

need fee and 0 copies
Site plan of March 26

Apr 12 1984
May 7 Council
\$85

SITE PLAN APPLICATION

Date: 3-21-84

NAME OF PROPOSED DEVELOPMENT LAKEVIEW DRY CLEANERS & WASHATERIA

NAME OF PROPERTY OWNER/DEVELOPER DON & JENNIE GARDNER

ADDRESS 2941 RED GUM GARLAND 75042 PHONE 495-3479

NAME OF LAND PLANNER/ENGINEER GLENN & ASSOCIATES

ADDRESS 3001 SATURN RD GARLAND TX 75041 PHONE 278-1321

TOTAL ACREAGE 19,000 SQ FT CURRENT ZONING GENERAL RETAIL

NUMBER OF LOTS/UNITS 1

Signed Don Gardner

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>✓</u>	<u>_____</u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	<u>_____</u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	<u>_____</u>	3. Design and location of ingress and egress
<u>✓</u>	<u>_____</u>	4. Off-street parking and loading facilities
<u>✓</u>	<u>_____</u>	5. Height of all structures
<u>✓</u>	<u>_____</u>	6. Proposed Uses
<u>✓</u>	<u>_____</u>	7. Location and types of all signs, including lighting and heights
<u>✓</u>	<u>_____</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. _____

Date: _____

Fee: _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 3/22/84

NAME Latonia Wash, et al

ADDRESS _____

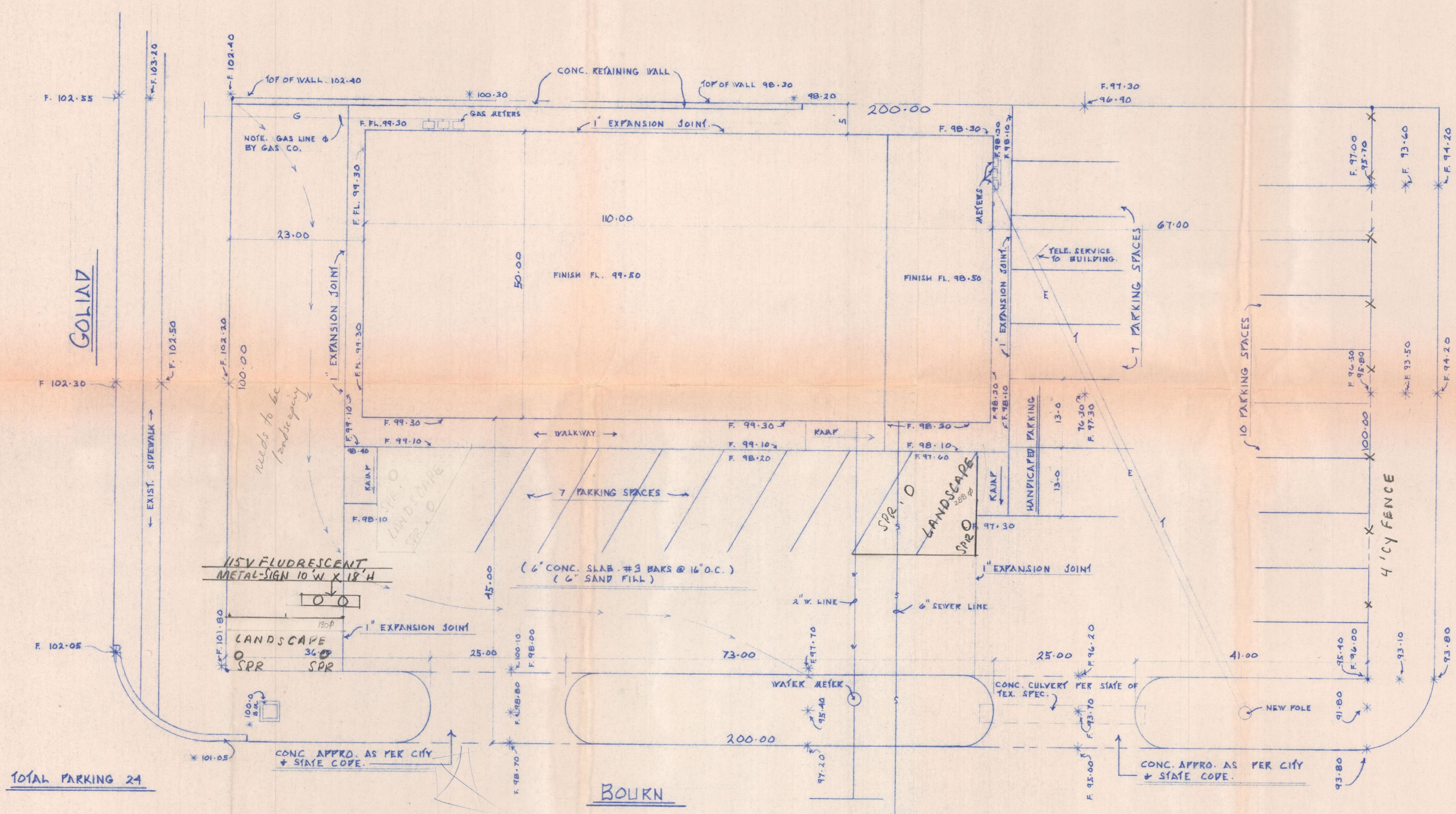
Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan</u>	<u>85.00</u>	

Received By _____

2440

FORM G-1



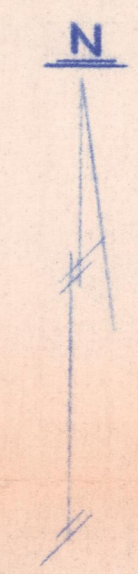
TOTAL PARKING 24

LEGEND
 * - EXIST. GRADES
 F. - FINISH GRADES
 LANDSCAPED AREA
 457 SQ. FT.

1st Submission

SITE PLAN
1"=10'-0"

21 spaces required
2000 sq ft landscape
400 front yard



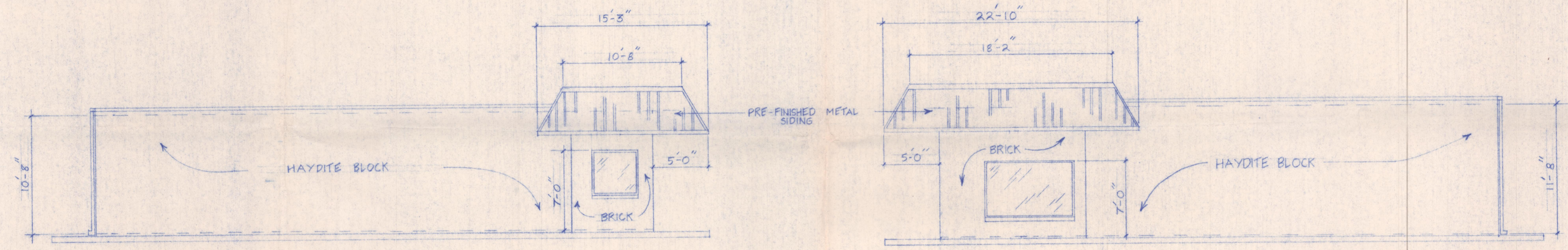
SHEET TITLE:

REVISIONS:

3001 SATURN ROAD
GARLAND, TEXAS 75041
PHONE 214/278-1321

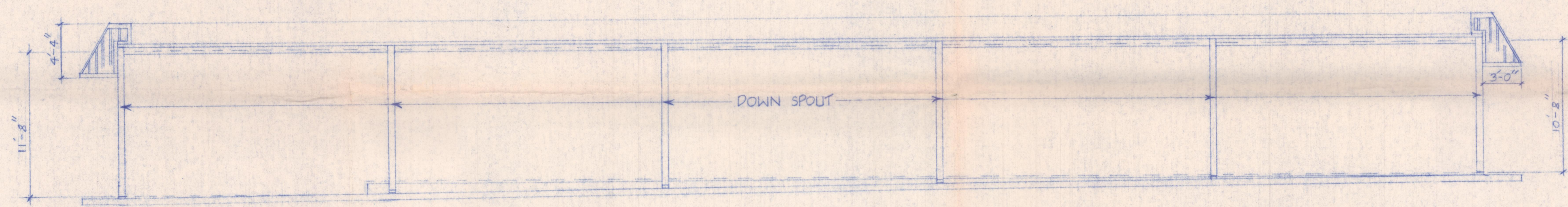


DATE
 MARCH-84
 DRAWN BY
 C. A. G.
 PROJ. NO.
 SHT. 184
 OF 9

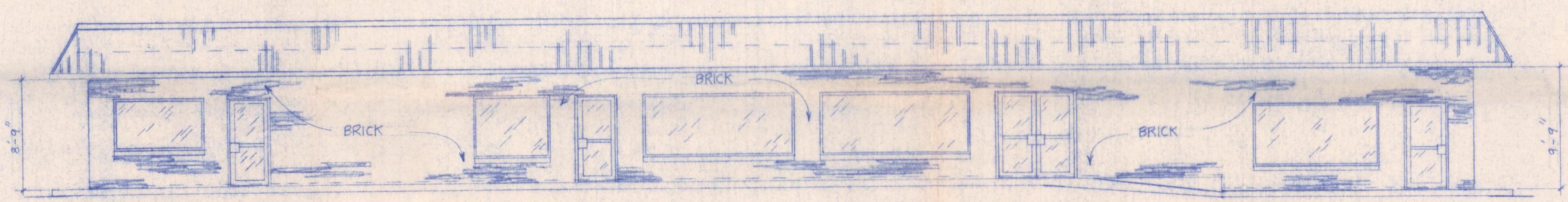


LEFT ELEVATION
SCALE $\approx 3/16" = 1'-0"$

RIGHT ELEVATION
SCALE $\approx 3/16" = 1'-0"$



REAR ELEVATION
SCALE $\approx 3/16" = 1'-0"$



FRONT ELEVATION
SCALE $\approx 3/16" = 1'-0"$

SHEET TITLE:

REVISIONS:

3001 SATURN ROAD
GARLAND, TEXAS 75041
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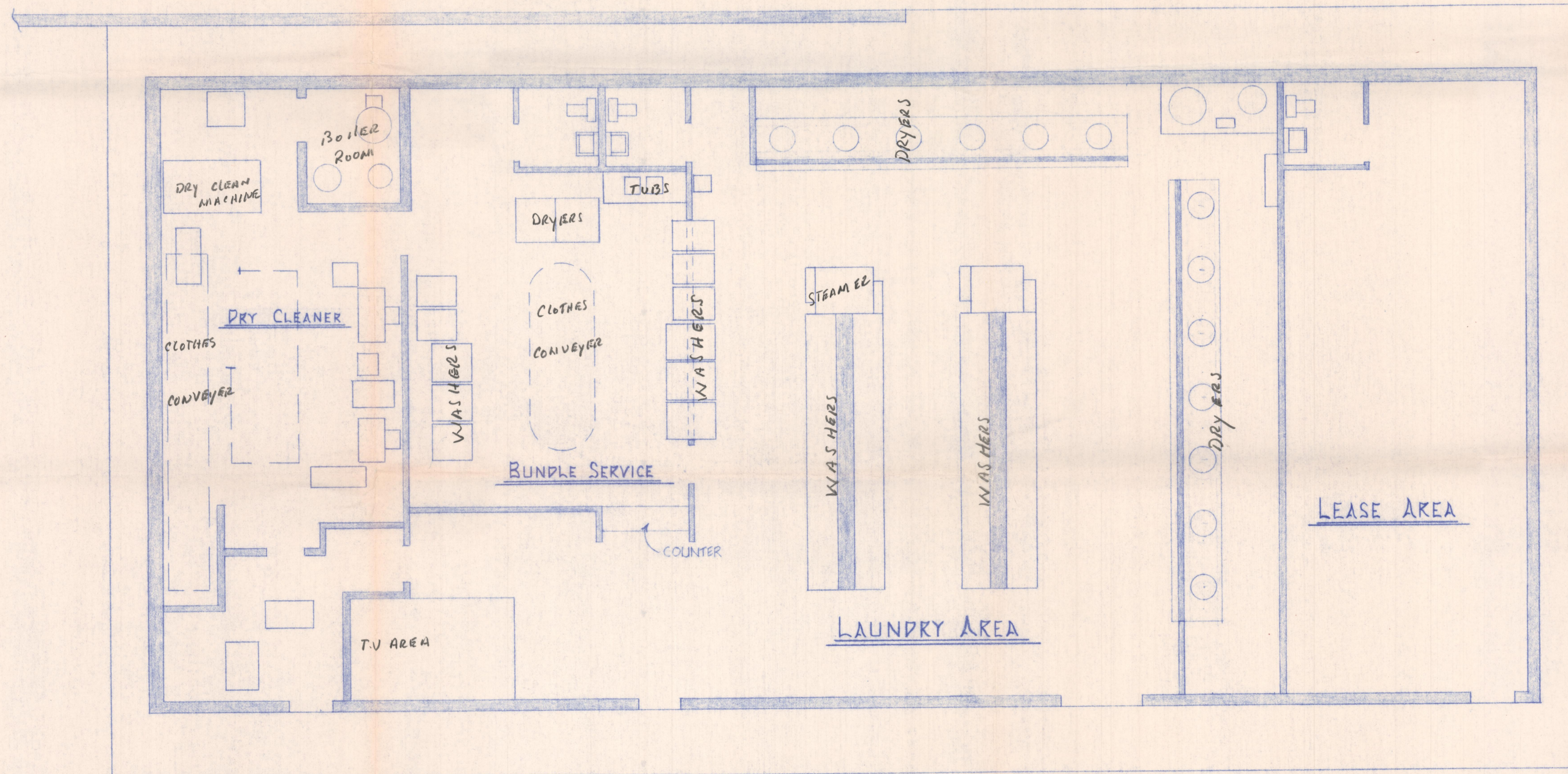


DATE 3-2-84
 DRAWN BY A.V.
 PROJ. NO.
 SHT. 184
 OF 9



SHEET TITLE:

REVISIONS:



NOTE:
FOR PLACEMENT OF EQUIP. REF. TO PLAN BY J.L. BRUEBAKER

EQUIPMENT PLAN

SCALE $\approx 3/16" = 1'-0"$

3001 SATURN ROAD
GARLAND, TEXAS 75041
PHONE 214 / 278-1321



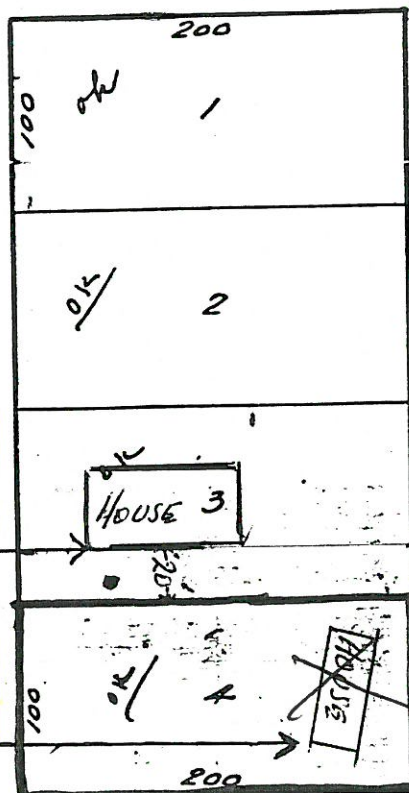
DATE	3-3-84
DRAWN BY	A.V.
PROJ. NO.	
SHT.	184
OF	9

Subdivision or Addition

SANGER

LOT 4 BLOCK R

ROSS



HOUSE APPROX 20'
FROM PROPERTY LINE

HOUSE JACKED UP AND ON
DOLLIES WAITING TO BE MOVED

*House
moved*

BUILDING
SITE

FACT SHEET

Applicant: Don Gardner

Name of Proposed Development: LAKEVIEW Cleaners and Washeteria

Acreage: 19,000 sq ft

Number of Lots: 1

Current Zoning: GR

Surrounding Zoning: GR and SF-7

Description: One lot plan for dry cleaners, washeteria, and small lease space facing Bourn Ave. at S. Goliad. Sufficient parking. Lighting only on building over sidewalk. Approximate hours of operation 7 am - 9 pm.

Staff Comments: Must landscape down Goliad to meet percentage requirement. Ordinance calls for 6 ft. screen of all residential districts and uses. There is a house to the north in GR district used for residential. Elizabeth Sears lives across Bourn in SF-7. SF-7 district across Throckmorton to east. We feel the Throckmorton side should be screened. A 6 ft. fence along Bourn would be unattractive and probable ineffective since the fence would not continue on Goliad and care would have to be taken that it did not block visibility at parking lot entrances. We would expect the house to the north to eventually go retail. The applicant's site will be a little below grade, but the retaining wall would not serve the same purpose as a screen.

Planning and Zoning Commission Recommendations:

4/12/84 - Approval with proper landscaping and 6 ft. screen along Throckmorton.

City Council Decision:

5/7/84 - Approve