201500245919, DRDCT, and being in the west line of said Buttram Tract;

THENCE with the west line of said Buttram Tract, a west line of said premises, and the east line of said 0.60 acre tract, North 00°09'29" East, 191.15 feet to a 1/2-inch iron rod found marking the northeast corner of said Buttram Tract, an interior corner of said premises, the northeast corner of said 0.60 acre tract, and being in the south line of said 6.823 acre tract;

THENCE with the south line of said 6.823 acre tract and a south line of said premises, South 89°22'28" West, 135.83 feet to a 1/2-inch iron rod found marking the southwest corner of said 6.823 acre tract, the southwest corner of said premises, and being in the east line of the aforementioned remainder of a called 2 acre tract;

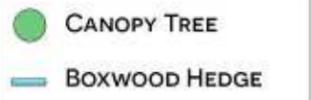
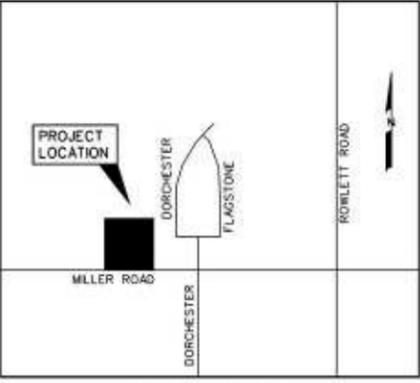
THENCE with the west line of said 6.823 acre tract, the west line of said premises, and the east line of said remainder of a called 2 acre tract, North 00°21'05" East, 472.91 feet to the point of beginning and containing 8.437 acres of land.

John Glas
Registered Professional
Land Surveyor No. 6081



WELL MOSS TRUSTEE
2.00 ACRE TRACT
DEED 1481500101300

****THIS ILLUSTRATION IS FOR CONCEPTUAL PURPOSES ONLY.**



- PROJECT SITE DATA (Residential)**
- GENERAL**
- Case Number - PD90-2016
 - Name of Project/Development - The Manors on Miller
 - Proposed Use - PD-Single Family Residential (SF-5)
 - Future Land Use Designation - Residential Estate Density (2001)FLUP
 - Proposed Future Land Use Designation - Planned Development
 - Existing Zoning District - SF-40
 - Proposed Zoning District - PD-SF
 - Applicable Overlays (e.g., PD, SUP) - N/A
 - Appraisal District Account Numbers and County
 - o 65148150010170000 - Dallas County
 - o 65148150010000000 - Dallas County
 - o 65148150010160000 - Dallas County
 - o 65140772010050000 - Dallas County
- OVERALL SITE**
- Gross Site Area - 8.437 Acres
 - Site Frontage - 470'
 - Site Width - 601'
 - Site Depth - 672'
 - Impervious Surface Area - 0.0 AC.
 - Pervious Surface Area - 8.4 AC.
 - Accessory Use X - N/A
 - Open Space (ac & %) - 0.86 AC - 10%
 - Detention/Retention (ac & %) - 0.6 AC.
 - Recreation (ac & %) - N/A
 - Preserve (ac & %) - N/A
 - Civic (ac & %) - N/A
 - Other (ac & %) - N/A
- HOUSING**
- Total Gross Density (du/ac) - 4.66 UPA
 - Lot Count by Typical Lot Size - 39
 - Total Number of Dwelling Units - 39
 - Single Family (SF) - 39
- PROPERTY DEVELOPMENT REGULATIONS**
- Maximum Lot Coverage (permitted & proposed) - 75%
 - Minimum Lot Area (required & proposed) - 3,750 square feet
 - Minimum Lot Width (required & proposed) - 50'
 - Minimum Lot Depth (required & proposed) - 35'
 - Minimum street frontage for allots: 35'
 - Minimum Lot Depth (required & proposed) - 115'
 - Minimum Lot Depth (required & proposed) - 115'
 - Setbacks (required & proposed)
 - o Minimum front yard setback: 20'
 - An unenclosed porch may encroach past the front build to line, but in no instance shall it be closer than 5' from the front property.
 - Corner lot adjacent to a street: 5'
 - Exterior side yard on a key lot: N/A
 - Rear Setback: 20'
 - Max Structure Height (permitted & proposed) - 2 1/2 stories or 35' for the main building
 - Max no. Stories/Floors (permitted & proposed) -
 - Garage doors may face a public street
 - Alleys are not required

EXHIBIT H - LANDSCAPE EXHIBIT
OF
MANORS ON MILLER
SITUATED IN THE
S.A. & M.G. RR SURVEY ABSTRACT NO. 1407

OWNERS

1) REBECCA COYLE BUTTRAM
6584 US HIGHWAY 82 W
AVERY, TEXAS 755547222

2) MATTHEW H COYLE
114 S MAIN ST
PARIS, TEXAS 754605822

3) NANCY A YARNES SURVIVORS TRUST
3616 LEATHERTOP DR
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5217 MILLER RD
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APPLICANT

SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

FEBRUARY 2016 SCALE 1" = 50'

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: AS LONG AS INDIVIDUAL FAMILIES CAN PURCHASE LOTS & HIRE THEIR OWN BUILDER.

PROPERTY OWNER NAME (print): DAVID BLAYNE SAVOY
SIGNATURE: [Handwritten Signature]
ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.
Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Table with 2 columns: Contact information for questions and return instructions by fax or mail.

3-16-16 409:06 OUT



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *affordable, quality housing
increased tax base*

PROPERTY OWNER NAME (print): *Rebecca Coyle Buttram*
SIGNATURE: *Rebecca Coyle Buttram*
ADDRESS: *Property owner: 2013 Miller Home: 16959 US Hwy 82 SW Avery, TX 75554*

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Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

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

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

03-16-16 A09:06 OUT



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: affordable, quality housing
increased tax base

PROPERTY OWNER NAME (print): Susan Coyle Kirby
SIGNATURE: Susan Coyle Kirby
ADDRESS: Property owner address: 2009 Miller Home: 5219 Miller Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016.

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Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change

04-05-16P02:54 RCVD

LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

COMMENTS: AFFORDABLE, QUALITY HOUSING

Increased Tax Base

PROPERTY OWNER NAME

(print): Susan Coyle Kirby

SIGNATURE: Susan Coyle Kirby

ADDRESS: Property owner: 2009 Miller Rd. Rowlett Home addr 5217 Miller, Rowlett

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of May, 2016.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, April 6, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, April 27, 2015, to be included in the City Council packet.

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

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EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS: This development would increase tax income for the City and provide desirable lot sizes and housing for the public.

PROPERTY OWNER NAME

(print): William H. Coyle Jr.

SIGNATURE: William H. Coyle Jr.

ADDRESS: 4207 Walnut Rd., Gilmer, Tx. 75644 | Joint owner of subject property.

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03-29-16A07:04 RCVD

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

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EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

COMMENTS: Quality Development for the City

PROPERTY OWNER NAME

(print): William H. Coyle Jr.

SIGNATURE: William H. Coyle Jr.

ADDRESS: 4207 Nutmeo Rd. Gilmer, Tx 75644 *Joint owner of Subject Property*

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z.angford@rowlett.com

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

COMMENTS: *Quality Affordable Housing*
Increased tax base

PROPERTY OWNER NAME (print): *NANCY YARNES*
Nancy Yarnes

SIGNATURE: *2113 Miller Rd Rowlett*

ADDRESS: *3016 Leathertop Dr Plano TX 75075 (home)*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, April 6, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, April 27, 2015, to be included in the City Council packet. All responses received by April 27th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

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

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



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

COMMENTS: QUALITY AFFORDABLE HOUSING AND INCREASED TAX

BASE

PROPERTY OWNER NAME: NANCY YARNES SURVIVORS TRUST
SIGNATURE: Nancy Yarnes
ADDRESS: 2113 Miller Rd Rowlett HOME: 3616 LEATHERTOP DR PLANO, TX 75075

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016.

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Table with 2 columns: Contact information for questions and Return by Fax or Mail information.



03-18-16A08:58
 Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner 03-18-16A08:58 RCVD
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS:

Area Development

PROPERTY OWNER NAME (print):

James W. Rose

SIGNATURE:

James W. Rose

ADDRESS:

3813 Halifax Dr.

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 FAX 972-412-6228
glangford@rowlett.com

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

03-21-16A07:46 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

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RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

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

COMMENTS: See attached

PROPERTY OWNER NAME

(print):

John C. Wells

SIGNATURE:

[Handwritten Signature]

ADDRESS:

2126 Miller Rd.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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glangford@rowlett.com

RETURN BY FAX OR MAIL

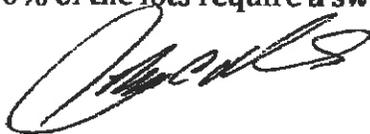
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

To: City of Rowlett, Department of Development Services

From: John C. and Becky Wells

Re: Notice of Public Hearing - Proposed rezoning of 5.255 acres, Miller Rd.

Comments: I would like to see a less dense product. The proposed lots (50' x 120') are 25% smaller than the smallest lot in the Ridgecrest Development and 86% smaller than what the current zoning will allow. I would support a minimum lot area of 7,200 sq. ft. with a minimum lot width of 60' feet including a 25' front yard setback. Also, to break up the unsightly view of open garage doors, I propose that at least 50% of the lots require a swing garage entry.





03-21-16A08:13 RCVD

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

COMMENTS: See attached

PROPERTY OWNER NAME

(print):

John C. Wells

SIGNATURE:

[Handwritten Signature]

ADDRESS:

2126 Miller Rd.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016.

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RETURN BY FAX OR MAIL

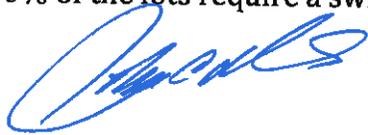
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

To: City of Rowlett, Department of Development Services

From: John C. and Becky Wells

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Comments: I would like to see a less dense product. The proposed lots (50' x 120') are 25% smaller than the smallest lot in the Ridgecrest Development and 86% smaller than what the current zoning will allow. I would support a minimum lot area of 7,200 sq. ft. with a minimum lot width of 60' feet including a 25' front yard setback. Also, to break up the unsightly view of open garage doors, I propose that at least 50% of the lots require a swing garage entry.

A handwritten signature in blue ink, appearing to read "John C. Wells", is written below the comments. The signature is fluid and cursive, with a large initial "J" and "W".



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

COMMENTS: I'm asking that the minimum lot width be 60 feet. (25' setback from front property line) side entry garage

Minimum lot size 7200 sq feet. Minimum home size 2400 sq ft.

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

BILLY CRAIG
Billy Craig
2122 Miller Road

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of May, 2016.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, April 6, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, April 27, 2015, to be included in the City Council packet.

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glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

03-21-16A07:46 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS: (See Attached)
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

Needs to be:

COMMENTS: LOT Width (minimum 60') Minimum Lot Area (7,200 sq ft)
Minimum Setback front yard (25 ft.) To meet standards in adjacent Neighborhood.

PROPERTY OWNER NAME (print): BILLY CRAIG
SIGNATURE: Billy Craig
ADDRESS: 2122 Miller Road

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016.

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glangford@rowlett.com

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

minimum home size 2500 sq ft,
side entry garage.

2122 Miller Road
Dillon Craig



03-21-16A08:13 RCVD

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
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EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

(See Attached)

Needs to be:

COMMENTS: LOT Width (minimum 60') Minimum Lot Area (7,200 Sq ft)

Minimum Set back front yard (25 ft.) To meet standards in adjacent Neighborhood.

PROPERTY OWNER NAME (print): BILLY CRAIG
 SIGNATURE: Billy Craig
 ADDRESS: 2122 Miller Road

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| | |
|---|--|
| <p>If you have any questions concerning this request, please contact the Department of Development Services Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p> | <p>RETURN BY FAX OR MAIL City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099</p> |
|---|--|

minimum home size 2500 sqft,
side entry garage.

2122 Miller Road
Dixie Craig

03-17-16A10:52 RCVD



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

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

COMMENTS: *I am very concerned about property values decreasing and traffic congestion along Miller Road!*

PROPERTY OWNER NAME (print): *Gwendolyn D. Stewart*
SIGNATURE: *Gwendolyn D. Stewart*
ADDRESS: *1909 Walnut Hill Drive Rowlett TX 75088*

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| | |
|---|---|
| <p>If you have any questions concerning this request, please contact the Department of Development Services Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p> | <p>RETURN BY FAX OR MAIL City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099</p> |
|---|---|



03-16-16 A10:49 OUT
 Department of Development
 Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

DARRICK + KIMBRA MOUSER

SIGNATURE:

Darrick Mouser

ADDRESS:

3414 HARBOR POINTE ROWLETT, TEXAS 75088

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FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

03-14-16 P02:23 OUT



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2103, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *The present zoning on this property is important to maintain the character of our city. An 85% reduction in lot size is unacceptable. If the project were modified to at least 15,000 sqft lots, side entry garages and deeper frontage offset, I could support a change*

PROPERTY OWNER NAME

(print):

Gerald D. Murphy, Jr., ms

SIGNATURE:

G.D. Murphy Jr.

ADDRESS:

3826 Dexton Rd Rowlett, TX 75088

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City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

03-18-16A08:58 RCVD

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I dont want my TAXES to go Up! They are too high like it is

PROPERTY OWNER NAME (print): Manuel S. Martinez
SIGNATURE: Manuel S. Martinez
ADDRESS: 3614 Dorchester Dr, 75008

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 16, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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| <p>If you have any questions concerning this request, please contact the Department of Development Services Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p> | <p>RETURN BY FAX OR MAIL City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099</p> |
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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

COMMENTS: THE PROPOSED PD WILL DECREASE VALUE OF HOMES IN DEXHAM ESTATE AND GARAGES

HARBOR ROUTE: PD WILL REQUIRE ALL FRONT ENTRY LEADING TO DEGRADATION; ONLY ONE(S) ENTRY & EXIT POINT TO CONDENSED PD, FOR SF-5, ZSF-7.

PROPERTY OWNER NAME (print): DAVID WILLIAMS
SIGNATURE: David Williams

ADDRESS: 3510 HARBOR ROUTE DR. 75088

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Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

03-21-16A08:13 RCVD

TO: Property Owner
RE: Application for a Zoning Change
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: lots size not large enough. Need side entry garage AND 25FT Set Back.

PROPERTY OWNER NAME (print): RONALD JAY CADDELL
SIGNATURE: [Signature]
ADDRESS: 2113 Miller Rd

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03-21-16A07:46 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

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

COMMENTS: Lots size not large enough. Need side entry garages and 25ft set back.

PROPERTY OWNER NAME (print): ROYALD JAY CADDELL
SIGNATURE: [Signature]
ADDRESS: 2113 Miller Rd

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04-05-16P01:29 RCVD

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

COMMENTS: See: Attached

PROPERTY OWNER NAME (print):

Kenneth P. Clark

SIGNATURE:

ADDRESS:

2009A Miller Rd, Rowlett TX 75088

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Development Services

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Rowlett, TX 75030-0099

What is the average square footage of these homes?

Will they have basements?

Will there be room for extra storage facilities on the property and will such storage be within code?

What garage space will be standard (1 or 2)?

What will be the average price?

How many trees will be cut down?

In this day and age, it usually takes two (2) incomes to pay a mortgage and bills. Two incomes in Texas usually means 2 cars. Unless these houses come with significant storage, the garages will be used for that capacity instead of cars being parked in them. This neighborhood plan makes no allowance for extra parking. These streets are narrow already, and curb space will be at a premium with the streets being dominated by driveways. The current plan underestimates the traffic demands with 2 incomes per household and 2 cars per home. These streets will be choked and clogged during every rush hour.

I am told by my neighbors about a tree ordinance in Rowlett. That unless a tree is replaced there is a fine for cutting one down. How many trees will be destroyed in this process? How does the developer justify this? How does the city justify this? If the argument is that the home owners will plant trees to replace those cut down, it should be considered that on lots that small those trees will eventually cause problems with the owner's foundations and plumbing. If the developer says they will replace by planting in the landscaped entry area, then photos they submitted with the plan are a ruse. There will not be room for children to play close to home. We will see them playing in the already traffic choked streets. And what about other code allowances that the developer has set aside? Entryway landscaping. Width of lots. Lack of a wall along Miller Rd. Land not within one of the targeted development zones.

There are several residents in the area that rely on wells to offset their water bills. The existing open land serves as a groundwater recharge area. Taking up more than half that space with concrete will adversely affect this process. Has the developer studied this possibility? Will the existing well owners have to drill deeper in order to access groundwater? All this extra concrete will also affect runoff water. Has the developer studied the effect on the current drainage system? Has the developer studied the effect of non-specific source pollution (fluids dripping from cars) on the ecology of Rowlett Creek and Lake Ray Hubbard?

I'm not opposed to housing going in here. I would like to see alley access on all 3 sides. There already exists alley access on 2 sides. Adding one on the remaining side shouldn't be too difficult. This will ease crowding of the streets. I think allowance in the street planning for additional parking would further alleviate this potential problem.

03-09-16 P04:16 OUT



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

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

COMMENTS: Rowlett needs to preserve as much of nature as we can!

PROPERTY OWNER NAME (print): Jeanie Krell

SIGNATURE: Jeanie Krell

ADDRESS: 2409 Worchester Dr.

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|---|---|



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING 18-16A08:58 RCVD

TO: Property Owner
RE: Application for a Zoning Change
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: 6000 sq ft. lots - too many homes -

PROPERTY OWNER NAME (print): _____
SIGNATURE: Gary Worth
ADDRESS: 1901 Miller Rd

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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|---|---|



Department of Development
Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

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

COMMENTS:

*Density of homes that would be the effect of
6000 Sq.ft. lots.*

PROPERTY OWNER NAME

(print):

John R & Patricia Worthy

SIGNATURE:

1965 Miller Rd - Patricia Worthy

ADDRESS:

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City of Rowlett

Development Services

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

03-18-16A08:58 RCVD

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

COMMENTS: *The proposed density is excessive compared to adjacent properties, a minimum of 65 foot lot width and side entry garages with at least a 25 foot setback from street would be acceptable to me.*

PROPERTY OWNER NAME (print): Alma Ann Murphy
SIGNATURE: *Alma Ann Murphy*
ADDRESS: 3822 Dexham Road, Rowlett, TX 75088

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3-9-16

9:15

ET24015-1



Department of Development Services

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

COMMENTS: I am opposed to the request because it will devalue our properties.

PROPERTY OWNER NAME (print): Guadalupe Hernandez
SIGNATURE: Guadalupe Hernandez
ADDRESS: 1913 Walnut Hill Dr., Rowlett, Tx. 75088-1555

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Table with 2 columns: Contact information for questions and return instructions by fax or mail.



Department of Development Services

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

COMMENTS: Because this is a pure "for more profit" rezoning. We bought our homes with the current zoning laws, we don't need change.

PROPERTY OWNER NAME: Robert S. Paice
SIGNATURE: [Signature]
ADDRESS: 1914 Walnut Hill Dr., Rowlett, TX 75088-1556

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

COMMENTS: 6000 square feet lots are to small to build the
type homes in the north side of Miller Rd. It does not meet the
future zoning plan for this city.
PROPERTY OWNER NAME (print): WALTER T. J. GIBSON
SIGNATURE: Walter T. J. Gibson
ADDRESS: 1899 Miller Rd., Rowlett, TX

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 17, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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

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



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size for the proposed development is 6,000 square feet.

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

COMMENTS:

PROPERTY OWNER NAME

(print):

EDWARD R. KIRBY

SIGNATURE:

Edward R Kirby

ADDRESS:

2318 SPRINGFIELD LN.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 22nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *We are opposed only to how the zoning change has been proposed. We would like to see a 25' set back from the street for the house and side entry garages. We would also like to see lots that are 60' across and 120' deep. This would be **

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Gerry and Brenda Miller
Brenda Miller * *Jerry Miller*
 3310 Westshore Dr.
 Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, April 6, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, April 27, 2015, to be included in the City Council packet. All responses received by April 27th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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 Development Services
 PO Box 99
 Rowlett, TX 75030-0099

** in keeping with the other subdivisions in the surrounding areas and not diminish these property values.*



03-29-16A08:51 RCVD

Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 5.255 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas. A map is attached for reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision.

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

COMMENTS:

The size of the proposed structure would diminish the home values of existing neighborhoods

PROPERTY OWNER NAME

(print):

JUDY BLANTON

SIGNATURE:

[Handwritten signature]

ADDRESS:

2306 Springfield Ln

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 3rd day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 04/12/2016

AGENDA ITEM: C3

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a Special Use Permit to allow a licensed foot spa and body massage establishment in the General Commercial/Retail Zoning District. The subject property is located at 8301 Lakeview Parkway Suite 110, further described as a 1,200+/- square foot existing lease space being part of Block A, Lot 1 of the Amesbury Addition City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner, AICP

SUMMARY

The subject property is located in Suite 110 within the Lakeview Crossing Shopping Center on the northwest corner of Lakeview Parkway and Amesbury Lane. (Attachment 1 – Location Map, Attachment 2 – Concept Plan). The shopping center is zoned General Commercial/Retail (C-2). The Rowlett Development Code (RDC) requires a Specific Use Permit (SUP) for licensed massage establishments located in the C-2 zoning district.

BACKGROUND INFORMATION

The applicant, Rong Liu, is a licensed massage therapist with the State of Texas and desires to open a day spa in Rowlett (Attachment 3 – Credentials). As previously noted, a massage establishment requires a SUP within the C-2 zoning district. The shopping center contains a variety of neighborhood serving commercial/retail uses including but not limited to a gym, martial arts studio, and restaurant. As further described below, it is staff's professional opinion that the proposed use is compatible with the surrounding uses.

DISCUSSION

Section 77-206.D of the Rowlett Code of Ordinances lists the criteria for approval of SUPs. Recommendations and decisions on SUPs shall be based on consideration of the criteria below. Staff has added additional comments in bold italics where applicable.

1. The proposed special use permit is consistent with the comprehensive plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

The subject property is not in any of the 13 identified opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. As such, the existing zoning and guiding principles should inform development decisions.

The application can be interpreted to address Guiding Principal 2, “Grow the City’s economy through diversification of job and business opportunities.”, and Guiding Principal 8, “Create centers with a mix of activities at key locations in Rowlett”, of the Realize Rowlett 2020 Comprehensive Plan.

Based on the Realize Rowlett 2020 Comprehensive Plan, the proposed use is consistent with the intent for the area.

2. The proposed special use permit is consistent with the purpose and intent of the zoning district in which it is located;

The existing zoning is C-2, which allows for general commercial/retail uses. Per Section 77-203.B.5 of the RDC:

The C-2 district is intended for the conduct of retail sales-type uses, with only a subordinate percentage of a development associated with other retail and office uses. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery. The C-2 district is intended to be applied primarily to areas of high traffic volume and along areas accessing high-volume streets.

Based on the intent of the C-2 zoning district, a massage establishment would be a compatible use.

3. Whether the proposed special use permit meets the challenge of some changing condition, trend, or fact;

Day spas and massage establishments continue to be a growing business type throughout the Dallas Fort Worth area. This type of use exists in other similar shopping centers in Rowlett and in surrounding Cities.

4. Whether the proposed special use permit will protect or enhance the health, safety, morals, or general welfare of the public;

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

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

The property has access to Lakeview Parkway (SH 66) a Type A+ thoroughfare and access to Amesbury Lane, a local street based on the Master Thoroughfare Plan. In addition, water and sewer services are already available at the site. No additional transportation or utility services are required to accommodate the proposed use.

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

The proposed use should not have any adverse impacts on other property within the vicinity. The shopping center contains numerous personal service and retail establishments. The proposed use is compatible with the other uses in the center.

7. The suitability of the subject property for the existing zoning and the proposed use sought by the special use permit.

The subject lease space is within an established shopping center with personal service and retail uses. The proposed massage establishment would complement these existing uses and provide neighborhood based services oriented to local customers. This meets the intent of the C-2 zoning district and should be compatible with surrounding uses.

In a previous SUP request for a state licensed massage establishment, there were concerns that granting an SUP may allow future unlicensed massage establishment. Unlicensed establishments, such as “foot reflexology” have been interpreted as “massage establishments” in recent years. The RDC does not currently have a specific use category for “foot reflexology”. As such, staff interprets them to fit most closely under the “massage establishment” use category, thus requiring a SUP for approval. SUP approvals run with the land so there is a risk of automatically approving an unlicensed establishment in the future if this applicant vacates the premise. To address this concern, staff is proposing a condition that if the current applicant moves out and a foot reflexology business applies for a certificate of occupancy, then they would be required to follow the SUP process. This will give City Council the opportunity to approve or deny the application based on its own individual merits.

In summary, it is Staff’s opinion that the request with the proposed condition meets the criteria outlined in the RDC for an SUP. The proposed licensed massage establishment is not expected to have an adverse impact on adjacent properties and will be compatible with the surrounding commercial uses that are allowed by right in the C-2 Zoning District.

Public Notice

On March 24, 2016, a total of 21 notices were sent to property owners within 200 feet, a notice was published in the Dallas Morning News and a sign was posted on the property on April 1, 2016. As of Friday April 8, 2016, one response was received in favor of the request (Attachment 4 – Public Response).

FISCAL IMPACT/BUDGET IMPLICATION

N/A

RECOMMENDED ACTION

Staff recommends approval of the SUP with the following condition.

1. That the property may be used for the operation of a licensed massage establishment in addition to other uses allowed in General Commercial / Retail Zoning; provided, however, that any other use that may be interpreted as a massage establishment (for example, "foot reflexology") shall require a Special Use Permit separate from the Special use permit granted herein, prior to obtaining a certificate of occupancy.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Floor Plan

Attachment 3 – Credentials

Attachment 4 – Public Response



200' Notification Area

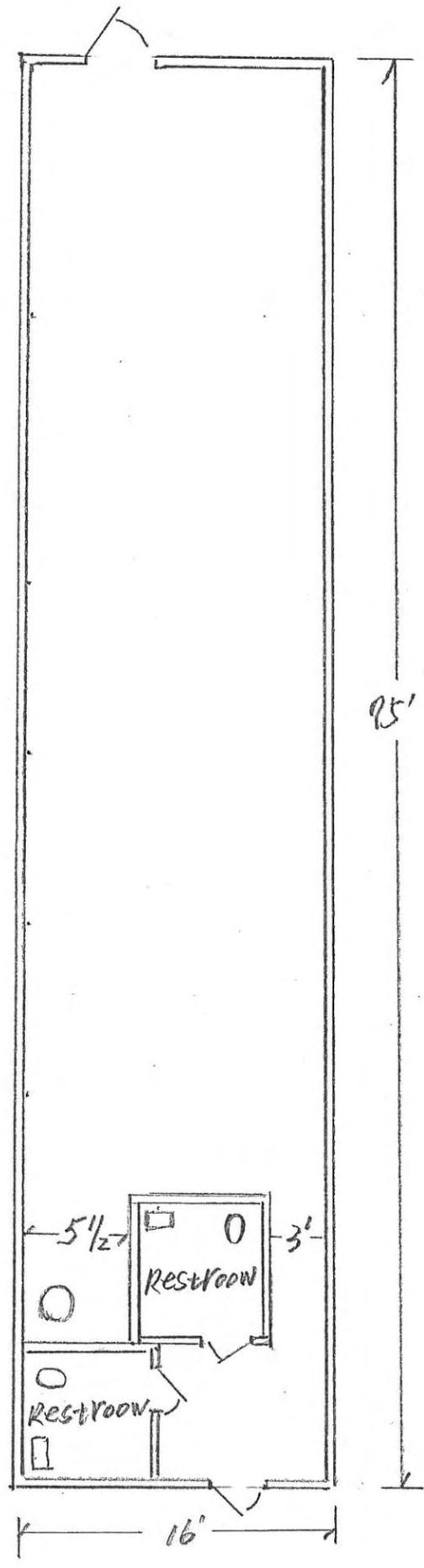
Subject Property



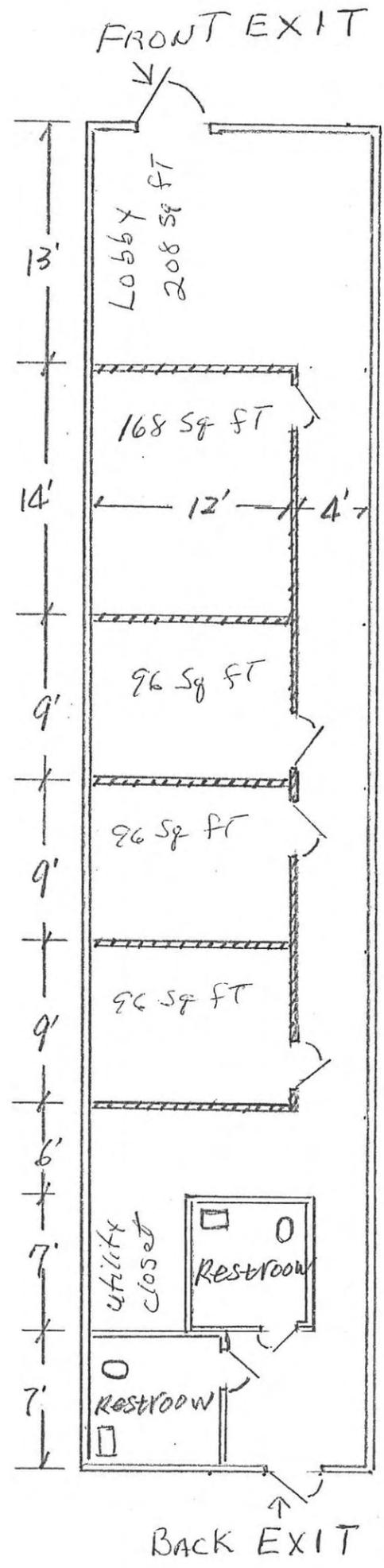
Relaxing Spa
8301 Lakeview Parkway, Suite 110
Map Created: March 24, 2016

Special Use Permit
200 Ft. Notification Area

ORIGINAL PLAN



REVISED PLAN



8301 Lakeview Pkwy #110
Rowlett, TX 75088

SCALE: 1" = 8'

RELAXING SPA CENTER

March 21, 2016

City of Rowlett

To the Honorable Mayor Todd W. Gottel

And to City Council Mr. Robert Van Bloemendaal, Miss. Tammy Dana Bashian, Miss. Debby Bobbitt, Mr. Michael Gallops, Mr. Carl Pankratz, and Mr. Rick Sheffield

My name is Rong Liu, I would like to take this opportunity to explain why a Foot Spa, and Body Massage business would be very beneficial to the Beautiful City of Rowlett.

Allow me to start by listing my Certification and work Experience:

May 2014 – Obtained Massage Therapist License.

May 2014 –January 2015-Green massage, in Flower Mount, TX.

February, 2015 to May, 2015 Falex Massage in Dallas, TX.

June, 2015 to February, Opened Clover Spa, in McKinney, TX. With a business Partner.

We now wish to separate, and I would like to establish my own practice, in Rowlett, TX.

The name of my business will be Relax Spa: The address for this proposed location is 8301 Lakeview Parkway suite 110, Rowlett, TX considering the high demand for a Professional Therapeutic relief in the

area, Relax Spa would improve everyone's Health, but would also increase the economic potential for the City of Rowlett.

Thank you for your time and Consideration.

Regards,

Rong Liu

Certified Professional Massage Therapist.

RELAXING SPA CENTER

Total square feet of facility is 1200 sq., there will be four rooms for Customer use. One room will be 168 sq. Feet the three other rooms will be 96 sq. Feet

The Lobby will be 208 sq. Feet there will also be a Utility room, a closet 96 sq. Feet Two Restrooms, and two Exit's.

The hours of operation will be from 10 AM, to 9:30 PM, Monday to Sunday.

As for parking spaces, this is a large shopping center with 100 spaces or more for customer parking, and more.

There is two copies of the floor plan, with this letter.

Regards,

Rong Liu.



Texas Department of State Health Services

DOES HEREBY CERTIFY THAT

Rong Liu

meets the qualifications established in Texas Occupations Code, Chapter 455 to practice the profession of massage therapy and is authorized to employ the title

Licensed Massage Therapist

in the State of Texas, so long as this certificate is not revoked or suspended and is renewed according to applicable law and rules.

License Number MT120447

Effective 6/26/2014

INVALID WITHOUT CURRENT RENEWAL CARD

A handwritten signature in cursive script, appearing to read "David L. Lahey MD".

David L. Lahey, M.D., Commissioner of Health

ATTACHMENT 4

04-04-16A07:23 RCVD



**Department of
Development Services**

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Special Use Permit

LOCATION: A 1,200+/- square foot existing lease space at 8301 Lakeview Parkway, Suite 110, being part of Block A, Lot 1 of the Amesbury Addition City of Rowlett, Dallas County, Texas. A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a Special Use Permit (SUP) to operate a foot spa and body massage business, considered a "Spa or massage establishment" by the Rowlett Development Code at the subject property.

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

COMMENTS:

LAKESIDE CROSSING SHOPPING CENTER DALLAS, TX. L.P.

SIGNATURE:

[Handwritten Signature]

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on April 12, 2016, and the City Council will hold a public hearing at 7:30 p.m. on May 3, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, April 6, 2016, for your comments to be included in the Planning and Zoning Commission packet. All responses received by April 27, 2016, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Planning Division
 Phone 972-412-6166
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glangford@rowlett.com

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