



PLANNING AND ZONING COMMISSION MINUTES

Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.

Tuesday, May 24, 2022

6:00 P.M.

Municipal Building

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: Commission Chair Lisa Estevez, Commission Vice-Chair John Cote, Commissioners Quinn Segars, Rob Swift, Tamra Williams

ABSENT: Commissioners Mark Engen, Louis Frisbie

STAFF PRESENT: Planning and Urban Design Manager Alex Koenig, Interim Director of Engineering Jeff Cohen, Executive Assistant Susan Nix

1. CALL TO ORDER

Commission Chair Lisa Estevez called the meeting to order at 6:05 p.m.

2. CITIZENS' INPUT

Written Comment:

- 1) Deb Shinder, Thank you and Goodbye letter to the Planning and Zoning Commission.

3. CONSENT AGENDA

3A. Consider approving the minutes.

Consider action to approve the Minutes of the May 10, 2022 Regular Meeting.

Commissioner Swift made a motion to approve the minutes. Commissioner Williams seconded the motion. The motion was approved with a 4-0 vote, Commissioner Segars abstained.

4. INDIVIDUAL CONSIDERATION

4A. Consider approval of the Lago Lindo Addition Preliminary Plat submitted by James Barton Carroll on behalf of property owners Arturo and Valdemar Martinez. The approximately 3.49-

acre site is located approximately 225 feet east of the intersection of Chiesa and Miller Roads within the Charles D. Merrell Survey, Abstract No. 957 in the City of Rowlett, Dallas County, Texas.

Alex Koenig, Planning and Urban Design Manager presented the information for this item. He stated that staff recommends approval of the Preliminary Plat.

Commission Chair Estevez asked if there will be a fence along the west side.

Commission Vice-Chair made a motion to approve the Preliminary Plat. Commissioner Williams seconded the motion. The motion was approved with a 5-0 vote.

5. ADJOURNMENT

Commission Chair Lisa Estevez adjourned the meeting at 6:14 p.m.

Commission Chair

Secretary

- 4A. Conduct a public hearing and make a recommendation to City Council on a request to 1) rezone 5106 Chiesa Road from Single-Family Residential (SF-9) District and General Commercial/Retail (C-2) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of a Concept Plan; 2) Amend the comprehensive plan; and 3) Amend the zoning map of the City of Rowlett. The subject property is an approximately 5.89-acre tract located west of Wilson Road and approximately 200 feet north of Woodside Road, situated in the J. W. Gardener Abstract, in the City of Rowlett, Dallas County, Texas

5. **ADJOURNMENT**



Susan Nix, Executive Assistant

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website (www.rowlett.com) on the 24th day of June 2022, by 5:00 p.m.

City of Rowlett Planning and Zoning meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning and Zoning Commission Secretary at 972-463-3927 or write 5702 Rowlett Road, Rowlett, Texas, 75089, at least 48 hours in advance of the meeting.

City of Rowlett ~ 4000 Main Street, Rowlett TX 75088 ~ www.rowlett.com



PLANNING AND ZONING COMMISSION AGENDA

Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.

Tuesday, June 28, 2022

7:00 P.M.

Municipal Building

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.

Process for Public Input: If you are not able to attend in person, you may complete the [Citizen Input Form](#) on the City's website by 3:30 p.m. the day of the meeting. All forms will be forwarded to the Planning and Zoning Commission prior to the start of the meeting.

For in-person comments, registration forms/instructions are available inside the door of the City Council Chambers.

1. CALL TO ORDER

2. CITIZENS' INPUT

At this time, three-minute comments will be taken from the audience on any topic. No action can be taken by the Commission during Citizens' Input.

3. CONSENT AGENDA

The following may be acted upon in one motion. A Planning and Zoning Commissioner or a citizen may request items be removed from the Consent Agenda for individual consideration.

3A. Consider approving the minutes.

Consider action to approve the Minutes of the May 24, 2022 Regular Meeting.

3B. Consider approving the minutes.

Consider action to approve the Minutes of the June 14, 2022 Joint Work Session with City Council.

4. INDIVIDUAL CONSIDERATION

Public hearing comments may be made in person and will be limited to 3-minutes. Registration forms/instructions are available inside the door of the City Council Chambers.



CITY OF ROWLETT PLANNING & ZONING COMMISSION AGENDA ITEM

AGENDA DATE: 6/28/2022

AGENDA ITEM: 5A

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request to 1) rezone 5106 Chiesa Road from Single-Family Residential (SF-9) District and General Commercial/Retail (C-2) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of a Concept Plan; 2) Amend the comprehensive plan; and 3) Amend the zoning map of the City of Rowlett. The subject property is an approximately 5.89-acre tract located west of Wilson Road and approximately 200 feet north of Woodside Road, situated in the J. W. Gardener Abstract, in the City of Rowlett, Dallas County, Texas


STAFF REPRESENTATIVE

Alex Koenig, Planning and Urban Design Manager

EXECUTIVE SUMMARY

The Rowlett Housing Finance Corporation (RHFC) and a development partner are requesting to rezone a 5.89-acre parcel to a Planned Development (PD) District for a 24-lot single family subdivision. This development is intended to provide for sale, owner-occupied workforce housing. The property is currently zoned Single-Family Residential (SF-9) District and General Commercial/Retail (C-2) District. The proposed Planned Development includes a conceptual site and landscape plan as well as development conditions.

STRATEGIC PRIORITY AND GOALS

| Strategic Priority | Strategic Goal |
|--|--|
|  <p>STRENGTHEN NEIGHBORHOOD LIVABILITY</p> | <p>3.2 Sustain a community that is appealing to people at all stages of life. 3.3 Invest in enjoyable places of lasting value and distinctive character. 3.4 Support efficient development patterns and communicate clear policy guidance.</p> |

BACKGROUND INFORMATION

The applicant has previously requested to rezone this property for the development of a workforce housing neighborhood. At their May 11, 2021, meeting, the Planning and Zoning Commission recommended by a vote of 5:0 with 1 abstention denial of the request to rezone the subject property to a Planned Development (PD) District for Single-Family Residential (SF-5) Uses to construct 33 single-family homes. This item was presented to the City Council and at their June

1, 2021, meeting, they remanded the request to the Planning and Zoning Commission citing concerns the with the minimum lot and dwelling unit sizes.

To address these concerns, the applicant brought forward a request for a PD with a base zoning of Form-Based New Neighborhood (FB-NN) District for the construction of 32 single-family homes. The Planning and Zoning Commission considered this submittal on November 23, 2021, and recommended denial of the rezoning by a vote of 5:0. The applicant withdrew the request prior to the City Council meeting.

The applicant has submitted this request for a PD for Single Family (SF-5) Uses with modifications to the base zoning and proposals that have been previously considered.

DISCUSSION

A. Site Data

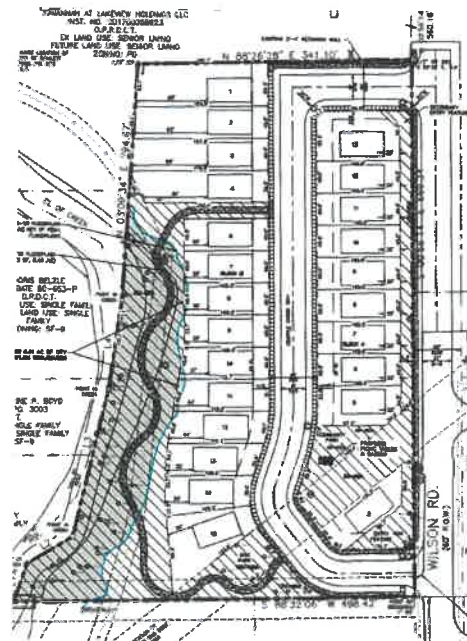
Of the 5.89-acre tract, the northern portion of 0.57 acres is zoned C-2 District, and the southern 5.32 acres are zoned SF-9 District. Mature tree canopy exists along Wilson Road, as well as in stands along the southern and western property lines. Approximately 0.86 acres of floodplain and floodway exist along the western property line. The applicant is proposing to reclaim approximately 0.1-acres of floodplain. A 50-foot-wide Atmos Energy Corp. gas easement encumbers the property diagonally from the eastern to the southern property line as illustrated on their site plan.

B. Planned Development Conditions and Concept Site Plan

If approved, the proposed PD would result in the following:

- A maximum of 24 single family homes;
- A Community Park with tables and a gazebo;
- A Dog Park;
- An 8-foot-wide trail within the floodplain along the western edge of the property;
- 7 Common Area lots.

The proposed development would be governed by the regulations of the Single-Family (SF-5) District, with modifications. Table 1 below reflects the development standards proposed to be modified by the PD with the current SF-9 zoning on the property and the SF-5 District.



| Regulations | SF-9 District | SF-5 District | PD for SF-5 |
|-----------------------|--|---|--------------------|
| Minimum Lot size | 9,000 square feet | 5,000 square feet | 4,200 square feet |
| Minimum Lot Width | 65 feet | 50 feet (corner lots 55 feet) | 40 feet |
| Minimum Lot Depth | 110 feet | 100 feet | 100 feet |
| Minimum Front Setback | 25 feet | 10 feet | 15 feet |
| Minimum Side Setback | Greater of 7.5 feet or 10 percent of lot width | Interior min: 5 feet Interior max: 10 feet | 5 feet |
| Minimum Rear Setback | Lesser of 20 feet or 20 percent of lot depth | Minimum: 25 feet Maximum: 30 feet | 10 feet |
| Minimum Dwelling Unit | 1,800 square feet | 1,500 square feet | 1,300 square feet |

Wilson Road: The development partner in the previous zoning applications regarding this property stated that they would construct the extension of Wilson Road. Through the efforts of City staff, GISD has granted the right-of-way for the continuation of Wilson Road along the extent of their property immediately east of the subject parcel. As a condition of development, it is Staff's recommendation that Wilson Road to be extended to the northern property line of this tract, as it will provide for additional accessibility to the site and enhance public safety. The applicant is amenable to constructing this extension and had indicated that they will be requesting financial consideration regarding public infrastructure costs. Of course, such an agreement would require review and approval by the City Council.

Garages: As part of this request, the applicant is requesting an alley waiver. If alleys are waived, Section 77-508.D.3 of the RDC, requires homes to have "J" or "L"-hook garages. Instead, the applicant is providing a front-loaded product with a single car garage. Due to the physical characteristics of the site such as the floodway, installing alleys could compromise the full developability of the property. It is worth considering, the RDC does not require 2-car garages but does require two off-street parking spaces.

Minimum Dwelling Unit/Lot Size: The lot information is as follows:

- 17 lots shall be a minimum 4,200 square with a minimum 1,300 square foot dwelling unit area.
- 7 lots shall be a minimum of 6,400 square feet. Although a minimum dwelling unit size has not been provided by the applicant, it is recommended the minimum home size shall be no less 1,800 square feet as the applicant has stated that the some homes will be up to 2,200 square feet.

Landscaping: Under Section 77-504.D.2.(f) a 15-foot right-of-way landscape buffer is to be provided along Wilson Road. A 6-foot masonry wall with one canopy tree per 35 linear feet of buffer and 10 evergreen shrubs per 30 feet is required. In lieu of this requirement, the applicant is proposing a living screen 8-feet in height with trees and shrubs within a 15-foot-wide landscape buffer. Existing trees would be preserved and supplemented as necessary to meet the requirements for a living screen

Entryway landscaping areas are required to flank each side of the intersection formed by an internal street with the perimeter road. For primary entryways, a minimum of 9,600 square feet

(4,800 square feet on either side) is required. Secondary entryways must have no less than 6,400 square feet (3,200 square feet on either side). Two canopy trees are to be planted for each 500 square feet of area and at least 75% must be planted with shrubs and groundcover.

The plans provided reflects entryway features at both intersections of the proposed internal street with Wilson Road. The southern entryway is the primary entryway, and the proposed entryway feature has an area of 2725 square feet. The northern entryway is designated as a secondary entryway and has an area of 700 square feet. The minimum areas for the entryway features are not included in the Development Standards and therefore, should be a condition of approval. The applicant is proposing to plant one canopy tree and 10 shrubs per 200 square feet within these entryway feature areas. Neighborhood signage would also be included. A pollinator garden of no less than 100 square feet in area would be planted and maintained in one of the entryway feature areas. The location of the pollinator garden was also not specified in the Development Standards and should be a condition of approval. Although not meeting the requirements of 77-504.D.4, the features indicated on the Concept Plan are in keeping with the intention to enhance the character of the neighborhood and provide a distinctive sense of arrival for residents and guests.

C. Zoning Change Consideration Criteria

Section 77-805 of the RDC states that recommendations and decisions on rezoning cases shall be based on consideration of the following criteria. Staff's commentary is set out below each criterion:

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

The proposed rezoning seeks to address the need for workforce, new home ownership opportunities in the City, as set out in both the Comprehensive and Strategic Plans. These plans state the desire to provide diversity of housing choices for different income levels and household types, and to provide upward movement for families to grow and stay in Rowlett.

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 Comprehensive Plan consists of goals and a Future Land Use Plan denoting the desired use of property. Support for affordable housing is found in Goal 5 of the Rowlett 2020 plan, stating "Provide housing that supports various lifestyles and population demographics within the community." The Future Land Use Plan reflects the property as Estate Residential, which assumes lots having an area of no less than 20,000 square feet. The proposed subdivision would have 24 lots with a minimum lot size of 4,200 square feet, with an average lot size of approximately 5,013 square feet. This is not consistent with the Future Land Use Plan. However, among the stated purposes of the RDC is to "promote a balanced, diverse supply of affordable, quality housing located in safe and livable neighborhoods." The proposed development under this request meets this goal. The Future Land Use Plan likely took into considering existing conditions and this area was not considered in the Comprehensive Plan update. Therefore, the goal to provide diverse housing options should prevail.

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

The proposed rezoning will not negatively impact the health, safety, morals or general welfare of the public.

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;

GISD has granted to the City right-of-way for the extension of Wilson Road to the north for the full extent of their property. The construction of Wilson Road from its current termination to the north end of the subject property will be a condition of this development. An extended Wilson Road would provide for a second point of access for this subdivision.

Existing water infrastructure is available and adequate to serve this project. Stormwater infrastructure, in the form of man-made underground piping, does not exist to serve this site—however, such infrastructure is not necessary because the site lies on the eastern banks of a tributary to Muddy Creek known as Stream 2E10 such that the project can discharge its stormwater runoff directly to the stream. The applicant has undertaken a study that concludes, and, after careful review, staff concurs, that detention is not necessary due to the offsetting times of the stream and project peak flows.

Existing wastewater infrastructure is available to the site, but it is inadequate to serve the proposed project. A 10-inch gravity wastewater main follows the stream from Lakeview Parkway down to a 30-inch gravity main that follows the lake shore to the East Side Lift Station. The City's wastewater consultant, Grantham & Associates Inc., studied this existing 10-inch main in 2012, and concluded that it was undersized. The Engineering Department is in the process of designing an upgrade to this main and anticipates constructing the project in 2023 with the main ready for service sometime in 2024. The applicant may choose to upgrade this wastewater infrastructure themselves or construct a limited occupancy until these improvements have been completed and was notified of these options during the review process.

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 site has trees to the southeast and western portion of the property that will have to be removed in order for development to take place. At this time, a preliminary tree survey or mitigation plan has not been provided by the applicant but will be required at the time of preliminary plat.

The applicant has submitted a preliminary engineering drainage report that adequately demonstrates that detention of stormwater runoff is less beneficial to downstream properties than direct discharge to the stream because the peak discharge from a detention pond would converge at the same time with the peak flow on the stream. Hence, direct discharge of

stormwater runoff from the project to the stream will control the design of the stormwater infrastructure.

The applicant has not yet provided an environmental assessment to determine whether the proposed development will likely or not have an impact on native plant and animal species common to the region. This study will be provided and reviewed during the Site Development Plan phase, and the applicant will be required to mitigate issues prior to plan approval should any arise.

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

Should this zoning request be approved, subsequent Site Development Plan and Civil Plan reviews will ensure that no properties in the vicinity will be subject to any adverse environmental impacts, including additional stormwater runoff or inadequate utility service.

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

The proposed zoning request would allow the entire site to develop with a single-family residential community. The proposed Planned Development District would allow for lots to be a minimum of 4,200 square feet in area, as compared to the existing minimum of 9,000 square feet. The existing single family zoning on the property is appropriate based upon the prevailing residential zoning in the vicinity. However, the portion of the subject property zoned C-2 is not appropriate as it has been left as a remnant from the rezoning for the abutting age-restricted multifamily development to the north.

The proposed Planned Development would allow for the construction of a single-family neighborhood providing workforce housing ownership opportunities. This would be a self-contained subdivision providing open space and amenities for the homeowners. Although the lot and home sizes are smaller than the nearby subdivisions, the proposed PD reflects the trend toward more compact lots and homes but are not an unreasonable departure from the nearby development.

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

It is not anticipated there would be an excessive proliferation of single-family neighborhoods developed for workforce housing.

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

The proposed subdivision would provide a variety of lot and home size and is a suitable transition to the higher density age-restricted multifamily complex to the north. Although the proposed lots are smaller than those in the vicinity, it is not a significant departure from the existing development in the area.

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 would not reduce the amount of land designated for single-family residential use. However, the change would remove 5.89 acres designated for Estate lots in the FLUP. The portion of the subject property zoned General/Commercial Retail (C-2) District would also be rezoned for single-family residential use. This property is not suited for commercial development and is a remnant of 0.57 acres. The proposed rezoning would have little economic impact upon the supply and demand for estate lots or commercially zoned property in the area.

PUBLIC HEARING NOTICES

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Eight (8) 200 foot notices and thirty-five (35) courtesy 500 foot notices were mailed on June 10, 2022, and as of June 24, 2022, Staff has received the following:

- One (1) notice in favor and zero (0) notices in opposition within 200 feet.
- Zero (0) notices in favor and zero (0) notices in opposition within 500 feet.

FISCAL IMPACT

N/A

RECOMMENDED ACTION

Staff recommends the following:

1. Approval of the request to rezone the subject property to a Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of the concept site and landscape plans with the following conditions:
 - a. Wilson Road shall be constructed within the right-of-way dedicated to the City by GISD to the northern extent of the subject property;
 - b. 17 lots shall be a minimum 4,200 square feet with a minimum 1,300 square foot dwelling unit area;
 - c. 7 lots shall be a minimum of 6,400 square feet and a minimum 1,800 square foot dwelling unit area;
 - d. The southern entryway feature shall have a minimum area of 2725 square feet and the northern entryway feature shall have a minimum area of 700 square feet;
 - e. A pollinator garden of no less than 100 square feet in area shall be located in one of the entryway features.
2. Approval to amend the Comprehensive Plan
3. Approval to amend the City's Zoning Map.

The proposed development would further the City's stated goal to provide for diverse affordable housing opportunities. The proposal includes open space and amenities for residents and a range of lot and home sizes comparable to the surrounding built environment.

ATTACHMENTS

Exhibit A - Statement of Intent and Purpose

Exhibit B - Legal Description

Exhibit C - Existing Site Conditions

Exhibit D - Planned Development Standards

Exhibit E - Proposed Site Concept

Exhibit F - Landscape Plan

Attachment 1 - Site Location Map

Attachment 2 - Existing Zoning Map

Attachment 3 - Proposed Zoning Map

Attachment 4 - Future Land Use Map

Attachment 5 - Property Notice Map

Attachment 6 - Public Notice Responses

Exhibit B
Legal Description

EXHIBIT B

DESCRIPTION

BEING a 5.888 acre tract of land situated in the James W. Gardner Survey Abstract Number 526, City of Rowlett, Dallas County, Texas, and being part of that tract described in Warranty Deed to Lynn M. Djahangiri as recorded in Volume 97190, Page 1470, Deed Records Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found for the northeast corner of Lot 2, Block B, Pearson Addition, an Addition to the City of Rowlett, recorded in Volume 2003230, Page 159, D.R.D.C.T., being in the west line of Lot 1, Block C, of said Pearson Addition and being the southeast corner of the herein described tract;

THENCE South 88°32'06" West with the north line said Lot 2 and Lot 1, Block B, Pearson Addition, a distance of 498.42 feet to a point for corner, at the intersection of said north line and the center of a creek;

THENCE northerly with the center of said creek as follows:

North 18°13'18" East, a distance of 50.33 feet to a point for corner;

North 58°44'53" East, a distance of 66.44 feet to a point for corner;

North 12°55'24" East, a distance of 190.99 feet to a point for corner;

North 07°40'37" East, a distance of 111.07 feet to a point for corner;

THENCE North 03°09'34" East leaving said creek, a distance of 294.67 feet to a found 1/2" iron rod, being the northwest corner of the herein described tract and an ell corner for the tract described in Instrument Number 201700358923, Official Public Records, Dallas County, Texas;

THENCE North 88°26'28" East, a distance of 341.10 feet to a point for corner, from which a found 1/2" iron rod bears South 85°55' East, 0.90 feet, being the northeast corner of the herein described tract, and being in the west line of Lot 2, Block C, of said Pearson Addition;

THENCE South 00°56'14" East, a distance of 669.34 feet to the POINT OF BEGINNING containing 5.888 acres (256,486 square feet) of land more or less.

Field Survey Completed - October 08, 2018
Signed for Final Issued - 10-18, 2018
Paul Hubert, RPLS 1942
Adams Surveying Company, LLC.
TBPELS 10177500



EXHIBIT D

EXHIBIT D PLANNED DEVELOPMENT STANDARDS CREEKSIDE VILLAGE

General Standards:

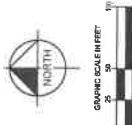
1. Development shall take place in general accordance with the Proposed Site Concept Plan.
2. The maximum number of home lots in Creekside Village shall be twenty-four (24). Entryway features will be as depicted on the Concept Plan and include one tree and 10 shrubs per 200 square feet of area and neighborhood signage.
3. Open spaces and common areas will be provided on seven (7) homeowners association lots. The homeowners association lots and any other private open spaces and common areas shall be owned and maintained jointly through a homeowners association.
4. The open space shall include the paved 8-foot wide creek side trail, dog park, and picnic area as shown on the proposed Site Concept Plan and the Landscape Plan. A pollinator garden of no less than 100 square feet will be located within the open space.
5. No alleys will be installed. Single car garages will be street facing and will have a minimum depth for the vehicle parking area of 20 feet and measured from the interior of the structure.
6. A living screen along Wilson Road will be provided, which will comprise of the existing, preserved trees and will be supplemented with shrubs and berms per the standards set forth in Sec. 77-504.F.5 of the existing City of Rowlett Development Code.

Dimensional Standards:

The Development shall take place in accordance with the SF-5 standards unless otherwise noted in the below Planned Development Standards:

| PLANNED DEVELOPMENT (“PD”) STANDARDS CREEKSIDE VILLAGE | |
|---|-------------------|
| HOUSING | |
| Total Gross Density (dwelling/acre) | 6.11 |
| Lot Count | 31 |
| # Single Family (“SF”) Lots | 24 |
| # Other (Homeowners Association “HOA”) Lots | 7 |
| PROPERTY DEVELOPMENT REGULATIONS | |
| <i>Applicable Regulation</i> | |
| Minimum Lot Area (square foot/lot) | 4,200 square feet |
| Minimum Lot Width (feet) | 40 feet |
| Minimum Floor Area per Dwelling Unit (square feet) | 1,300 square feet |
| Side Interior Maximum Setback | 5 feet |
| Rear Minimum Setback | 20 feet |

EXHIBIT E



- LEGEND**
- PROPOSED ZONING DISTRICT
 - EXISTING ZONING DISTRICT
 - PROPOSED ZONING BOUNDARY LINE
 - EXISTING ZONING BOUNDARY LINE
 - PROPOSED METRIC BY DEVELOPER
 - PROPOSED METRIC BY FUTURE DEVELOPER
 - PROPOSED OPEN SPACE
 - PROPOSED STREET CORNER
 - EXISTING TREE
 - EXISTING ZONING BOUNDARY LINE
 - PROPOSED ZONING BOUNDARY LINE
 - PROPOSED METRIC BY DEVELOPER
 - PROPOSED METRIC BY FUTURE DEVELOPER
 - PROPOSED OPEN SPACE
 - PROPOSED STREET CORNER

| LINE | BEARING | DISTANCE |
|------|----------------|----------|
| L1 | N 87°21' E | 58.33' |
| L2 | N 15°45'25" E | 66.47' |
| L3 | N 107°48'25" E | 62.00' |
| L4 | N 107°48'25" E | 132.00' |

- NOTES**
- All current development requirements of the City as amended shall be the unless approved otherwise within these Planned Development Zoning District Regulations.
 - The Zoning Concept Plans for this subdivision are intended to be used in conjunction with the Planned Development Zoning District Regulations and are intended to describe the intent of the Planned Development Zoning District Regulations. The Zoning Concept Plans are intended to be used in conjunction with the Planned Development Zoning District Regulations. The Zoning Concept Plans are intended to describe the intent of the Planned Development Zoning District Regulations. The Zoning Concept Plans are intended to describe the intent of the Planned Development Zoning District Regulations.
 - All lots showing setbacks and footcandle shall have a finish floor elevation 2 feet above the base floor elevation and be shown on the final plat.
 - The Homeowners Association will be responsible for owning a or maintaining all of the common and open space areas.
 - The plat to be prepared at front setback line.
 - The plat to be prepared at front setback line.
 - The plat to be prepared at front setback line.

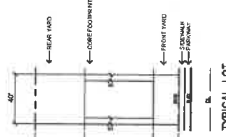
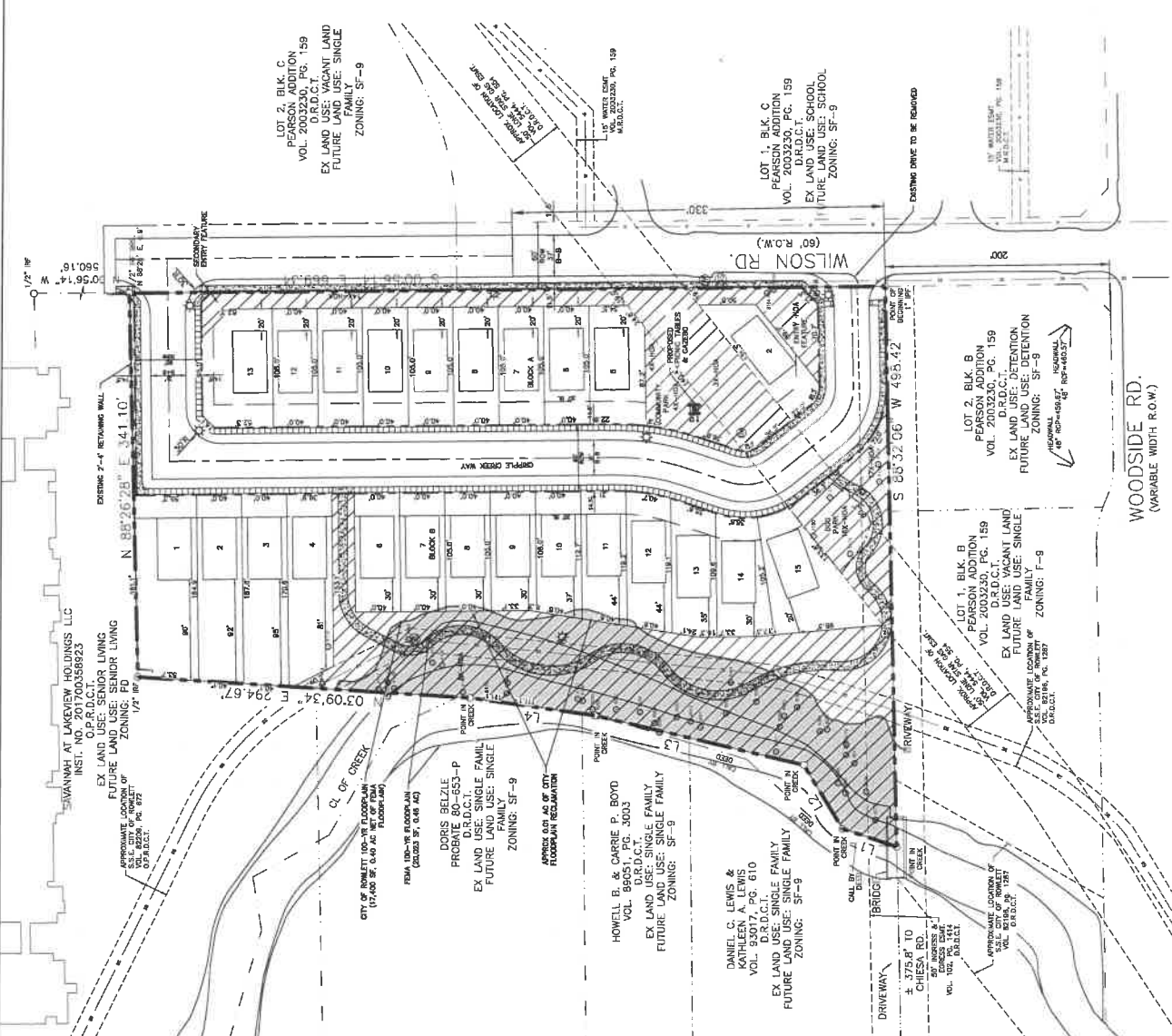


EXHIBIT E (1 OF 2) - PROPOSED SITE CONCEPT PLAN
 FOR
CREEKSIDE VILLAGE
 24 RESIDENTIAL LOTS / HOA OPEN SPACES
 BEING 6.69 ACRES
 OUT OF THE AMHERST CEMETERY, ABSTRACT NO. 328
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

CONTRIBUTOR:
 HPC Acquisitions, LLC
 11111 West Loop West, Suite 1700
 Dallas, TX 75249
 Contact: Rick Hines
 Phone: (972) 772-1300
 Fax: (972) 772-1300

DESIGNER:
 Kinley Horn
 11111 West Loop West, Suite 1700
 Dallas, TX 75249
 Contact: Rick Hines
 Phone: (972) 772-1300
 Fax: (972) 772-1300



| GENERAL | |
|--|---------------------------------------|
| NAME OF PROJECT/DEVELOPER | CREEKSIDE VILLAGE |
| PROPOSED USE | SINGLE FAMILY |
| FUTURE LAND USE DESIGNATION | ESTATE RESIDENTIAL |
| EXISTING ZONING DISTRICT | SF-28 C-2 |
| APPLICABLE DISTRICT | PD-19 SF-5 (HOA) |
| APPLICABLE DISTRICT | PD-19 SF-5 (HOA) |
| APPROVAL DISTRICT ACCOUNT NUMBERS AND COUNTY | 6505353530000 DALLAS COUNTY |
| CROSS SITE AREA | 6.69 ACRES (264,485 SQUARE FEET) |
| SITE FRONTAGE | 332.75 FEET |
| SITE DEPTH | 341.50 FEET |
| IMPERVIOUS SURFACE AREA | 296,332 SQUARE FEET |
| PRIVATE SURFACE AREA | 160,184 SQUARE FEET |
| OPEN SPACE (SF & N) | 56,340 SQUARE FEET (126.14 AC) |
| ROADWAY (SF & N) | 37,403 SQUARE FEET (14.29 AC) |
| ROADWAY (SF & N) | 37,403 SQUARE FEET (14.29 AC) |
| TOTAL GROSS DENSITY (640/AC) | 8.1 |
| LOT COUNT BY TYPICAL LOT SIZE | 34 |
| # SINGLE FAMILY SF | 34 |
| APPLICABLE REGULATION | PERMITTED / PROPOSED |
| MINIMUM LOT AREA (SF/LOT) | 5,000 SQUARE FEET (1,133 SQUARE FEET) |
| MINIMUM LOT WIDTH (FT) | 75 FEET / 70 FEET |
| MAXIMUM BUILDING COVERAGE (%) | 15% / 15% |
| MAXIMUM BUILDING HEIGHT (FEET) | 12 FEET / 12 FEET |
| MAXIMUM FLOOR AREA PER DWELLING UNIT (SF) | 3,600 SQUARE FEET / 2,200 SQUARE FEET |
| MAX. STRUCTURE HEIGHT | 35 FEET / 20 FEET |
| APPLICABLE REGULATION | PERMITTED / PROPOSED |
| MINIMUM SETBACK | 25 FEET / 20 FEET |
| REAR MINIMUM SETBACK | 25 FEET / 20 FEET |

| BLOCK | LOT | LOT SIZE (SF) | BLOCK | LOT | LOT SIZE (SF) |
|---------|-----|---------------|----------|-----|---------------|
| BLOCK 1 | 1 | 5,000 | BLOCK 11 | 11 | 5,000 |
| BLOCK 1 | 2 | 5,000 | BLOCK 11 | 12 | 5,000 |
| BLOCK 1 | 3 | 5,000 | BLOCK 11 | 13 | 5,000 |
| BLOCK 1 | 4 | 5,000 | BLOCK 11 | 14 | 5,000 |
| BLOCK 1 | 5 | 5,000 | BLOCK 11 | 15 | 5,000 |
| BLOCK 1 | 6 | 5,000 | BLOCK 11 | 16 | 5,000 |
| BLOCK 1 | 7 | 5,000 | BLOCK 11 | 17 | 5,000 |
| BLOCK 1 | 8 | 5,000 | BLOCK 11 | 18 | 5,000 |
| BLOCK 1 | 9 | 5,000 | BLOCK 11 | 19 | 5,000 |
| BLOCK 1 | 10 | 5,000 | BLOCK 11 | 20 | 5,000 |
| BLOCK 1 | 11 | 5,000 | BLOCK 11 | 21 | 5,000 |
| BLOCK 1 | 12 | 5,000 | BLOCK 11 | 22 | 5,000 |
| BLOCK 1 | 13 | 5,000 | BLOCK 11 | 23 | 5,000 |
| BLOCK 1 | 14 | 5,000 | BLOCK 11 | 24 | 5,000 |
| BLOCK 1 | 15 | 5,000 | BLOCK 11 | 25 | 5,000 |
| BLOCK 1 | 16 | 5,000 | BLOCK 11 | 26 | 5,000 |
| BLOCK 1 | 17 | 5,000 | BLOCK 11 | 27 | 5,000 |
| BLOCK 1 | 18 | 5,000 | BLOCK 11 | 28 | 5,000 |
| BLOCK 1 | 19 | 5,000 | BLOCK 11 | 29 | 5,000 |
| BLOCK 1 | 20 | 5,000 | BLOCK 11 | 30 | 5,000 |
| BLOCK 1 | 21 | 5,000 | BLOCK 11 | 31 | 5,000 |
| BLOCK 1 | 22 | 5,000 | BLOCK 11 | 32 | 5,000 |
| BLOCK 1 | 23 | 5,000 | BLOCK 11 | 33 | 5,000 |
| BLOCK 1 | 24 | 5,000 | BLOCK 11 | 34 | 5,000 |
| BLOCK 1 | 25 | 5,000 | BLOCK 11 | 35 | 5,000 |
| BLOCK 1 | 26 | 5,000 | BLOCK 11 | 36 | 5,000 |
| BLOCK 1 | 27 | 5,000 | BLOCK 11 | 37 | 5,000 |
| BLOCK 1 | 28 | 5,000 | BLOCK 11 | 38 | 5,000 |
| BLOCK 1 | 29 | 5,000 | BLOCK 11 | 39 | 5,000 |
| BLOCK 1 | 30 | 5,000 | BLOCK 11 | 40 | 5,000 |
| BLOCK 1 | 31 | 5,000 | BLOCK 11 | 41 | 5,000 |
| BLOCK 1 | 32 | 5,000 | BLOCK 11 | 42 | 5,000 |
| BLOCK 1 | 33 | 5,000 | BLOCK 11 | 43 | 5,000 |
| BLOCK 1 | 34 | 5,000 | BLOCK 11 | 44 | 5,000 |
| BLOCK 1 | 35 | 5,000 | BLOCK 11 | 45 | 5,000 |
| BLOCK 1 | 36 | 5,000 | BLOCK 11 | 46 | 5,000 |
| BLOCK 1 | 37 | 5,000 | BLOCK 11 | 47 | 5,000 |
| BLOCK 1 | 38 | 5,000 | BLOCK 11 | 48 | 5,000 |
| BLOCK 1 | 39 | 5,000 | BLOCK 11 | 49 | 5,000 |
| BLOCK 1 | 40 | 5,000 | BLOCK 11 | 50 | 5,000 |

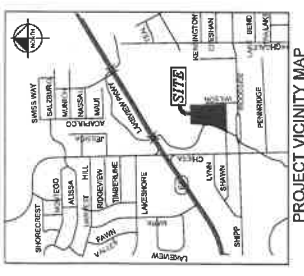
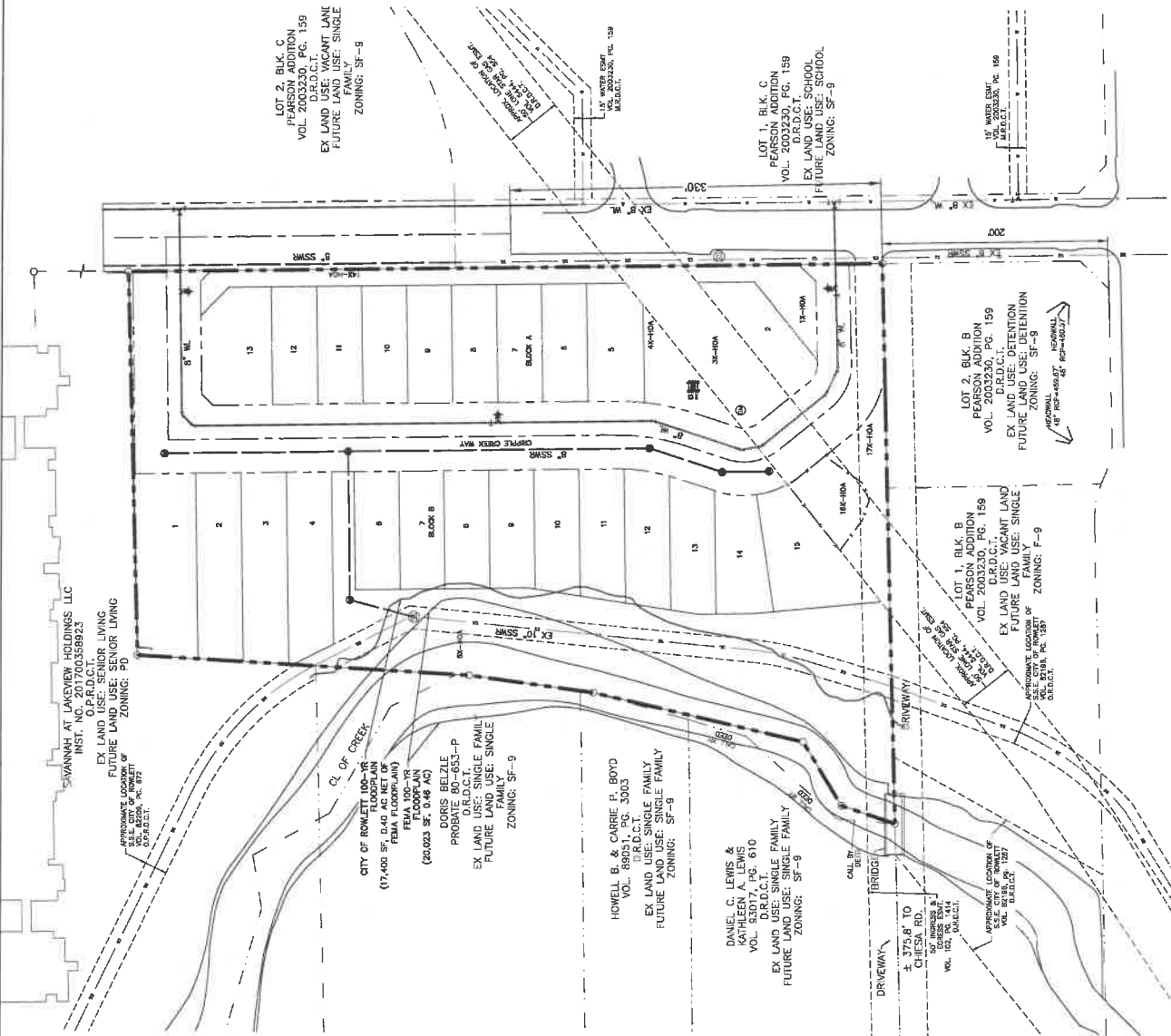
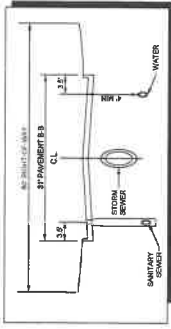
NOTE: TOTAL SQUARE FOOTAGE OF HOMES WILL RANGE FROM 1,300 SF TO 2,200 SF AS DETAILED IN THE PD CONDITIONS.



UTILITY LEGEND

| | |
|-----|---------------------------------|
| --- | PROPERTY LINE |
| --- | PROPOSED SANITARY SEWER LINE |
| --- | PROPOSED WATER LINE |
| --- | PROPOSED SANITARY SEWER MANHOLE |
| --- | PROPOSED FIRE HYDRANT |
| --- | PROPOSED TAPPING SLEEVE & VALVE |
| --- | EXISTING OVERHEAD POWER LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING STORM SEWER LINE |
| --- | EXISTING POWER POLE |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER VALVE |
| --- | EXISTING SANITARY SEWER MANHOLE |

TYPICAL UTILITY LOCATION



FOR
CREEKSIDE VILLAGE
24 RESIDENTIAL LOTS / HOA OPEN SPACES
BEING SUBDIVIDED
OUT OF THE JAMES W. GARRETT BANKRUPTCY ABSTRACT NO. 128
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

PRELIMINARY UTILITY PLAN

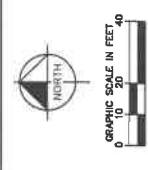
OWNER:
KIMLEY-HORN
3000 Ross Avenue
Dallas, TX 75201
Tel: (972) 704-0000
FAX: (972) 704-0000
WWW.KIMLEY-HORN.COM

DESIGNER:
KIMLEY-HORN
3000 Ross Avenue
Dallas, TX 75201
Tel: (972) 704-0000
FAX: (972) 704-0000
WWW.KIMLEY-HORN.COM

DATE: 11/20/2014
PROJECT: CREEKSIDE VILLAGE

EXHIBIT F

PLANT SCHEDULE



NOTES
1. Street trees shall be planted using Wilson Root as defined in the City of Rowlett standards.

| TYPE | SITE PLANTING DATA | | | | SPACING |
|-------------|--------------------|----------|--------------------|-----|---------|
| | SPECIES | QUANTITY | HEIGHT AT PLANTING | MIN | |
| CANOPY TREE | TR1 | 35 | 12' | 12' | 35 |
| SHRUB | TR1 | 30 | 24 INCHES | 24 | 30 |

| TRAFFIC CORN | COMMON NAME | SCIENTIFIC NAME | CONDITION |
|--------------|-------------|-----------------|-----------|
| 8075 | Box elder | Acer negundo | Healthy |
| 8076 | Box elder | Acer negundo | Healthy |
| 8077 | Box elder | Acer negundo | Healthy |
| 8078 | Box elder | Acer negundo | Healthy |
| 8079 | Box elder | Acer negundo | Healthy |
| 8080 | Box elder | Acer negundo | Healthy |
| 8081 | Box elder | Acer negundo | Healthy |
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| 8090 | Box elder | Acer negundo | Healthy |
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| 8118 | Box elder | Acer negundo | Healthy |
| 8119 | Box elder | Acer negundo | Healthy |
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| 8197 | Box elder | Acer negundo | Healthy |
| 8198 | Box elder | Acer negundo | Healthy |
| 8199 | Box elder | Acer negundo | Healthy |
| 8200 | Box elder | Acer negundo | Healthy |



EXHIBIT F - LANDSCAPE PLAN (1 OF 2)

FOR
CREEKSIDE VILLAGE
24 RESIDENTIAL LOTS WITH OPEN SPACES
SITING AND LANDSCAPING CONTRACT NO. 205
CITY OF THE JAMES IN CONTRACT WITH THE
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

Kimley-Horn
AND ASSOCIATES, INC.
11115 Preston Road, Suite 1100
Dallas, TX 75240
Phone: 972.720.8600
Fax: 972.720.8601
www.kimley-horn.com

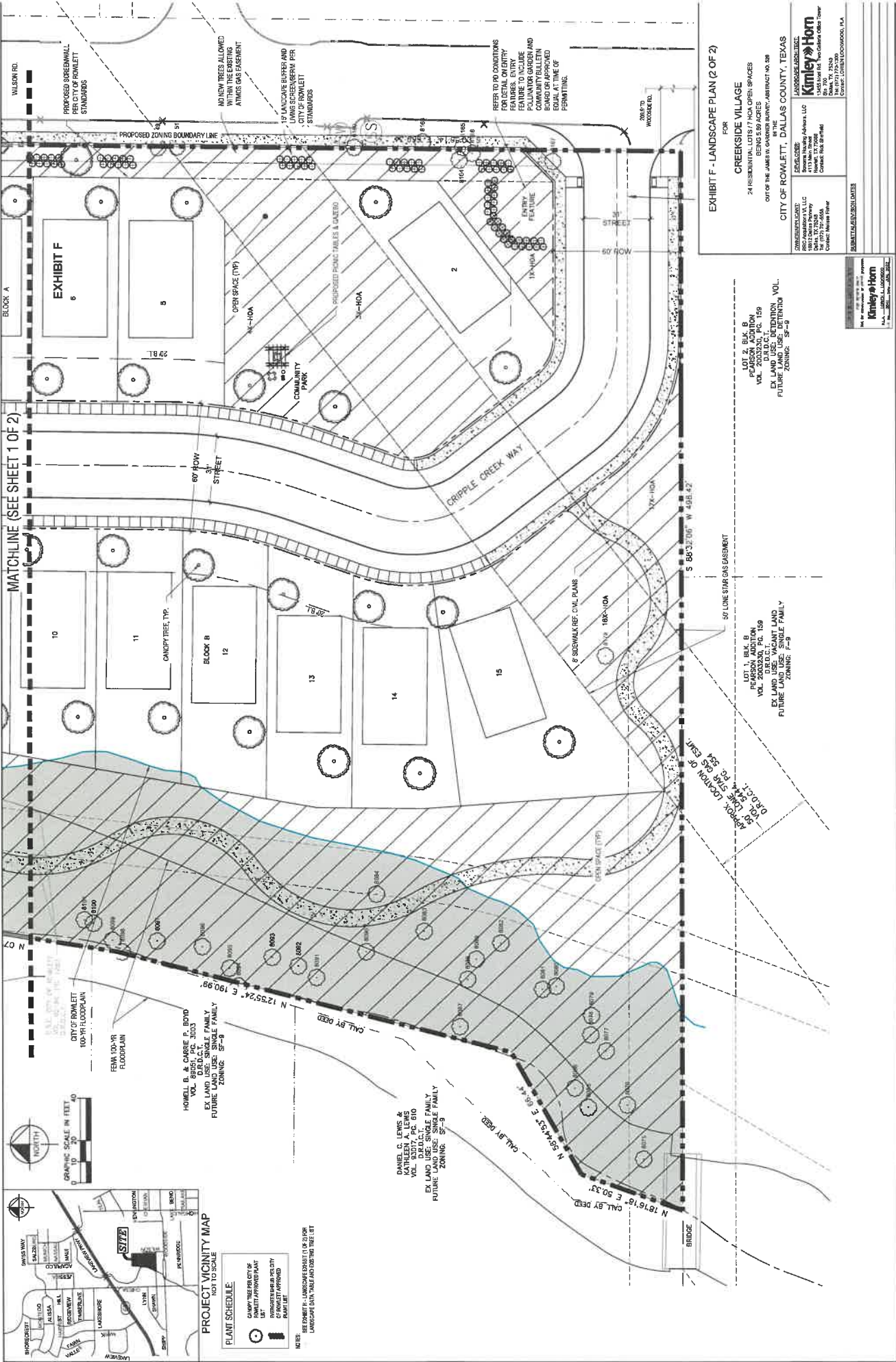
SANFERNAN AT LAKEVIEW HOLDINGS LLC
INST. NO. 201700358923
EX. LAND USE: SENIOR LIVING
FUTURE LAND USE: SENIOR LIVING
ZONING: PD



DORIS BELZLE
PROBATE 80-653-P
EX. LAND USE: SINGLE FAMILY
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

S.E. CITY OF ROWLETT
NO. 87166, PG. 1232
D.D.A.C.T. 1

MATCHLINE (SEE SHEET 2 OF 2)



MATCHLINE (SEE SHEET 1 OF 2)

WILSON RD

PROPOSED SCREENWALL PER ROWLETT STANDARDS

EXHIBIT F

NO NEW TREES ALLOWED UNLESS AS FACILITY

REFER TO CONDITIONS FOR LANDSCAPING PER CITY ENGINEER. THIS FEATURE TO INCLUDE POLLINATOR GARDEN AND COMMUNITY BULLETIN BOARD. EQUAL AT TIME OF PERMITTING.

NO NEW TREES ALLOWED UNLESS AS FACILITY

20.0 FT TO WOODSIDE RD.

PROPOSED ZONING BOUNDARY LINE

60' ROW

60' ROW

60' ROW

60' ROW

60' ROW

60' ROW

60' ROW

3'-HOA

3'-HOA

3'-HOA

3'-HOA

3'-HOA

3'-HOA

3'-HOA

OPEN SPACE (TYP)

OPEN SPACE (TYP)

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PROPOSED FENCE TABLES & GATED

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FOR
EXHIBIT F - LANDSCAPE PLAN (2 OF 2)

CREEKSIDE VILLAGE
74 RESIDENTIAL LOTS / 7 HOA OPEN SPACES
BEING 5.89 ACRES
OUT OF THE JAMES W. GARDNER TRACT, ABSTRACT NO. 28
IN THE
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

PREPARED BY:
Landscape Architect
Kimley-Horn
14455 Rock Hill Rd., Suite 200
Dallas, TX 75244
Phone: (214) 343-7700
Fax: (214) 343-7700
WWW.KIMLEY-HORN.COM

CONVEYANCE TO:
Pearson Addition, LLC
14455 Rock Hill Rd., Suite 200
Dallas, TX 75244
Phone: (214) 343-7700
Fax: (214) 343-7700
WWW.KIMLEY-HORN.COM

FOR
LOT 2, BLK. B
PEARSON ADDITION
VOL. 2003200, PG. 159
EX LAND USE: VACANT LAND
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

LOT 1, BLK. B
PEARSON ADDITION
VOL. 2003200, PG. 159
EX LAND USE: VACANT LAND
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

LOT 3, BLK. B
PEARSON ADDITION
VOL. 2003200, PG. 159
EX LAND USE: VACANT LAND
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

LOT 4, BLK. B
PEARSON ADDITION
VOL. 2003200, PG. 159
EX LAND USE: VACANT LAND
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

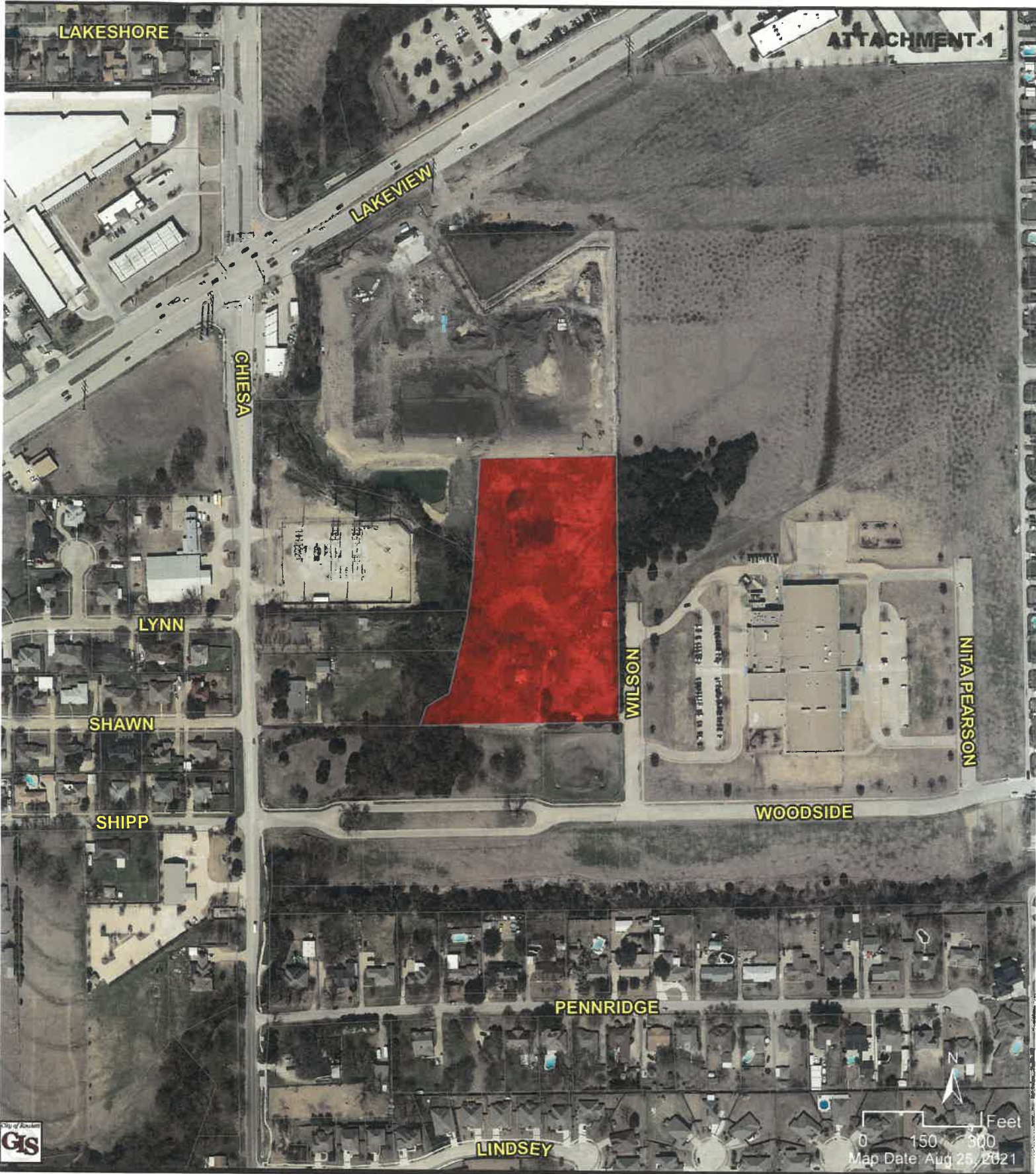
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EX LAND USE: VACANT LAND
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

LOT 1, BLK. B
PEARSON ADDITION
VOL. 2003200, PG. 159
EX LAND USE: VACANT LAND
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

LOT 3, BLK. B
PEARSON ADDITION
VOL. 2003200, PG. 159
EX LAND USE: VACANT LAND
FUTURE LAND USE: SINGLE FAMILY
ZONING: SF-9

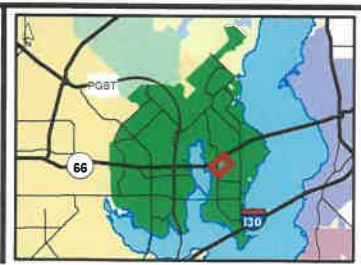


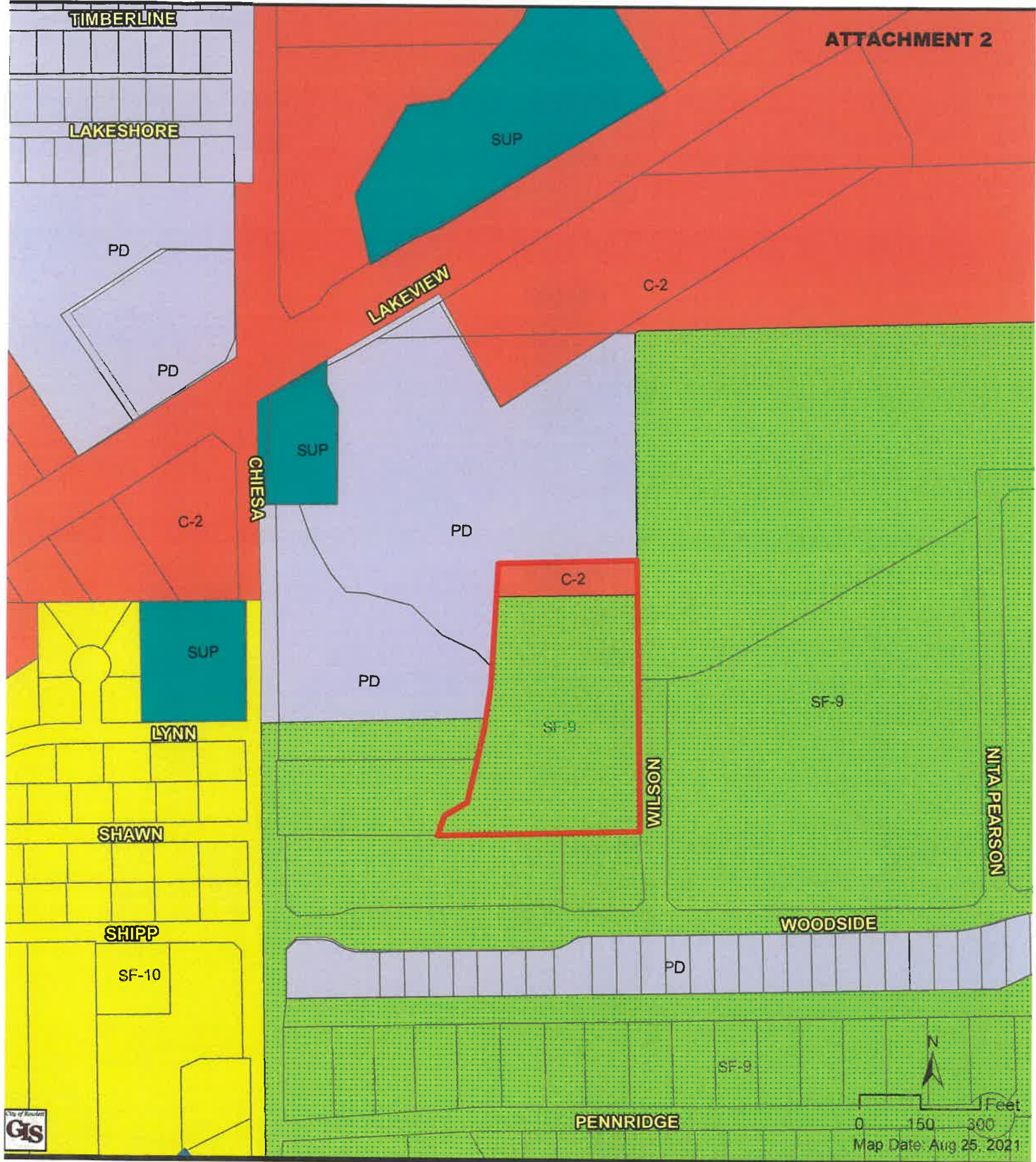
City of Rowlett
GIS

0 150 300 Feet
Map Date: Aug 25, 2021

- Site
- Parcels
- Streets

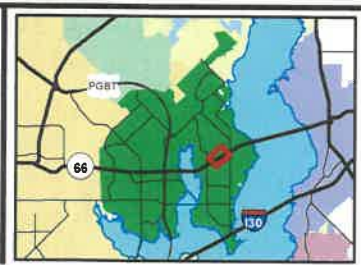
**5106 Chiesa Road
Site Location
Map**

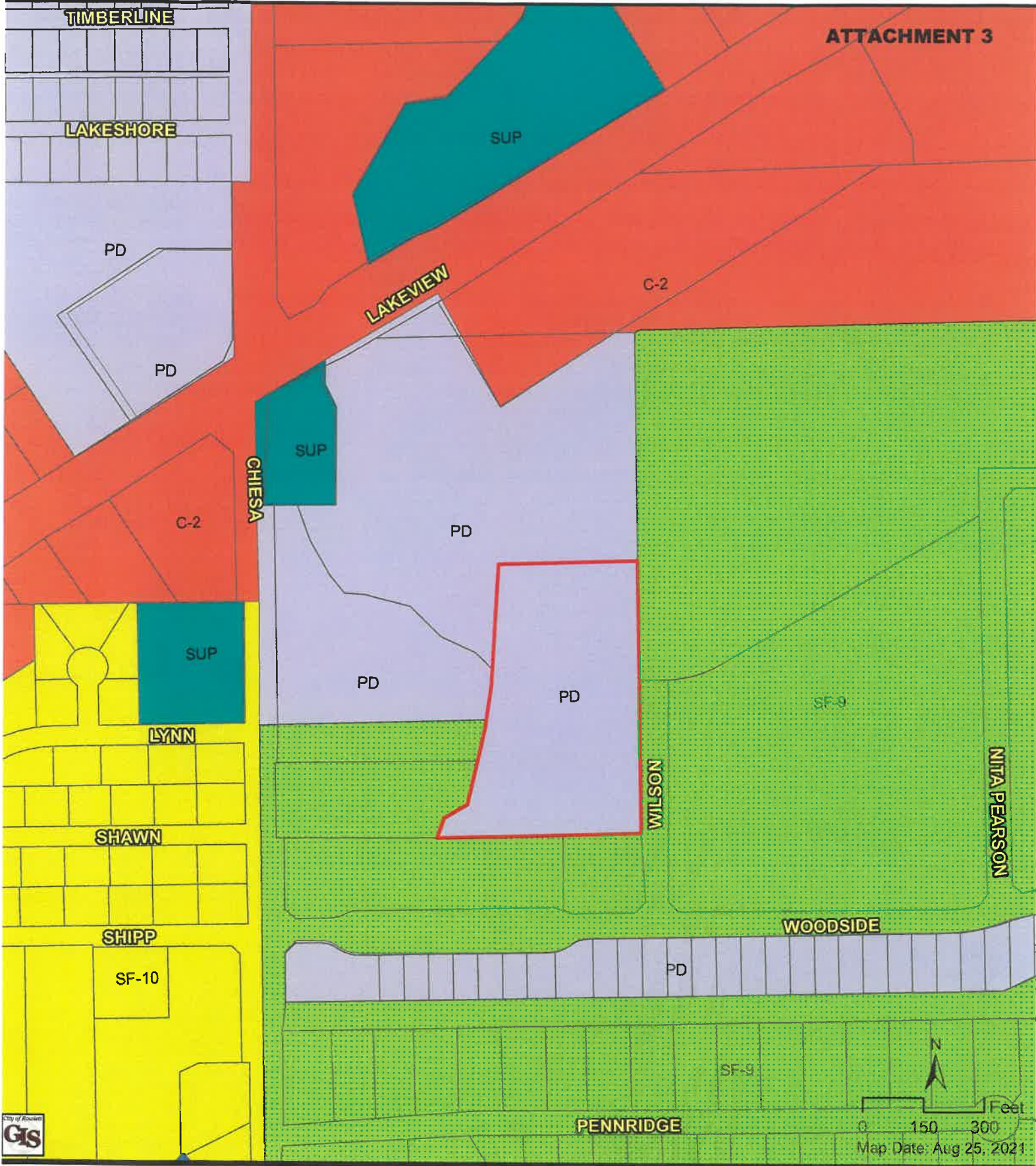




- Site
- Parcels
- Streets
- PD
- SUP
- C-2
- SF-10
- SF-9

5106 Chiesa Road
Existing Zoning Map






















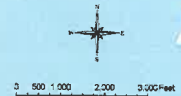
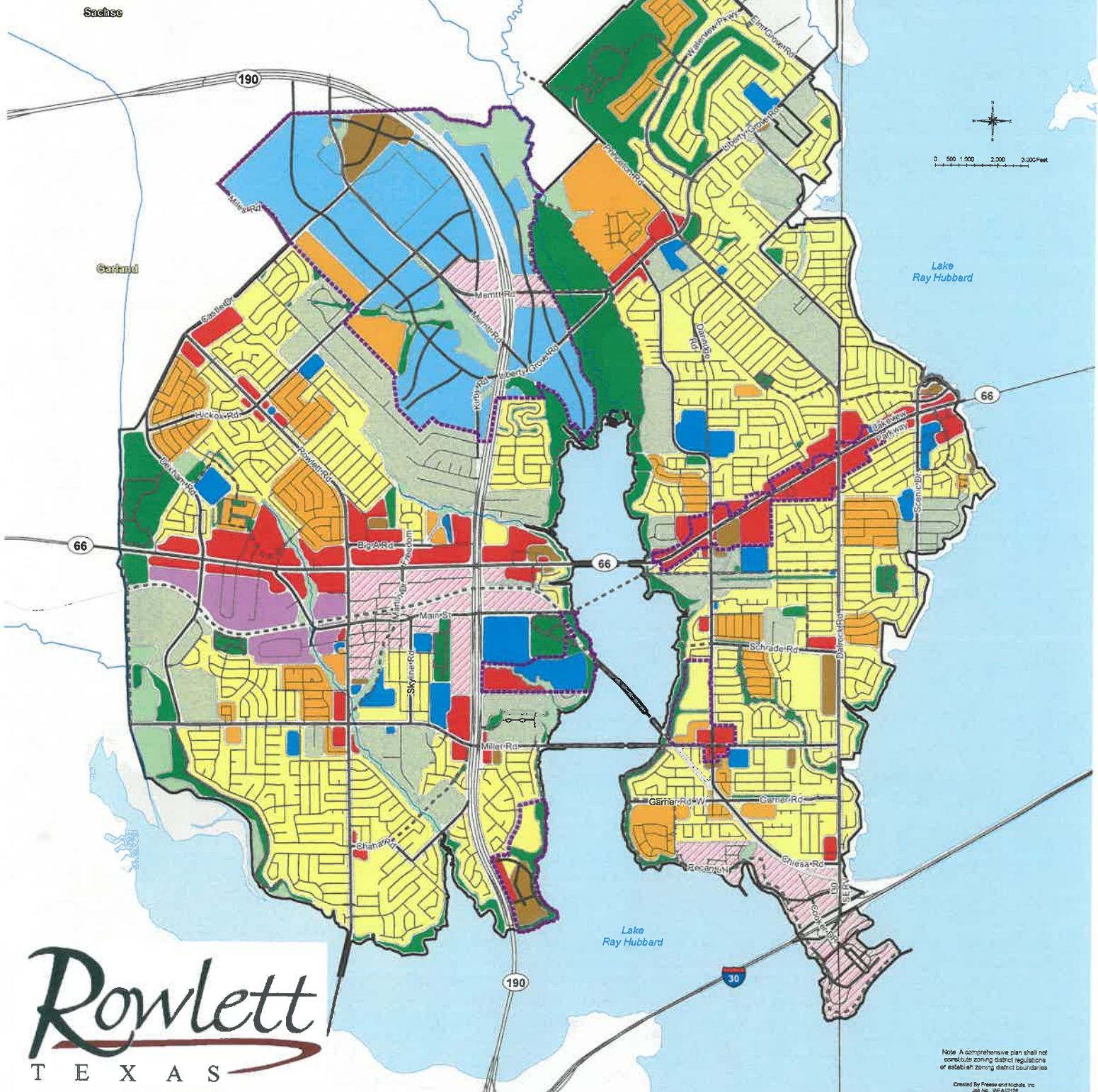
- Site
- Parcels
- Streets
- PD
- SUP
- C-2
- SF-9
- SF-10

5106 Chiesa Road
Proposed Zoning Map



Future Land Use

-  Estate Residential - over 20,000 s.f.
 -  Low Density Residential - 7,000 to 20,000 s.f.
 -  Medium Density Residential - under 7,000 s.f.
 -  Multi-Family
 -  Mixed Use
 -  Retail/Commercial/Office
 -  Employment Center
 -  Light Industrial
 -  Public/Semi-Public
 -  Parks and Open Space
 -  Floodplain
-  Strategic Opportunity Areas
 -  Rowlett City Limits
 -  Existing Trail
 -  Proposed Trail
 -  Streams
 -  Lake Ray Hubbard



Rowlett
T E X A S

Note: A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.
Created by Franks and Hinkle, Inc.
JOB NO. WEA12126
Location: H:\C:\BANK_PLANNING\Graphic\Public\att4_att4_021010.mxd

LAKEVIEW

500 ft Buffer

200 ft Buffer

CHIESA

LYNN

SHAWN

WILSON

NITA PEARSON

SHIPP

WOODSIDE

PENNRIDGE

LINDSEY



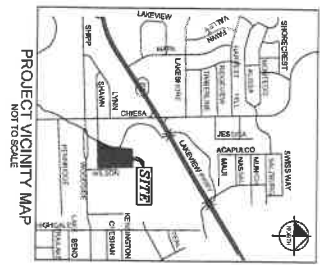
0 150 300 Feet

Map Date: Aug 25, 2021

- Site
- 500 ft Buffer
- 200 ft Buffer
- Parcels
- Streets

5106 Chiesa Road
Property Notice
Map





MATHE AND BOUNDARIES EXHIBITION

BEING a 5.888 acre tract that is situated in the City of Rowlett, Dallas County, Texas, and being part of that tract as shown on the plat of subdivision of the City of Rowlett, Dallas County, Texas, D.R.C. 11, and being more particularly described as follows:

BEGINNING at a point in the northeast corner of Lot 2, Block B, Subdivision of the City of Rowlett, Dallas County, Texas, D.R.C. 11, and being more particularly described as follows:

THENCE South 05°22'00" West with the north line said Lot 2 and Lot 1, Block B, Subdivision of the City of Rowlett, Dallas County, Texas, D.R.C. 11, a distance of 111.07 feet to a point for corner;

North 94°44'53" East, a distance of 60.43 feet to a point for corner;

North 12°02'24" East, a distance of 100.00 feet to a point for corner;

THENCE North 03°09'34" East bearing said course, a distance of 294.67 feet to a point for corner, and being the northeast corner of the land described first and an equal distance, Dallas County, Texas, D.R.C. 11, Official Public Records, Dallas County, Texas.

THENCE North 07°26'28" East, a distance of 341.40 feet to a point for corner, from which a line 1/2" from the South-South 65°25' East, 0.30 feet, being the northeast corner of the land described first and an equal distance, Dallas County, Texas, D.R.C. 11, Official Public Records, Dallas County, Texas.

THENCE South 05°22'00" West with the north line said Lot 2 and Lot 1, Block B, Subdivision of the City of Rowlett, Dallas County, Texas, D.R.C. 11, a distance of 111.07 feet to a point for corner;

North 94°44'53" East, a distance of 60.43 feet to a point for corner;

North 12°02'24" East, a distance of 100.00 feet to a point for corner;

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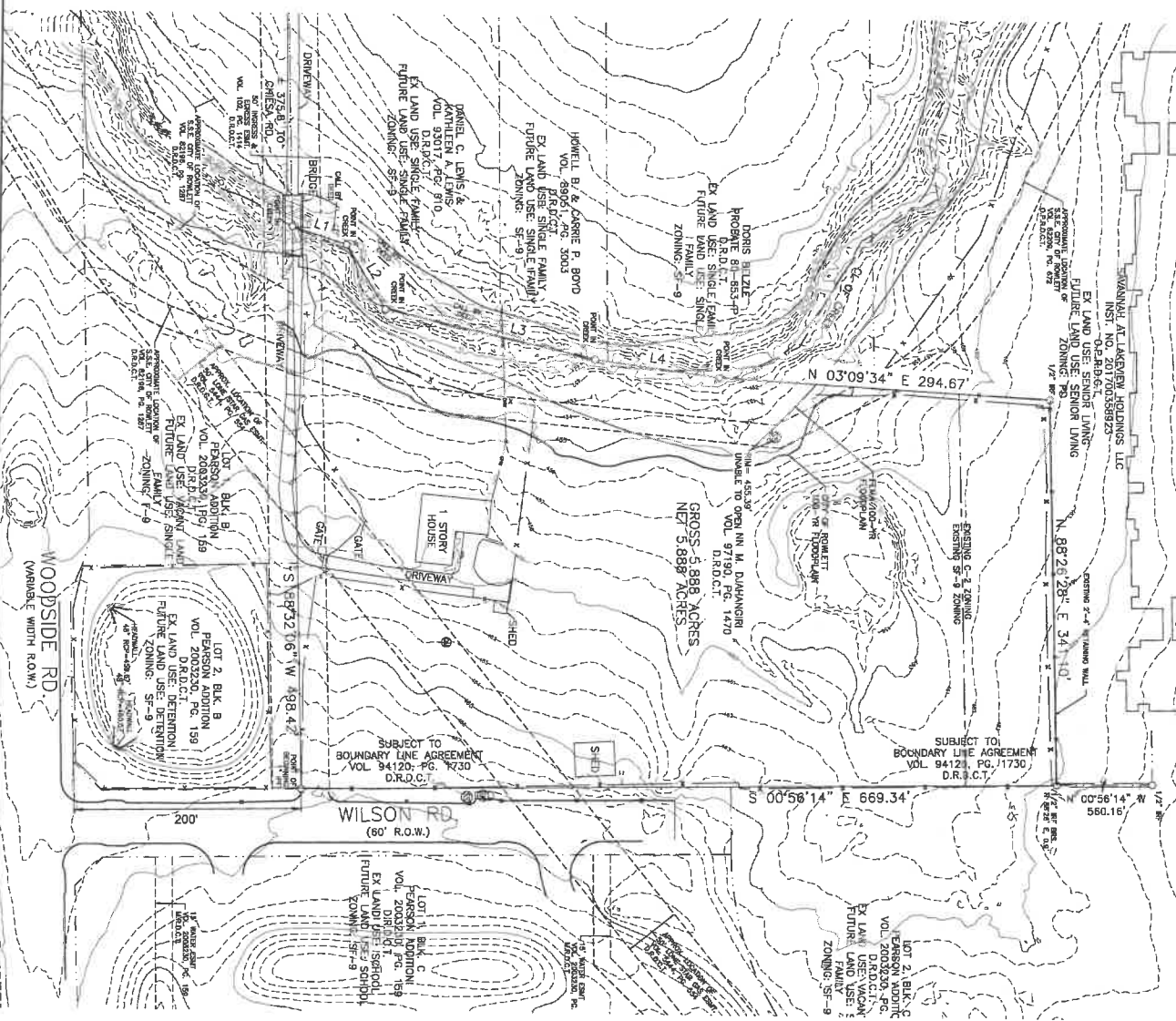
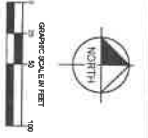


EXHIBIT C



LEGEND

PR: PAVEMENT RECORDS DALLAS COUNTY, TEXAS
 PL: PLAT RECORDS DALLAS COUNTY, TEXAS
 TR: TRACT RECORDS DALLAS COUNTY, TEXAS
 R: RECORDS OF THE COUNTY CLERK, DALLAS COUNTY, TEXAS
 W: WELL
 F: FENCE
 P: POWER
 S: SURVEY POINT
 B: BENCHMARK
 O: OPEN WATER
 Q: QUARRY

ESTABLISHED ZONING BOUNDARY LINE
 PROPOSED ZONING BOUNDARY LINE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1-2 | N 31°51'58" E | 50.33 |
| 1-3 | N 57°45'39" E | 66.46 |
| 1-9 | N 12°52'24" E | 200.00 |
| 2-9 | N 07°26'28" E | 111.07 |

EXHIBIT C - EXISTING SITE CONDITIONS

FOR
CREEKSIDE VILLAGE
 24 RESIDENTIAL LOTS 77 1/4 OPEN SPACES
 BEING 5.88 ACRES
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

OWNER: **Kimley-Horn**

DESIGNER: **Kimley-Horn**

DATE: 08/20/2014

PROJECT NO: 1400

SCALE: AS SHOWN

DATE OF FIELD WORK: 08/15/14

DATE OF PLOTTING: 08/20/14

DATE OF REVISION: 08/20/14

DATE OF PRINTING: 08/20/14

DATE OF FINAL APPROVAL: 08/20/14

DATE OF RECORDING: 08/20/14



MAPS AND SURVEY DESCRIPTION

FIGURE 1: 800-foot by 100-foot section of the Survey. Quarter Section Addressed Number 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTES

1. See Exhibit A for the signed and sealed copy of the legal description.
2. The development of this site will be in accordance with the City of Rowlett development standards.

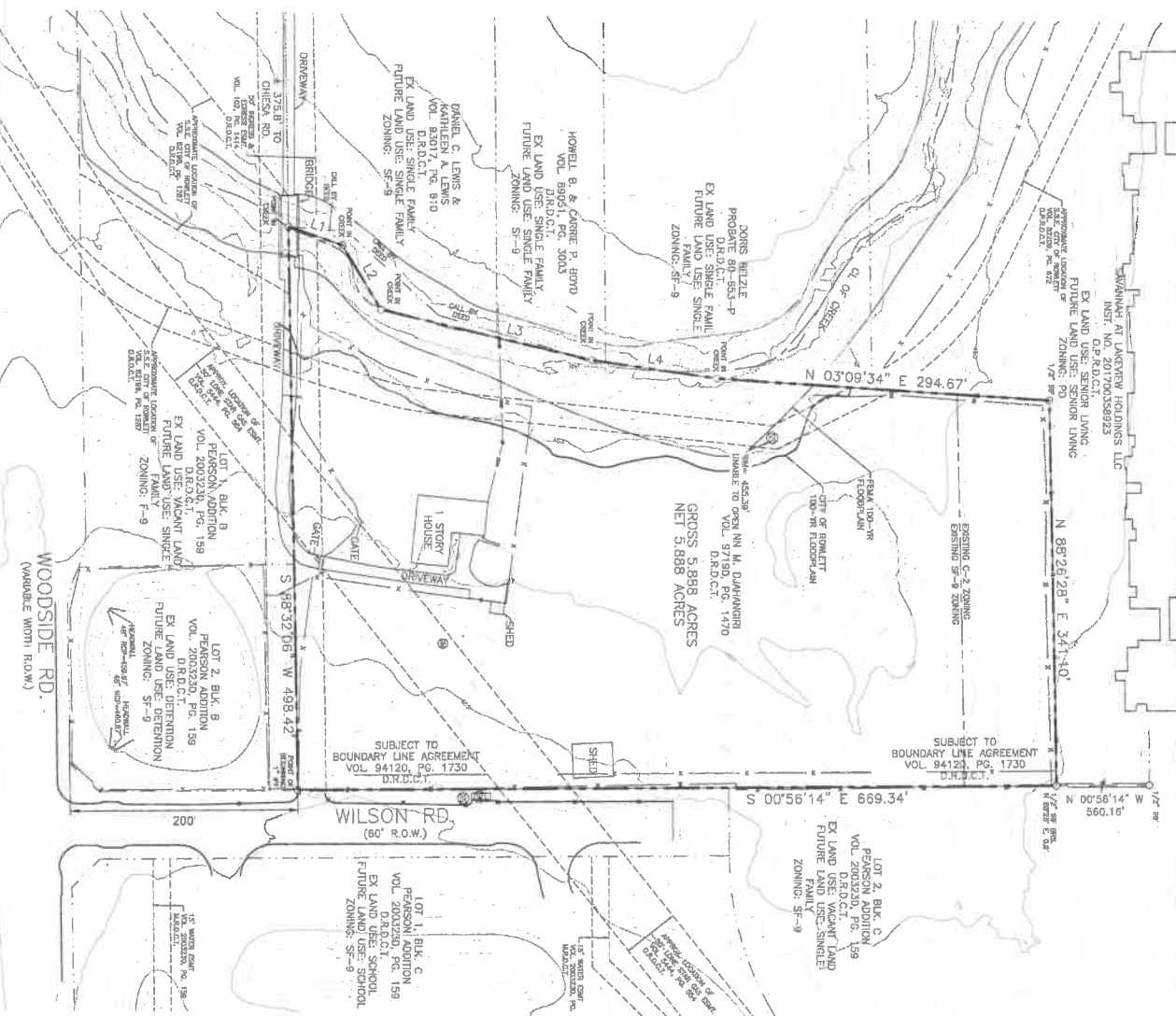


EXHIBIT C - EXISTING SITE CONDITIONS

FOR
CREEKSIDE VILLAGE

33 RESIDENTIAL LOTS/71 HOUSING UNITS
 BEING 5.889 ACRES
 PART OF THE JAMES GARLAND BANC'S ACQUISITION AND
 DEVELOPMENT PROJECT
 IN THE
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

OWNER: KIMLEY-HORN & CO., INC.
 1111 N. TEXAS ST., SUITE 200
 DALLAS, TX 75201
 TEL: 214.760.1234
 FAX: 214.760.1235
 WWW.KIMLEY-HORN.COM

DATE: 08/14/2023
BY: [Signature]

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 03°09'34" E | 294.67' |
| 2 | N 89°26'28" E | 341.40' |
| 3 | N 00°56'14" E | 560.16' |
| 4 | S 00°56'14" E | 669.34' |
| 5 | S 88°32'06" W | 436.42' |
| 6 | N 03°09'34" E | 294.67' |
| 7 | N 03°09'34" E | 294.67' |
| 8 | N 03°09'34" E | 294.67' |
| 9 | N 03°09'34" E | 294.67' |
| 10 | N 03°09'34" E | 294.67' |
| 11 | N 03°09'34" E | 294.67' |
| 12 | N 03°09'34" E | 294.67' |
| 13 | N 03°09'34" E | 294.67' |
| 14 | N 03°09'34" E | 294.67' |
| 15 | N 03°09'34" E | 294.67' |
| 16 | N 03°09'34" E | 294.67' |
| 17 | N 03°09'34" E | 294.67' |
| 18 | N 03°09'34" E | 294.67' |
| 19 | N 03°09'34" E | 294.67' |
| 20 | N 03°09'34" E | 294.67' |