



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MAY 10, 2016**

The Planning and Zoning Commission will convene into a Work Session at 5:45 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss upcoming joint meeting with City Council on June 14, 2016.
- iii. Discuss items on the regular agenda.
- iv. Adjourn.

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

A. CALL TO ORDER

1. Update Report from Staff.

B. CONSENT AGENDA

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

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 7 (SF-7) for the purpose of constructing a single family neighborhood. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates.
2. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed addition located at 5602 Miller Heights Drive, further described as a 0.43 acre tract situated in the Thomas Lumley Abstract No. 789, 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.



Garrett Langford, Principal Planner

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., APRIL 12, 2016**

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

ABSENT: Commissioner Thomas Finney

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

A. CALL TO ORDER

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

1. Update Report from Staff.

Garrett Langford, Principal Planner, stated that Senior Planner Erin Jones' last day with the City of Rowlett is April 15, 2016. Mr. Langford invited the Commission to attend her Farewell Celebration.

He also stated that at the request of the Chairman, a Work Session will be held before each Regular Meeting.

B. CONSENT AGENDA

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

Commissioner James Moseley made a motion to approve the minutes. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation 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.**

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Mr. Langford came forward to present the case. He provided statistics on the extent of the tornado damage from December 26, 2015. He reminded the Commission about the March 1, 2016, ordinance adoption that relaxed zoning regulations in regards to nonconforming structures damaged by the tornado. He provided a summary regarding the request, presented a location map, Concept Plan, and Re-plat. Mr. Langford stated that the proposal was to allow detached homes in addition the townhomes for the subject property location. He presented diagrams of potential scenarios for the reconstruction of residences.

He stated that public hearing notifications were sent; eight were received in opposition and 112 were received in favor of the request. Mr. Langford stated that staff recommends approval.

There was discussion amongst the Commission regarding the number of homeowners interested in rebuilding detached homes, zero lot line development, tornado response, and enforcement of building code regulations.

Chairman Michael Lucas opened the public hearing.

The following speaker came forward:

Calvin Cutter
7601 Calypso
Nearby homeowner

Mr. Cutter expressed his interest in this proposal and stated that he is in favor of the request.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore made a motion to recommend approval. Vice Chairman Jonas Tune seconded the motion. The motion passed 7-0.

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- 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.**

Mr. Langford came forward to present the case. He presented a location map, provided history on the proposed rezoning, presented a Concept Plan, and outlined the proposed landscaping and detention pond. He presented an example photo of the detention pond integration with open space and the development standards. Mr. Langford stated that a Traffic Impact Analysis (TIA) will not be required. He provided details on the neighboring development density.

He stated that public hearing notifications were sent; four were received in favor and 18 were received in opposition. He presented a Public Hearing Notification Map, summarized the staff analysis, and stated that staff recommends approval.

There was discussion amongst the Commission regarding current SF5 developments.

The applicant came forward to speak:

**Cole Franklin
Skorburg Co.
Applicant**

Mr. Franklin provided a PowerPoint presentation with background on the Skorburg Company, product types, background on the subject property location, neighborhood outreach efforts, concept plan detail, provided detail regarding the centralized open space concept, Screening Plan, Landscape Plan, and summarized the zoning request. He reiterated the development standards and revealed potential benefits of the proposed development.

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There was discussion amongst the Commission regarding front entry homes, Homeowner's Associations (HOAs), the potential detention pond, and the square footage of the homes.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

Ken Clark

2009 A Miller Road

Nearby homeowner

Mr. Clark explained his concerns about his property value increasing, the environmental impact of the development, runoff, and increased traffic. He stated that he believes that this particular product type would be better suited for a different area of the city.

Patricia Gay-Worth

1901 and 1905 Miller Road

Nearby homeowner

Ms. Gay-Worth stated that she is opposed to the density of the development and front entry layout. She said that she would prefer a commercial development for the subject property location.

Andrea Smiley

3702 Drakestone Avenue

Nearby Homeowner

Ms. Smiley stated that she was opposed to the favored commercial development idea brought upon by former speaker Ms. Gay-Worth. She expressed concerns in regards to privacy and sharing an alley. She stated that she does believe that single-family development is the best use of this subject property.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

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There was discussion amongst the Commission regarding the quality of the presented product types, the current market for the product type, density, open space, screening, front entry, drainage, concerns about how different the development is from the surrounding properties, the lack of alleys, runoff, the community outreach effort by the applicant, the need for diversification, and potential environmental impact.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 5-2 vote. Commissioner James Moseley and Alternate Stephen Ritchey voted in opposition.

- 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.**

Mr. Langford presented a location map and provided an overview of the request. He stated that public hearing notifications were sent and that one was received in favor of the request. He stated that staff recommends approval of the item with the following condition:

The Special Use Permit shall be limited to licensed massage therapy establishments only.

There was discussion amongst the Commission regarding state license regulations, the current number of massage establishments, and Certificate of Occupancy procedures.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

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Commissioner Chris Kilgore made a motion to approve the item with the following condition:

The property may be used for the operation of a state and city licensed massage establishment in addition to other uses allowed by zoning regulations.

Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 7:55 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

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

AGENDA DATE: 05/10/2016

AGENDA ITEM: C1

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 7 (SF-7) for the purpose of constructing a single family neighborhood. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is a continuation of a request to rezone 83.25 acres along Dexham Road (Attachment 1 – Location Map). City Council tabled this item after closing the public hearing on April 5, 2016, to allow the applicant to revise the proposed Concept Plan and Development Standards per recent discussions with the Dexham Estates Homeowners Association. The public hearing can be viewed at the following link <http://rowlettx.swagit.com/play/04052016-1530> under item 8A.

The applicant submitted the revised Development Standards (Attachment 3) and Concept Plan (Attachment 4) on April 12, 2016, that reduces the number of lots from 73 to 59 and changes the requested based zoning from Single Family-5 (SF-5) to Single Family-7 (SF-7). The case was previously noticed as a rezoning from Single Family-40 to a Planned Development with an underlying zoning of SF-5 to allow 5,500 square-foot lots. The City Attorney advised staff to re-notice the case to reflect the revisions in the applicant's request. As a result, the case was re-noticed to go back to the Planning and Zoning Commission on May 10, 2016, and City Council on May 17, 2016. The remainder of this report has been revised to reflect the changes in the application.

BACKGROUND INFORMATION

The subject property is located along the west side of Dexham Road, south of the MKT railroad line and east of Rowlett Creek. The total size of the subject property is 83.25 acres with a vast majority of it located within the Rowlett Creek floodplain. The applicant will pursue reclamation of approximately 12.5 acres of the subject property that would result in 23.6 developable acres should FEMA grant the necessary map revision approvals. The remaining 59.65 acres will remain within the floodplain and will be left in its natural state. 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:	Zoned Single Family Suburban 2 Residential District (SF-S2)
2001:	Single Family Estate Residential Zoning District (SF-E)
2006:	Single Family (SF-40)

To provide historical context, the R-1 and SF-10/21 zoning districts required a minimum lot size of 10,000 square feet. The SF-S2 zoning district required a minimum lot size of 15,000 square feet. The property was rezoned in 2001 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 platted the subject property in 2004 into a nine-lot addition called Dexham Creek Ranch Estates. The lots created in 2004 are conforming to the current zoning as the SF-E and SF-40 have similar dimensional requirements.

The applicant has not been able to develop or secure a market for a larger lot development at this location. The applicant sought to rezone the subject properties in 2015 to New Neighborhood Form Based District (NN-FB); however, the request did not secure the super majority votes needed for approval from City Council on August 18, 2015. The applicant has now submitted a new application requesting a rezoning to a PD instead of a NN-FB district. The applicant is requesting a PD with an underlying zoning of SF-7 with modified development standards (Attachment 3 – Development Standards). 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 sizes at 7,000 square feet with the exception of two lots that front on Dexham Road will have a minimum lot size of 15,000 square feet (Attachment 4 – Concept Plan).

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. Staff recommended approval of the previous rezoning request to the NN-FB district because the regulations in the FBC are directly based on the Guiding Principles outlined in the Comprehensive Plan. Additionally, the NN-FB District included standards that offer more assurances that the future development would be of a higher quality. While the proposed PD does not offer as much assurance as a NN-FB District, it would provide for a quality development that, in staff's view, 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;

The proposed rezoning addresses a changing trend in market demand. The subject property was platted in 2004 into nine large lots with each lot being above five acres in size. There appears to be minimal market demand for larger lot homes as evidenced by the fact that property has yet to be developed under the current subdivision.

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. Below are the Guiding Principles that are relevant to the request followed by staff commentary.

Guiding Principle #1: Value existing neighborhoods.

The proposed PD provides an adequate transition and buffer from the existing neighborhood located to the east across Dexham Road. The PD will provide a 20-ft landscape buffer along Dexham Road right-of-way that shall consist of a minimum 6-foot wrought iron fence with stone columns, a curvilinear sidewalk, sodded grass, minimum 3" caliper trees, and minimum 3-foot high shrubs. The PD also restricts lots 1, 7, and 8, Block A and Lot 34, Block B to a single story residential structure.

Guiding Principle #3: Make Rowlett a community that is attractive to people at all stages of their lives.

This principle is typically evaluated based on how well the applicant incorporates a variety of housing types. In this case, the applicant is providing two lot sizes and is seeking to provide housing diversification through a variety of higher architectural standards, than would be required by the base zoning standards. However, it should be noted that although the applicant is utilizing aspects of the City's FBC architectural standards in their PD regulations, they are not utilizing the diversity of product types offered under the FBC and this should not be viewed as a FBC project.

Guiding Principle #6: Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity and the quality of life desired by the community.

The concept plan does not utilize the natural area within the City of Dallas floodway easement as an enhanced open space. The natural area along Rowlett Creek includes

extensive tree canopy, wildlife and vegetation. Instead of fronting this natural area, the proposed lots will back up to this area where it will be walled off restricting it from becoming a community asset.

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 Traffic Impact Analysis (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 59-lot single family development will on average generate 59 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 562 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. The applicant will attempt to reclaim approximately 12.5 acres from the floodplain, which will require the applicant to go through the FEMA map revision process. The applicant will be required to complete a flood study to determine and prove that the area to be reclaimed will not result in a rise in the floodplain upstream or downstream from the development. The area to be reclaimed does not contain any significant tree canopy or vegetation that would be disturbed. Most of the existing tree canopy is located within the City of Dallas floodway easement and should not be disturbed by the development.

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

Staff does not anticipate that the proposed rezoning will have significant adverse impacts on other properties in the vicinity including the existing single family subdivision to the east across Dexham Road. The proposed development will meet the landscape and screening requirements in the RDC. This includes providing a six-foot tall masonry wall and entry way landscaping at both entrances to the development. The proposed PD will also require a minimum 20-ft landscape buffer adjacent to lots that side or back to Dexham Road.

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

The subject property has yet to be developed even though it was platted in 2004. The rezoning of the property allowing a higher density product type may allow the development of a site that has long been vacant. The subject property has a number of challenges including the floodplain to the west and its adjacency to the rail line to the north. The proposed PD will allow a higher density development that will embrace higher quality architectural standards than could be achieved under the base zoning district.

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

The proposed PD does not offer new or diverse housing types. This is a conventional subdivision that incorporates the higher quality architectural standards that should be in more demand than under the present zoning. The proposed PD has the potential to be a solid conventional subdivision.

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 to the east of the subject property located in the Dexham Ranch Estates. This existing single-family subdivision consists of lots ranging from approximately 10,000 square feet to approximately 30,000 square feet in size resulting in a density of 1.6 units per acre. While the proposed PD has a higher density of 2.6 units per acre, it is not out of scale with the surrounding the developments. Ridgecrest Addition No. 2 located to the east of Dexham Ranch Estates has a density of 3.8 units per acre. Attachment 5 identifies the units per acre for existing residential subdivisions within the general vicinity

The proposed PD will provide a 20-ft landscape buffer that will include a 6-foot wrought iron fence with stone columns, a curvilinear sidewalk, sodded grass, minimum 3" caliper trees, and minimum 3-foot high shrubs. In staff's opinion, this will provide for an adequate transition between the existing larger lot subdivision to the east and the proposed development.

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 65-ft product type that utilize architectural standards comparable to the FBC which will help differentiate it from the existing conventional housing stock. With that said, this proposal is for a conventional subdivision and provides a product type that exist in the City today.

In conclusion, staff does not expect the proposed PD to have an adverse impact on the adjacent properties. The proposed PD incorporates the architectural standards from the FBC, which are more restrictive than the architectural requirements in the RDC. Incorporating the FBC architectural requirements will offer more assurance that the development will have quality homes. The proposed PD offers an adequate buffer from the existing residential development with the placement of the larger lot types, screening and landscaping along Dexham Road, which, in staff's view, provides adequate transition from the nearby existing residential. It is staff's opinion that the proposal satisfies most of 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 April 21, 2016, and as of Friday, May 6, 2016, staff received 42 responses in opposition and nine in favor from the subject property owner (Attachment 6 – Public Responses).

A Legal Notice was published in the Dallas Morning News on April 26, 2016, pursuant to the requirements set forth in the RDC. A rezoning sign was placed on the subject property on April 29, 2016, in accordance with the RDC and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

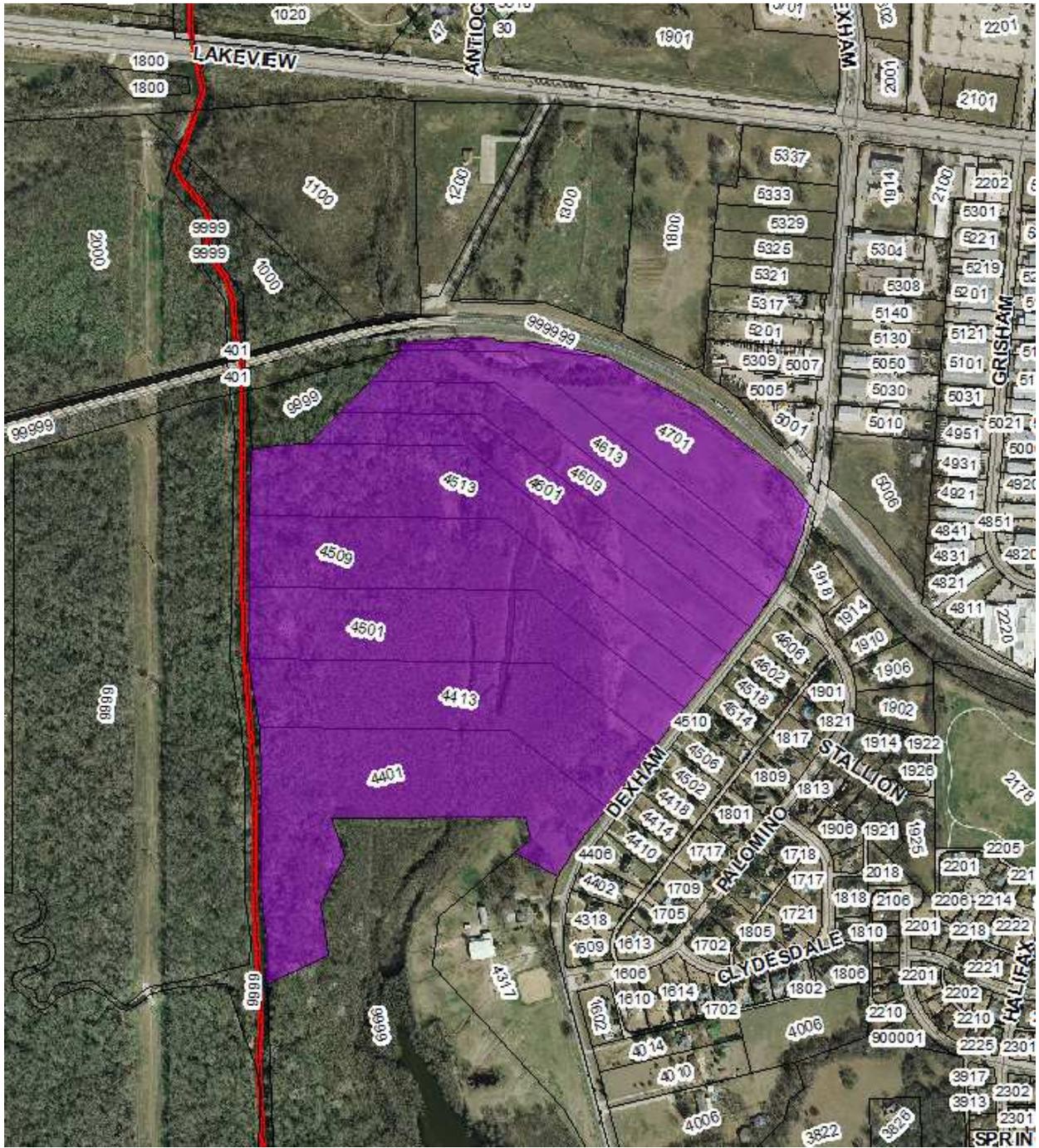
N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Statement of Intent and Purpose
- Attachment 3 – Development Standards (Revised)
- Attachment 4 – Concept Plan (Revised)
- Attachment 5 – Surrounding Densities
- Attachment 6 – Public Responses



5225 Village Creek Drive
Suite 200
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972-931-9538 Fax

Creekside Village
DAA JOB NO. 13053A
05/06/2016

**Residential Planned Development
Creekside Village
For the 83.250 Acre Tract
Rowlett, Texas**

**EXHIBIT C:
Statement of Intent and Purpose**

Approval Criteria

1. Whether the proposed zoning corrects an error or meets the challenge of some changing condition, trend or fact.
The proposed rezoning is a reflection of the reduction in the market demand for large estate lots. These types of lots are expensive to build and expensive to maintain. This is also a reflection of the changing trends towards bigger houses on smaller lots. The proposed rezoning also attempts to move towards the desires of the younger generation that wants access to open space and trails. The current zoning/plat provides no access to Rowlett Creek, whereas the proposed zoning would provide access points to the creek open space and trail.
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.
This property is outside the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. Therefore various Guiding Principles are used to analyze if the proposed rezoning is consistent with the comprehensive plan. The proposed rezoning attempts to add value on the existing development on the east side of Dexham Road. These SF-7 lots would be buffered by a green belt along the west side of Dexham Road between the property line and the Dexham Road right-of-way.

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3. Whether the proposed rezoning will protect or enhance the health, safety, morals or general welfare of the public.
We do not believe that this rezoning will negatively impact the health, safety, morals or general welfare of the public. This proposed rezoning will meet the standards in the Rowlett Development Code including, drainage, traffic and utility requirements.
4. Whether the municipality or 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.
There is sufficient capacity in the transportation system and Rowlett utility service facilities (water, sanitary sewer, stormwater drainage) for this proposed rezoning. A traffic impact analysis will be provide at the time of Preliminary Plat submittal.
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 natural environment is essentially contained with floodway easement to the City of Dallas. This easement area will preserve the natural environment, wildlife and vegetation.
6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract.
The proposed rezoning will create a green buffer between the existing development and the new development. This buffer would provide street trees and shrubs to soften the appearance of the screening wall.
7. The suitability of the subject property for the existing zoning classification and proposed zoning classification.
As currently platted, the property makes approximately 60 acres of natural terrain closed off from the public. This proposed rezoning would dedicate this natural area as open space and access would be provided by the public. The existing estate lot subdivision has been in place



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- for over 10 years without any success selling lots and developing homes. The market has shifted to a smaller product.
8. Whether there is determined to be an excessive proliferation of the use or similar uses. This rezoning would only create 59 lots on an 83.250 acre site and over 60 acres would be dedicated as open space. These lots shall be developed in accordance with the SF-7 Single Family Residential District as outlined in the City of Rowlett Development Code as it exists or may be amended, except as indicated per the proposed residential planned development, land use and development regulations.
 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. This rezoning will be different from the existing lots to the east of Dexham. However the greenbelt and screening wall will create a buffer between the differing developments.
 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 rezoning will provide a different product than is currently available in the area, thereby increasing the diversity of housing types.



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Creekside Village
DAA JOB NO. 13053A
04/22/2016

Residential Planned Development
Creekside Village
For the 83.250 Acre Tract
Rowlett, Texas

EXHIBIT D:
Proposed Land Use and Development Regulations

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 Creekside Village neighborhood shall be 59.
3. A minimum of 2.0 acres of land not within the floodway shall be used as open space. This open space and the open space contained within the City of Dallas floodway easement shall be accessible to the public in at least 2 points along a dedicated public road other than Dexham Road. These open space areas shall be recognized as meeting all of the City of Rowlett's acreage requirements for public and/or private open space for the Creekside Village neighborhood.
4. Developer shall be responsible for construct a trail along the City of Dallas floodway easement per the City of Rowlett standards currently in pace or as may be amended.
5. All open space not within the City of Dallas floodway easement shall be owned and maintained by a Homeowners Association.
6. Fencing for lots adjacent to the floodplain shall use open fencing along the floodplain.
7. Alleys shall not be required.
8. Street trees will be provided
 - a. Two (2) trees shall be provided per lot per the City of Rowlett Development Code of which the proposed street tree shall count towards the total number of trees per font yard.
9. Palomino Drive shall be a divided entry road at the connection point with Dexham Road.



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972-931-9538 Fax

10. A tree survey shall be conducted per the City of Rowlett Development Code at the time of platting.
11. Lots 1, 7, and 8, Block A and Lot 34, Block B shall be restricted to a single story residential structure.

Dimensional Standards

Development shall take place in accordance with the SF-7 Single Family Residential District as outlined in the City of Rowlett Development Code as it exists or may be amended, except as indicated below.

- A. Any residential lot that fronts directly onto Dexham Road shall be built to the SF-15 Single Family Residential District and shall have a minimum lot width of 120 feet and a minimum lot depth of 105 feet.
- B. An enclosed porch may encroach past the front build to line, but in no instance shall it be closer than 15' from the front property line.
- C. The minimum side yard on a corner lot adjacent to a street shall be 10'. The minimum exterior side yard on a key lot shall be 20'.
- D. The maximum lot coverage shall be 65%.
- E. The minimum dwelling area shall be 2,000 square feet.
- F. Garage doors may face a public street.
- G. Lots that side or rear to Dexham Road, south of Palomino Drive, shall have a minimum 20' landscape buffer between the property line and the Dexham Road right-of-way that shall consist of a minimum 6-foot wrought iron fence with stone columns, a curvilinear sidewalk, sodded grass, minimum 3" caliper trees, and minimum 3-foot high shrubs.

Neighborhood Standards

Neighborhood buffer yards, entryway treatments and landscaping shall be designed, developed and maintained in accordance with the standards established in the Rowlett Development Code, except as amended here in:

- A. The primary entryway as identified in the City of Rowlett Development Code shall be permitted to have a combined minimum of 7,500 square feet of asymmetrical proportions.



5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

- B. Proposed size and shape of the primary entry landscaping shall generally conform to the attached Concept Plan in Exhibit E. Exact dimensions and square footages shall be determined at the time of Preliminary Plat.

Homes shall be built in accordance with the Rowlett Form Based Code Article 2.8.4 Architectural Standards.

PROJECT SITE DATA

GENERAL
 CASE NUMBER: PD80-2015
 NAME OF PROJECT: CREEKSIDE VILLAGE
 EXISTING LAND USE: RESIDENTIAL ESTATE DENSITY & FLOODPLAIN
 FUTURE LAND USE DESIGNATION: RESIDENTIAL SUBURBAN DENSITY & FLOODPLAIN

EXISTING ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL (SF-40)
 PROPOSED ZONING DISTRICT: ZONING PLANNED DEVELOPMENT DISTRICT
 APPLICABLE OVERLAYS: PLANNED DEVELOPMENT
 APPRAISAL DISTRICT: PLANNED DEVELOPMENT
 ACCOUNT NUMBER AND COUNTY: 441113500A001000, DALLAS COUNTY

OVERALL SITE:
 COMMON AREA: 60.23 AC± 72.3%
 OPEN SPACE: 6.01 AC± 7.2%
 TOTAL OPEN SPACE: 66.24 AC± 79.5%
 DEVELOPABLE LAND: 17.01 AC± 20.5%
 TOTAL SITE: 83.250 AC± 100%

GROSS ACREAGE: 83.250 AC±
 NET ACREAGE: 23.021 AC±
 EXISTING LAND USE: RESIDENTIAL ESTATE DENSITY & FLOODPLAIN
 PROPOSED LAND USE: RESIDENTIAL SUBURBAN DENSITY & FLOODPLAIN

HOUSING:
 TOTAL NUMBER OF HOMES: 59
 GROSS DENSITY: 0.71 LOTS/AC
 NET DENSITY: 2.56 LOTS/AC

SEE ATTACHED PROPERTY DEVELOPMENT REGULATIONS FOR DIMENSIONAL STANDARDS.

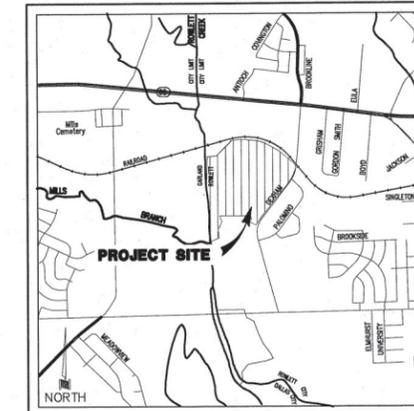
PROPERTY DEVELOPMENT REGULATIONS:

DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE SF-7 SINGLE FAMILY RESIDENTIAL DISTRICT AS OUTLINED IN THE CITY OF ROWLETT DEVELOPMENT CODE AS IT EXISTS OR MAY BE AMENDED, EXCEPT AS INDICATED BELOW:

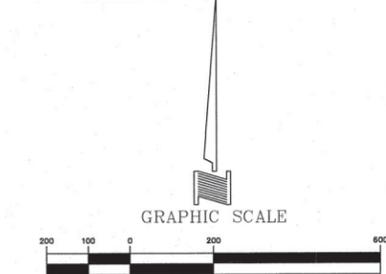
- A. ANY RESIDENTIAL LOT THAT FRONTS DIRECTLY ONTO DEXHAM ROAD SHALL BE BUILT TO THE SF-15 SINGLE FAMILY RESIDENTIAL DISTRICT.
- B. AN ENCLOSED PORCH MAY ENCR OACH PAST THE FRONT BUILT LINE, BUT IN NO STANCE SHALL IT BE CLOSER THAN 10' FROM THE FRONT PROPERTY LINE.
- C. THE MINIMUM SIDE YARD ON A CORNER LOT ADJACENT TO A STREET SHALL BE 10'. THE MINIMUM EXTERIOR SIDE YARD ON A KEY LOT SHALL BE 20'.
- D. THE MAXIMUM LOT COVERAGE SHALL BE 65%.
- E. THE MINIMUM DWELLING AREA SHALL BE 2,000 SQUARE FEET.
- F. GARAGE DOORS MAY FACE A PUBLIC STREET.
- G. LOT THAT SIDE OR REAR TO DEXHAM ROAD SHALL HAVE A MINIMUM 20' LANDSCAPE BUFFER BETWEEN THE PROPERTY LINE AND THE DEXHAM ROAD RIGHT-OF-WAY.

LEGEND

- VE = VISIBILITY EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- WE = WATER EASEMENT
- H.O.A. = HOME OWNERS ASSOCIATION
- BL = BUILDING LINE
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
- IRF = IRON ROD FOUND
- <CM> = CONTROLLING MONUMENT
- [Shaded Area] = PROPOSED AREA OF RECLAMATION



LOCATION MAP NOT TO SCALE



LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	23°40'00"	911.10'	190.89'	376.34'	S25°55'21"W 373.67'
C2	8°35'30"	788.12'	59.20'	118.18'	S33°12'06"W 118.07'
C3	8°24'43"	2814.79'	207.00'	413.26'	N85°19'06"E 412.89'
C4	1°59'30"	2809.93'	48.84'	97.67'	S88°06'43"E 97.67'
C5	13°56'42"	1473.16'	180.16'	358.54'	S80°08'39"E 357.86'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S14°05'21"W	86.12'
T2	S35°57'45"W	114.99'
T3	S37°45'28"W	789.11'
T4	S38°03'35"W	195.51'
T5	S37°17'14"W	69.84'
T6	N62°11'05"W	198.93'
T7	N50°40'24"E	84.05'
T8	N15°07'37"W	95.51'
T9	S88°47'32"W	787.15'
T10	S21°47'25"E	167.23'
T11	S26°31'06"W	219.49'
T12	S9°40'01"E	210.30'
T13	S85°25'38"W	272.71'
T14	N0°23'44"E	180.00'
T15	N8°55'00"W	175.28'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T16	N0°22'10"W	475.17'
T17	N3°05'36"W	207.70'
T18	N10°30'10"W	281.71'
T19	N0°20'33"E	202.34'
T20	N0°02'50"E	551.34'
T21	N4°59'40"E	94.90'
T22	N81°05'34"E	109.40'
T23	N86°16'44"E	121.60'
T24	N43°53'57"E	530.65'
T25	N46°07'47"W	31.47'
T26	S44°02'56"E	22.59'
T27	S60°51'24"E	418.43'
T28	S51°34'34"E	469.27'
T29	S38°00'43"E	113.21'

83.250 GROSS ACRES
 ±23.021 NET ACRES

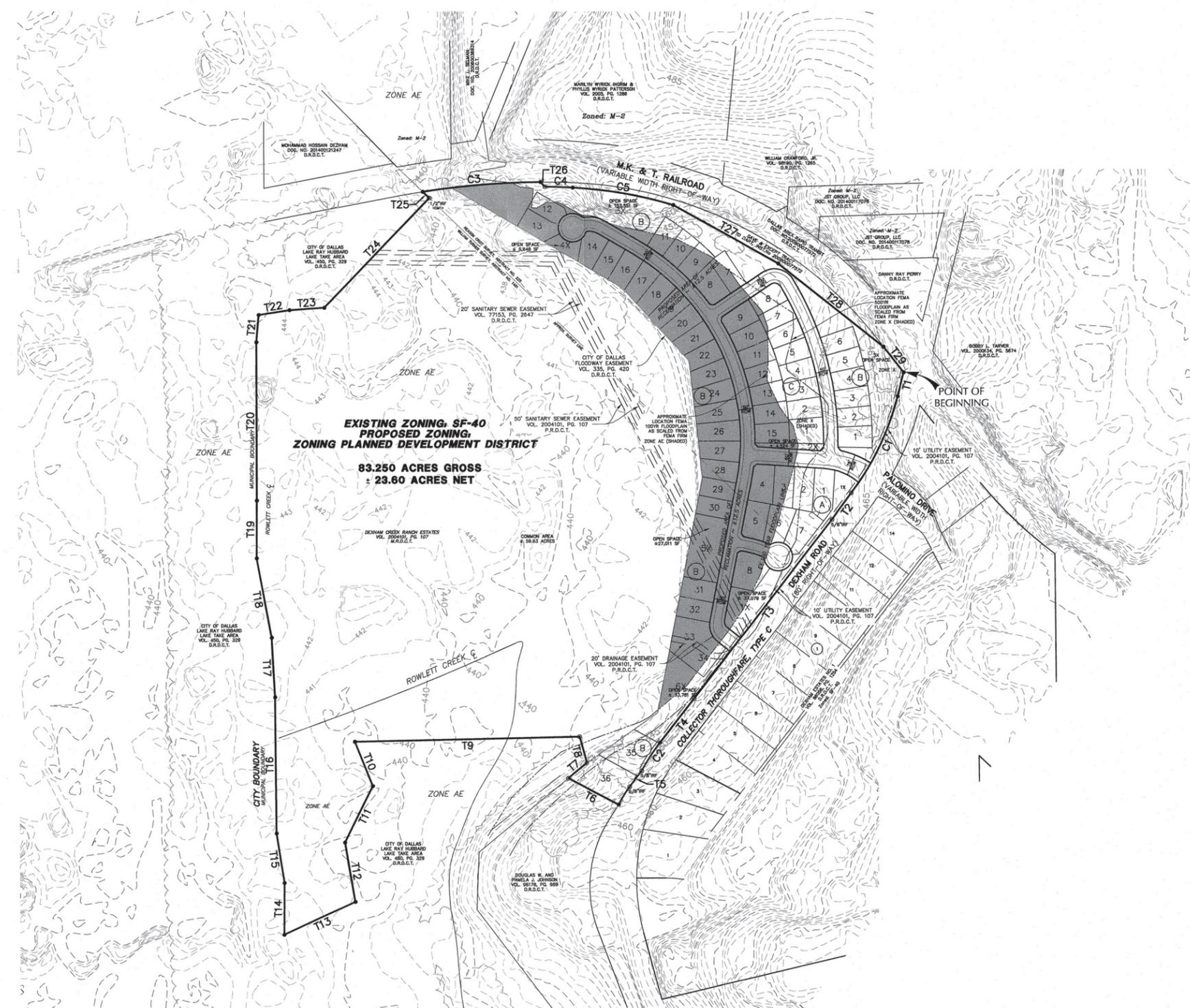
CREEKSIDE VILLAGE
 EXHIBIT E - ZONING CONCEPT PLAN

AN ADDITION TO THE CITY OF ROWLETT
 REASON CRIST SURVEY ~ ABSTRACT NO. 225
 WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS
 DECEMBER 2015 SCALE: 1"=200'

OWNER/APPLICANT:
 CRESSWELL ENTERPRISES, INC.
 17409 CLUB HILL COURT
 DALLAS, TX 75248
 PHONE: 214-533-7233

AGENT/REPRESENTATIVE:
 PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800



EXISTING ZONING: SF-40
 PROPOSED ZONING:
 ZONING PLANNED DEVELOPMENT DISTRICT
 83.250 ACRES GROSS
 ± 23.60 ACRES NET

NOTES:

1. THE DEVELOPMENT OF THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ROWLETT DEVELOPMENT STANDARDS.
2. DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF THE PROPOSED PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENTS (BOA).
3. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
4. THE DEVELOPMENT TYPE BOUNDARIES SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT SET THE BOUNDARY. THE BOUNDARY SHALL BE DETERMINED AT THE TIME OF FINAL PLAT.
5. ANY THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT SET THE ALIGNMENT. THE ALIGNMENT SHALL BE DETERMINED AT THE TIME OF FINAL PLAT.
6. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, ARE INTENDED TO DESCRIBE THE INTENT OF THE PROPOSED PLANNED DEVELOPMENT. ANY LAYOUT AMENDMENTS TO THIS ZONING CONCEPT PLAN, AS DETERMINED AT THE TIME OF FLOOD STUDY SHALL BE REVIEWED AND APPROVED ADMINISTRATIVELY BY THE DIRECTOR OF PLANNING.
7. NO CONSTRUCTION, WITHOUT AN APPROVED CITY OF ROWLETT FLOODPLAIN DEVELOPMENT PERMIT SHALL BE ALLOWED WITHIN AN IDENTIFIED 'FIRM' SFHA AREA. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE 100-YEAR FLOOD ELEVATION.
8. CITY OF DALLAS FLOODPLAIN TO BE DEDICATED AS PUBLIC OPEN SPACE WITH AT LEAST TWO (2) POINTS OF ACCESS FROM PUBLIC STREETS; TRAILS BY DEVELOPER.
9. A MINIMUM TWENTY-FOOT (20') LANDSCAPE BUFFER WITH A SIX-FOOT (6') OPEN IRON SCREENING FENCE ADJACENT TO DEXHAM ROAD SHALL BE PROVIDED FOR LOTS LESS THAN SF-15 STANDARDS.
10. LOTS FRONTING ONTO DEXHAM SHALL BE A MINIMUM SF-15.
11. LOTS BACKING OR SIDING TO FLOODPLAIN SHALL HAVE OPEN FENCING.
12. ALLEYS SHALL NOT BE REQUIRED WITHIN THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

BEING a tract of land situated in the REASON CRIST SURVEY, ABSTRACT NO. 225, Dallas County, Texas and the WILLIAM TURNER SURVEY, ABSTRACT NO. 1481, Dallas County, Texas, being all of Lots 1 thru 9, Block A, Dexamion Creek Ranch Estates, on addition to the City of Rowlett, Texas according to the Plat filed of record in Volume 2004101, Page 107, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with the northeast corner of said DAA'set in the intersection of the south line of M&K&T Railroad, a 100 foot right-of-way, with the west line of Dexamion Road, a 80 foot right-of-way, same being the northeast corner of said DAA'set in the intersection of the south line of M&K&T Railroad, a 100 foot right-of-way, with the west line of Dexamion

THEENCE with the west right-of-way line of Dexamion Road being common with the east line of said Dexamion Creek Ranch Estates, the following courses and distances:

South 14° 05' 21" West, a distance of 86.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner at the beginning of a curve to the right having a central angle of 23° 40' 00", a radius of 911.10 feet, and a chord bearing and distance of South 25° 55' 21" West, 373.67 feet;

With said curve to the right, an arc distance of 376.34 feet to a 1/2 inch iron rod found for corner;

South 35° 57' 45" West, a distance of 114.99 feet to a 5/8 inch iron rod found for corner;

South 37° 45' 28" West for a distance of 789.11 feet to a 1/2 inch iron rod found for corner;

South 38° 03' 35" West, a distance of 195.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner at the beginning of a curve to the left having a central angle of 08° 35' 30", a radius of 788.12 feet, and a chord bearing and distance of South 33° 12' 08" West , 118.07 feet;

With said curve to the left, an arc distance of 118.18 feet to a 5/8 inch iron rod found for corner;

South 37° 17' 14" West, a distance of 69.84 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a central angle of 09° 47' 34", a radius of 434.08 feet, and a chord bearing and distance of South 31° 55' 41" West, 74.10 feet;

With said curve to the left, an arc distance of 74.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for the southeast corner of said Dexamion Creek Ranch Estates;

THEENCE North 62° 11' 05" West, departing the west right-of-way line of said Dexamion Road, a distance of 198.93 feet to a 1/2 inch iron rod found for corner located in the southerly line of that tract of land conveyed to the City of Dallas according to the document filed of record in Volume 450, Page 329, Deed Records, Dallas County, Texas;

THEENCE along the southerly line of said Dexamion Creek Ranch Estates with said City of Dallas tract, the following courses and distances:

North 50° 40' 24" East, a distance of 84.05 feet to a City of Dallas marker found for corner;

North 15° 07' 37" West, a distance of 95.51 feet to 1/2 iron rod found for corner;

South 88° 47' 32" West, a distance of 787.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

South 21° 47' 25" East, a distance of 167.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

South 26° 31' 06" West, a distance of 219.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

South 09° 40' 01" East, a distance of 210.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

South 65° 25' 38" West, a distance of 272.71 feet to a point for corner at the southwest corner of said Dexamion Creek Ranch Estates;

THEENCE along the westerly line of said Dexamion Creek Ranch Estates and continuing with said City of Dallas tract, the following courses and distances:

North 00° 23' 44" East, a distance of 180.00 feet to a point for corner;

North 08° 55' 00" West, a distance of 175.28 feet to a point for corner;

North 00° 22' 10" West, a distance of 475.17 feet to a point for corner;

North 03° 05' 35" West, a distance of 207.70 feet to a point for corner;

North 10° 30' 10" West, a distance of 281.71 feet to a point for corner;

North 00° 20' 33" East, a distance of 202.34 feet to a point for corner;

North 00° 02' 50" East, a distance of 551.34 feet to a point for corner;

North 04° 59' 40" East, a distance of 94.90 feet to a point for corner;

North 81° 05' 34" East, a distance of 109.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

North 86° 16' 44" East, a distance of 121.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

North 43° 53' 57" East, a distance of 530.65 feet to a 1/2 inch iron rod found for corner;

North 46° 07' 47" West, a distance of 31.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner in the south line of the above mentioned M&K&T Railroad and being located in a curve to the right having a central angle of 08° 24' 43", a radius of 2814.79 feet, and a chord bearing and distance of North 85° 19' 06" East, 412.89 feet;

With said curve to the right, an arc distance of 413.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set in said south line at the northwest corner of that tract of land conveyed to Dallas Area Rapid Transit, also known as D.A.R.T., according to the document filed of record in Document Number 200900077572, Deed Records, Dallas County, Texas, also being a northerly corner of said Dexamion Creek Ranch Estates;

THEENCE along the north line of said Dexamion Creek Ranch Estates being common with the south line of said D.A.R.T. tract, the following courses and distances:

South 44° 02' 56" East, a distance of 22.59 feet to a 1/2 inch iron rod found at the beginning of a curve to the right having a central angle of 01° 59' 30", a radius of 2809.93 feet, and a chord bearing and distance of South 88° 08' 43" East, 97.67 feet;

With said curve to the right, an arc distance of 97.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set at the beginning of a compound curve to the right having a central angle of 13° 56' 42", a radius of 1473.16 feet, and a chord bearing and distance of South 80° 08' 39" East, 357.66 feet;

With said curve to the right, an arc distance of 358.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

South 60° 51' 24" East, a distance of 418.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner;

South line of the above mentioned M&K&T Railroad right-of-way.

South 51° 34' 34" East, a distance of 469.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for corner at the east end of said D.A.R.T. tract, and returning to the

THENCE South 38° 00' 43" East, with said south line, a distance of 113.21 feet to the POINT OF BEGINNING and containing 83.250 acres of land, more or less.

83.250 GROSS ACRES
±23.021 NET ACRES

CREEKSIDE VILLAGE

EXHIBIT E – ZONING CONCEPT PLAN

AN ADDITION TO THE CITY OF ROWLETT

REASON CRIST SURVEY ~ ABSTRACT NO. 225

WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481

DALLAS COUNTY, TEXAS

DECEMBER 2015

SCALE:1"=200'

OWNER/APPLICANT:

GRESSWELL ENTERPRISES, INC.

17409 CLUB HILL COURT

DALLAS, TX 75248

PHONE: 214-533-7233

AGENT/REPRESENTATIVE:

PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399

SURVEY FIRM REGISTRATION NUMBER: 10077800







Department of Developmental Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: Not a good property for development as only 10% of it is not in the

planned plain. Will cause too much traffic congestion at RR crossing.

PROPERTY OWNER NAME

(Print):

Jan + Breezy Simikic

SIGNATURE:

[Handwritten signature]

ADDRESS:

1902 Palomino Dr 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 10th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th 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, May 4, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, May 11, 2016, 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.

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
 jlangford@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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD30-2015)

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

COMMENTS: Density to high due to flood plain area.

High density will create new traffic problems

PROPERTY OWNER NAME
 (print): Larry E. Magee Larry E. Magee
SIGNATURE: Larry E. Magee
ADDRESS: 1721 Clydevale Ct.

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 10th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond to (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, May 4, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, May 11, 2016, 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 75080-0099</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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: *opposed to building homes of substantially inferior size, quality and price compared to our present home. Will cause erosion of property value & cheapen area.*

PROPERTY OWNER NAME

(print):

Robert Leonard [Signature]

SIGNATURE:

1909 Stallion Circle, Rowlett TX 75088

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 10th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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 Phone 972-412-6166
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glangford@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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: TOO MUCH DENSITY FOR DEXHAM ROAD TRAFFIC AND
 TOO MUCH LAND RECLAIMED WILL INCREASE FLOODING.

PROPERTY OWNER NAME (print): GERALD KERBY
SIGNATURE: *Gerald Kerby*
ADDRESS: 1706 PALOMINO DR. 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 10th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th 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, May 4, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, May 11, 2016, 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.

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.

<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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05-04-15P02:08 RCV

05-04-16P03:35 RCVD

05-04-16P03:35 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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

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

COMMENTS: SEE BACK OF SHEET ->

PROPERTY OWNER NAME (print): Gregory Craig
SIGNATURE: [Signature]
ADDRESS: 1914 Stallion Circle Rowlett, TX 75083

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Table with 2 columns: Contact information for questions (Phone 972-412-6166, FAX 972-412-6228, email glangford@rowlett.com) and Return by fax or mail (City of Rowlett, Development Services, PO Box 99, Rowlett, TX 75030-0099)

05-04-16PU3:35 RCVD

* Why SF-7 (7000 SF LOT)

- MOST OF THE LOTS IN DEXHAM ESTATES ARE BETWEEN (SF 15) $\frac{1}{2}$ (SF 20) ~~00~~ (20,000 SF) AND ONLY A FEW ARE (SF 10) $\frac{1}{2}$ NOTHING IS AS SMALL AS 7000 SF!

* DEXHAM ESTATES IS THE ONLY SUBDIVISION EFFECTED BY THIS DEVELOPMENT. THIS DEVELOPMENT SHOULD REFLECT WHAT WE HAVE

- LOT SIZES AVERAGING 15,000 TO 20,000
- HOME SIZES MIN 2500 SF

* The previous Attachment 5 showing the DU'S/ACRE clearly shows that Rowlett needs more projects with less than 2 DU'S/ACRE.

- DEXHAM ESTATES IS 1.6 DU'S/ACRE, THE ONLY SUBDIVISION WITH LESS THAN 2 DU'S/ACRE

* Counting 60 acres of floodplain as developer open space is absurd and anyone with an understanding of planning $\frac{1}{2}$ development knows that.

05-06-16A 10:18 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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexam Road (further described as Lots 1 - 9, Block A of the Dexam Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single-family subdivision. (PD80-2015)

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: THIS PROPOSED ZONING CHANGE IS TOO DENSE

BASED UPON CURRENT ZONING & ADVISABILITY OF THIS PROJECT IN A

FLOOD PLAIN

PROPERTY OWNER NAME (print): Cecelia Ruffing by Rita DeMan, executor

SIGNATURE: CECILIA RUFFING

ADDRESS: 1714 CLYDEDALE CT. ROWLETT TX

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alangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75080-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: Lots/houses too small, traffic congestion, overload sewer system, not a fit for existing neighborhood.

PROPERTY OWNER NAME (print): Betty J Crosby

SIGNATURE: Betty J Crosby

ADDRESS: 1809 Palomino Dr

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05-02-16A07:44 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

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LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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:

MICHAEL + NANCY GIROUARD

PROPERTY OWNER NAME

(print):

MICHAEL + NANCY GIROUARD

SIGNATURE:

[Handwritten Signature]

ADDRESS:

1809 PATOMINO DR. ROWLETT, TX

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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:

PROPERTY OWNER NAME (print):

Paul Hooker

SIGNATURE:

Paul Hooker

ADDRESS:

1721 Palomina Dr.

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Department of Development Services

NOTICE OF PUBLIC HEARING

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LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- 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):

Thomas Parker

SIGNATURE:

[Handwritten Signature]

ADDRESS:

1701 Palomino DR

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glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

May 7



Department of Development Services

05-02-16A07:44 RCVD

NOTICE OF PUBLIC HEARING

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LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- 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):

Matthew & April Wise

SIGNATURE:

April Wise

ADDRESS:

1922 Stallion Circle

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Development Services
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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 05-02-16A07:45 RCVD
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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: Densely populated neighborhood with small homes and lot sizes. Not enough infrastructure for

PROPERTY OWNER NAME (print): that many cars traveling on Dexham.
Deena McNamee

SIGNATURE: *Deena McNamee*

ADDRESS: 1702 Clydesdale Ct. Rowlett, TX 75088

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glangford@rowlett.com

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 City of Rowlett
 Development Services
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05-02-16P04:16 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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
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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: RECLAIMING OF FLOOD PLAIN, HOUSES DO NOT FACE DEXHAM ROAD, DO NOT LIKE A FENCE BETWEEN, NO GREEN SPACE

PROPERTY OWNER NAME: HARRY S. SEIDEL JR / DAVID KOCA
SIGNATURE: [Handwritten Signature]
ADDRESS: 1901 PALOMINO DRIVE, ROWLETT TX 75088

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* DOES NOT MIMIC OUR AREA OR NEIGHBORHOOD, TRAFFIC CONGESTION WILL INCREASE DUE TO CROSSARMS, HOUSES TO CLOSE TOGETHER AND TOO SMALL!



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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): MICHAEL BRYAN TOWNSEND
SIGNATURE: *[Handwritten Signature]*
ADDRESS: 1713 PALOMINO DR ROWLETT, TX 75088

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

04-25-16P01:54-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: SF 7 is too High Density, not compatible with existing neighborhood, over half of development is in flood plain; additional traffic on Dexham Rd. See below

PROPERTY OWNER NAME (print): MARK + MARY HEMPKINS
SIGNATURE: *Mark Hempink*
ADDRESS: 1613 Palomino Dr., Rowlett 75088

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Other issues:

- 1) not located within one of 13 opportunity areas of P.R. 2020 Comp. Plan
- 2) Does not meet guiding principle #1 regarding compatibility with existing neighborhood
- 3) Too high density classification due to property issues; Flooding, traffic SF7, Railroad & DART.
- 4) Developer can build at a higher ^{zoning} classification which would reduce issues as noted. i.e., SF 15, SF 20
- 5) Developer planning to sell smaller homes on small lots at \$350k+



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner 44-25-10P01.34 REV9
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: Increased traffic & flood plain problems

Aboutasb Syed
PROPERTY OWNER NAME
 (print):
SIGNATURE: *Aboutasb Syed*
ADDRESS: 1606 Palomares 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 10th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th 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, May 4, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, May 11, 2016, 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.

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



Department of Development Services

NOTICE OF PUBLIC HEARING

05-02-16A07:44 RCVD

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

- 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):

John W. Moore

SIGNATURE:

John W Moore

ADDRESS:

1818 Clydesdale Ct Rowlett 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 10th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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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



Department of Development Services

NOTICE OF PUBLIC HEARING

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LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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):

SIGNATURE:

ADDRESS:

SHARON HAUGHT
 Sharon Haught
 1925 Stallion Creek 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 10th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Department of Development Services

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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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: I have traffic concerns and concerns about the value of my properties.

PROPERTY OWNER NAME (print): Jeff and Tina Lawrence
SIGNATURE: Tina Lawrence
ADDRESS: 1801 Palomino Drive, Rowlett, TX

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05-02-16A07:44 RCVJ



Department of Development Services

NOTICE OF PUBLIC HEARING

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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...

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

COMMENTS:

BROWN STEWART

PROPERTY OWNER NAME

(print):

SIGNATURE:

1813 PALOMINO DR, ROWLETT, TX 75088

ADDRESS:

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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):

SIGNATURE:

ADDRESS:

GAYLAND BRENDA AVANCE
 Brenda Avance
 4821 PALOMINO DR ROWLETT TX 75088

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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner 05-02-16A07:45 RCVD
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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):

Julie Tornatore

SIGNATURE:

1906 Palomares Dr

ADDRESS:

Julie Tornatore

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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:

James Hendrickson

PROPERTY OWNER NAME

(print):

SIGNATURE:

*1914 PALOMINO DR.
Rowlett TX 75088*

ADDRESS:

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05-02-16A07:44 RCVD

Department of Development Services

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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...

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

COMMENTS: Density & Traffic are key concerns

PROPERTY OWNER NAME (print): William Craig & Mary Williams
SIGNATURE: [Signature]
ADDRESS: 1709 Palomino Dr Rowlett 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 16th day of May, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of May, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.
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Table with 2 columns: Contact information for questions and return address for 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:

PROPERTY OWNER NAME

(print):

Craig & Mary Williams

SIGNATURE:

Mary Williams

ADDRESS:

1709 Palomino Drive, Rowlett, TX

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Department of Development
Services

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I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Amuse, Shell
1811 Palomino, Rowlett 75088

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City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

04-29-16 P02:02 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:

PROPERTY OWNER NAME

(print):

Johnny E. Morgan

SIGNATURE:

Johnny E. Morgan

ADDRESS:

4401 Dexham Road, Rowlett, Texas

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RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: NOT APPROPRIATE PROPERTY FOR THIS ZONING.
 KNOWN FLOOD AREA, ^{OVER} DEVELOPMENT WILL MAKE WORSE FOR TO MANY OTHERS!

PROPERTY OWNER NAME (print):
SIGNATURE:
ADDRESS:

BOBBY TARVER
 [Signature]
 5006 DEXHAM ROWLETT TEXAS

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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

05-03-16P02:00 RCVD

DEXTA
 BY: _____
 MAY 02 2016



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: FLOODING OF MY ADJACENT PROPERTY. RE-CLAIMING FLOOD PLAIN ~~WILL~~ COULD RESULT IN FLOODING MY HOME AND STABLES.

PROPERTY OWNER NAME (print): JOHNATHON ROAN
SIGNATURE: *Johnathon Roan*
ADDRESS: 4317 DEXHAM ROAD

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



Department of Development Services

NOTICE OF PUBLIC HEARING 05-04-16P12:47 RCVD

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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: *Please see attached.*

PROPERTY OWNER NAME

(print): *Kenneth Lee and Aileen Svaty*
 SIGNATURE: *Kenneth Lee Svaty Aileen Svaty*
 ADDRESS: *4318 Dexham Road - Rowlett, TX 75088*

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

NOTICE OF PUBLIC HEARING

RE: Application for a Zoning Change

Property Owner Name: Kenneth L, and Aileen Svaty,
(26+ year residents of Dexham Estates, in Rowlett, TX)

SIGNATURE:



ADDRESS: 4318 Dexham Road, Rowlett, TX 75088

I am opposed to the request for the following reasons:

- I believe leaving the land zoned at 9 lots, as they are currently zoned for, is the best use for this land and for the city. I am very concerned that this land has several special considerations that support leaving the zoning the way it is.
- Building up this land, to take it out of the flood zone would require a lot of land fill and would divert the water in Rowlett Creek. A new subdivision at Castle and Rowlett Road has recently been developed and lots of landfill has been brought in there. The new bridges over Rowlett Creek, on Miller Road, have recently been completed and a lot of land fill was put in there, also diverting the water in Rowlett Creek. That water has to go somewhere. We have already seen changes in flooding areas around Lakes of Springfield and across the street in the proposed rezoning area. I would not recommend any additional landfill be approved at all in this area. I do not know whether the city could be liable if homes are flooded because land fill was approved by city offices, but I hope you will consider the consequences of all of the recent land fill along Rowlett Creek.
- This property is surrounded by special concerns on all borders:
 - North Border of the property - About 10-years ago, there was a train derailment and fire on the west side of Dexham Road, which would have been in this proposed development if it had been there at that time – it certainly would have been much worse if homes had been there, The regular train does not run often; however, the DART rail runs 135 times a day on weekdays (67 southbound and 68 northbound trips, if I counted correctly). It runs less frequently on the weekends.
 - South border of the property - All sewage for all of Rowlett runs along the east side of Dexham Road then under Dexham Road and across the south border of the new development, to the Garland Sewage Treatment Facility. Also, the city is currently replacing some sewer lines that run from the northwest corner of the property diagonally, across the property, under several of the proposed homes. At least one home in Dexham Estates has had sewage back up in their home already. Sewage lines for

the new homes, and all other new homes in Rowlett have to tie in to these already overburdened lines. Construction equipment and additional traffic would be driving over these lines also.

- - East border of the property - Dexham Road was never intended to become a through-fare; however, it has become one. Traffic has increased tremendously, and we have had some cases of road rage from people who do not obey the 35 mph speed limit. Dexham Road was not meant to carry the amount of traffic it currently has. Adding more vehicles, construction, and new home occupants, would create more problems. We had one accident last year where a woman lost control of her vehicle going over the railroad tracks and she hit a tree in one of the Dexham Estates lots; a small child was killed.
- - West border of the property - .Flood plains, Rowlett Creek, and the Garland Sewage Treatment Facility are all on the west. The entire property was filled with dirt from the Lakeview Parkway project; I understand that the city had not approved the fill – it just somehow happened.

I am very concerned about the impact of adding all of the landfill and the concrete slabs and streets needed for a project of this size on this land. I believe there is also a bird sanctuary at Miller and Dexham that could be adversely impacted. I hope that you will consider the impact of this project on all of Rowlett, and not just the tax benefits – I am afraid that the liability to Rowlett could be greater than the tax benefit.

Thank you for the opportunity to comment.



Ken and Aileen Svaty
4318 Dexham Road
Rowlett, Texas 75088
214-799-1123



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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): Robert J. + Karen K. Haddox
SIGNATURE: *Robert J. + Karen K. Haddox*
ADDRESS: 4410 Dexham Road, Rowlett

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Karen Haddox and I are the owners and inhabitants of 4410 Dexter. We oppose the proposed Dexham Creekside development for the following reasons:

- 1.) Even with the new zoning request, most lots are about a third the size of the lots across the street from it. As previously noted, a look at aerial views of the entire city of Rowlett reveals that there is nowhere else in the city where developments with such disparate lot sizes are separated by an undivided road. The density of homes will remain much higher than across the road. Additionally, a large number of these homes, if not in fact most all of them will be built on fill dirt. The tremendous difficulty the local soil poses, even in the absence of fill dirt, has a high likelihood of leading to major foundation issues in relatively short order.
- 2.) Increasing the number of homes in the area by 80% WILL create traffic issues. The previously cited traffic study was performed in the evening when traffic is less regimented. Take a look at traffic at 7:00- 8:00 AM and a different picture emerges when EVERYONE is going to school and work. Again, there is only one way in and out of this neighborhood, Dexham Road, which connects to heavily traveled arteries. The area is landlocked and no other exits are able to be provided. Additionally, the development itself has little if any reserve traffic capacity to accommodate parking for any visitors seeking access to proposed trails, or simply to accommodate parking for a substantial number of visitors for Christmas/Super Bowl/etc parties.
- 3.) FEMA has already extended the flood plain area on this property since the prior rezoning as a consequence of historic rains. While the timing of such heavy rains can not be known with certainty, the past few years have shown us that our notions of 100 and 500 year flood plains are suspect in the face of current weather patterns. Raising the grade, which still might not be adequate to prevent flooding of the new properties, but which will result in significant tree loss, is likely to produce flooding of the adjacent property, increase flooding in the areas upstream, and produce erosion issues.

We acknowledge that development of the tract on the northwest side of Dexham Rd. is a challenge, but it is not more of one than it was when it was purchased. The rail line, the sewage plant, and the flood plain were there then. The proposed use of this land seems most ill advised to us.

Sincerely,
Robert and Karen Haddox

05-04-16P02:08 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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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 comments.

PROPERTY OWNER NAME (print): Harrell and Jo Ann Slack Jr.
SIGNATURE: [Handwritten signatures of Harrell and Jo Ann Slack Jr.]
ADDRESS: 4514 Dexham Rd Rowlett, TX 75088

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Harrell and Jo Ann Slack, Jr.
4514 Dexham Rd.
Rowlett, TX 75088

May 2, 2016

City of Rowlett
Development Services
P. O. Box 99 Rowlett, TX 75030-0099

Dear Planning and Zoning Commissioners:

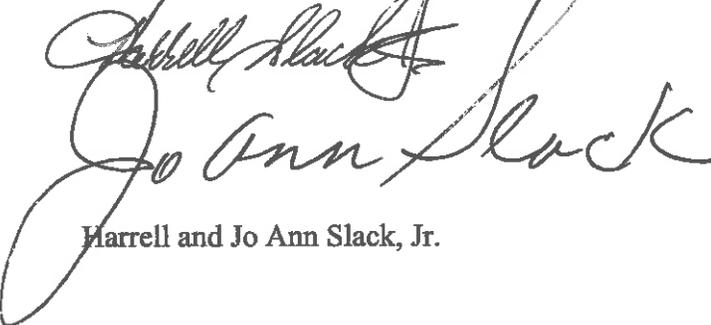
The property owner for properties located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Rd. (further described as lots 19, Block A of the Dexham Creek Ranch Estates) is once again, requesting to rezone this property. Last summer, the applicant attempted to change the zoning from the existing Single Family 40 Zoning District to a "New Neighborhood Form Based Zoning District with Major Warrants" which was denied by the City Council. Then in February 2016 the property owner presented a rezoning request for a Planned Development District with an underlying Single Family 5 (SF 5) base zoning district with minimum lots at 5,500 square feet. During the April 5, 2016 City Council meeting, the property owner requested that the rezoning request be "tabled" until the May 3rd City Council meeting. Now he's submitted a new request to rezone this property to a Planned Development District with an underlying Single Family 7 (SF 7) base zoning with minimum lot size of 7,000 square feet. All of these requests are incompatible with the city's zoning ordinance and the comprehensive plan as this area was intended to be maintained as a rural area and be comparable to the current homes on Dexham Road and in Dexham Estates. Rezoning this land from one acre lots to lots of 7,000 sq. ft. appears to be "Spot zoning" which is not a legal practice as that is zoning a single tract of land in a manner that is incompatible with the surrounding area. Furthermore, we believe that the destiny and density of our neighborhoods should be determined by us, the residents who live here and have the most at stake. The idea that residents are in the very best position to know what is best for them is called "neighborhood self-determination." It's the common-sensical notion that the people who are most affected by an issue should have the most say in the matter, not some hired consultant, not a wealthy developer, not Rowlett "City Hall".

After initial blunders that the City of Rowlett made in the past (such as allowing the savings and loan scandal during the '80s which negatively impacted property values and deterred

development because of the negative public image of Rowlett, and allowing industrial use of land right next to a single family zoned district such as what we've got directly next to Dexham Estates), I urge the City of Rowlett to use caution in how this land is zoned. Allowing a Planned Development District with an underlying SF 7 base zoning to be constructed on this property would be in total opposition with the intent of our city planners, and with the residents who live in this area. Truly, the residents who have to live with this decision should have the most say in this matter. There are numerous other concerns the Dexham Estates HOA has, which are, this land is in a floodplain area and more fill in dirt will cause existing houses to flood along Dexham Road, the increased traffic, the possible negative impact this could have on property values of homes in Dexham Estates, etc.)

At this time, we respectfully request that you, members of the Planning and Zoning Commission, not approve the application for the zoning change of the land in question. A compromise which would be more amenable to Dexham Estates HOA perhaps would be to change the current zoning from SF 40 to SF 20 (a minimum lot size of 20,000 sq. ft.) or at the very least, SF15 (a minimum lot size of 15,000 sq. ft.).

Sincerely,



Harrell and Jo Ann Slack, Jr.

REASONS TO PROTEST THE NEW ZONING CHANGE

This is a HUGE change in the zoning from 9 tracts of land.

Inadequate location for such high density of homes.

Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line.

The high density of houses will increase traffic; adding at least 200 + cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes.

Dexham Estates could be subject to security issues with high volume of people in such a concentrated area.

Inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly had to the problem.

It's uncertain what the lower end homes could do to the values of Dexham Estates homes.

Harold Slack

Joann Slack



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: FLOODING, TRAFFIC, RAILROAD ISSUES PREVIOUSLY STATED. NEED TO INCREASE LIVING SPACE AND DECREASE NUMBER OF HOMES - PROPERTY VALUES ARE AFFECTED OF CURRENT HOME OWNERS

PROPERTY OWNER NAME (print): MARK AND DEBBIE SEILER

SIGNATURE: *Debbie Seiler*

ADDRESS: 1918 PALOMINO DR ROWLETT TX

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05-02-16A10:17 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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

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

COMMENTS: This development does not make sense being surrounded by flood plain, rail line & treatment plant.

PROPERTY OWNER NAME (print): James + Betty Littlejohn
SIGNATURE: [Signatures]
ADDRESS: 4418 Dexham Rd - Rowlett 75088

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



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:

PROPERTY OWNER NAME

(print):

Maria E Garcia

SIGNATURE:

[Handwritten Signature]

ADDRESS:

4506 Dexham Rd. Rowlett TX 75088

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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

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

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

COMMENTS: too many homes, traffic, flood zone, flood other neighborhoods

PROPERTY OWNER NAME (print): Angela M McGaughey
SIGNATURE: Angela M McGaughey
ADDRESS: 4502 Dexham Rd, Rowlett, TX 75088

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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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

05-02-16A07:45 RCVD

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

COMMENTS: *This is in a flood plain. Proposed density 3 times greater than Dexham Estates.*

PROPERTY OWNER NAME (print): _____
SIGNATURE: *Michael & Kathy Bobbitt*
ADDRESS: *4602 Dexham Rd*

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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change 05-02-16A07:45 RCVD
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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: dense development is inappropriate in floodplain

PROPERTY OWNER NAME (print): Larry : Diane Perkins
SIGNATURE: Larry Perkins Diane Perkins
ADDRESS: 4414 Dexham, Rowlett

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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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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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05-02-16A07:45 RCVD

- 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):

FLORIAN + VICKIE SMITH

SIGNATURE:

[Handwritten Signature]

ADDRESS:

4402 DEXHAM RD

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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner 05-02-16A07:45 RCVD

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:

PROPERTY OWNER NAME

(print):

ANDREW K. DORCAS

SIGNATURE:

Andrew K. Dorcas

ADDRESS:

4510 DEXHAM RD. ROWLETT, TX 75088

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Department of Development
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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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: The proposed development does not compliment the existing Dexham Estates area/neighborhood

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Randall Thomas

Randall Thomas

4606 Dexham Rd Rowlett Tx 75088

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Department of Development Services

NOTICE OF PUBLIC HEARING

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LOCATION: The subject properties are located at 4401, 4413, 4501, 4503, 4505, 4507, 4509, 4511, 4513, 4515, 4517, 4519, 4521, 4523, 4525, 4527, 4529, 4531, 4533, 4535, 4537, 4539, 4541, 4543, 4545, 4547, 4549, 4551, 4553, 4555, 4557, 4559, 4561, 4563, 4565, 4567, 4569, 4571 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Estates). A map is attached for reference. This notice and the... 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 Planned Development District with an underlying Single Family 7000 zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: NOT COMPATIBLE WITH EXISTING ZONING AND POSSIBLE NEGATIVE EFFECT ON TRAFFIC

PROPERTY OWNER NAME (print): MICHAEL & MOLLY
SIGNATURE: [Signature]
ADDRESS: 4518 DEXHAM RD, ROWLETT, TX 75088

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RETURN TO: [Name]
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75088-0099

U4-25-10PU2:02 RCV D



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision: (PD80-2015)

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

COMMENTS: Lots/houses too small, traffic congestion, overload sewer system, not a fit for existing neighborhood

PROPERTY OWNER NAME (print): Betty J Crosby

SIGNATURE: Betty J Crosby

ADDRESS:

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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: OPPOSED TO REZONING TO ALLOW TOO MUCH DENSITY IN A KNOWN FLOOD AREA. SHOULD NOT ALLOW FOR RECLAIMING FLOOD PROPER

PROPERTY OWNER NAME (print): BOBBY TARKER
SIGNATURE:
ADDRESS: 5010 DEXHAM RD

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 Development Services
 PO Box 99
 Rowlett, TX 75030-0099

05-05-16P02:00 RCVU

FAXED
 MAY 02 2016
 BY: _____



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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: FLOOR PLANE CONCERNS ; DENSITY CONCERNS

PROPERTY OWNER NAME (print): BRENT C WILLIAMS
SIGNATURE: Brent C Williams
ADDRESS: 1902 CLYDESALE CT

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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: Does not enhance the surrounding neighborhood. Smaller-homes on smaller lot driveway my vaub!

PROPERTY OWNER NAME (print): Dennis & Robin Gerdes

SIGNATURE: [Handwritten Signature]

ADDRESS: 1910 Palomita DR Rowlett 75088

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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

Rowlett

T E X A S

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4515, 4601, 4609, 4513 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: *I am against reclaiming any land from a flood plain. Also a traffic study should be done before not after to have the necessary infrastructure in place.*

PROPERTY OWNER NAME
(print):

Sean Sullivan

SIGNATURE:

Sean Sullivan

ADDRESS:

1717 Pelaming Dr Rowlett 75098

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 10th day of May, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of May, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6238
rlangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75080-0099

05-05-16A06:53 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 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: *This development will improve the area and will bring in additional revenue to the City.*

PROPERTY OWNER NAME
 (print): *Cresswell Enterprises Inc.*
SIGNATURE: *[Signature]*
ADDRESS: *4401 Dexham Rd.*

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05-05-16A06:53 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

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LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). 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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS:

Creekside Village will appeal to both the young and the old types of energy efficient homes.

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Cresswell Enterprises Inc
TA Cresswell
4413 Dexham Rd.

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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...

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

COMMENTS: The landscape buffer and open fence of brick and iron will greatly improve Dexham Rd.

PROPERTY OWNER NAME (print): Crosswell Enterprises Inc.
SIGNATURE: [Signature]
ADDRESS: 4501 Dexham Rd

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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-7 (SF-7) base zoning district to build a single family subdivision: (PD80-2015)

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

COMMENTS: *The Lakeside Village green space and walkability will be enjoyed by all.*

PROPERTY OWNER NAME (print): *Cresswell Enterprises Inc.*
SIGNATURE: *[Signature]*
ADDRESS: *4509 Dexham 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 **10th day of May, 2016**, and that the City Council will hold a public hearing at 7:30 p.m. on the **17th day of May, 2016**. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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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-7 (SF-7) base zoning district to build a single family subdivision. (PD80-2015)

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

COMMENTS: *The SF-7 zoning is perfect for this location - not too large of lots and not too small of lots.*

PROPERTY OWNER NAME (print): Cresswell Enterprises Inc.
SIGNATURE: [Signature]
ADDRESS: 4513 Dexham Rd.

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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: With the H.O.A. maintaining the landscape buffer and green space, the property will be forever improved.

PROPERTY OWNER NAME (print): Crosswell Enterprises, Inc.
SIGNATURE: [Signature]
ADDRESS: 4601 Dexham Rd.

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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: This new development will help to revitalize the whole area.

PROPERTY OWNER NAME (print): Cresswell Enterprises Inc
SIGNATURE: [Signature]
ADDRESS: 4609 Dexham Rd.

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

05-05-16A06:54 RCVD



Department of Development Services

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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...

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

COMMENTS: The economic impact of Creekside Village will help all neighbours and business

PROPERTY OWNER NAME (print): Cresswell Enterprises Inc.
SIGNATURE: [Signature]
ADDRESS: 4613 Dexham Rd.

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Department of Development Services

NOTICE OF PUBLIC HEARING

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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...

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

COMMENTS: The new development of Creekside Village will give buyers more choices of location, price range, and style of new homes.

PROPERTY OWNER NAME (print):

SIGNATURE: Cresswell Enterprises Inc. [Signature]

ADDRESS: 4701 Dexham Rd.

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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: 05/10/2016

AGENDA ITEM: C2

AGENDA LOCATION:

Individual Consideration

TITLE

Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed addition located at 5602 Miller Heights Drive, further described as a 0.43 acre tract situated in the Thomas Lumley Abstract No. 789, City of Rowlett, Dallas County, Texas (DP114-2016).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

This is an Alternative Building Material (ABM) request to construct an addition to an existing single-family home utilizing metal as its exterior material. Per the Rowlett Development Code (RDC), new single-family construction requires 100 percent brick and/or stone exterior. Alternative materials such as metal may be recommended by the Planning and Zoning Commission and may be approved by the City Council.

BACKGROUND INFORMATION

The subject property is located at 5602 Miller Heights Drive, (Attachment 1 - Location Map) and is zoned Single Family Residential – 10. The applicants, Caleb and Jennifer Coleman, are proposing an addition to their existing home that will include a storage area, a studio, and a deck that will have a metal exterior (Attachment 2 – Applicant’s Request and Elevations). The existing home is a 1,128 square-foot home with a brick veneer and wood siding (Attachment 3 – Site Pictures).

The applicants are proposing an addition that will include a deck connecting the existing home to two metal shipping containers. The container on the bottom will be used as a storage area while the container on top of the deck will be used as an art studio. The applicants proposed that the addition will match the modern architecture of their house. The exterior of the containers will be painted to match the existing home. Staff is not aware of another project within the City of Rowlett where shipping containers are used as part of a house addition. There are examples of where shipping containers are used in residential construction. The applicant provided pictures showing examples of shipping containers used as a building (Attachment 4 – Shipping Container Examples).

The subject property is located near the end of Miller Heights which is a dead street located on the east side of President George Bush Tollway and south of the Rowlett High School. The custom built homes along Miller Heights consist of different architecture styles consisting of brick, stone and stucco (Attachment 5 – Homes on Miller Heights).

DISCUSSION

Per Section 77-508.C.1 of the RDC, 100 percent masonry exterior construction is required:

- “(a) Buildings shall be of 100 percent brick and/or stone masonry construction per elevation, exclusive of roofs, doors, windows, dormers, and gables over the entrance of an extended garage. All chimneys shall be of masonry construction in conformance and compliance with current building codes. Masonry chimney construction visible from the outside of the structure shall be of masonry units of brick or stone similar in appearance to the masonry utilized for the exterior elevations of the structure.*
- “(b) Alternatives to masonry construction may be recommended by the planning and zoning commission and may be approved by the city council.”*

The intent of the code is outlined in Section 77-508.A. of the RDC, “The standards of this section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for Rowlett's neighborhoods.” Although the materials do not meet the code, the intent is met because of the durability and the curb appeal of the materials as part of a modern design. The homes on Miller Heights are custom built and there is no uniformity in architecture style. Therefore, it is staff’s opinion that in this situation the request for a metal exterior in order to achieve the property owners’ desired architectural style is appropriate.

FISCAL IMPACT/BUDGET IMPLICATIONS

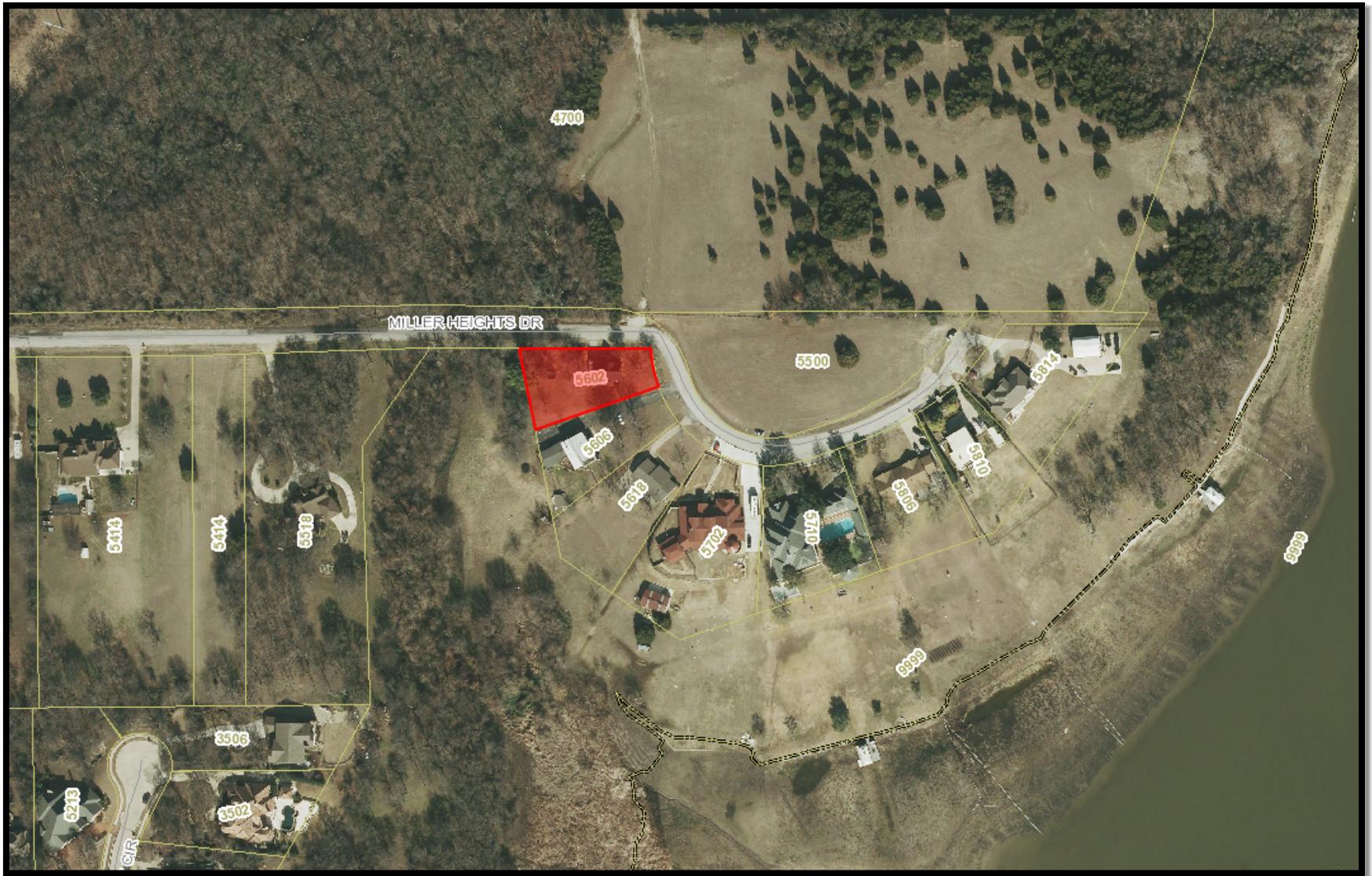
N/A

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make a favorable recommendation to City Council.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Building Elevations
- Attachment 3 – Site Pictures
- Attachment 4 – Shipping Container Examples
- Attachment 5 – Existing Homes on Miller Heights



5602 MILLER HEIGHTS DR. ROWLETT, TEXAS



1 SITE LOCATION MAP
NO SCALE

BUILDING FACADE / ELEVATION PLAN

OWNER	CONTRACTOR	PROPERTY
CALEB & JENNIFER COLEMAN	MODERN CRAFT CONSTRUCTION, LLC.	5602 MILLER HEIGHTS DRIVE
5602 MILLER HEIGHTS DRIVE	2102 FM 1141	ROWLETT, TEXAS 75088
ROWLETT, TEXAS 75088	ROCKWALL, TEXAS 75087	THOMAS LUMLEY ABSTRACT NO. 789
	PH (214) 477-7443	TR 16 0.433 ACRES
	CONTACT:	
SUBMISSION/REVISION DATES	WILEY GILLIAM	
SUBMISSION: APRIL 4, 2016	WILEY@MODERNCRAFTLLC.COM	



MODERN CRAFT

Letter of Intent

April 4, 2016

City of Rowlett, Texas
 3901 Main Street
 Rowlett, TX 75030

This letter is submitted on behalf of the Coleman family to provide a typewritten statement as to the nature and intent of the variance that is being requested for the residence located at 5602 Miller Heights Drive, Rowlett TX. The property is approximately .43 acres which includes a small wood-siding two story home and patio with storage space underneath. Wiley Gilliam, owner of Modern Craft Construction LLC, will represent the Coleman family for all purposes relative to the variance application.

Specific section of the zoning ordinance in question is the Masonry Ordinance (No. 03-16-04A) which states:

Per ordinance "Building shall be 100% brick or stone masonry construction per elevation, exclusive of roofs, doors, windows, dormers and gables over the entrance of an extruded garage."

Our Variance Request:

We respectfully request that a variance be granted to allow an addition of space to this site be built of a non-masonry material. The existing structure is a small wood-siding structure with a modern motif, which will not be altered in any way. The proposed addition of storage space and art studio is to be constructed of shipping containers which will architecturally match the existing home's modern exterior and will be located at the back side of the property, away from the street. It is the intent of the homeowner to keep their existing home as the focus of their property and to create additional functional space while maintaining similar exterior aesthetics. As such, the containers, which comprise this new addition, will be painted to identically match the current home and will blend completely. Should the variance be granted, Modern Craft Construction LLC will provide proper architectural drawings, structural engineering and any additional documentation required to obtain building permits for the structure.

Wiley Gilliam
 Modern Craft Construction, LLC
 2102 FM 1141
 Rockwall, TX 75087
 (214) 477-7443

P 214 477 7443

2102 FM 1141, Rockwall TX 75087

F 972 722 4310

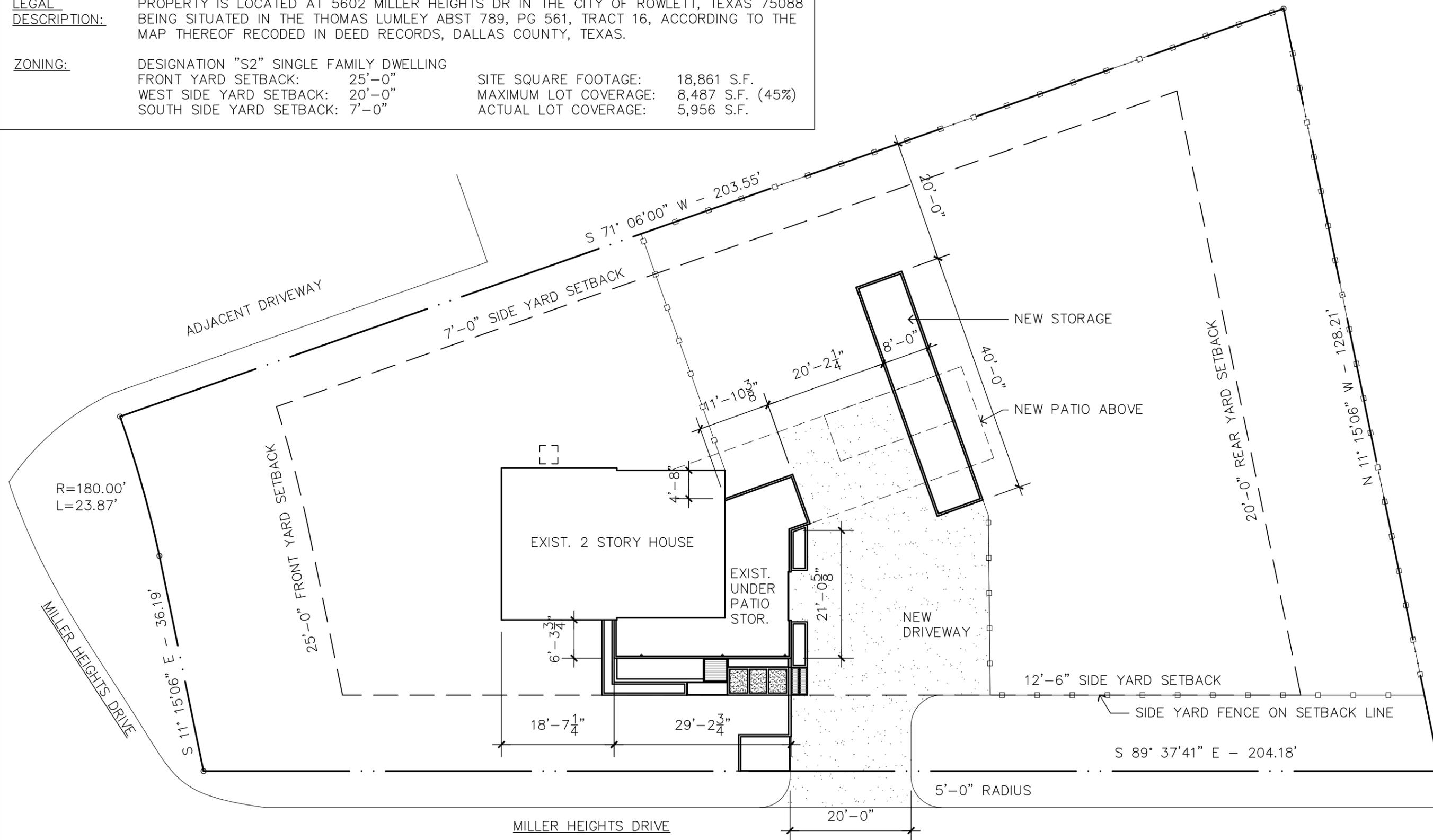
BUILDING FACADE / ELEVATION PLAN	
Date:	4-4-2016
Description:	Remodel / Addition
COLEMAN RESIDENCE	
5602 MILLER HEIGHTS DRIVE	
ROWLETT, TEXAS 75088	
Modern Craft Construction, LLC	
2102 FM 1141, Rockwall TX 75087	



DESCRIPTION OF PROPERTY:

LEGAL DESCRIPTION: PROPERTY IS LOCATED AT 5602 MILLER HEIGHTS DR IN THE CITY OF ROWLETT, TEXAS 75088 BEING SITUATED IN THE THOMAS LUMLEY ABST 789, PG 561, TRACT 16, ACCORDING TO THE MAP THEREOF RECORDED IN DEED RECORDS, DALLAS COUNTY, TEXAS.

ZONING: DESIGNATION "S2" SINGLE FAMILY DWELLING
 FRONT YARD SETBACK: 25'-0"
 WEST SIDE YARD SETBACK: 20'-0"
 SOUTH SIDE YARD SETBACK: 7'-0"
 SITE SQUARE FOOTAGE: 18,861 S.F.
 MAXIMUM LOT COVERAGE: 8,487 S.F. (45%)
 ACTUAL LOT COVERAGE: 5,956 S.F.



2 SITE PLAN
 SCALE: 1/16" = 1'-0"

BUILDING FACADE / ELEVATION PLAN	
Date:	4-4-2016
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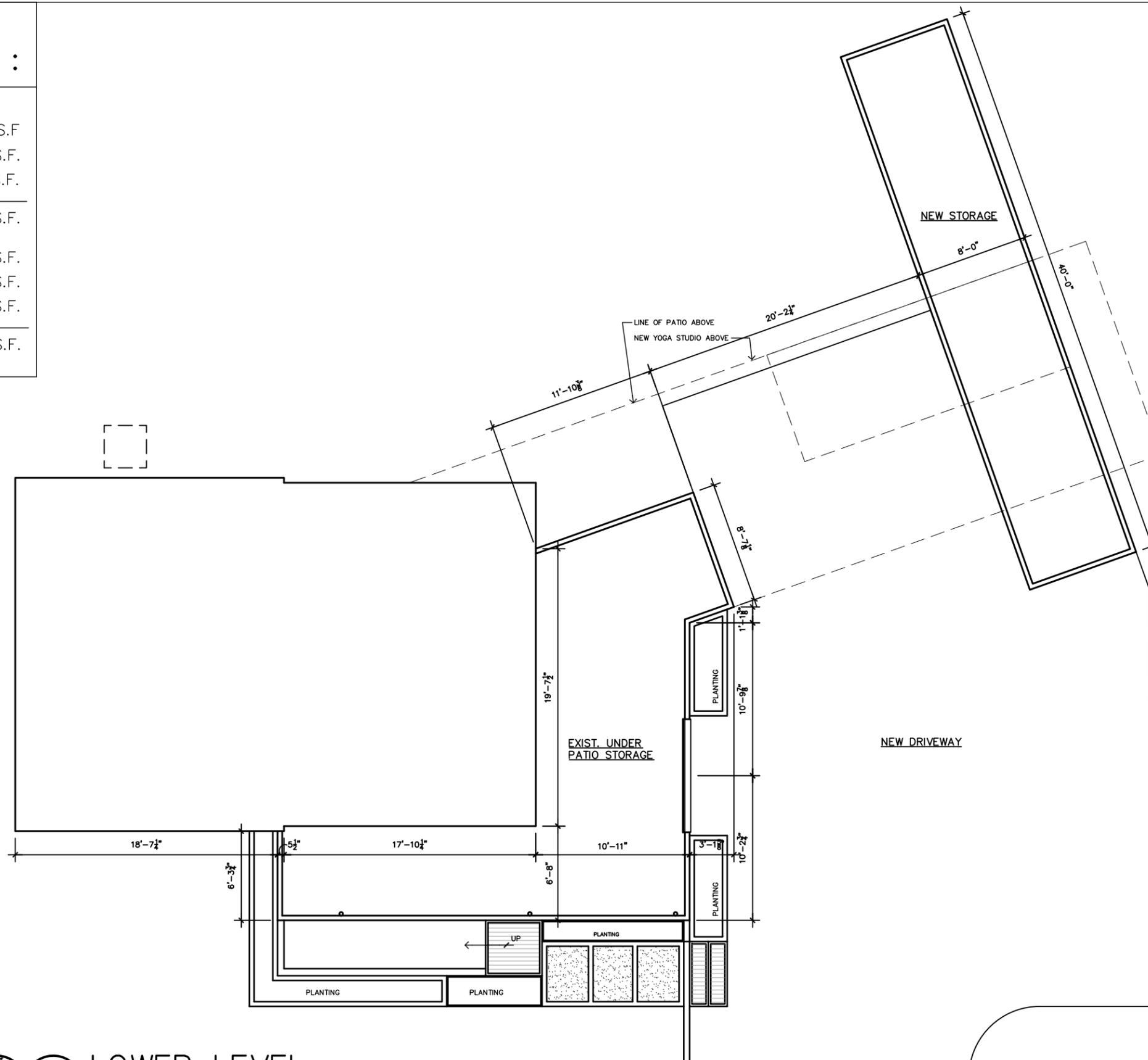
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AREA CALCULATIONS:

AREAS:

LOWER LEVEL STORAGE ADDITION SQ. FT.:	320 S.F.
FIRST FLOOR YOGA STUDIO ADDITION SQ. FT.:	160 S.F.
PATIO ADDITION SQ. FT.:	363 S.F.
<hr/>	
TOTAL HOUSE SQ FT:	843 S.F.
<hr/>	
EXISTING FIRST FLOOR HOUSE SQ. FT.:	910 S.F.
EXISTING SECOND FLOOR HOUSE SQ. FT.:	310 S.F.
EXISTING PATIO SQ. FT.:	530 S.F.
<hr/>	
TOTAL UNDER ROOF SQ FT:	2,283 S.F.



3 LOWER LEVEL
 SCALE: 1/8" = 1'-0"

BUILDING FACADE / ELEVATION PLAN

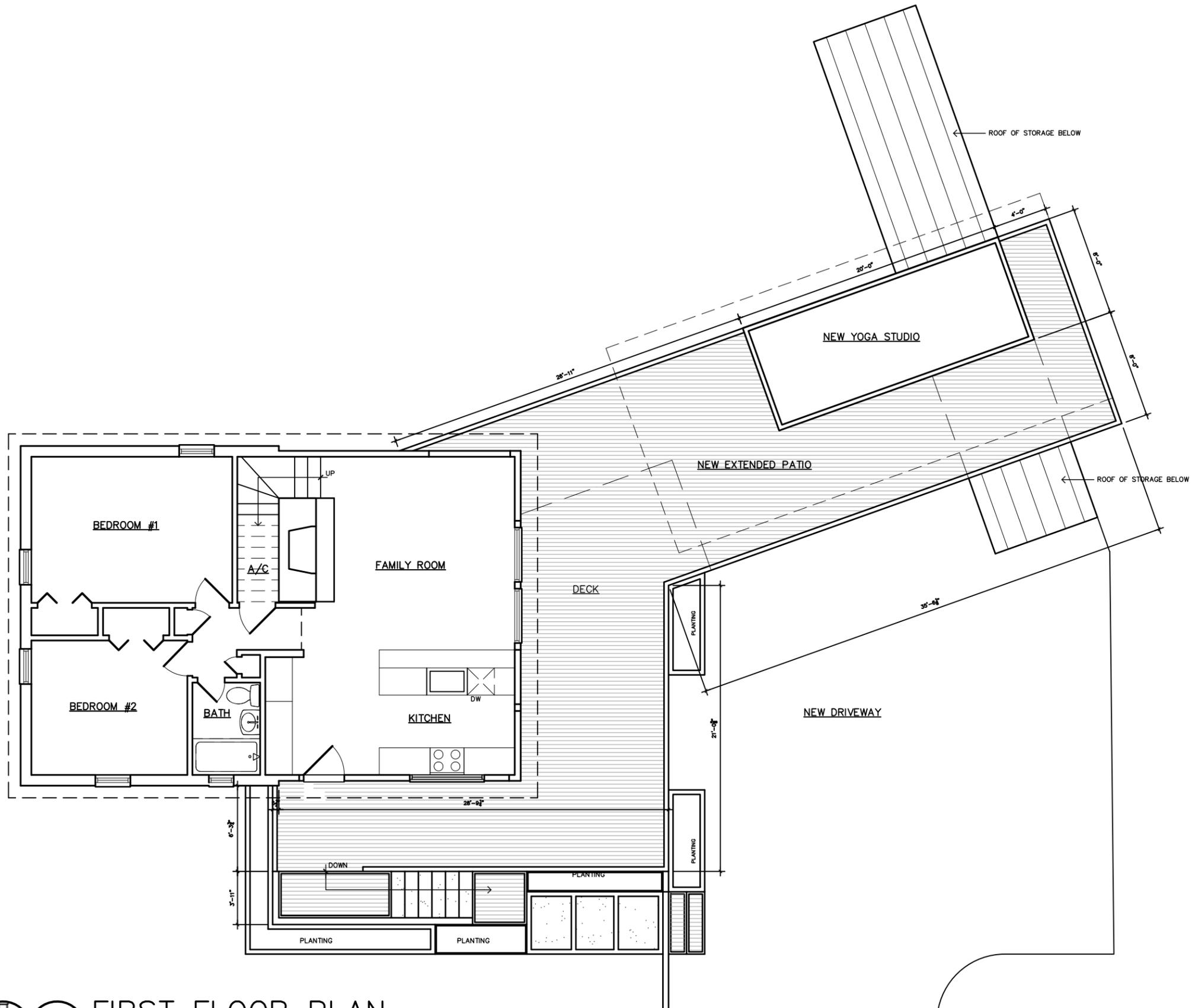
Date: 4-4-2016

Description: Remodel / Addition

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FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

BUILDING FACADE / ELEVATION PLAN

Date: 4-4-2016

Description: Remodel / Addition

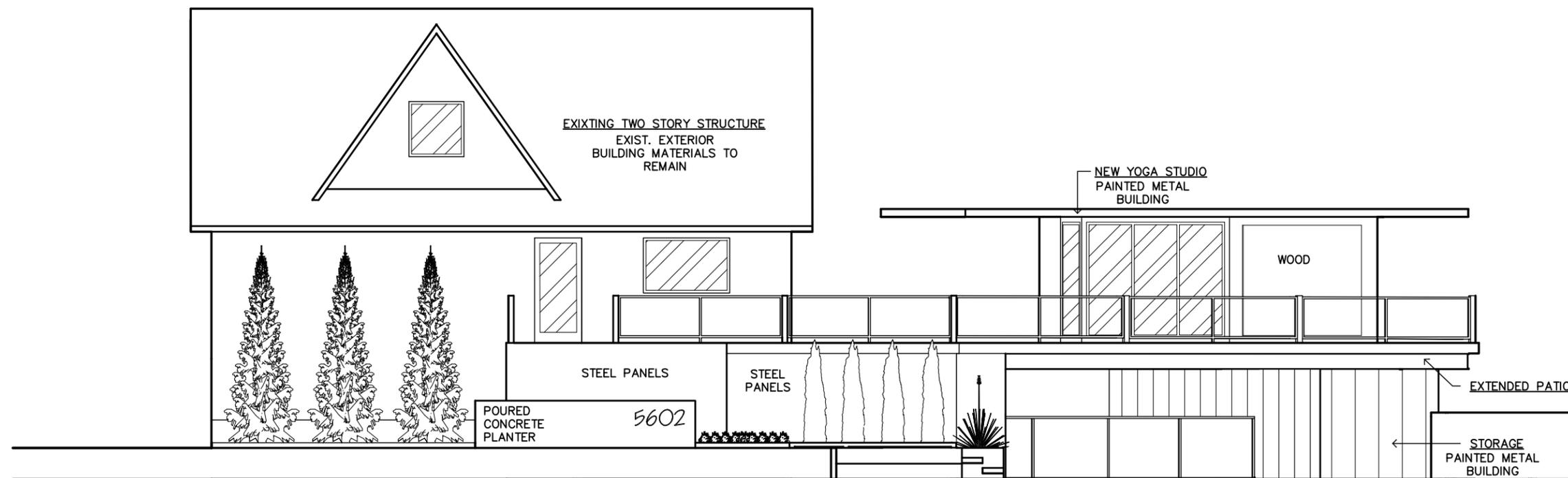
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6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION (EXISTING STRUCTURE W/ ADDITION IN BACKGROUND)
SCALE: 1/8" = 1'-0"

BUILDING FACADE / ELEVATION PLAN

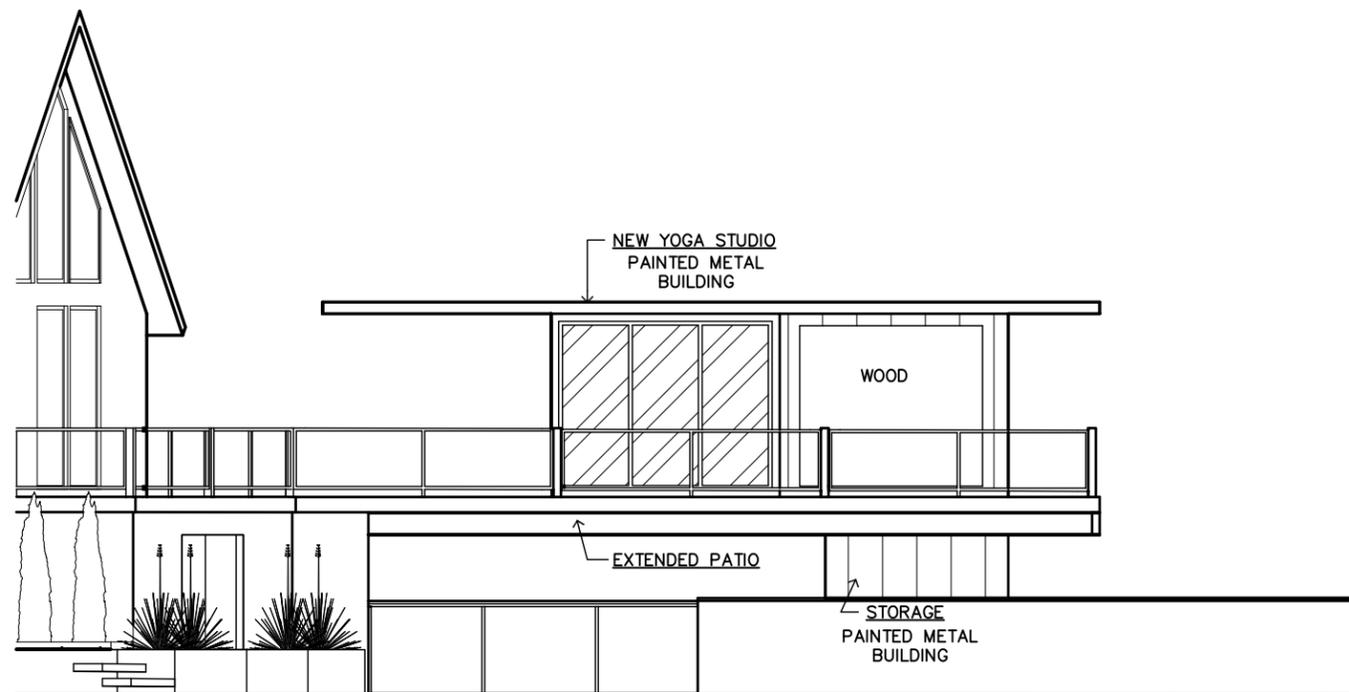
Date: 4-4-2016

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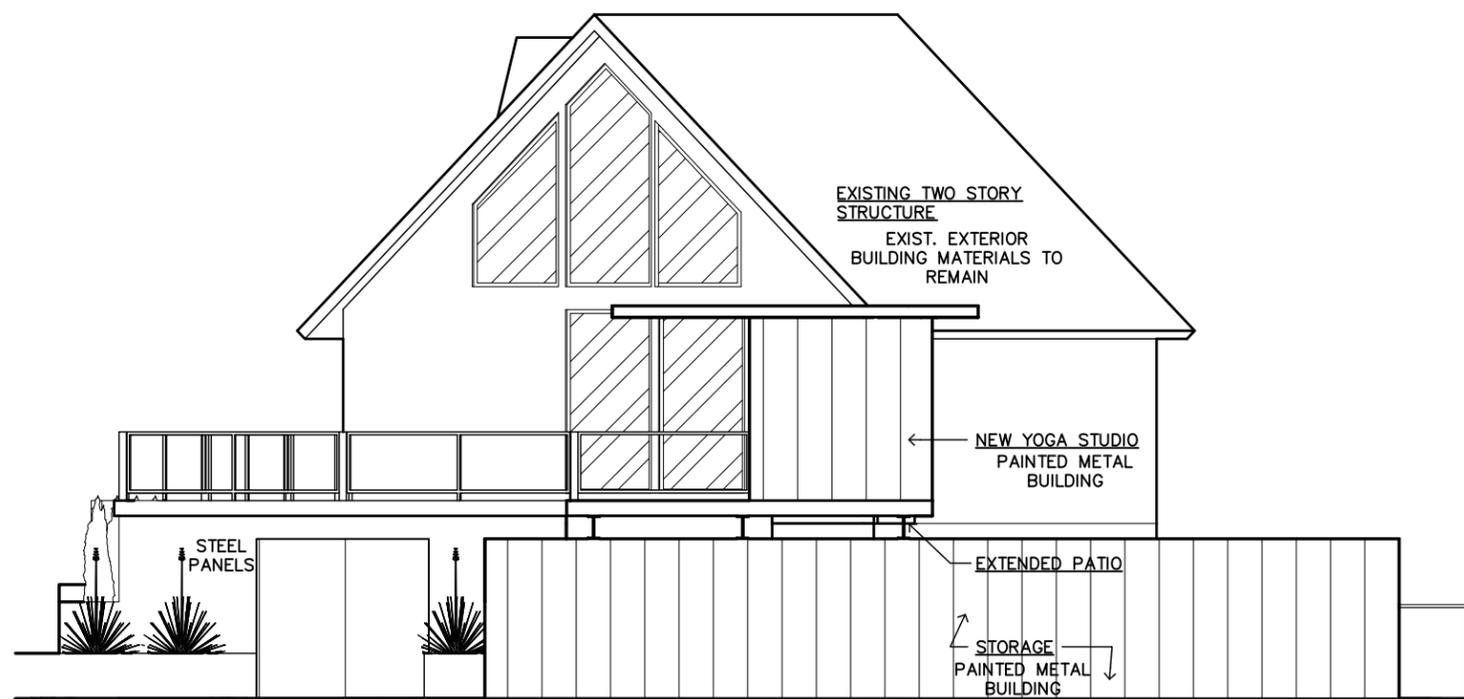
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8 NORTH ELEVATION (STORAGE & YOGA STUDIO ADDITON)
 SCALE: 1/8" = 1'-0"



7 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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Description: Remodel / Addition

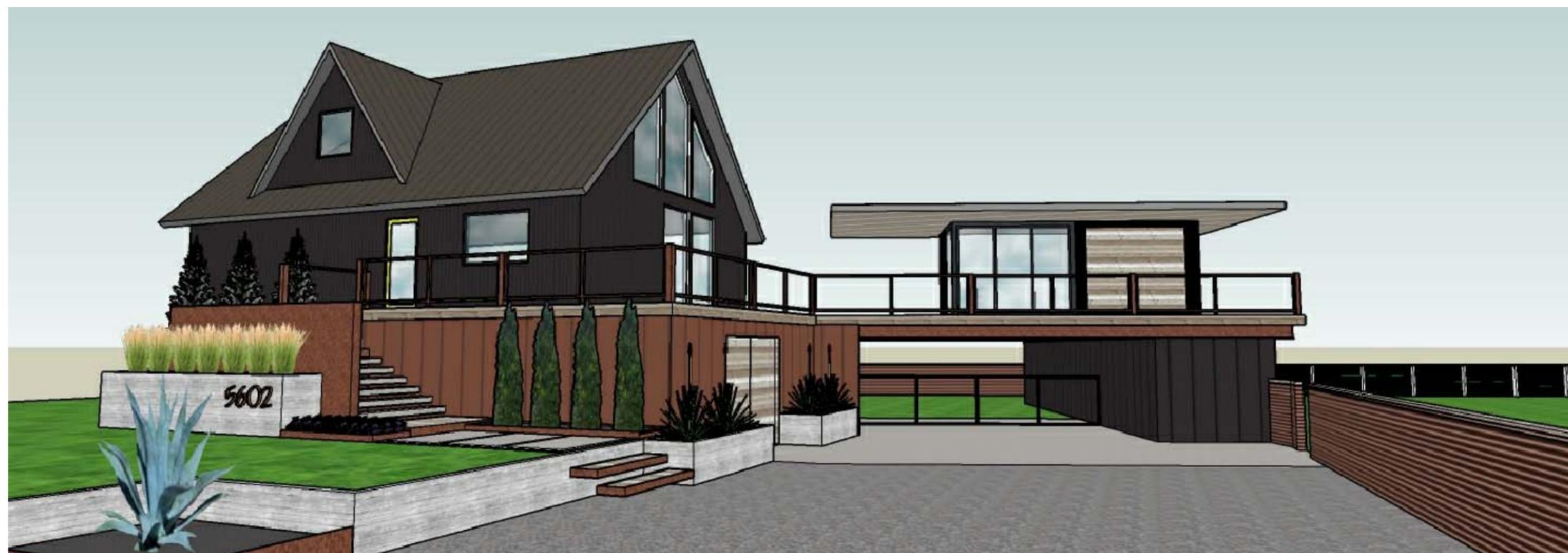
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10 EXISTING STRUCTURE
SCALE: NTS



9 EXISTING ELEVATION & PROPOSED FRONT ELEVATION ADDITION
SCALE: NTS

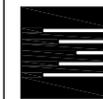
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12 EXISTING STRUCTURE
SCALE: NTS



11 PROPOSED BACK ELEVATION ADDITION & EXISTING ELEVATION
SCALE: NTS

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Date: 4-4-2016

Description: Remodel / Addition

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Coleman ABM



Coleman ABM



Coleman ABM







Miller Heights Existing Homes



Miller Heights Existing Homes



Miller Heights Existing Homes

