



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 28, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:15 p.m. in the Annex Conference Room at the Municipal Annex Building, 4004 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss items on the regular agenda.
- iii. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 p.m. in the Annex Conference Room at the Municipal Annex Building, 4004 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. Consider action to approve the minutes of the Joint Meeting of City Council and the Planning and Zoning Commission and the minutes of the Regular Meeting of Planning and Zoning Commission on June 14, 2016.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and take action on a replat of 7402 and 7406 Lagoon Drive further described as being Lots 1 and 2, Block G of the Peninsula 4 Phase C Addition, City of Rowlett, Dallas County, Texas.

D. ADJOURNMENT

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

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

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

Garrett Langford, Principal Planner



City of Rowlett

Special Joint Meeting Minutes

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

City Council Planning & Zoning Commission

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, June 14, 2016

5:30 P.M.

Rowlett Community Centre –
5300 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**Present: Mayor Gottel, Mayor Pro Tem Dana-Bashian, Deputy Mayor Pro Tem Sheffield, Councilmember Brown, Councilmember van Bloemendaal, Councilmember Bobbitt, and Councilmember Hargrave
Commissioners Lucas, Kilgore, Moseley, Berry, Finney, Estevez, and Clark**

1. Call to Order

Mayor Gottel called Council to order at 5:32 p.m. Commissioner Lucas called the Commission to order at 5:33 p.m.

2. Joint Work Session with City Council and Planning and Zoning Commission. (90 minutes)

Garrett Langford, Principal Planner, presented an overview of the Planning and Zoning Commission and their case load over the previous year. The Commission's talking points with Council included Realize Rowlett 2020, Form-Based Code, proposed annual training to review the Comprehensive Plan, development codes and the City's goals for development.

Commissioners and Councilmembers provided their own comments regarding the partnership between the Commission and the City Council:

- communication, training and joint meetings helps to ensure that both entities are on the same page
- it was asked that the Commission be provided a debriefing of Council's resulting action on recommended cases
- training on the Comprehensive Plan and Form-Based Code would be very helpful because most of the seated members were not involved in the previous process

- the Guiding Principles for zoning changes need to be reviewed
- hearing the reasoning for dissenting/favorable voting is helpful to Council in knowing how the decision was reached
- comments from public speakers are helpful in deliberations
- joint meetings with Council and the Commission are helpful
- have to balance what the market calls for and the tools we have in place
- it's now time to look beyond Realize Rowlett 2020
- the use of sub-committees in reviewing the Comprehensive Plan and the Development Code would be helpful

It was the consensus of the group to schedule future meetings to review documents as noted above.

3. Adjournment

Mayor Gottel and Commissioner Lucas adjourned the meeting at 6:56 p.m.

Chairman

Secretary

Date Approved: June 28, 2016

**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 7:00 P.M., JUNE 14, 2016**

WORK SESSION

The Work Session for this meeting was cancelled.

REGULAR MEETING

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

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 7:12 p.m.

1. Update Report from Staff.

No update was provided.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 24, 2016.

Commissioner Lisa Estevez made a motion to approve the minutes. Alternate Kim Clark seconded the motion. The motion passed with a 6-0-1 vote. Vice Chairman Jonas Tune abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 7714 Princeton Road further described as being a 6.89 +/- acres located in Tract 53.1 of the Hanse Hamilton Survey, Abstract 548, Page 595, City of Rowlett, Dallas County, Texas.**

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Planner Katy Goodrich came forward to present the case. She provided a location map of the subject property and provided a summary of the request. She stated that the request was for an accessory building that exceeds the size requirement and for metal exterior. Ms. Goodrich presented a Site Plan, site photographs, and provided detail on the dimensions.

She said that public hearing notifications were sent; eight were received in favor and four were received in opposition for the 200' notice and one was received in favor and one in opposition for the 500' courtesy notice. She presented a Public Hearing Notification Map, a map showing other oversized accessory buildings in the area, summarized the staff analysis, and stated that staff recommends approval.

There was discussion amongst the Commission regarding the fact that the homeowner intended to use this structure for personal storage only and there being no intended commercial use.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission regarding how the structure did not appear to provide any negative impact to the neighborhood.

Commissioner James Moseley made a motion to recommend approval of the item. Vice Chairman Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

- 2. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from General Commercial/Retail (C-2) Zoning District to a Planned Development District with an underlying C-2 base zoning district to allow an assisted living/memory care facility. The subject property is located at 4906 Miller Road further described as being 3.639 +/- acres in the Oliver V Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas.**

Principal Planner Garrett Langford came forward to present the case. He presented a location map, zoning map, and summarized the request with modified development

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standards. He provided detail on the Regional Trade Area E-3 within the Comprehensive Plan, Realize Rowlett 2020. He presented a Concept Plan, modified development standards, and elevations.

Mr. Langford said that public hearing notifications were sent; eight were received in favor and eighteen were received in opposition. He summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding the screening wall and the City of Rowlett's Standard Details.

Chairman Lucas invited the applicant to come forward:

David Krukiel
5455 Monticello Avenue
Dallas, Texas 75200
Applicant

Mr. Krukiel provided background on Emerald Spring Estates and his personal work experience. He described the development as being of very high quality. He stated that he had reached out to the Homeowner's Association for the subject property. Mr. Krukiel provided detail on the proposed, modified development standards.

There was discussion amongst the Commission regarding the brick pattern, screening wall material, maintenance of the wall, geotechnical preparation for soil conditions, and single-story construction.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

Richard Rabinowitz
3110 Harborview Boulevard
Rowlett, Texas 75088
Nearby homeowner

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Mr. Rabinowitz explained that he would be directly affected by the potential development. He provided a handout to the Commissioners that presented his detailed concerns. He stated that he was concerned about the integrity of his fence and foundation construction if a development is to occur near it. He mentioned that he was opposed to the modified development standards.

James Spencer
2502 Harborview Boulevard
Rowlett, Texas 75088
Nearby homeowner

Mr. Spencer stated that he was an architect and was in favor of the request. He said that he was opposed to hardie board because he questions its structural integrity.

Sue Rabinowitz
3110 Harborview Boulevard
Rowlett, Texas 75088
Nearby homeowner

Ms. Rabinowitz stated that she is in favor of upscale development occurring on the subject property, but is opposed to the request for alternate building materials. She expressed her desire for the development to be 100% masonry and emphasized how that material helps to increase property values in neighborhoods.

Cindy Rushing
2613 Club Meadow Drive
Garland, Texas

Ms. Rushing expressed her opposition to the proposed relaxed standards, inadequate parking requirements, and the proposed alternative building materials.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

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There was discussion amongst the Commission regarding compatibility, hardie board, decorative fencing, the structural integrity of fencing, the possibility of revisiting the code and making amendments for alternative building materials, and parking.

Commissioner Chris Kilgore made a motion to recommend approval of the item. Commissioner Thomas Finney seconded the motion. The motion passed with a 6-1 vote. Alternate Kim Clark voted in opposition.

- 3. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-10 and Single Family-8 Zoning Districts to a Planned Development District with an underlying zoning of Single Family 5 for the purpose of constructing a single family neighborhood. The subject property is located at 7900 Chiesa Road further described as being 22.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He presented a location map and zoning map. He presented a Concept Plan, a Danridge Road collector street map, highlighted the open space proposed, and summarized the request. Mr. Langford presented the proposed Planned Development (PD) standards and said that a Traffic Impact Analysis (TIA) would not be required. He also displayed a map showing surrounding neighborhood densities.

He said that public hearing notifications were sent; 20 were received in favor and ten were received in favor or opposition. Mr. Langford passed out additional public hearing notification responses that were received to the Commission.

He summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding the traffic concerns.

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Chairman Lucas invited the applicant to come forward:

**John Arnold
Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, TX 75225
Applicant**

Mr. Arnold provided a PowerPoint presentation that included background on the Skorburg Company, the subject property, and provided extended detail on the request.

There was discussion amongst the Commission regarding open space, drainage, and width of the streets.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

**Kelby Mullins
7906 Straits Drive
Rowlett, Texas
Representative of Crossroads Church**

Mr. Mullins expressed his support of the request.

**Mikey Hatzembueler
7414 Silverthorne Drive
Rowlett, Texas 75089**

Mr. Hatzembueler expressed his support of the request.

**Kevin Burch
10328 Liberty Grove Road
Rowlett, TX 75089
Member of Crossroads Church**

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Mr. Burch expressed his support of the request.

**Amy Burch
10328 Liberty Grove Road
Rowlett, TX 75089
Member of Crossroads Church**

Ms. Burch expressed his support of the request.

**Cindy Rushing
2613 Club Meadow Drive
Garland, Texas**

Ms. Rushing stated that she owns the properties on 7313 and 7317 Chiesa Road and expressed concerns regarding traffic impact and the proposed lots being too small.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission in regards to the flow of the development, the value of the existing neighborhood, open space, lot size, front entrances, landscape buffering, screening, the entryway, and the market demand for the proposed product type.

Commissioner Chris Kilgore made a motion to recommend approval of the item with the following conditions:

- 1. The entry landscaping would need to meet the current requirements of the Rowlett Development Code (RDC), 9,600 square feet*
- 2. Instead of the proposed one every 35 feet, trees would need to be planted at one every 20 feet*

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3. *The two lots on the northeast corner to be reduced to 50 X 115 to accommodate the width of Danridge Road*

Commissioner James Moseley seconded the motion. The motion passed with a 5-2 vote. Commissioners Lisa Estevez and Thomas Finney voted in opposition. Commissioner Finney further stated that he was opposed to the stipulations and not opposed to the project.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 9:32 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: 06/28/2016

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a replat of 7402 and 7406 Lagoon Drive further described as being Lots 1 and 2, Block G of the Peninsula 4 Phase C Addition, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, AICP – Principal Planner

SUMMARY

The property owners are requesting to replat 7402 and 7406 Lagoon Drive (Attachment 1 – Location Map) into one lot in order to build a new single family home. Both properties were hit by the December 26, 2015, tornado resulting in both homes being destroyed. The property owner of 7406 Lagoon Drive acquired the adjacent property at 7402 Lagoon Drive with the intent of combining both properties into one lot to rebuild with a larger home.

BACKGROUND INFORMATION

The applicants, Michael and Nancy Girouard, are proposing to replat the subject properties to create one 15,000 square-foot lot for the purpose of building a new larger single family home (Attachment 2 – Final Plat). The subject properties located at 7402 and 7406 Lagoon Drive are zoned Planned Development 11-6-84B Single Family Residential. A public hearing is required as both properties are zoned single family residential.

DISCUSSION

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

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

- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the replat for compliance with the Rowlett Development Code and PD 11-6-84B. The combined lot meets the minimum lot size of 7,000 square feet and minimum lot width of 60 feet as stipulated in the PD 11-6-84B. Staff recommends approval of this request as it meets the requirements set forth in RDC and in the PD.

Public Notice

As required by the RDC and the Texas Local Government Code, notices of this public hearing were mailed to property owners within 200 feet of the subject properties and a legal notice was published in the Dallas Morning News. A total of 35 notices were mailed. As of June 24, 2016, two responses have been returned in favor of the request while one was received in opposition (Attachment 3).

FISCAL IMPACT/ BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Proposed Final Plat
- Attachment 4 – Property Owner Notices



OWNERS CERTIFICATE

COUNTY OF DALLAS
STATE OF TEXAS

BEING Lot 1 AND 2, Block G of THE PENINSULA NO 4-PHASE C, REPLAT, an Addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 85166, Page 1219 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the South right-of-way line of Lagoon Drive with the east right-of-way line of Marlin Trail, at the Northwest corner of said Lot 1, Block G;

THENCE S. 89 deg. 50 min. 00 sec. E. along said right-of-way line, a distance of 10.00 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 04 deg. 34 min. 52 sec., a radius of 455.00 feet, a tangent of 18.20 feet, a chord of S. 87 deg. 32 min. 34 sec. E. 36.37 feet, along said right-of-way line, an arc distance of 36.38 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 04 deg. 30 min. 11 sec., a radius of 1110.00 feet, a tangent of 43.64 feet, a chord of S. 87 deg. 30 min. 14 sec. E. 87.22 feet, along said right-of-way line, an arc distance of 87.24 feet to a 1/2" iron rod found for corner at the northeast corner of said Lot 2;

THENCE S. 00 deg. 10 min. 00 sec. W. a distance of 110.00 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 2 and in the north right-of-way line of an alley;

THENCE N. 89 deg. 50 min. 00 sec. W. along said alley, a distance of 133.49 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1 and in the east right-of-way line of Marlin Trail;

THENCE N. 00 deg. 10 min. 00 sec. E. along said right-of-way line, a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.34 acres or 15,001 square feet of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, MICHAEL GIROUARD and NANCY GIROUARD, Owners, do hereby bind themselves and their heirs, assigns and successors to this plat designating the herein above described property as a PUBLIC UTILITY EASEMENT, for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. That the Deed of Trust provided herein as a requirement to platting represents the most recent Deed of Trust filed for record with this County and that no further owners are involved other than those indicated on Deed of Trust provided with this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

MICHAEL GIROUARD

NANCY GIROUARD

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared MICHAEL GIROUARD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2016.

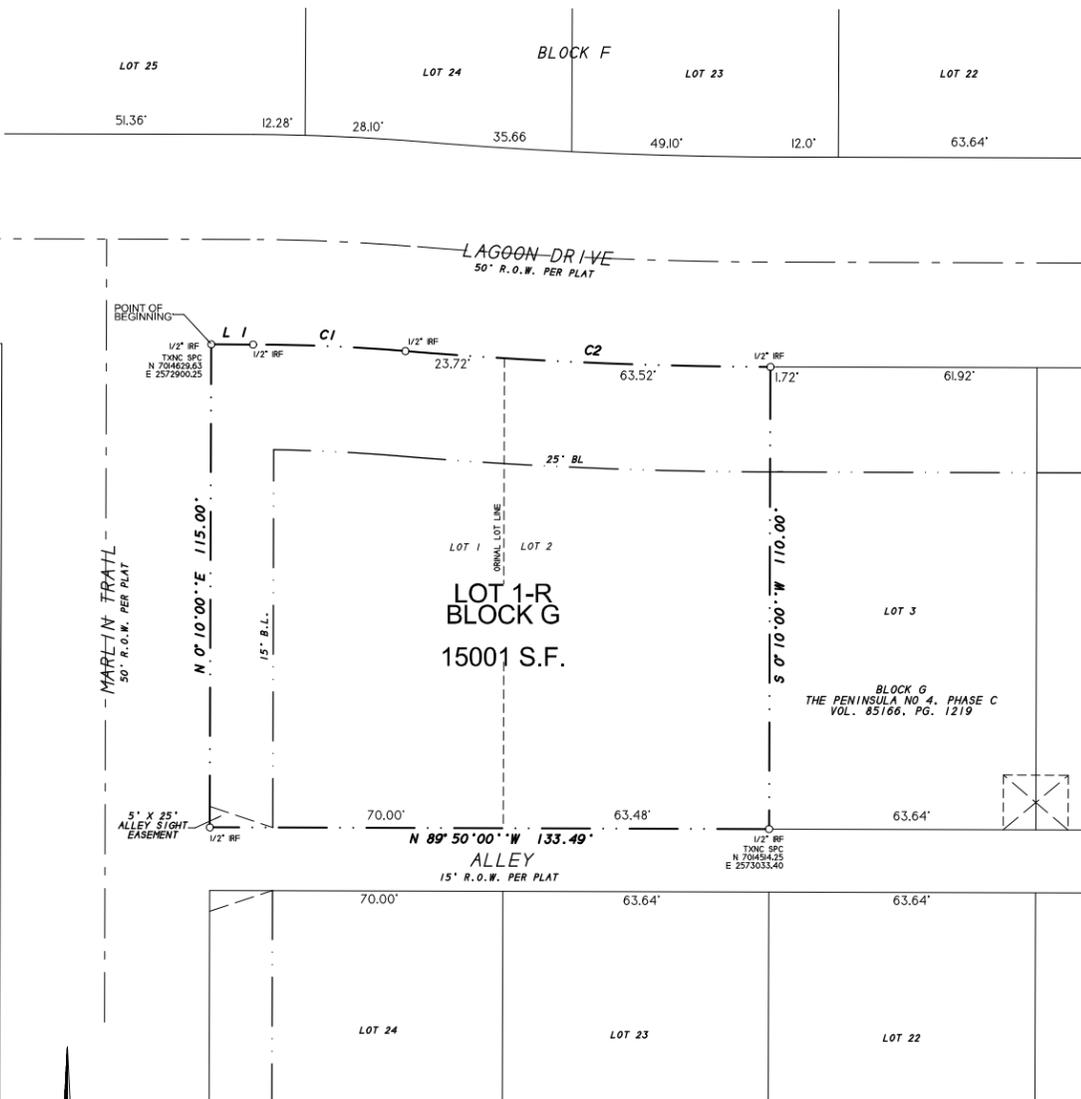
Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared NANCY GIROUARD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____



LINE TABLE

Line	Bearing	Distance
1	S 89° 50' 00" E	10.00'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	4° 34' 52"	455.00	36.38	18.20	36.37	S 87° 32' 34" E
2	4° 30' 11"	1110.00	87.24	43.64	87.22	S 87° 30' 14" E

NOTES:

- 1.) ALL LINES ARE RADIAL OR PERPENDICULAR TO THE STREET UNLESS OTHERWISE NOTED BY BEARING.
- 2.) D.E. DRAINAGE EASEMENT
S.S. SANITARY SEWER EASEMENT
U.E. UTILITY EASEMENT
E.E. ELECTRIC EASEMENT
R.O.W. RIGHT OF WAY
L.S. LAGOON FLOOD HAZARD
I.R.S. IRON ROD SURVEY
D.W.U. DALLAS WATER UTILITIES MONUMENT
- 3.) DEVELOPER WILL COVENANT TO HOLD CITY OF ROWLETT, TEXAS, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- 4.) DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE CITY OF ROWLETT CITY COUNCIL.
- 5.) DRAINAGEWAYS ARE TO BE CONSTRUCTED ACCORDING TO APPROVED PLANS PREPARED BY A TEXAS LICENSED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE CITY ENGINEER AND/OR BUILDING OFFICIAL FOR LOTS AFFECTED.
- 6.) NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN WILL BE DONE WITHOUT APPROVAL OF THE CITY OF ROWLETT PLANNING & ZONING COMMISSION.
- 7.) THIS IS TO CERTIFY THAT THE ABOVE SHOWN PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PUBLISHED IN COMMUNITY PANEL NO. 4811300246-K 0880 07/07/2014, ZONE X, OF THE FLOOD INSURANCE RATE MAP.
- 8.) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 1 AND 2, BLOCK G INTO A SINGLE LOT.

**FINAL PLAT
THE PENINSULA NO. 4, PHASE C
BLOCK G, LOT 1-R**

BEING A REPLAT OF
BLOCK G, LOTS 1 AND 2
SITUATED IN S.A. & M.G. RR
SURVEY, ABSTRACT 1408

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

OWNER:
MICHAEL GIROUARD
NANCY GIROUARD
P. O. BOX 1972
ROWLETT, TX 75030

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning Commission of the City of Rowlett.

Registered Professional Land Surveyor No. 5034

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date _____

ATTEST:

Signature _____ Date _____

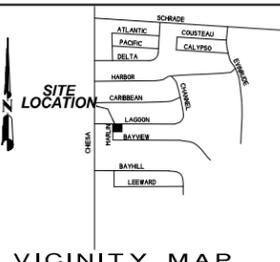
The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Rowlett Development Code and with engineering construction standards and processes adopted by the City of Rowlett,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

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____





Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a residential replat
LOCATION: The subject property is located at 7402 and 7406 Lagoon Drive, further described as Lots 1 and 2, Block G of the Peninsula 4 Phase C Addition, City of Rowlett, Dallas County, Texas.

Chapter 212.015(c). "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties, 7402 and 7406 Lagoon Drive, into one lot in order build a new single family home. The proposed replat does not include a request for a variance.

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

COMMENTS: don't see a reason to say no.

SIGNATURE: Beverly A Livingston
ADDRESS: 7414 Lagoon Dr

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division 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 June 28, 2016, at the Municipal Annex Building, 4004 Main Street, Rowlett, Texas. Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Thursday, June 23, 2016, for your comments to be included in the Planning and Zoning Commission packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

If you have any questions concerning this request, please contact Development Services. Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com
RETURN BY FAX OR MAIL City of Rowlett Department of Development Services 3901 Main Street Rowlett, TX 75088



06-20-16A09:50 RCVD
 Department of
 Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a residential replat
LOCATION: The subject property is located at 7402 and 7406 Lagoon Drive, further described as Lots 1 and 2, Block G of the Peninsula 4 Phase C Addition, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 77-806 of the Rowlett Development Code and under Chapter 212.015 of the Texas Local Government Code. A location map depicting the 200 foot notification area is attached for reference.

Chapter 212.015 (c). "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties, 7402 and 7406 Lagoon Drive, into one lot in order to build a new single family home. The proposed replat does not include a request for a variance.

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

COMMENTS: We have no problems with both properties being combined to form one property

SIGNATURE: Dolores Henning

ADDRESS: 7413 Bayview Dr. Rowlett Tx 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division 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 June 28, 2016, at the Municipal Annex Building, 4004 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Thursday, June 23, 2016, for your comments to be included in the Planning and Zoning Commission packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

If you have any questions concerning this request, please contact Development Services. Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com	RETURN BY FAX OR MAIL City of Rowlett Department of Development Services 3901 Main Street Rowlett, TX 75088
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NOTICE OF PUBLIC HEARING

06-22-16P02:57 RCVD

TO: Property Owner
RE: Application for a residential replat

LOCATION: The subject property is located at 7402 and 7406 Lagoon Drive, further described as Lots 1 and 2, Block G of the Peninsula 4 Phase C Addition, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 77-806 of the Rowlett Development Code and under Chapter 212.015 of the Texas Local Government Code. A location map depicting the 200 foot notification area is attached for reference.

Chapter 212.015 (c): "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both.

For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties, 7402 and 7406 Lagoon Drive, into one lot in order build a new single family home. The proposed replat does not include a request for a variance.

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

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: sets a precedent - not good!

SIGNATURE: *Gena Weatherford* *Gena Weatherford*
ADDRESS: *7501 Bayview Dr*
469-693-4244

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division 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 June 28, 2016, at the Municipal Annex Building, 4004 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Thursday, June 23, 2016, for your comments to be included in the Planning and Zoning Commission packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

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City of Rowlett
Department of Development Services
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Rowlett, TX 75088