

KWIK KAR WASH

LARGEST WORLD-WIDE DISTRIBUTORS OF COIN-OPERATED CAR WASH SYSTEMS

11351 ANAHEIM DRIVE • PHONE: A. C. 214-243-3521 • DALLAS, TEXAS 75229

March 23, 1977

John Sellan
305 S. Goliad
Rockwall, Tx. 75087

Dear Mr. Sellan,

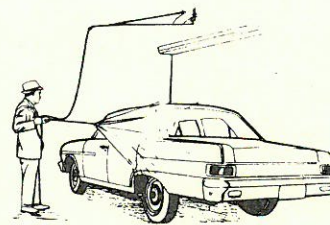
Kwik Kar Wash is acting in behalf of Don Moon requesting a specific use permit to build a car wash on the N.W. corner of Lake Meadows Drive @ Goliad Street. The property is presently zoned "G.R."

Sincerely,

Mike Slevin

Mike Slevin

MS:dh

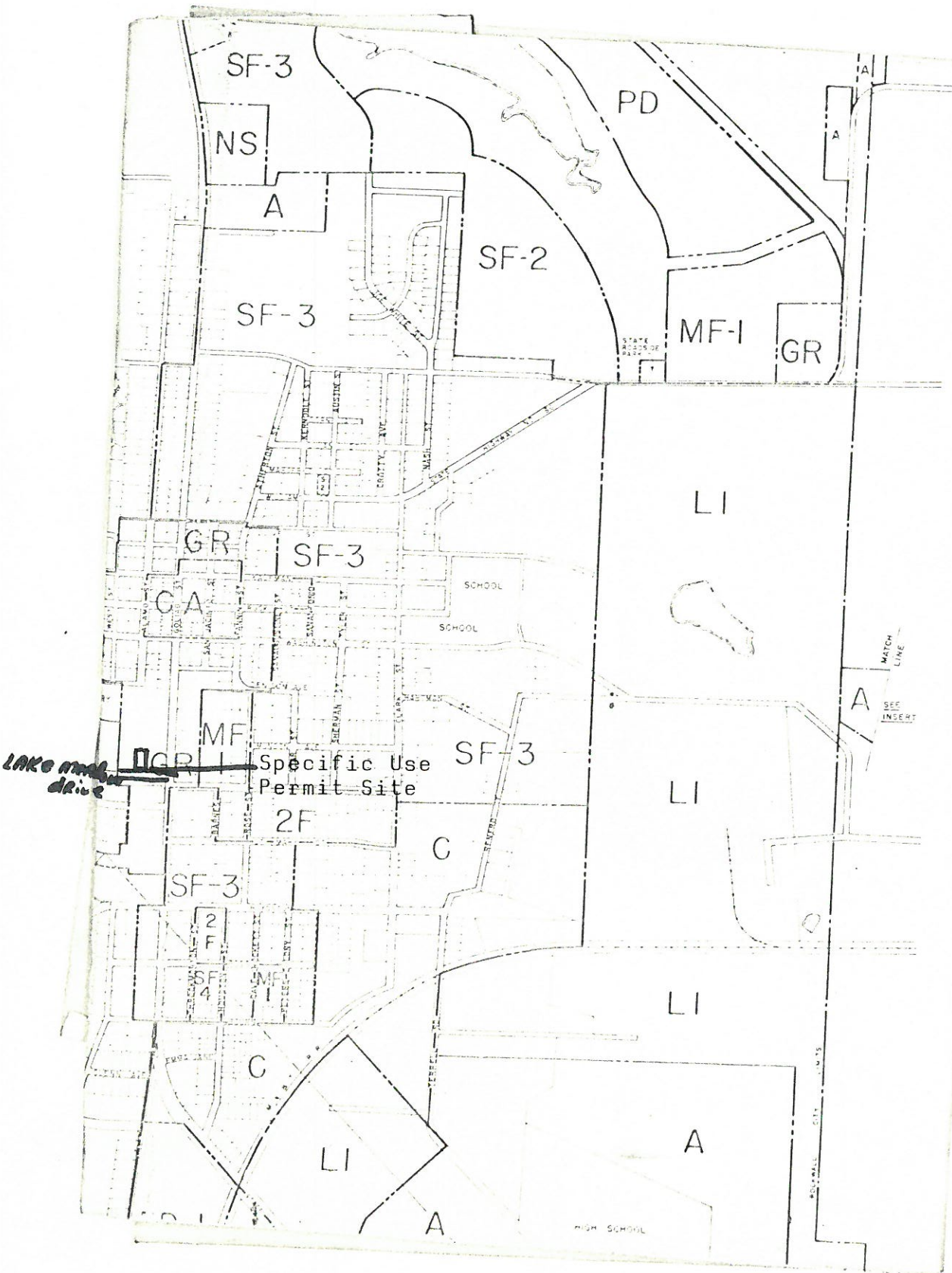


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SPECIFIC USE PERMIT

ZONING GENERAL RETAIL

FOR KWIK KAR WASH CO.



J A Singleton.
210 Casa Linda,
Suite # 53

TP + L
Fed. Union Trust Bldg
Dallas 75201

Richard Harris
402 S. Goliah

Jed Cain
512 S. Goliah

A Zollner
Pt #2
Rayne City 75089

Mailed 4/11/77

Loce-Villa, Ltd.
210 Casa Linda Plaza
Suite 53
Dallas 75218

W. J. Price
501 S. Golind

Frances Cate
Rt #, Box 70 E
Plano 75074

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 28, 1977

The meeting of the Planning and Zoning Commission was called to order by Chairman Kenneth Glasscock at 7:40 P.M. Commission members present were Wayne Rogers, Kenneth Smith, and Bob Coats. Earl Slaughter was absent.

The minutes of the previous meeting were approved as prepared.

The first subject for consideration was Stonebridge Meadows preliminary plat for Phase III. This was presented by Larry Peebles representing Crow-Coker, and he showed the Planning and Zoning Commission a proposed master plan for the remainder of Stonebridge Meadows. Several details were discussed relating to alley relief and drainage situations that experience in other hillside subdivisions had alerted the City to certain problems. It was moved by Bob Coats that the preliminary plat be approved subject to recommendations for alley relief in both Block E and Block F. The motion was seconded by Wayne Rogers, and the vote for was unanimous.

The Haldeman Addition, a single lot subdivision, was presented in final plat form. The proposed development of an outdoor fruit and vegetable stand conforms to the zoning requirements. Though it is a small tract, only one restroom is required and it was estimated that a septic tank could service this restroom. It was moved by Wayne Rogers that the plat be approved; seconded by Kenneth Smith; and the vote for was unanimous.

The first zoning was a request by Leona A. Howard for a change in zoning from SF-2 to General Retail on a single lot located at the northwest corner of Glenn and Ridge Road. The reason for the request was to convert the single family home on the property to a flower shop. Chairman Glasscock read the notices that had been received from adjoining property owners that requested the zoning change be denied. Six of the adjoining owners were present to voice their objection to this zoning. There was no one present that spoke in favor of the zoning. It was moved by Wayne Rogers that the request for the change in zoning be recommended denied. Kenneth Smith seconded the motion and the vote for was unanimous.

The next zoning case was Ted Cain's request for a change in zoning from General Retail to Commercial zoning on the piece of property adjoining the Texaco station to the south fronting on Goliad Street. To the south of this property is the creek that runs along the south side of the cemetery to Lake Ray Hubbard. The City Administrator explained that he understood the interest in having the change in zoning was to build a building that would be used for certain types of automotive repair and

Retail zoned area in order to install a coin operated car wash system. Richard Harris, an adjoining property owner, expressed his thoughts concerning this change and indicated that he was not entirely opposed to this type of development. He did not feel that it would add to the appearance or ultimate quality of development for this location. He had understood when this was originally zoned General Retail that it would be developed more in line with office buildings or clinics. The Planning and Zoning Commission held a lengthy discussion in reviewing the proposed plot plan which was shown by Don Moon. This concerned the appearance of the car wash, traffic problems that could be generated, the proposed future development that would put a street between this development and the apartments which would lead into office building type development. Wayne Rogers moved that the request for this Special Permit Subdistrict in the General Retail zoned area be recommended denied. Kenneth Smith seconded the motion and the vote for was unanimous.

The meeting was officially adjourned at 8:45 P.M. by Kenneth Glasscock.

There was a request and brief discussion over names of people that could be submitted to the City Council as potential replacements for Pert Virtanen who had to resign because of moving from the City. The names suggested were Joe Holt, Wayne Fisher, Jimmy Spillman, and Don Williams.



ATTEST: 

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

May 2, 1977

Mr. Mike Slevin
Kwik Kar Wash
11351 Anaheim Drive
Dallas, Texas 75229

Dear Mr. Slevin:

This letter is to advise you that your request for a change in zoning was reviewed by the Planning and Zoning Commission at their regular meeting on April 28th, and their recommendation to the City Council was that this request for zoning change be denied.

State Statute provides that even though the Planning and Zoning Commission denies the zoning request it may be presented to the City Council. If you wish your request for a change in zoning be presented to the City Council at their regular June 6th meeting we must have your request in writing by May 9th. If we do not receive the request by May 9th, it will have to be delayed until the July meeting of the City Council. If you do not wish to take your case on to the City Council, you are entitled to a \$25.00 refund of the initial \$50.00 charge for your zoning case. In order to make this refund we must have a written letter by the 31st of May advising us that you do not wish to have your case taken to the City Council, and requesting the refund of \$25.00. The City retains \$25.00 of your funds to cover the cost of the preparation of the zoning case for the Planning and Zoning Commission. The letter is absolutely necessary for cases of auditing all of our finances and the reasons for refunding \$25.00 of this request for zoning change charge.

If you have questions or wish to discuss going to the City Council with your request, please contact me here at City Hall.

Sincerely yours,

John Sellon
City Administrator

CC: Ed Heath
JS/mmp

Newspaper due May 16, 1977