

NOTE: THE APPLICATION IS FOR A REVISED SITE PLAN.

REVISED

742 86-8-SP

SITE PLAN APPLICATION

Date: 2-24-86

NAME OF PROPOSED DEVELOPMENT 740 GULF SERVICE STATION

NAME OF PROPERTY OWNER/DEVELOPER CHEVRON U.S.A. INC. / F.O. MUNSTERMAN

ADDRESS 1021 W. CAMPBELL RD. RICHMOND, TX 75289 PHONE 699-6600

NAME OF LAND PLANNER/ENGINEER JUD. HANSEN

ADDRESS SAME AS ABOVE PHONE 699-6623

TOTAL ACREAGE .8592 CURRENT ZONING C

NUMBER OF LOTS/UNITS 1

Signed J. Hansen

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.

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

Provided or Shown Not
on Site Plan 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: _____

SITE PLAN APPLICATION

Date: 1/16/35

NAME OF PROPOSED DEVELOPMENT 740 GOLF STATION

NAME OF PROPERTY OWNER/DEVELOPER CHEURON U.S.A. INC / F.D. MUNSTERMAN

ADDRESS P.O. Box 660230 DALLAS TX 75266 PHONE 214/699-6613

NAME OF LAND PLANNER/ENGINEER SAME (JUDI HICKERSON) PHONE 699-6600

ADDRESS _____ PHONE _____

TOTAL ACREAGE .8592

CURRENT ZONING C

NUMBER OF LOTS/UNITS 1

Signed F.D. Munsterman

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: _____

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z 2/13/86

Scheduled for Council _____

Applicant/Owner Gulf

Name of Proposed Development Gulf Station

Location 1-30 - FM-740

Total Acreage _____

Number Lots/Units 1

Current Zoning C

Special Restrictions _____

Surrounding Zoning C

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the use conform to the Land Use Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is this project in compliance with the provisions of a Concept Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is the property platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Building height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Building Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
7. Does the site plan contain all required information from the application checklist?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is there adequate access and circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are street names acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Building Codes

1. Do buildings meet setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do buildings meet fire codes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do signs conform to Sign Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Engineering

1. Does plan conform to Thoroughfare Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do points of access align with adjacent ROW?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are the points of access properly spaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Does plan conform with Flood Plain Regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SITE PLAN REVIEW

Date Submitted 2-24-86

Scheduled for P&Z 3-13-86

Scheduled for Council 4-7-86

Applicant/Owner Chevron - re submission

Name of Proposed Development Gulf gas station

Location I-30 + FM 740

Total Acreage .8592 Number Lots/Units 1

Current Zoning "C"

Special Restrictions _____

Surrounding Zoning "C"

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the use conform to the Land Use Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is this project in compliance with the provisions of a Concept Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the property platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building line <u>Car wash - 5' - need fire wall?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Buffering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Building height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
7. Does the site plan contain all required information from the application checklist?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is there adequate access and circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are street names acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Building Codes

1. Do buildings meet setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do buildings meet fire codes? <i>need fire extinguishers</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do signs conform to Sign Ordinance? <i>speed to see signs</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

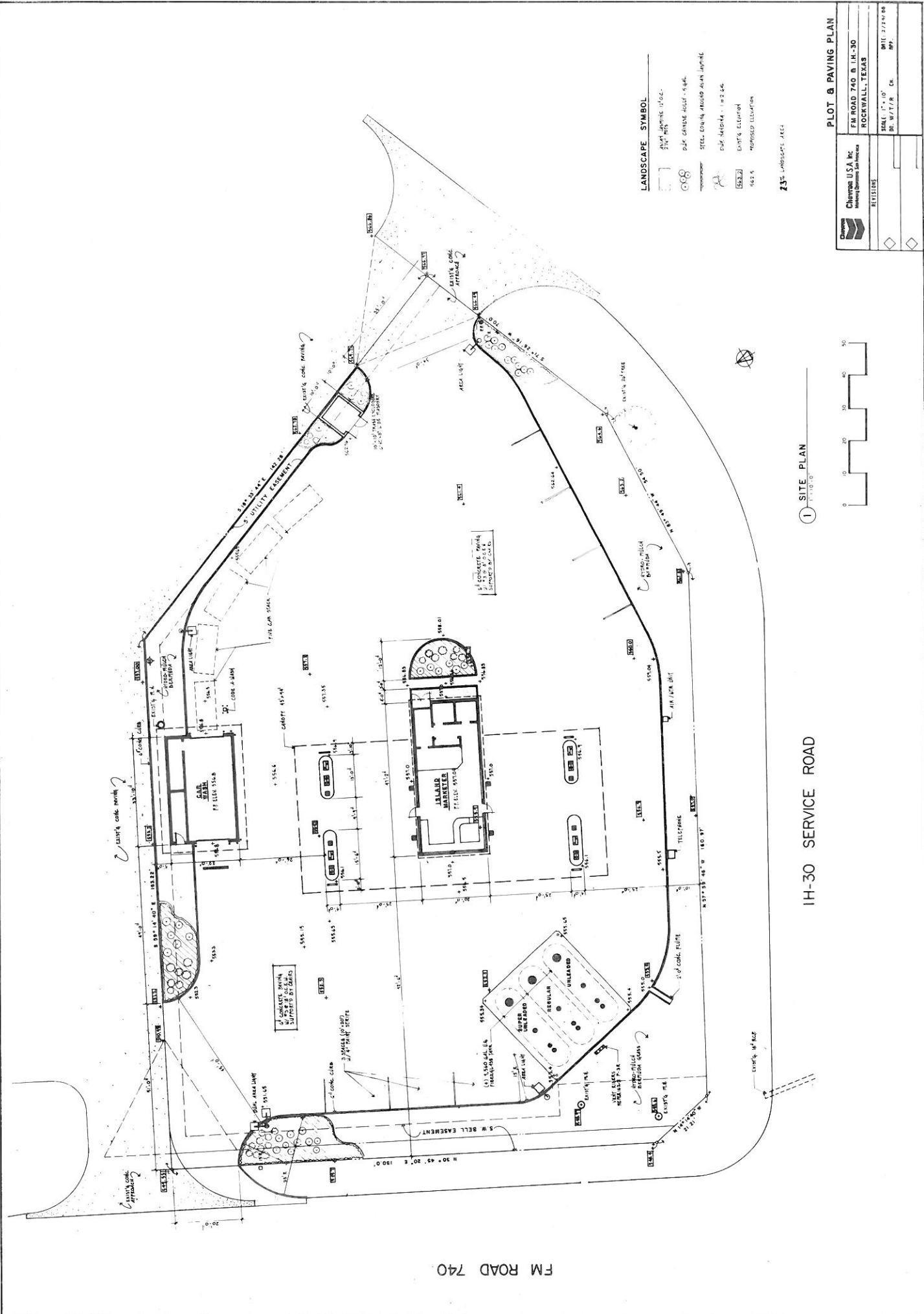
Engineering

1. Does plan conform to Thoroughfare Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Do points of access align with adjacent ROW?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are the points of access properly spaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Does plan conform with Flood Plain Regulations? <i>not</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Julie Cona</i>	<i>3-3-86</i>	<i>1/4 hr.</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____

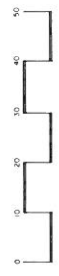
FM ROAD 740



LANDSCAPE SYMBOL	SYMBOL
2 1/2" DIAM. TREE	(Symbol)
3 1/2" DIAM. TREE	(Symbol)
4 1/2" DIAM. TREE	(Symbol)
5 1/2" DIAM. TREE	(Symbol)
6 1/2" DIAM. TREE	(Symbol)
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99 1/2" DIAM. TREE	(Symbol)
100 1/2" DIAM. TREE	(Symbol)

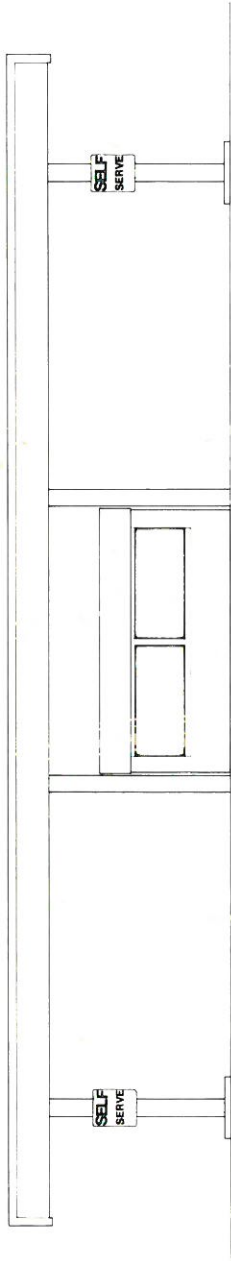
235 LANDSCAPE FEET

1 SITE PLAN



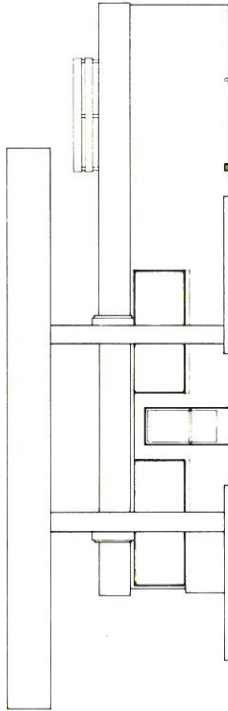
IH-30 SERVICE ROAD

Chevron USA Inc. Heavy Streets for Pavement	PLOT & PAVING PLAN	
	FM ROAD 740 & IH-30 ROCKWALL, TEXAS	
EUTILLIUS	DATE: 11/14/07	DATE: 11/14/07
	BY: W.T.R. OR	BY:



② WEST ELEVATION
1/4" = 1'-0"

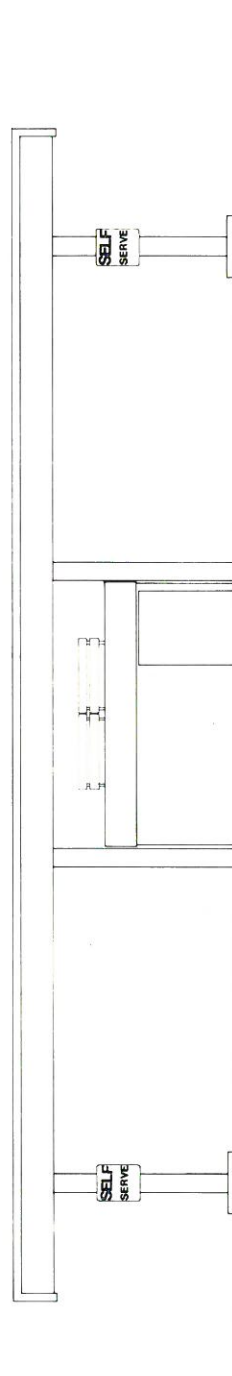
⑤ NORTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION (NORTH ELEVATION - OPP. HAND)
1/4" = 1'-0"

⑥ WEST ELEVATION (EAST ELEVATION - OPP. HAND)
1/4" = 1'-0"

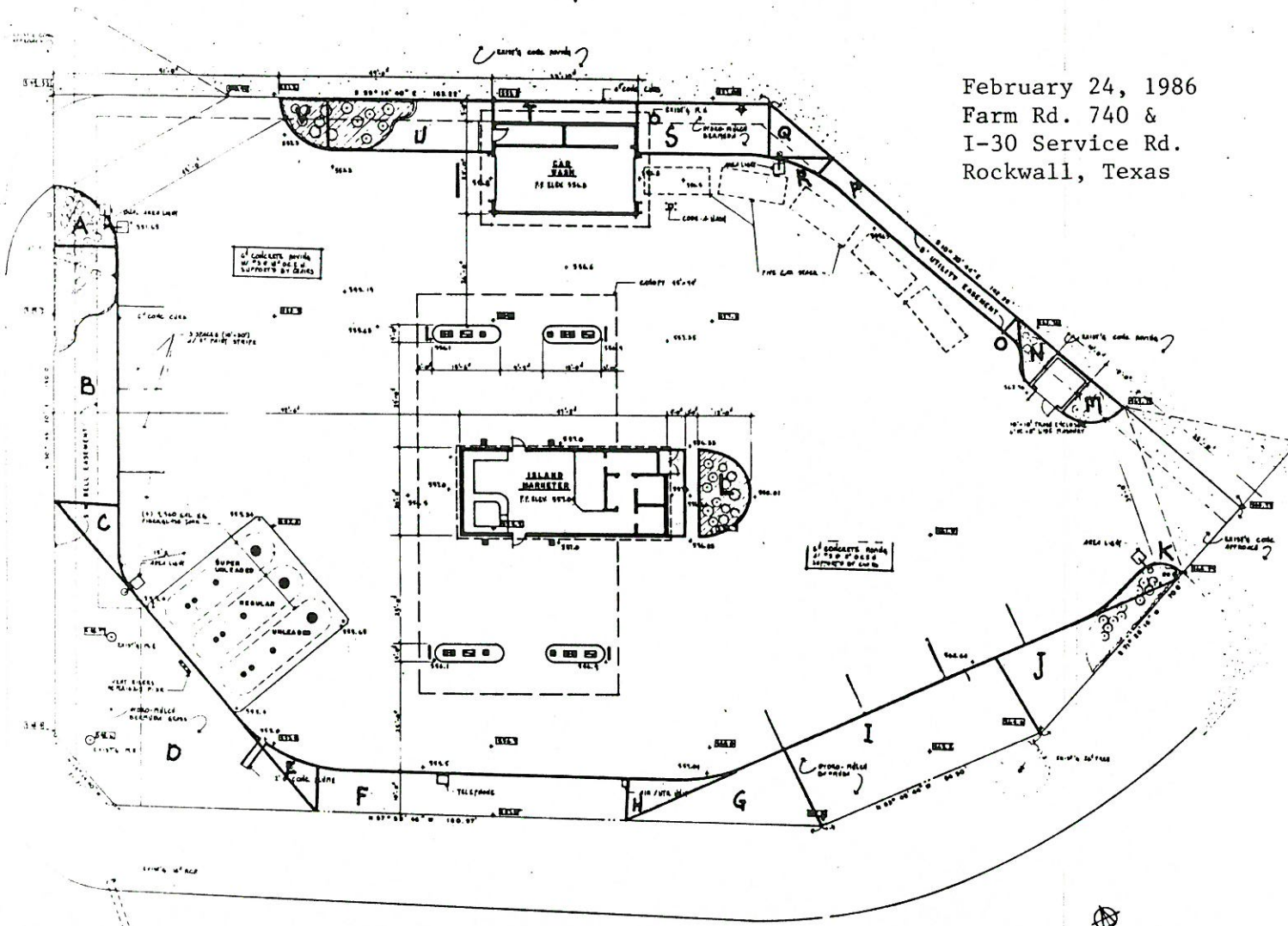
CAR WASH



① EAST ELEVATION
1/4" = 1'-0"

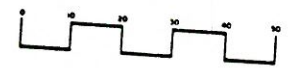
ISLAND MARKETER / CANOPY

February 24, 1986
 Farm Rd. 740 &
 I-30 Service Rd.
 Rockwall, Texas



IH-30 SERVICE ROAD

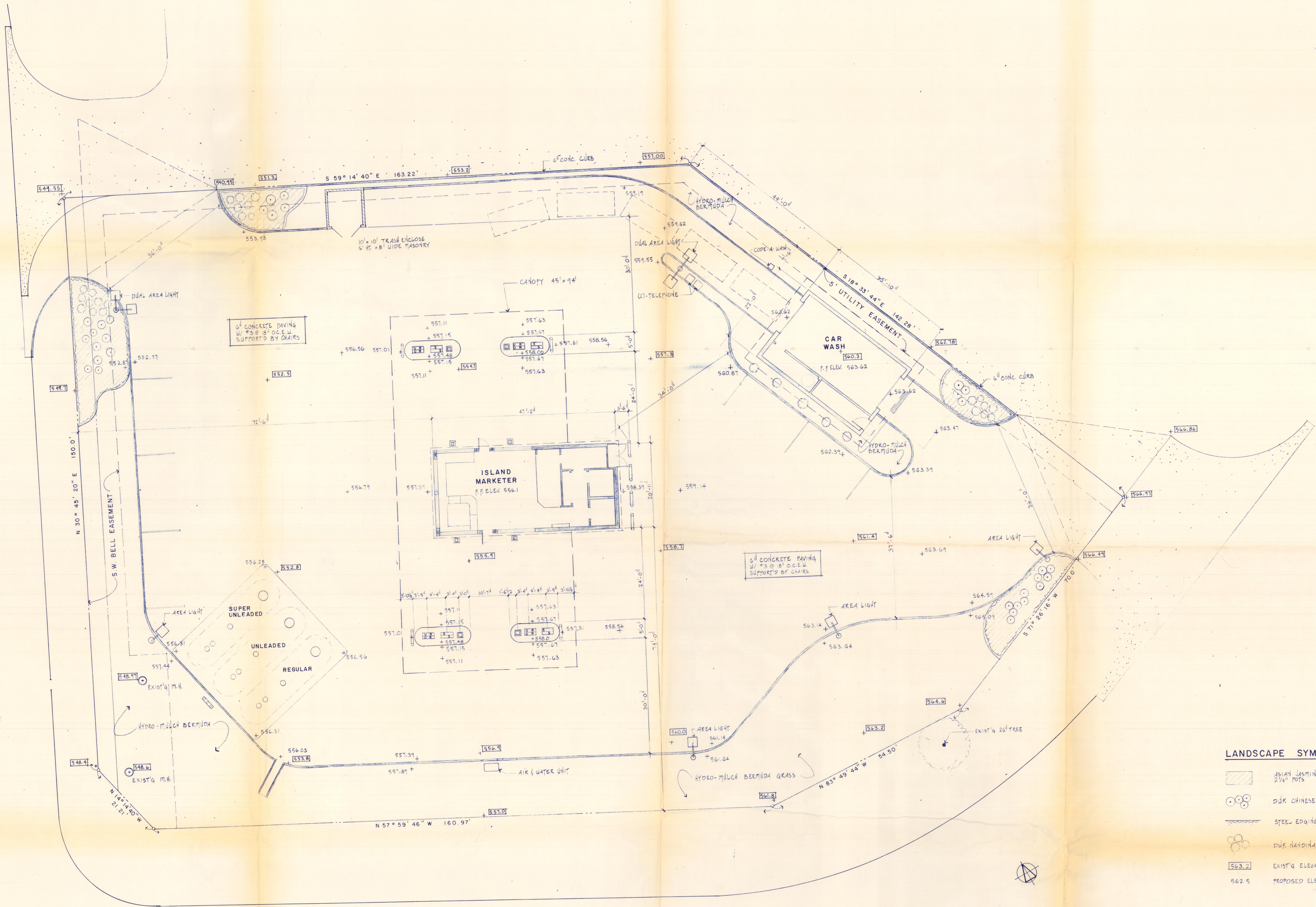
① SITE PLAN
 1" = 10'-0"



- | | | |
|--|--------------------------------------|--------------------------------------|
| A) $\uparrow 15' / 4' = 176.71$ s.f. | G) $70' \times 10' = 700$ s.f. | O) $1/2 (5') \times 5' = 12.5$ s. |
| B) $60' \times 15' = 900$ s.f. | H) $1/2 (10') \times 18' = 90$ s.f. | P) $5' \times 56' = 280$ s.f. |
| C) $1/2 (15') \times 17' = 127.5$ s.f. | I) $20' \times 55' = 1100$ s.f. | Q) $1/2 (13') \times 12' = 78$ s. |
| D) $1/2 (70') \times 59' = 2655$ s.f. | J) $1/2 (20') \times 45' = 450$ s.f. | R) $1/2 (5') \times 7' = 17.5$ s. |
| $1/2 (14') \times 16' = 112$ | K) $1/2 (6') \times 15' = 45$ s.f. | S) $12' \times 30' = 360$ s.f. |
| 2543 s.f. | L) $\uparrow 12^2 / 2 = 226.2$ s.f. | T) $5' \times 33' 10'' = 169.15$ s. |
| E) $1/2 (10') \times 10' = 50$ s.f. | M) $\uparrow 10^2 / 4 = 78.5$ s.f. | U) $12' \times 38' 6'' = 462$ s.f. |
| F) $1/2 (20') \times 40' = 400$ s.f. | N) $1/2 (10') \times 13' = 65$ s.f. | V) $\uparrow 12^2 / 4' = 113.1$ s.f. |

TOTAL AREA	37,427.00	
TOTAL LANDSCAPE AREA	8,444.16	= 23%

FM ROAD 740



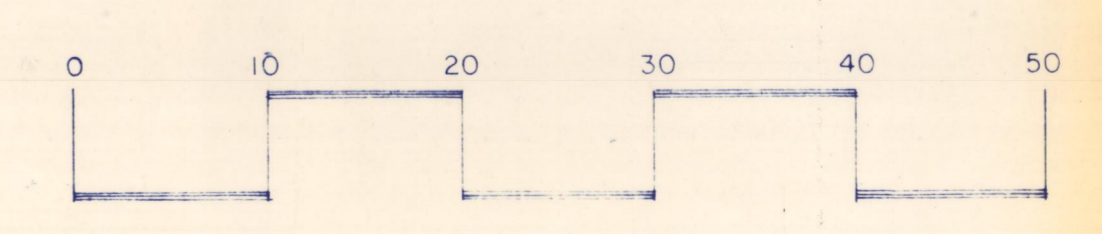
LANDSCAPE SYMBOL

	ASIAN JASMINE 12' oc - 2 1/4"
	DWR. CHINESE HOLLY - 5' gal.
	STEEL EDGING AROUND ASIAN JASMINE
	DWR. NANDINA - 1' to 2' gal.
	EXIST'G ELEVATION
	PROPOSED ELEVATION

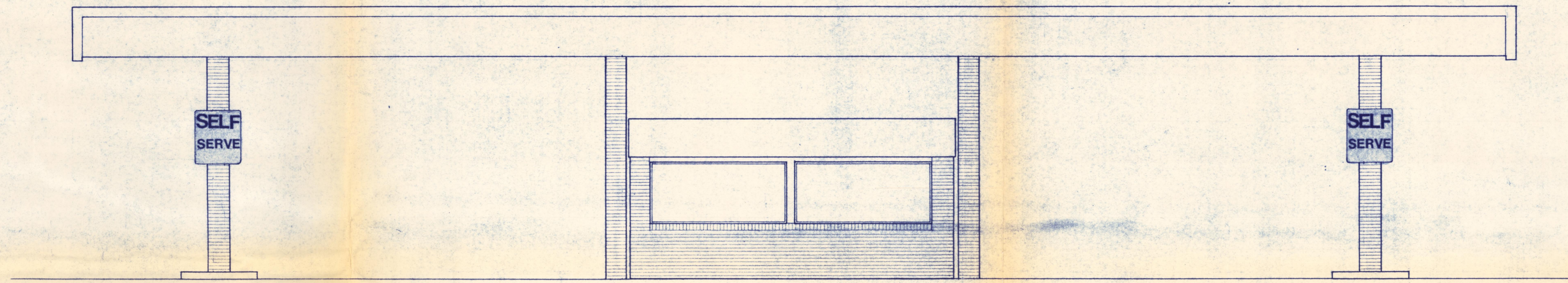
20% LANDSCAPE AREA

IH-30 SERVICE ROAD

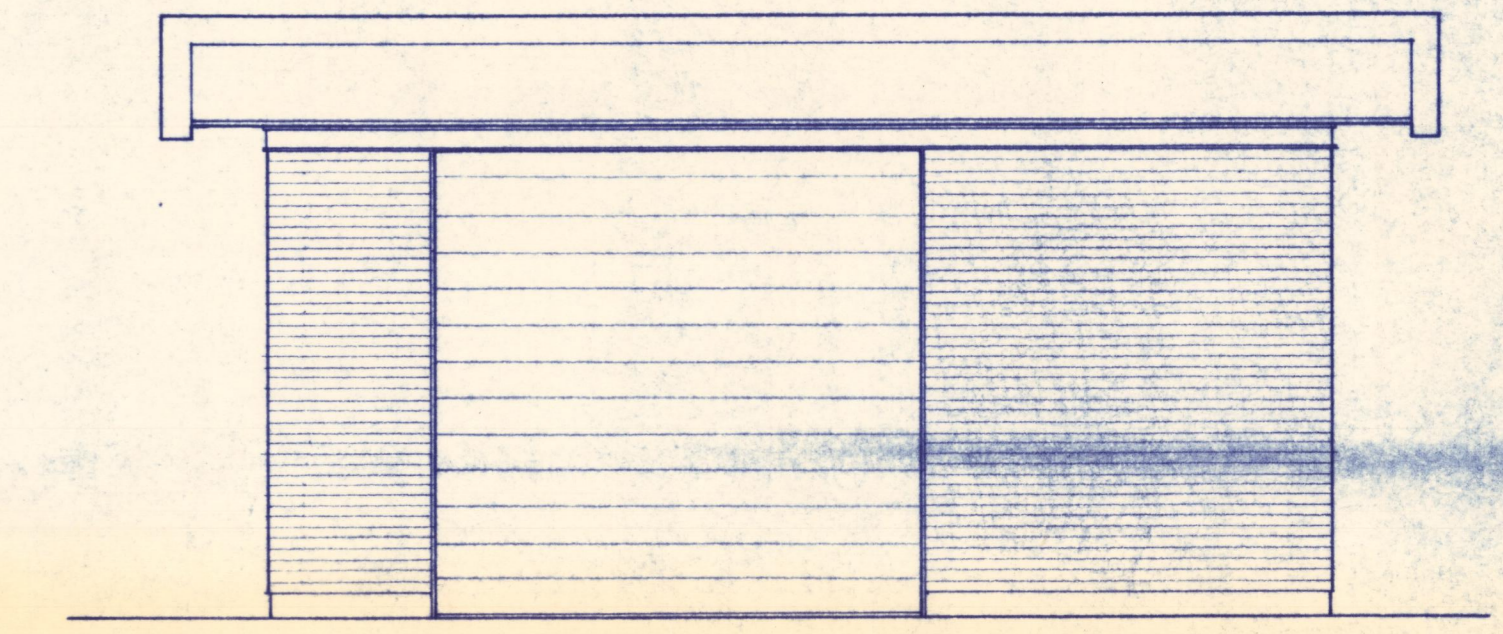
1 SITE PLAN
1" = 10'-0"



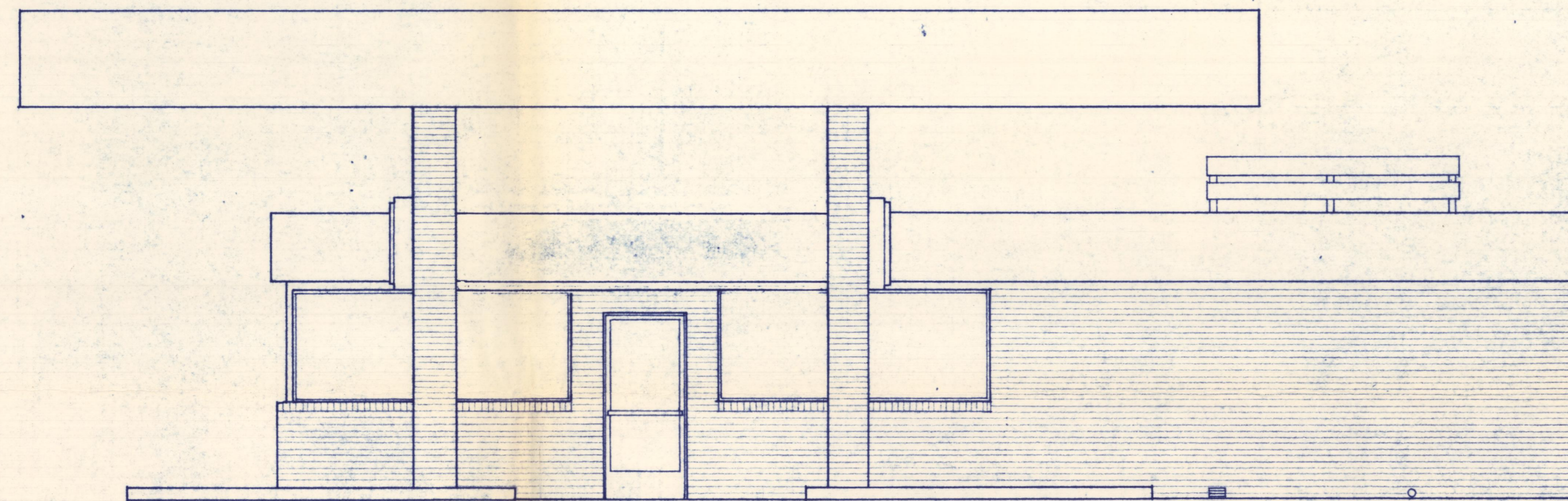
Chevron USA Inc Marketing Operations San Francisco	PRELIMINARY SITE PLAN / LANDSCAPE PLAN		
	REVISIONS	SCALE: 1" = 10'	DATE: 1/23/86
<input type="checkbox"/>	DR.	CH.	APP.
<input type="checkbox"/>			



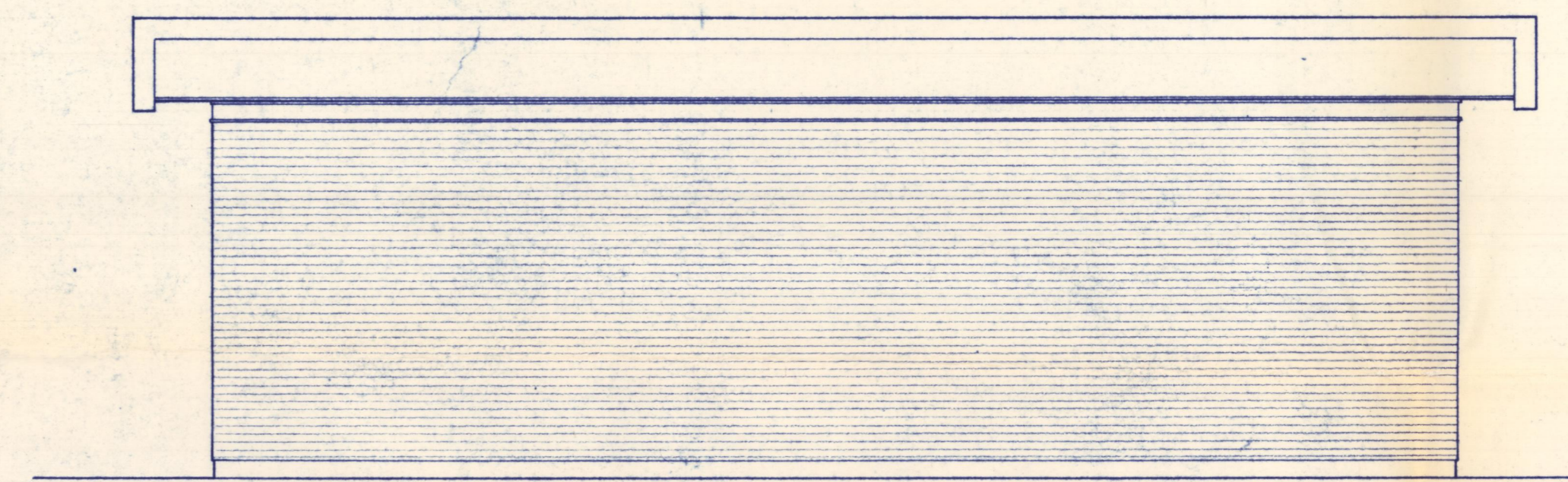
② WEST ELEVATION
1/4" = 1'-0"



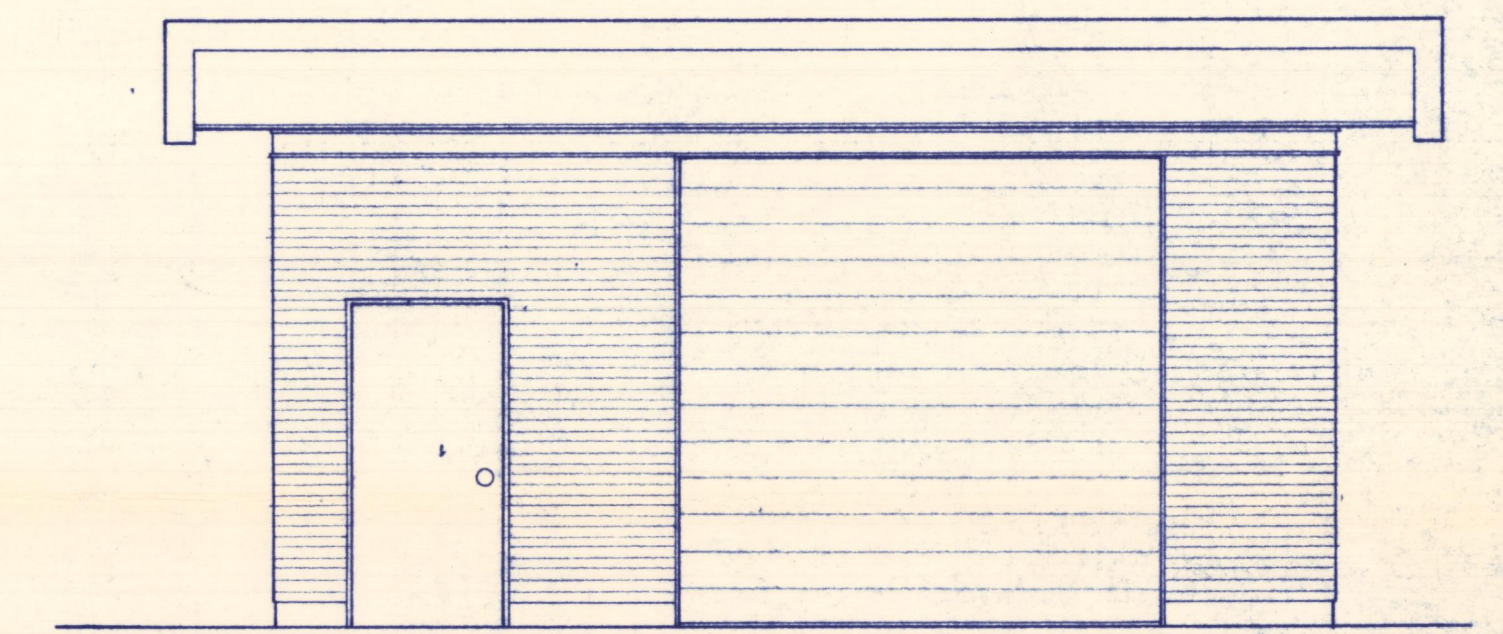
⑤ NORTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION (NORTH ELEVATION - OPP. HAND)
1/4" = 1'-0"

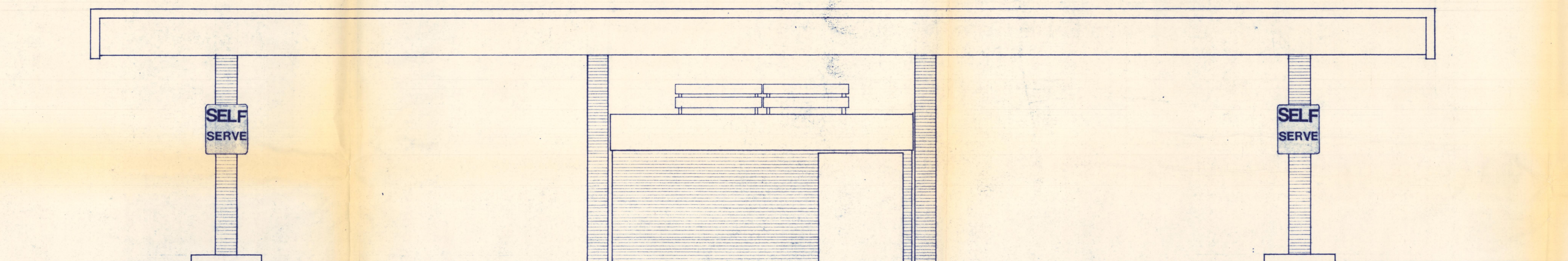


⑥ WEST ELEVATION (EAST ELEVATION - OPP. HAND)
1/4" = 1'-0"




⑦ SOUTH ELEVATION
1/4" = 1'-0"

CAR WASH

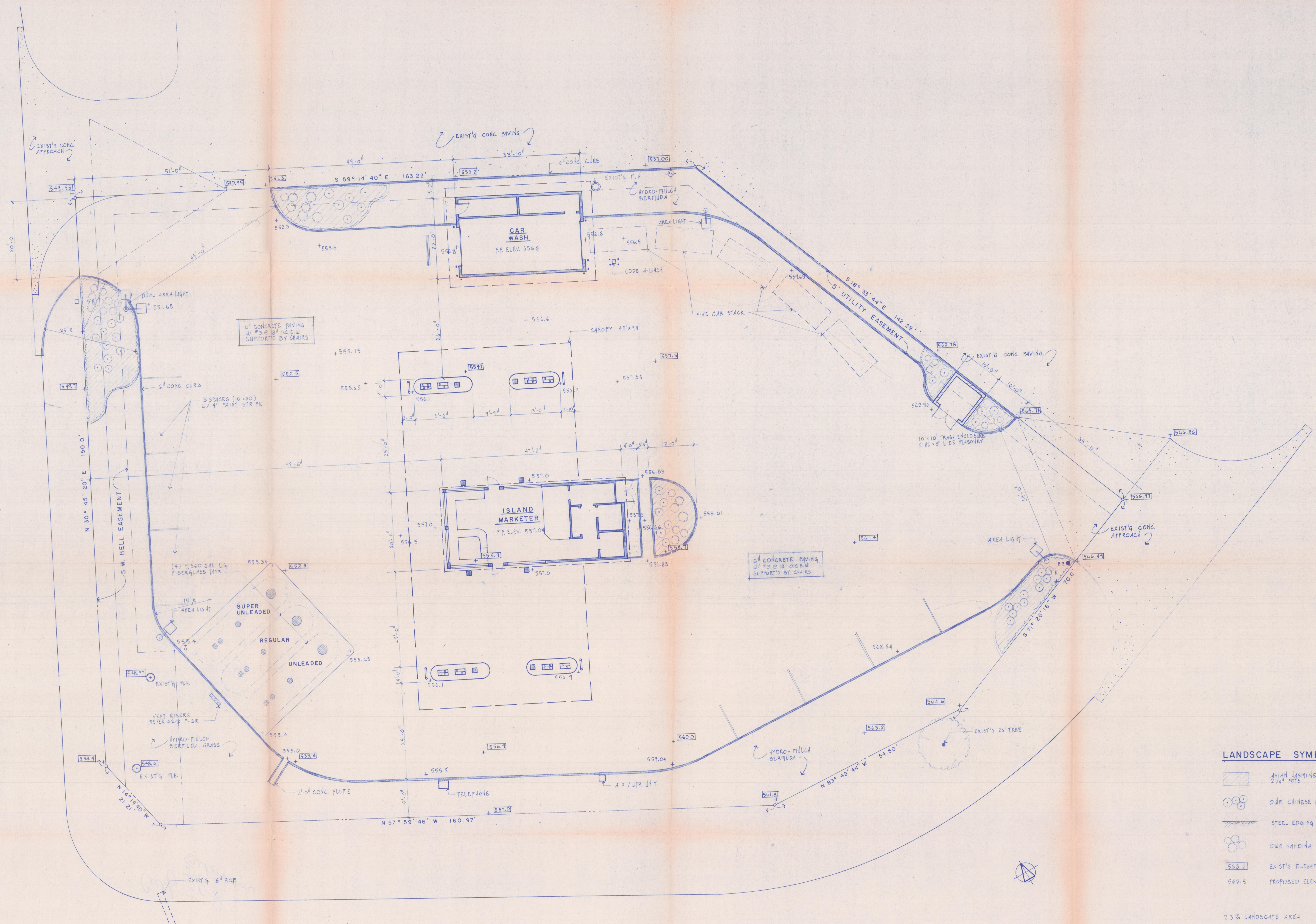


① EAST ELEVATION
1/4" = 1'-0"

ISLAND MARKETER / CANOPY

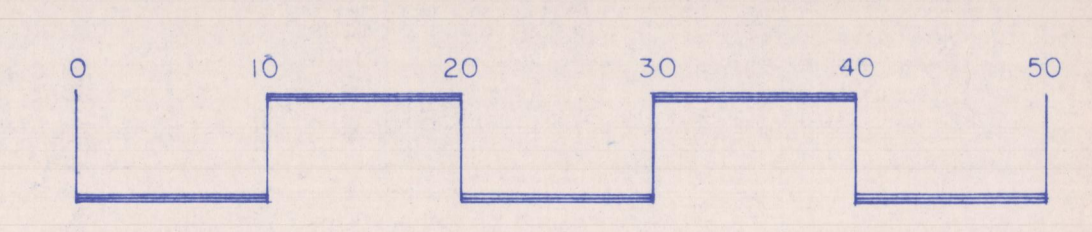
	Chevron U.S.A. Inc. Marketing Operations San Francisco	ELEVATIONS		
	REVISIONS		SCALE: 1/4" = 1'-0" DR. CH. APP.	DATE: 1/23/86
◇				
◇				

FM ROAD 740



IH-30 SERVICE ROAD

1 SITE PLAN
1" = 10'-0"



- LANDSCAPE SYMBOL**
- ASIAN JASMINE 12" O.C. - 2 1/4" POTS
 - DWF. CHINESE HOLLY - 5 GAL.
 - STEEL EDGING AROUND ASIAN JASMINE
 - DWF. NANDINA - 1 to 2 GAL.
 - EXIST'G ELEVATION
 - PROPOSED ELEVATION

23% LANDSCAPE AREA

PLOT & PAVING PLAN

	Chevron U.S.A. Inc. Marketing Operations San Francisco	FM ROAD 740 & I.H.-30 ROCKWALL, TEXAS
	REVISIONS	SCALE: 1" = 10' DR. W/T/R CH.
<input type="checkbox"/>		DATE: 2/24/86 APP.
<input type="checkbox"/>		



Chevron U.S.A. Inc.
1221 W. Campbell Rd., Richardson, Texas
Mail P.O. Box 660230, Dallas, TX 75266-0230

January 30, 1986

Rockwall City Hall
205 W. Rusk
Rockwall, TX 75087

Attn: Julie Couch

GULF SERVICE STATION
CONSTRUCTION APPROVAL
FM RD. 740 & I-30 ROCKWALL
LANDSCAPE CALCULATIONS

Dear Ms. Couch:

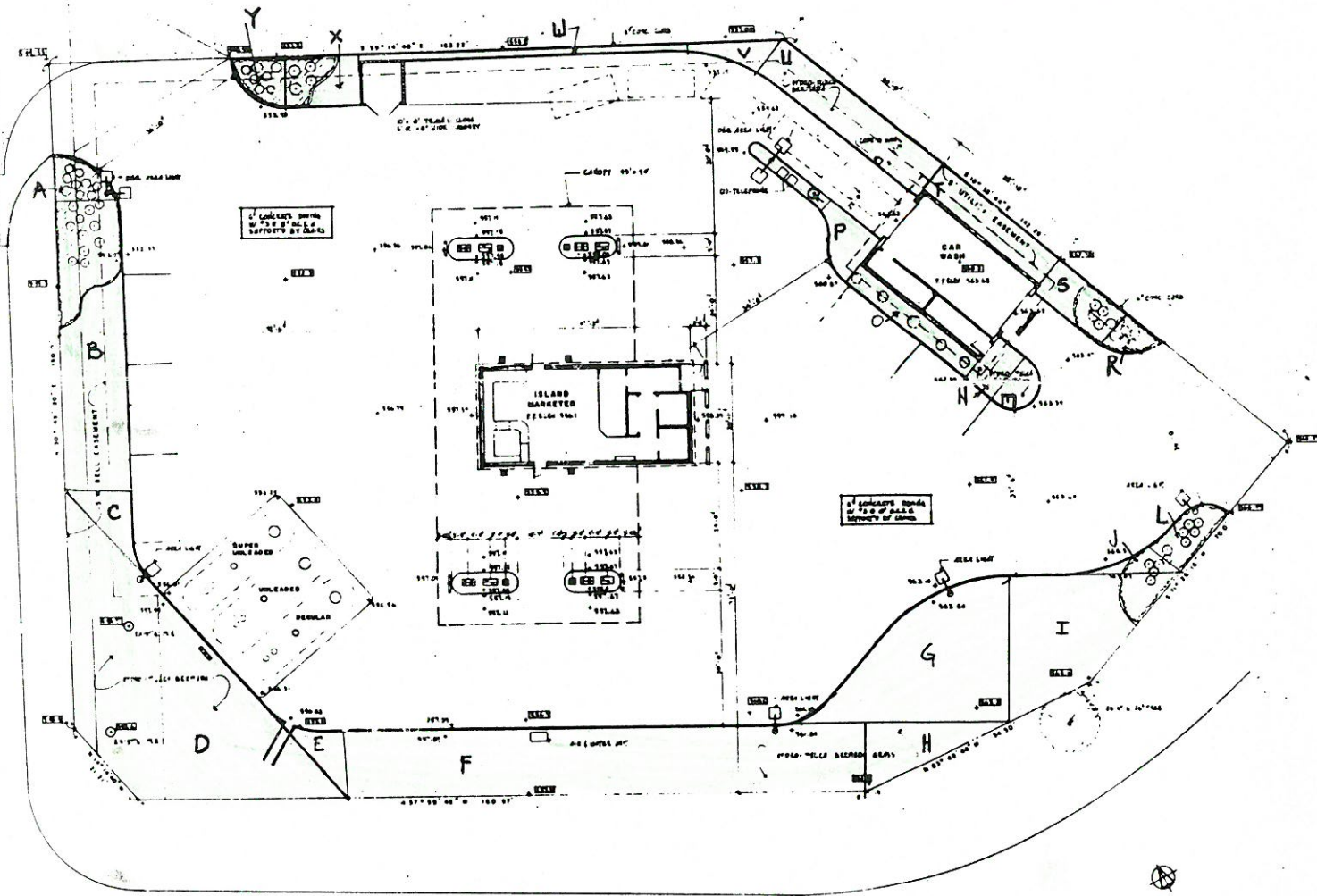
Per our telephone conversation, attached are the Landscape Calculations for the subject facility. Please contact me at 699-6623 if you have any questions or need any further information. Thank you.

Sincerely,

Judi Hickerson

JH/rh

January 28, 1986
 Farm Rd. 740 & I30 Service
 Road
 Rockwall, Texas



IH-30 SERVICE ROAD

① SITE PLAN

- | | | |
|--|--|--|
| A) $\pi 15' / 4' = 176.71$ s.f. | H) $\frac{1}{2} (15') \times 32' = 240$ s.f. | Q) $20' \times 3' = 60$ s.f. |
| B) $60' \times 15' = 900$ s.f. | I) $(38') \frac{1}{2} \times 32' = 608$ s.f. | R) $\pi 8^2 / 4' = 50.2$ s.f. |
| C) $\frac{1}{2} (15') \times 17' = 127.5$ s.f. | J) $\frac{1}{2} (10') \times 10' = 50$ s.f. | S) $20' \times 8' = 160$ s.f. |
| D) $\frac{1}{2} (70') \times 59' = 2655$ s.f. | K) $11' \times 8' = 88$ s.f. | T) $7.5' \times 34' = 255$ s.f. |
| $\frac{1}{2} (14') \times 16' = 112$ | L) $\pi 8^2 / 4' = 50.26$ s.f. | U) $44' \times 8' = 352$ s.f. |
| 2543 | M) $\pi 12^2 / 2' = 226$ s.f. | V) $\frac{1}{2} (14') \times 8' = 56$ s.f. |
| E) $\frac{1}{2} (15') \times 13' = 97.5$ s.f. | N) $7' \times 12' = 84$ s.f. | W) $70' \times 2' = 140$ s.f. |
| F) $115' \times 15' = 1725$ s.f. | O) $5' \times 34' = 170$ s.f. | X) $17' \times 12' = 204$ s.f. |
| G) $\frac{1}{2} (50') \times 33' = 825$ s.f. | P) $\frac{1}{2} (12') \times 15' = 90$ s.f. | Y) $\pi 12^2 / 4' = 113$ s.f. |

TOTAL AREA 37,427
 TOTAL LANDSCAPE AREA 9,390 s.f. = 25%

Agenda Notes
P&Z - 2/13/86

IV. D. P&Z 86-8-SP - Consider Approval of a Site Plan for the 740 Gulf Station Located at the Northwest Corner of FM-740 and I-30 Service Road

The Gulf Station has submitted their site plan for review at the intersection of FM-740 and I-30 in the Towne Centre Shopping Center. They are utilizing the two entrances that already exist, one for McDonald's and one going into the first entrance into Towne Center. They are not proposing any additional entrances along either FM-740 or I-30. They more than meet the required landscaping in terms of percentage. They also meet all of our required parking and setbacks. The property is already platted and a turning lane has been built by Towne Centre in front of the location along FM-740. The site plan does meet all of our basic requirements. A copy of it is attached.

MINUTES OF THE PLANNING AND ZONING COMMISSION.

February 13, 1986

The meeting was called to order at approximately 7:35 P.M. by Chairman Tom Quinn. Other members present were J. D. Jacobs, Teddy Carlaw, Don Smith, Hank Crumbley, Leigh Flagens and Norm Seligman.

The first item considered was the Consent Agenda consisting of the following:

1. Approval of minutes dated January 16, 1986
2. Approval of final plat for Northshore, Phase II-B.

Carlaw made a motion to approve the Consent Agenda with the following name corrections on the minutes of January 16, 1986: 1) Vernie Miller, 2) Rex Reavis, 3) George Lubke. The motion was seconded by Jacobs, the same was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Whittle Development for a change in the preliminary plan for "PD-9" to include the land uses of General Retail, "SF-7", "SF-22.5", "SF-15", and "MF-14", with area requirements on approximately 288 acres of land located between FM-740 and FM-3097. Staff briefly detailed the case. The public hearing was opened. The developer, Rob Whittle, then approached the Commission stating the details of his request and offering to answer any questions that the Commission or others might have. Next, Mr. Jim Seglee, an adjacent property owner, approached the Commission requesting to ask Mr. Whittle various questions and stated his concerns regarding the request. As there was no further discussion, the public hearing was closed. The Commission then discussed the following items: 1) Office/Warehouse versus Office/Showroom; 2) the breaking up of large tracts into small sections; 3) the timetable for the development plan; 4) the land that is to be developed in the City of Heath; 5) the ownership of land; 6) the timetable for developing the property; 7) utilities; 8) the sewer treatment plant. A motion was made by Seligman to approve the request for the "PD-9" to include the land uses of General Retail, "SF-22.5", "SF-12.5", "SF-10" with the area requirements, amenities, and guidelines as submitted on the plan to the Commission. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Madolyn Anderson/Randy Sparks for a Conditional Use Permit and a site plan for a day care and learning center to be located on Lots 1 - 6 of the Foree Addition. Staff detailed the case. The public hearing was opened. Mr. John Lindsey, representing Anderson/Sparks, then approached the Commission, outlining the request. The following residents of the Foree Addition approached the Commission with their opposition to this request: Sue Roan, Alvin Hunter, Pete Nelson, Craig Fox, Sherry Eperson, Henry Dryer, Joe Niel, David Dorotik. Mrs. Anderson, the applicant, then approached the Commission explaining her request. After Mrs. Anderson's statements, the following residents again came before the Commission opposing the request: W. B. Lowe, Bob Speights, Rick Lemley, Mary Tarvin. The public hearing was then closed. The Commission then discussed at length the following

items: 1) deliveries to the center; 2) traffic; 3) sewer and water lines; 4) hours that the center would be open; 5) the number of children that would be expected in the center. A motion was then made by Smith to deny the request, with Plagens seconding the motion. The motion was voted on and passed six to one, with Crumbley voting against and all others voting in favor.

The Commission then held a public hearing and considered approval of a request from Larry Cleghorn for a Conditional Use Permit for the temporary location of one mobile home located on 66.26 acres of land. Staff detailed the case. The public hearing was opened. Mr. Cleghorn then approached the Commission, outlining his request and offering to answer any questions the Commission or others might have. With no one wishing to discuss the issue, the public hearing was closed. The Commission then discussed with Mr. Cleghorn several items. A motion was made by Plagens to approve the request for a one-year Conditional Use Permit with Seligman seconding the motion. Smith then amended the motion by stating that the motion should be subject to the applicable conditions of City ordinances. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Harbor Landing, Phase I, a 21 lot single family subdivision located in Chandlers. Smith noted to the Commission that the preliminary plat for this request had not been before the Council at this time. Smith then made a motion to approve the request subject to the Council's action on the preliminary plat. Plagens seconded the motion, the same was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Lee Rhoades Addition, a one-lot subdivision located on Summit Ridge. A motion was made by Plagens to approve the request. Smith seconded the motion, the same was voted on and passed unanimously.

The item to consider approval of a vacation of plat and a replat of the Goldencrest Subdivision containing 49.943 acres of land located east of FM-740 was withdrawn from the Agenda by the applicant.


Next, the Commission considered approval of a site plan for the 740 Gulf Station located at the northwest corner of FM-740 and I-30 Service Road. After several remarks by the Commission, a motion was made by Smith to approve the request as submitted, with Jacobs seconding the motion. The motion was voted on and passed unanimously.

The item to consider approval of a revised site plan/preliminary plat of the Chenault Retail Center located at the north corner of Storrs Street and SH-205 was withdrawn from the Agenda by the applicant.

The Commission then considered approval of a request from Melvin Cooley to build a front yard fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Drive). After a short discussion by the Commission, a motion was made by Plagens to approve the request and was seconded by Seligman. The motion was voted on and passed six to one, with Smith voting against and all others voting in favor.


With no other business to come before the Commission, the meeting was adjourned.

APPROVED:



Chairman

ATTEST:



City Secretary

PLANNING AND ZONING ACTION SHEET

Applicant Cherwon USA Case No. 86-8-SP
Property Description 740 Gulf Station - I30 Service
Case Subject Matter site plan Road

CASE ACTION

Date to P&Z 2-13-86 Approved Disapproved Tabled
Conditions _____

Date to City Council _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number