

SITE PLAN APPLICATION

Date: 26 Nov. 1984

NAME OF PROPOSED DEVELOPMENT WAGGONER GARDENS, INC.

NAME OF PROPERTY OWNER/DEVELOPER MAURICE WAGGONER

ADDRESS 102 PECAN, TERRELL TEXAS PHONE 563-9715 (214)

NAME OF LAND PLANNER/ENGINEER ARCHIMATRIX INC. / CHAS E. HODGES A.I.A.

ADDRESS 103 S. SAN JACINTO ROCKWALL TEX PHONE 722-8271 (214)

TOTAL ACREAGE 0.869 ac.

CURRENT ZONING LIGHT INDUSTRIAL

NUMBER OF LOTS/UNITS one

Signed Chas. E. Hodges A.I.A.

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
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 84-123-D Filing Fee 190⁰⁰ Date 11.26.84

Applicant Waggoner Gardens Phone _____

Mailing Address 102 Pecan, Terrell, Tx

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

See Survey Plat

I hereby request that the above described property be changed from its present zoning which is _____

Light Industrial District Classification

to planned Development District Classification

for the following reasons: (attach separate sheet if necessary)

TYPE of use & operation does not conform to Present zoning.

ARE NOT

There ~~(Are Not)~~ deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner _____ Tenant _____ Prospective Purchaser

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed *Maurice D. Waggoner*

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Bob O. Brewer
Surveyor or ~~Attorney~~ for Applicant
(Mark out one)

PRELIMINARY PLAN

An applicant may submit a Preliminary Plan with the application for a Planned Development District if the applicant is not ready to begin development of part or all of the site. The Preliminary Plan shall contain all information that may be necessary to insure that the development complies with all applicable regulations and requirements.

The Preliminary Plan shall be prepared on a site topography map at a scale of 1" = 100', or at a scale to be specified by the City Staff, with no less than 5' contour intervals and shall include:

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
_____	_____	1. A metes and bounds description of the entire Planned Development tract.
_____	_____	2. A drawing locating flood plain areas, water bodies, creeks, drainage areas, and significant natural features such as major tree groupings and important view corridors.
_____	_____	3. Sufficient evidence to establish that the applicants are in fact all the owners or have control of all outstanding interest of the land and structures thereon.
_____	_____	4. A drawing locating all land use areas, showing proposed gross acreages of each use, maximum lot coverages, maximum height, minimum setbacks, residential densities, approximate gross floor area and floor area ratio for all commercial, industrial and office uses.
_____	_____	5. Location of all major access points, thoroughfares, and collectors within the development.
_____	_____	6. Identification of all major land use classifications and the approximate acreages within the development as related to current zoning district designations or the specific purpose. The designated usage will not be assumed to establish area requirements as established within the zoning district, but these requirements shall be used as guidelines in the final determination of area requirements
_____	_____	7. Indication of each phase of development if the proposed Planned Development is to be in separate phases.

Provided or Shown
on Site Plan

Not
Applicable

8. Indication by acreage or percentage of total development all major areas planned for public and private open space.

9. Land area included with the site and the land area of all abutting sites with the zoning classifications thereon, and dimensions and locations of all public and private rights-of-way and easements bounding and intersecting the site.

10. Estimates of traffic volumes and turning movements may be required.

11. The preliminary plan shall be signed by the applicant's engineer and planner. A location map shall accompany the concept plan, showing the relationship of the planned development to adjacent properties and the land uses and thoroughfares shown on the comprehensive plan and intended for the area.

12. See item 10 on site plan applications for any additional requirements.

Provided or Shown
on Site Plan

Not
Applicable

- | | | |
|-------|-------|--|
| <hr/> | <hr/> | 8. The location and height of each wall, fence and screen planting used as a buffer between uses and from adjacent property owners. |
| <hr/> | <hr/> | 9. All landscaped areas, including any reserved open space to be retained. Detailed landscaping plans may be required when necessary. |
| <hr/> | <hr/> | 10. The location, size, height, and orientation of each sign, except signs that are flat on building facades and that do not directly face property in a residential district, or directional signs. |
| <hr/> | <hr/> | 11. Facilities for waste disposal on other than single family uses. |
| <hr/> | <hr/> | 12. Proposed street names for all public and private roads. |
| <hr/> | <hr/> | 13. Elevations and/or perspective drawings may be required in order that the relationship of the buildings to adjacent property, open spaces and to other features of the development plan may be determined. This subsection does not apply to single family, duplex and townhouse lots. |
| <hr/> | <hr/> | 14. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and suitable for evaluation by the City Staff and City officials. |
| <hr/> | <hr/> | 15. A legal instrument establishing a plan for permanent care and maintenance of any common areas or communally owned facility must be submitted before the development plan will be approved. All such instruments shall be approved by the City attorney as to legal form, and by the Planning and Zoning Commission and City Council as to suitability for the proposed use of the common area. |
| <hr/> | <hr/> | 16. The title page of each application and set of plans shall be signed |

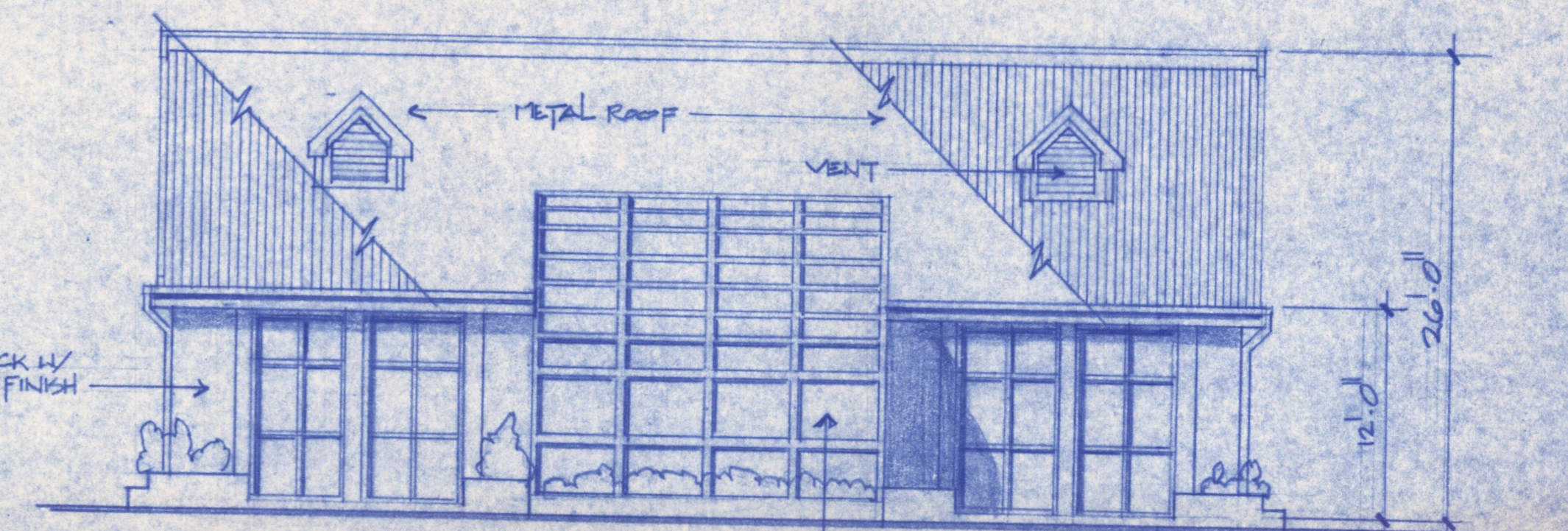
by the applicant's architect, planner, landscape architect, engineer and/or land surveyor if these services are required. In addition to an engineer and a planner, the applicant's submittal may be required to contain the professional services of at least two of the remaining three professionals involved in the design and construction of the environment.

17. See item 10 on the site plan application for any additional requirements.



PROGRAM			
PHASE I	BLDG 'A'	RETAIL/GREENHOUSE	2400 #
	BLDG 'B'	GREENHOUSE	1200 #
PHASE II	BLDG 'C'	GREENHOUSE	1200 #
	BLDG 'D'	GREENHOUSE	1200 #
TOTAL ACREAGE			8.869 AC

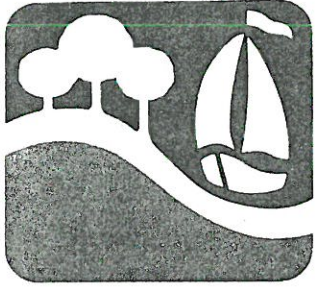
10
4
4
has 18



scale?
paving materials
what is permanent sprinkle lands area?
dimensions
dumpster

ARCHIMATRIX INC.
103 S. SAN JACINTO
ROCKWALL, TX

15 Submission



CITY OF ROCKWALL
"THE NEW HORIZON"

MEMORANDUM

January 9, 1985

Maurice Waggoner
102 Pecan Street
Terrell, Texas 75160

Subject: Waggoner Garden Center

On January 7, 1985, the City Council voted to change the zoning on your property on SH-66 to a Planned Development for a Garden Center with the development plan as presented, with the addition of a 4 ft. wide concrete sidewalk across the frontage, adequate signage to warn of school crossing visible to vehicles leaving the property, and with all pesticides and herbicides applied only by State certified personnel. Please submit 3 copies of a revised approved plan to this office for the City records within 10 days.


Karen Martin

CC: John Lindsay

TO

John Lindsay
103 S. San Jacinto
Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Waggoner Gardens Planned Development

DATE

11/30/84

MESSAGE:

- Review of your application has produced the following comments:
1. Reduce number of entrances to two.
2. Dimension all drawings.
3. Label paving materials for driveway and parking.
4. Distinguish between permanently landscaped areas with sprinkler and display areas for merchandise.
5. Provide dumpster.
6. Locate gasline easement.
Please submit 8 copies of this revised drawing by December 5th.

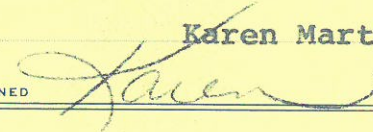
CC. Maurice Waggoner

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP