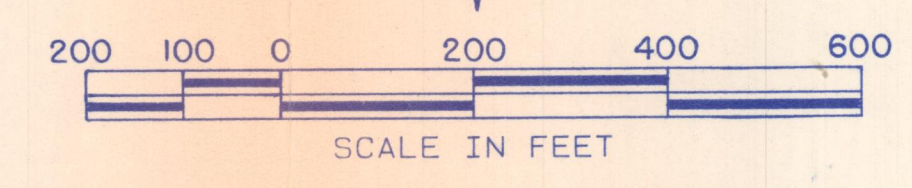
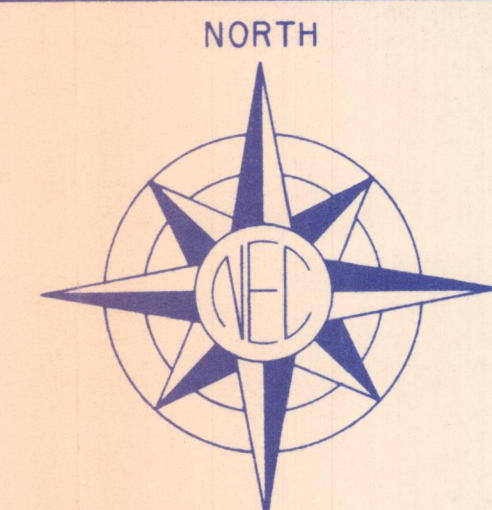


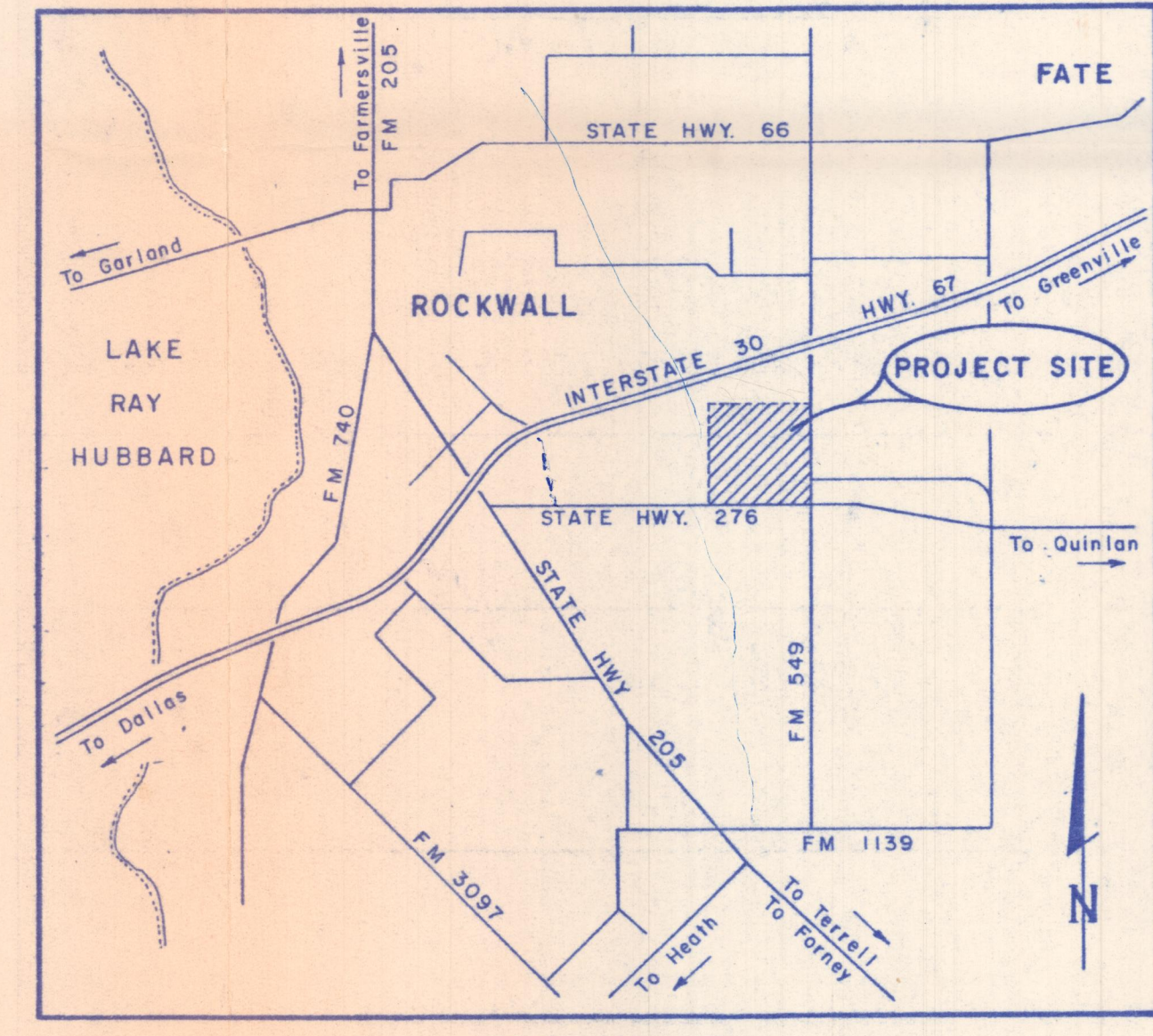
Revisions	Date	Description	Drawn By	Checked By



WHEN ANNEXED TO CITY OF ROCKWALL  
PROPOSED ZONING - LIGHT INDUSTRIAL

PROPOSED STREETS  
37' B-B CURBS  
6" - 3000 psi. Conc.  
6" LIME STABILIZED SUBGRADE  
MONOLITHIC - 6" CONC. CURB

ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS.



**LEGAL DESCRIPTION**

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2 and the William H. Baird Survey, Abstract No. 25, Rockwall County, Texas, and being that tract as recorded in Volume 84, Page 980, Deed of Trust, and also being part of a 151.32 acre tract as conveyed to B. A. Klutts, recorded in Volume 65, Page 91, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at the point of intersection of the West line of F. M. No. 549 with the Northwest line of State Highway No. 276, a concrete monument found for corner;

**THENCE** along the Northwest and North line of State Highway No. 276 the following:

South 42 deg 05 min 20 sec West, a distance of 135.51 feet to a 1/2" iron rod found for corner;

North 89 deg 44 min 04 sec West, a distance of 2335.38 feet to a 1/2" iron rod found for corner;

**THENCE** North 0 deg 28 min 53 sec West, leaving the said North line of State Highway No. 276, a distance of 2643.43 feet to a fence corner post for corner;

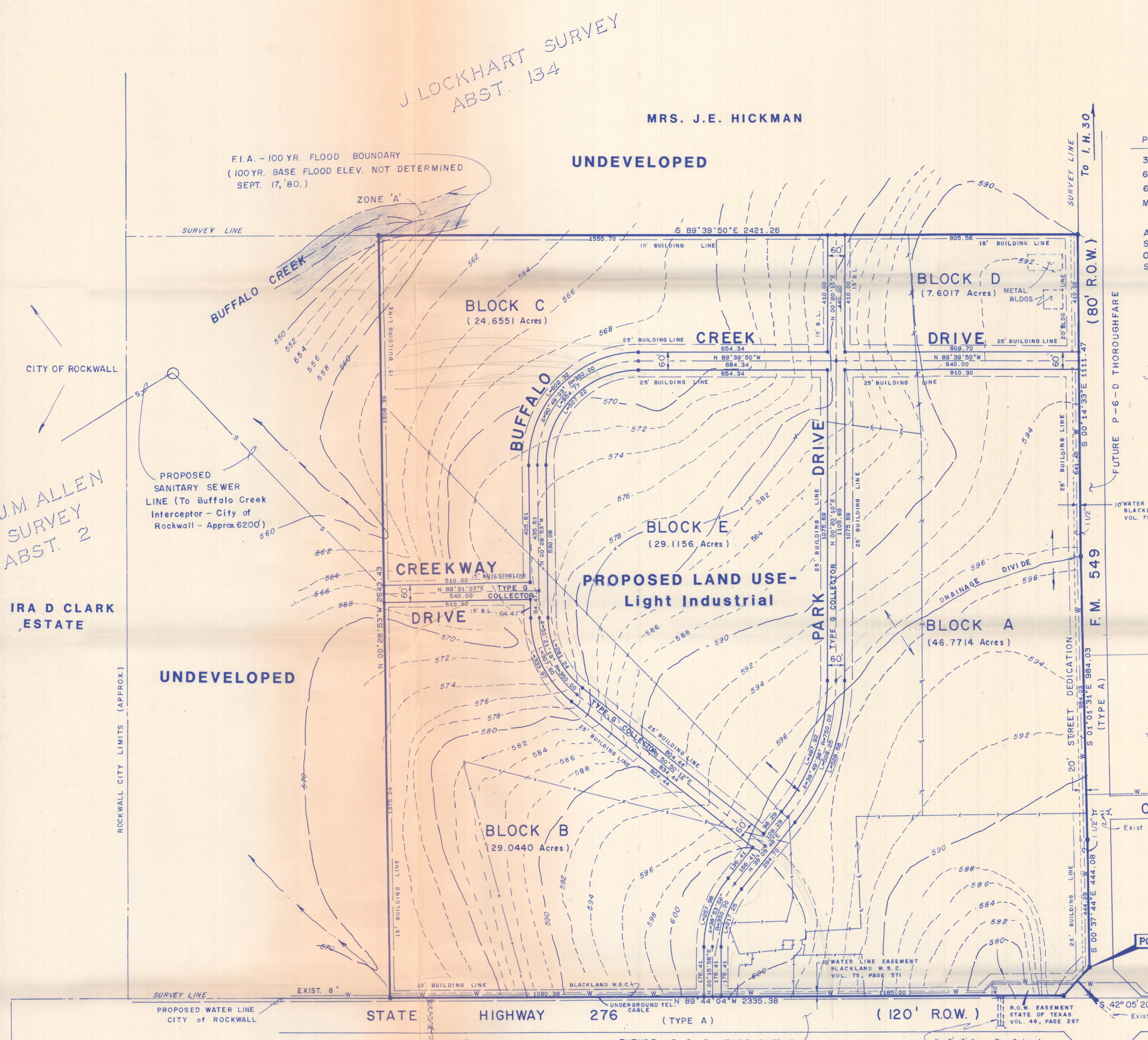
**THENCE** South 89 deg 39 min 50 sec East, a distance of 2421.26 feet to a point on the West line of F. M. Road 549, a fence corner post for corner;

**THENCE** along the West line of F. M. Road 549, the following:

South 0 deg 14 min 33 sec East, a distance of 1111.47 feet to a wood right-of-way marker found for corner;

South 1 deg 01 min 31 sec East, a distance of 984.03 feet to a wood right-of-way marker found for corner;

South 0 deg 37 min 44 sec East, a distance of 444.08 feet to the PLACE OF BEGINNING, and containing 146.737 acres of land



J.A. RAMSEY SURV.  
ABST. 186

J.H.B. JONES SURVEY  
ABST. 125

J. LOCKHART SURVEY  
ABST. 134

W.H. BAIRD SURVEY  
ABST. 25

*1st Submission*

**BUFFALO CREEK INDUSTRIAL PARK**  
146.737 ACRES

**PRELIMINARY PLAT**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
James M. Allen Survey, Abstract No 2

Date: OCT. 2, 1985    Scale: 1" = 200'    SHEET 1 OF 1

Drawn By: DDV    Approved By: JEA    SHEETS

**NELSON ENGINEERING CORPORATION**  
DALLAS, TEXAS  
ENGINEERS · PLANNERS · SURVEYORS

**SURVEYORS CERTIFICATE**

I, the undersigned, hereby certify that the plat and field notes represent an actual and accurate survey on the ground and that the corner monuments shown therein were properly placed under my supervision and that there are no encroachments, conflicts or protrusions EXCEPT as shown.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

B. L. NELSON, Registered Public Surveyor 2175  
5999 Summerside Drive, Suite 202, Dallas, TX 75252

a. Reviewed for Preliminary Approval: \_\_\_\_\_ Date \_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIRMAN

b. Approved for Preparation of Final Plat: \_\_\_\_\_ Date \_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

**OWNER - DEVELOPER**  
D.L. Faulkner  
1785 West I-30  
Garland, Texas 75043  
(214) 271-4474

**ENGINEER - SURVEYOR**  
The Nelson Corp.  
5999 Summerside Drive Suite 202  
Dallas, Texas 75252  
(214) 380-2605

Date: 10/10/85

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision BUFFALO CREEK INDUSTRIAL PARK

Name of Subdivider D. L. FAULKNER

Address 1785 WEST I-30, GARLAND, TX 75043 Phone 214/271-4474

Owner of Record D. L. FAULKNER

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer THE NELSON CORPORATION

Address 5999 SUMMERSIDE DRIVE, STE. 202, DALLAS, TX Phone 214/380-2605

Total Acreage 146.737 Current Zoning <sup>75252</sup> NONE (E.T.J.)

No. of Lots/Units N/A Signed Brian Mancos P.E.

for D.L. Faulkner

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VI should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or                      Not  
Shown on Plat            Applicable

I. General Information

X                      \_\_\_\_\_

A. Vicinity map

X                      \_\_\_\_\_

B. Subdivision Name

X                      \_\_\_\_\_

C. Name of record owner, subdivider, land planner/engineer

X                      \_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

X                      \_\_\_\_\_

A. Subdivision boundary lines

X                      \_\_\_\_\_

B. Identification of each lot and block by number or letter

- X   \_\_\_\_\_ C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization.
- X   \_\_\_\_\_ D. Proposed land uses, and existing and proposed zoning categories
- X   \_\_\_\_\_ E. Approximate acreage
- \_\_\_\_\_   N/A   F. Typical lot size; lot layout; smallest lot area; number of lots
- X   \_\_\_\_\_ G. Building set-back lines adjacent to street.
- X   \_\_\_\_\_ H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- X   \_\_\_\_\_ I. Location of City limit lines, contiguous or within plat area
- X   \_\_\_\_\_ J. Location and sizes of existing utilities
- X   \_\_\_\_\_ K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

- X   \_\_\_\_\_ A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plats.
- X   \_\_\_\_\_ B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

~~Copies of the Preliminary Plat have been submitted to the local Public Utilities~~

Taken by: \_\_\_\_\_ File No.                     

Date:   10-10-85   Fee:   \$760.00  

Receipt:   00 2147



PLANNING AND ZONING ACTION SHEET

Applicant D.L. Faulkner Case No. 85-81-PP

Property Description Buffalo Creek Ind. Park

Case Subject Matter Prel. plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Nov 14</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council <u>Dec 3</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Conditions the plat was approved sub to existing requirements and naming creekway drive to extend Buffalo Creek Drive

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- |  |  |
|--|--|
| <u>Zoning Cases</u><br><input type="checkbox"/> Application<br><input type="checkbox"/> Site Plan<br><input type="checkbox"/> Filing Fee<br><input type="checkbox"/> Notice to Paper<br><input type="checkbox"/> Notice to Residents<br><input type="checkbox"/> List of Residents Notified<br><input type="checkbox"/> Residents' Responses<br><input type="checkbox"/> Consultant's Review<br><input type="checkbox"/> Agenda Notes<br><input type="checkbox"/> Minutes<br><input type="checkbox"/> Ordinance<br><input type="checkbox"/> Correspondence | <u>Plat/Site Plan Cases</u><br><input checked="" type="checkbox"/> Application<br><input checked="" type="checkbox"/> Filing Fee<br><input checked="" type="checkbox"/> Plat/Plan<br><input type="checkbox"/> <u>N/A</u> Engineer's Review<br><input type="checkbox"/> <u>N/A</u> Consultant's Review<br><input type="checkbox"/> Agenda Notes<br><input type="checkbox"/> Minutes<br><input type="checkbox"/> Correspondence<br><input type="checkbox"/> County File Number |
|--|--|

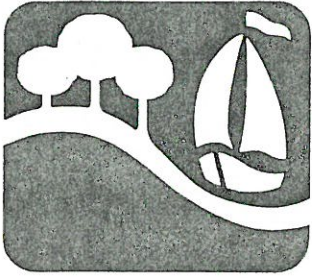


Agenda Notes  
City Council - 11/13/85

- X. Consider Approval of a Preliminary Plat on Buffalo Creek Industrial Park, a 146 Acre Subdivision at SH276 and FM549.

Danny Faulkner has submitted a preliminary plat on approximately 146 acres currently located in the City's extra territorial jurisdiction at the intersection of Highway 276 and FM549. While this preliminary plat is being submitted in our ETJ, this property will actually be in the City limits before the final plat would come back before the Planning Zone and Commission of City Council. At the time the final plat is submitted, a request for zoning would probably accompany that final plat application for a change in zoning from Agricultural as it will come into the City to Light Industrial as it's proposed use. Currently our draft of the land use plan does show this area as being Light Industrial.

The plat itself conforms to all our technical standards. He is proposing several interior streets, all of which will be 60 feet ROW with a 36 foot paved roadway. Again, these meet our minimums. He is proposing to dedicate 20 foot of ROW along the FM549 for the ultimate six lane divided roadway. One condition of approval on the preliminary plat would be that the property owner would have to escrow the funds to improve both the frontage on Highway 276 and the frontage on FM549. The property owner would be responsible under the terms of our ROW Ordinance for escrowing the funds for two lanes, curb and gutter, sidewalk and storm drainage along FM549 and one lane storm drainage, curb and gutter and sidewalk along Highway 276. We received an indication from the Highway Department that they are planning to widen 276 to four lanes, therefore the property owner would only be responsible for one additional lane. If in fact the Highway Department does not improve 276 to four lanes, the property owner would be responsible for two lanes. The applicant will have to extend sewer from our Buffalo Creek out for a main and water would be available from 276 with the property owner paying the prorated share of the line along 276.



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

December 16, 1985

D. L. Faulkner  
1785 West I-30  
Garland, Texas 75043

Dear Mr. Faulkner:

On December 3, 1985, the City Council voted to approve your request on the preliminary plat for the Buffalo Creek Industrial Park, a 146 acre subdivision at SH-276 and FM-549, with the stipulation that Creekway Drive be moved up and made a part of a continuous street (Buffalo Creek Drive) to the edge of the property line; also, having the property owner escrow funds to improve both frontages on SH-276 and FM-549, escrow funds for two lanes curbs, gutters and storm drains, and sidewalks on SH-276 and FM-549.

If you should have questions regarding these matters, please do not hesitate to call this office.

Sincerely,

Julie Couch  
Assistant City Manager

JC/mmp



MINUTES OF THE PLANNING AND ZONING COMMISSION

November 14, 1985

The meeting was called to order at 8:15 P.M. Members present were Chairman Tom Quinn, Norm Seligman, Teddy Carlaw, and Hank Crumbley. Members absent were Don Smith, J. D. Jacobs and Harry Knight.

The Commission first considered approval of the minutes of October 10, 1985. There being no additions or deletions, Hank Crumbley moved approval of the minutes as published. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Rockwall South Joint Venture for a change in the preliminary plan for Chandlers Landing PD-8 for a change in land use designation for a portion of the tract commonly known as 1-A from "SF-10" and "SF-7" designation to Cluster Home designation, approval of a development plan, and area requirements. The Chairman asked for an overview of the proposed request from Staff. Mrs. Couch reviewed the request and stated that the applicant had requested the Commission to consider tabling consideration and continuing the public hearing until the next regular meeting. The Chairman indicated that the Commission would consider the request, but asked if there were residents present in the audience who wished to speak on the request. A number of people indicated that they did wish to do so. Due to the interest and the fact that the residents did attend the meeting, Chairman Quinn indicated that the Commission would hear the people who were present. He asked the developers if they wished to make any comments about the project. The developers' representative indicated that they did not come prepared to the meeting and were not ready to make a presentation due to the fact that they did wish to have some additional time to meet with the homeowners and explain their request. Chairman Quinn then opened a public hearing. A number of residents in the area spoke against the proposed change in land use designation to Cluster Home. After completion of the statements from the residents of Chandlers, Chairman Quinn outlined the alternatives before the Commission, which included continuing the public hearing and tabling any consideration of the request until the next regular meeting as had been requested by the developer, or go ahead and close the public hearing and take action on the request. Members of the Commission expressed their opinion on whether or not the public hearing should be continued or whether there should be a vote on the request. Crumbley indicated he felt that the case should be continued due to the absence of a number of members of the Planning and Zoning Commission. Mr. Crumbley made a motion to continue the public hearing to the next regular meeting of the Planning and Zoning Commission. The motion died for lack of a second. Chairman Quinn indicated that he would not pursue continuing the public hearing if there was no support on the Planning and Zoning Commission to do so. He therefore closed the public hearing and called for comments from members of the Commission. Norm Seligman said he felt the zoning in this area should stay as it is. Teddy Carlaw indicated that after reviewing the proposal, she did not feel that Cluster Homes was the appropriate land use for this land. Chairman Quinn indicated that while the land use may or may not be appropriate in this location, he was not categorically opposed densities higher than "SF-7". He also indicated that recent approvals of densities higher than "SF-7" had generally involved developments with individual lots for each unit,

although the densities might be somewhat higher than "SF-7" standards. After some additional brief discussion, Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat/development plan for a 21 single family lot subdivision in Chandlers Landing. After a brief discussion, Norm Seligman moved approval of the preliminary plat as submitted. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from the Cutter Hill Homeowners' Association, Phase III, for a change in the development plan for Cutter Hill to provide for carports over existing parking for Phase III. Prior to opening the public hearing, Chairman Tom Quinn indicated that he also had a request from the applicant to continue the public hearing and table any consideration of this item until the next regular meeting so that the applicant can review his request with the homeowners in Cutter Hill. The Chairman indicated that the options of the Planning and Zoning Commission again were to consider the request of the applicant to continue the public hearing or to go ahead and hold the public hearing and vote on the matter. The Chairman asked if there were any parties present who wished to speak on the request. Several people were present who indicated they wished to speak. Chairman Quinn then opened the public hearing and several residents of Cutter Hill spoke in opposition to the request. The applicant for the request did not make a presentation. Upon hearing the statements of the surrounding residents and calling for further comments, the Chairman pointed out again the two alternatives the Planning and Zoning Commission had before them, one to consider continuing the public hearing at the request of the applicant, or to close the public hearing and vote on the request. Teddy Carlaw made a motion to continue the public hearing to the next regular meeting of the Commission. Norm Seligman seconded the motion. There was some discussion among the Planning and Zoning members. Additional comments were made by some of the audience concerning the request. The vot was tied, with Teddy Carlaw and Hank Crumbley voting for the motion, and Norm Seligman and Tom Quinn voting against the motion. After some additional discussion and a review of the request by Staff, the Chairman indicated that the public hearing was closed and then called for discussion among the members of the Planning and Zoning Commission. Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then continued the public hearing and considered approval of a request from The Shores PD-3 for a change in the preliminary plan for a private club meeting the City's regulations for private clubs. The Chairman called for comments regarding the request. There being none, he closed the public hearing. Norm Seligman made a motion to approve the change in the preliminary plan. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered a request from Michael Stephenson from Agricultural zoning to "C" Commercial zoning with a Conditional Use Permit for a driving range and accessory uses on a 13.5 acre tract of land located behind Culpeppers Restaurant

on South I-30. Staff presented an overview of the request and a representative for the applicant presented the request for the driving range. After some discussion among the members of the Planning and Zoning Commission, and there being no one else present to comment on the request, the public hearing was closed. The Commission then considered action on the request. Hank Crumbley made a motion to deny the request. Norm Seligman seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a change in zoning from "SF-7" single family classification to "O" Office classification with a Conditional Use Permit for a funeral home. Staff presented an overview of the request, indicating that the public hearing had been held and closed last meeting. After some discussion concerning the request, Norm Seligman made a motion to approve the request for a change in zoning from "SF-7" to "O" with a Conditional Use Permit for a funeral home with the conditions that the funeral home would conduct its services elsewhere; that the required parking spaces could be constructed with gravel, thereby waiving the City's paving requirements for required parking; and that the structure shall be brought up to City code. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of an amendment to the Comprehensive Zoning Ordinance to provide for period review of Planned Developments. After several comments from a member of the audience regarding Planned Developments, there being no further comments, the public hearing was closed. Staff then reviewed several areas that would need to be addressed by such an ordinance. After some additional discussion, Teddy Carlaw made a motion that the consideration of the item be tabled until the next regular meeting, at which time Staff would submit a draft ordinance. Norm Seligman seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat on Buffalo Creek Industrial Park, a 146 acre subdivision on SH-276 and FM-549. Staff presented an overview of the proposed subdivision, indicating that it did meet all of the minimum requirements of City ordinances. Mrs. Couch also indicated that escrowing of monies for improvements to FM-549 and SH-276 would be required as part of approval on this subdivision based on the City's escrowing ordinance. Staff explained that the subdivision is currently in the City's ETJ, but that prior to submission for final plat approval it would be annexed into the City. Staff also indicated that both water and sewer improvements would have to be extended from existing facilities in order to serve the property. After some additional discussion, Norm Seligman moved approval of the preliminary plat as submitted, Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Henry Africa Subdivision, a 1.2 acre tract of land located on South I-30 Service Road. Mrs. Couch indicated that the plat did meet all of the City's requirements and that the engineering had been approved by the City's engineers. She also indicated that approval of the final plat should be based on the same conditions as the preliminary plat. After a brief discussion, Norm Seligman made a motion to approve the final plat subject to the following conditions:

1. That the existing metal fence be replaced with a cross-tie fence.
2. That the plan meet the City's landscape requirements.
3. That an 8 inch water main be constructed to serve Henry Africa and Culpeppers Restaurants.
4. That City sewer service be provided for both Henry Africa and Culpeppers restaurants.
5. That all associated parking lots and driveways be paved.

Hank Crumbley seconded the motion. The motion was voted on and carried unanimously.

The Commission then considered approval of a vacation and replat of Phase 16, Chandlers Landing. Staff explained that approval of this replat brought Phase 16 into compliance with the revised land use as approved at the last meeting and approved a realignment of streets in another portion of Phase 16. It was explained that the plat met all of the requirements of the Subdivision Ordinance and was in conformance with the land use change approved at the last meeting. There being no further discussion, Norm Seligman made a motion to approve the vacation and replat of Phase 16, Chandlers Landing. Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Lofland Industrial Park, a 14.4 acre tract of land between SH-205 and High School Road. Staff presented the final plat on Lofland Industrial Park to the Commission. It was indicated that the final plat as submitted did not conform to the preliminary plat as approved in that the two front lots proposed on the preliminary plat along SH-205 and a secondary street coming off of the main road through the development were not included on the final plat. Based on the fact that the plat did not conform to the preliminary plat as approved, Norm Seligman made a motion to deny the plat, Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 10:50 P.M.

APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
City Secretary