

SITE PLAN APPLICATION

Date: JULY 30, 1986

NAME OF PROPOSED DEVELOPMENT LOT A & LOT B

NAME OF PROPERTY OWNER/DEVELOPER CECIL E SELF

ADDRESS 3612 HILLTOP CR. ROCKWALL, TEX 75087 PHONE 722-9518

NAME OF LAND PLANNER/ENGINEER BROWN LAND SURVEYORS

ADDRESS 304 WEST RUSK ROCKWALL, TEXAS 75087 PHONE 722-3036

TOTAL ACREAGE _____ CURRENT ZONING _____

NUMBER OF LOTS/UNITS 2

Signed Cecil E Self

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>X</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>X</u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>X</u>	_____	3. Design and location of ingress and egress
_____	<u>X</u>	4. Off-street parking and loading facilities
15 FT	_____	5. Height of all structures
STORAGE	_____	6. Proposed Uses
<u>NONE</u>	_____	7. Location and types of all signs, including lighting and heights
<u>X</u>	_____	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

 x

9. Street names on proposed streets

 x

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: _____

INTERSTATE HWY. NO. 30 ROAD

SERVICE

20 CONCRETE APPROACH
WATER METER
20 UTIL ESMT.

97.69

30.80

30

20 UTIL ESMT.

50 BL.

24' FIRE EASEMENT

130

ASPHALT ROAD

132.15

0.295 AC.

0.500 AC.

PLACE OF BEGINNING

S 89° 55' 10" E
61.95

LANE

KRISTY

146.21

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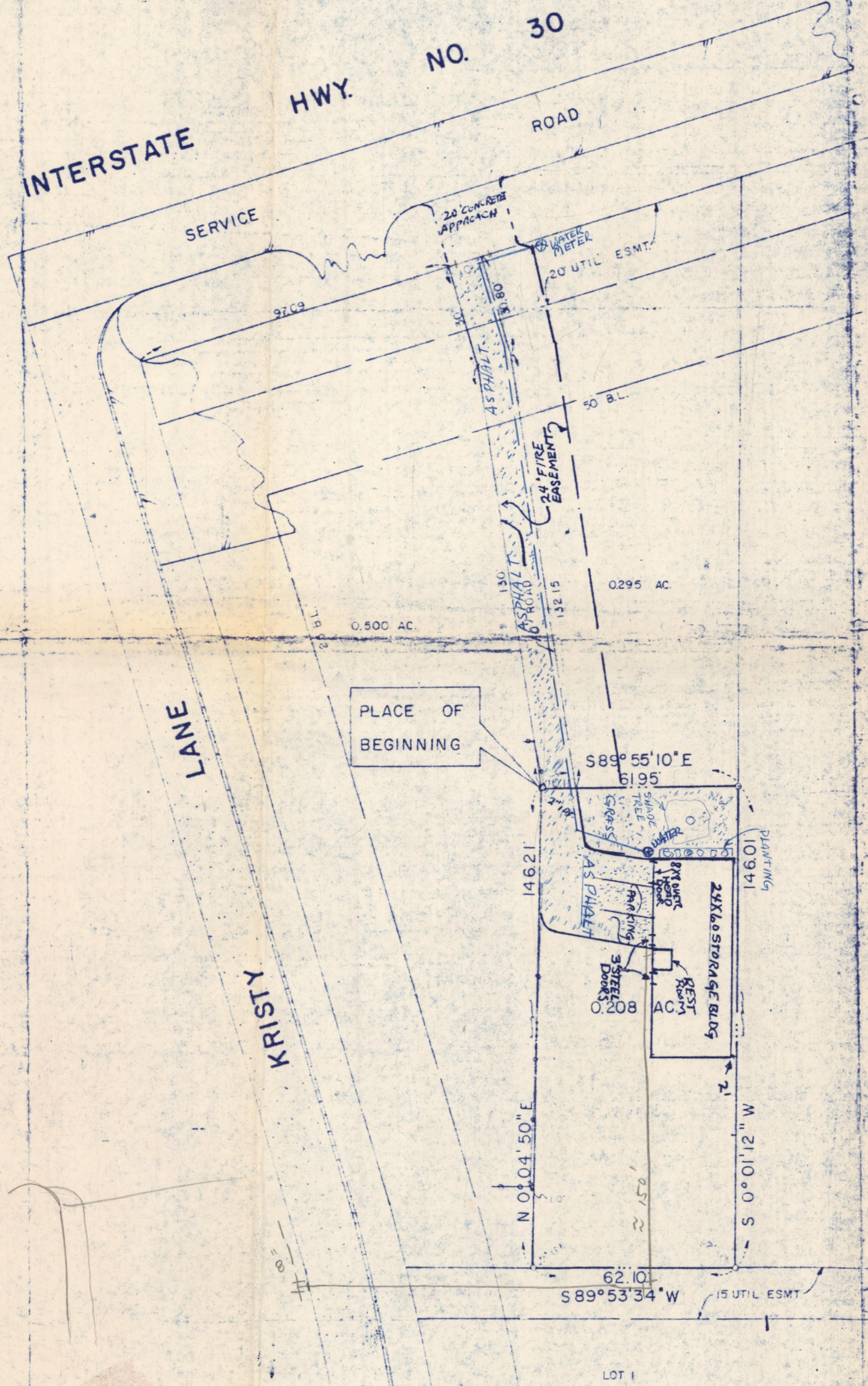
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SITE PLAN



DESCRIPTION

BEING, a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, and further being part of Lot 1, Bodin Industrial Tract, to the City of Rockwall, as recorded in Slide A, Page 347, Map and Plat Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING, at the point of Intersection of the South line of Interstate Highway No. 30, with the East line of Kristy Lane, Thence, N. 73° 15' 32" E., along the South line of Interstate Highway No. 30, a distance of 97.09 feet, Thence, S. 15° 57' 38" E., leaving the said South line of Interstate Highway No. 30, a distance of 30.00 feet, Thence, S. 8° 24' 15" E., a distance of 130.00 feet to the PLACE OF BEGINNING a 1/2" iron stake found for corner.

THENCE, S. 89° 55' 10" E., a distance of 61.95 feet to a 1/2" iron stake set for corner. THENCE, S. 0° 01' 12" W., a distance of 146.01 feet to a 1/2" iron stake set for corner. THENCE, S. 89° 53' 34" W., a distance of 62.10 feet to a 1/2" iron stake found for corner.

THENCE, N. 0° 04' 50" E., a distance of 146.21 feet to the PLACE OF BEGINNING, and containing 0.208 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on October 3, 1984.

DESCRIPTION

24' Road Easement

BEING, a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, and further being part of Lot 1, Bodin Industrial Tract, to the City of Rockwall, as recorded in Slide A, Page 347, Map and Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being N. 73° 15' 32" E., a distance of 97.09 feet from the point of Intersection of the East line of Kristy Lane with the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner.

THENCE, N. 73° 15' 32" E., along the South line of Interstate Highway No. 30, a distance of 10.00 feet to a point for corner.

THENCE, S. 15° 57' 38" E., leaving the said South line of Interstate Highway No. 30, a distance of 30.80 feet to a point for corner. THENCE, S. 8° 24' 15" E., a distance of 132.15 feet to a point for corner. THENCE, N. 89° 55' 10" W., a distance of 10.11 feet to a point for corner. THENCE, N. 8° 14' 13" W., a distance of 130.00 feet to a point for corner. THENCE, N. 15° 57' 38" W., a distance of 30.00 feet to the PLACE OF BEGINNING, and containing 0.037 acres of land.

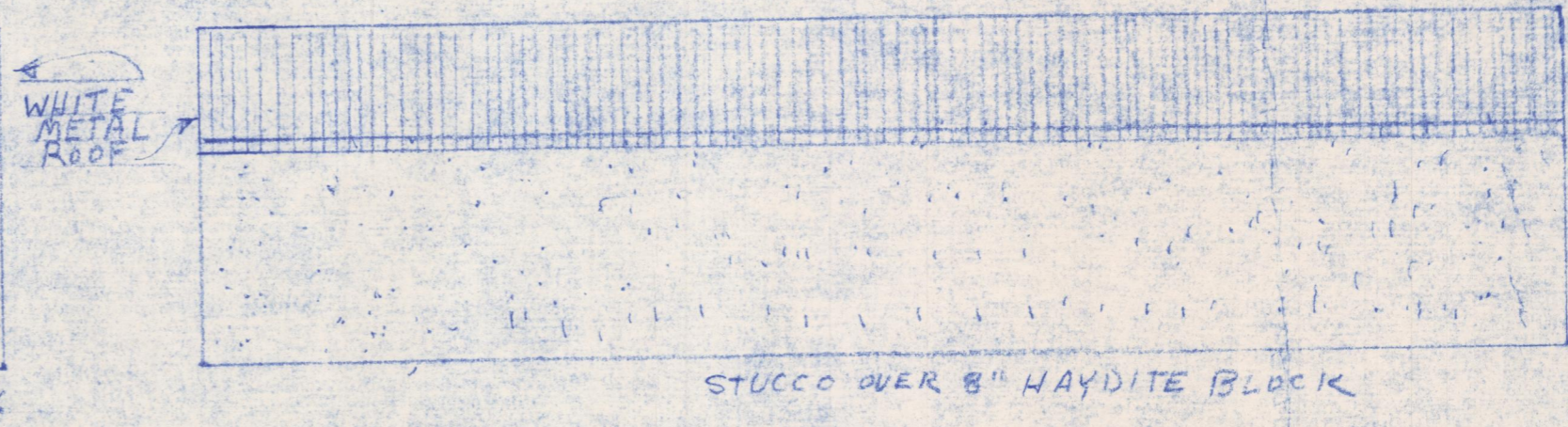
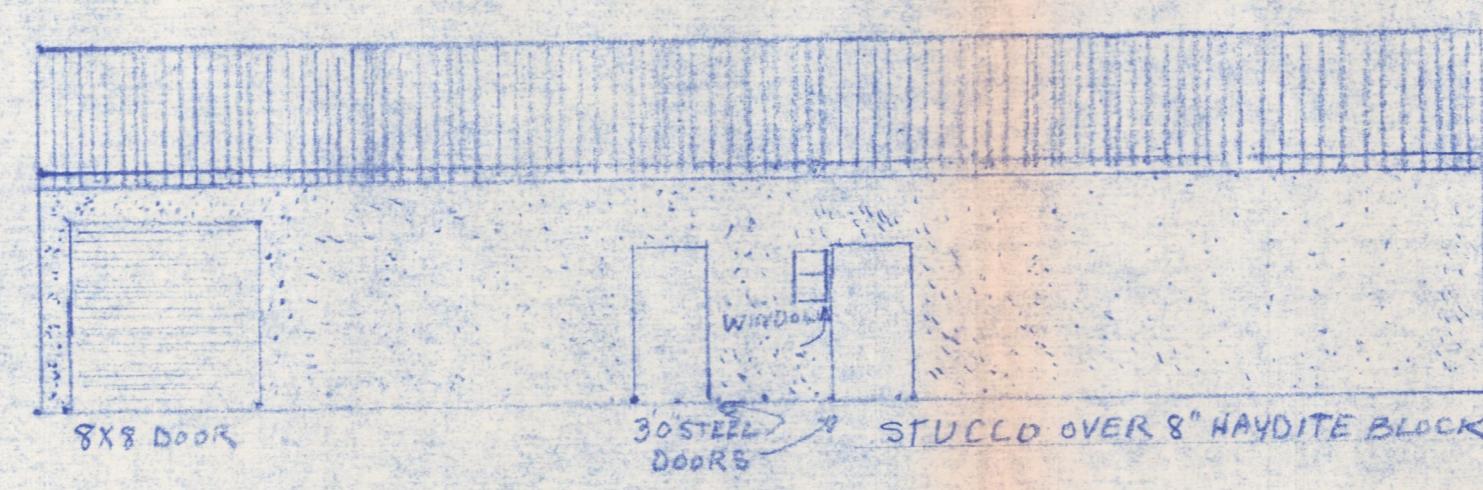
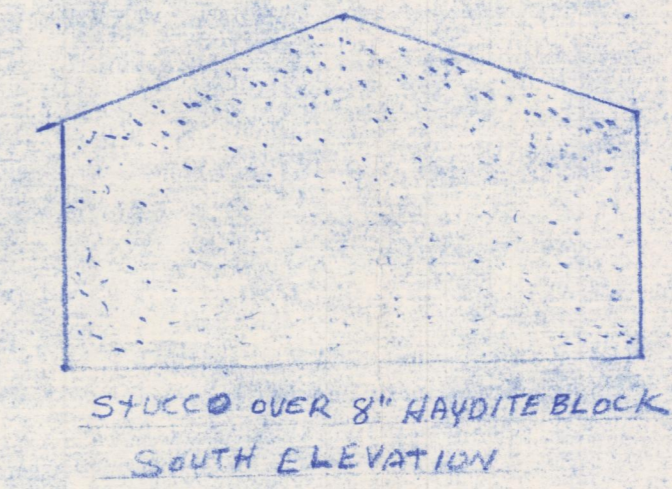
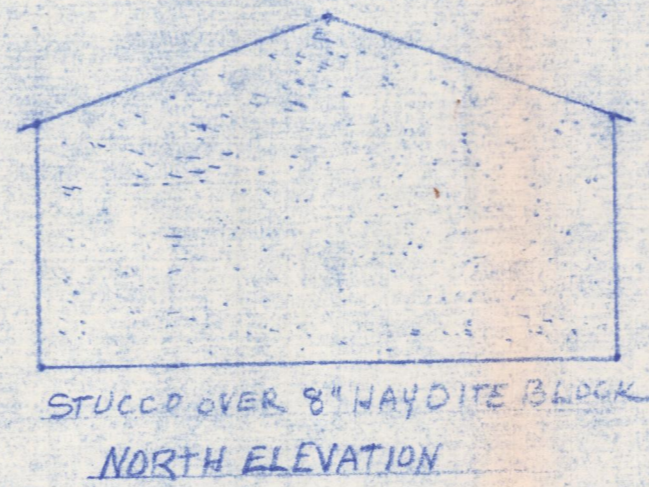
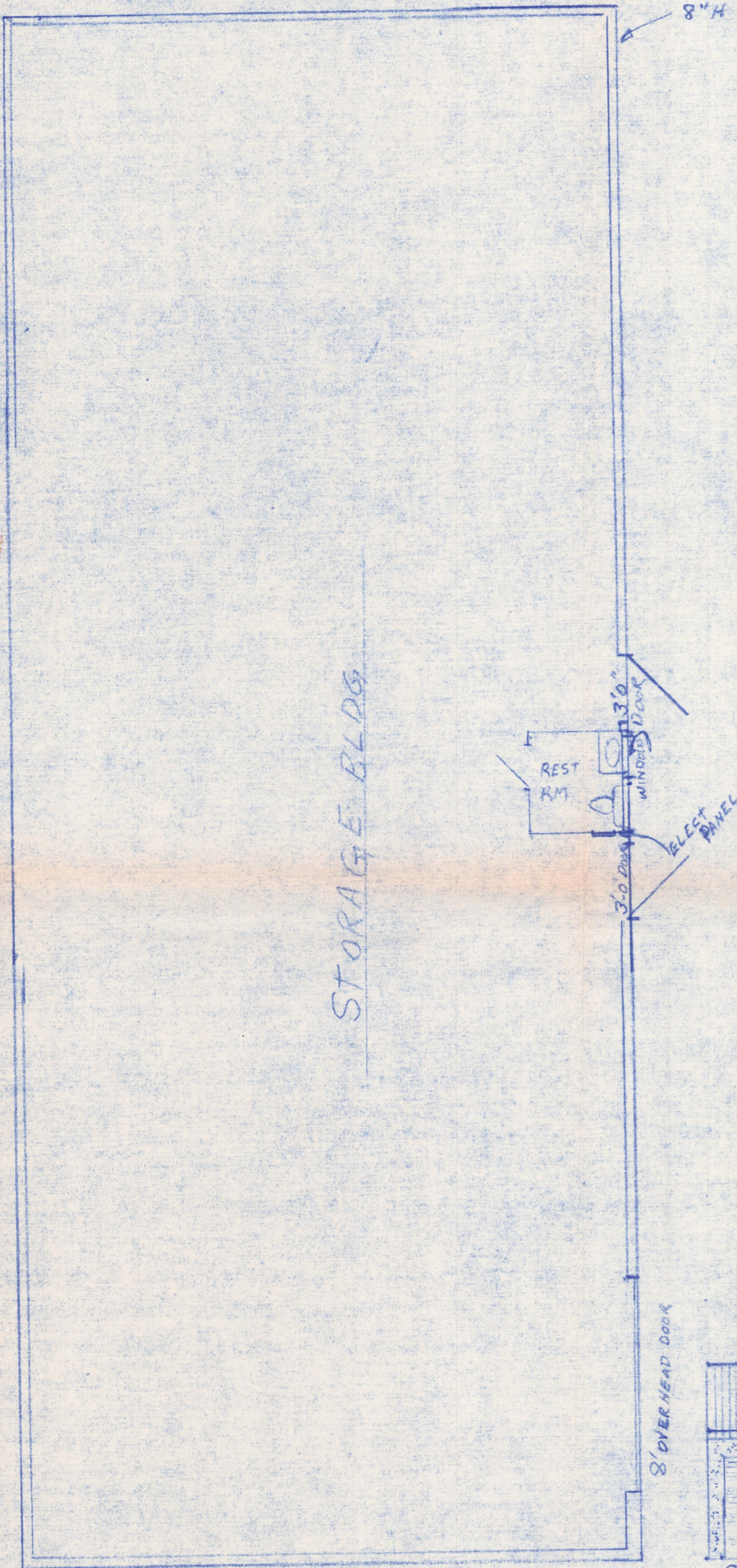
CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of Cecil Self, and the undersigned surveyor is not responsible to any others.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744

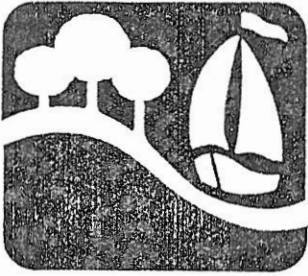


NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
LOT SURVEY			DATE
N.M. Ballard Survey, Abstract No. 48			PLAT
Part of Lot 1, Bodin Industrial Tract			FILE
City of Rockwall, Rockwall County, Texas			SCALE
Slide A, Page 347			RECORD
.08 acres of land			DATE
<p>BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522</p>			<p>OF SHEETS</p>



1/8" SCALE

CECIL SELF OWNER 722 9518
3612 HILLTOP CIR
ROCK WALL TEXAS 75087



CITY OF ROCKWALL
"THE NEW HORIZON"

TO: Cecil Self

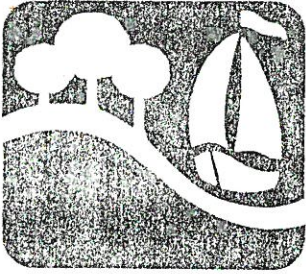
FROM: Mary Nichols, Administrative Aide

RE: P&Z Case No. 86-57-SP

On September 11, 1986 the Rockwall Planning and Zoning Commission recommended approval of your request for approval of a Site Plan for a tract of land located in the Bodin Industrial Park on I-30.

The Rockwall City Council will (hold a public hearing and consider approval) (consider approval) of your request on October 6, 1986 beginning at 7:30 P.M. at the City Hall, 205 West Rusk. If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Mary Nichols



CITY OF ROCKWALL
"THE NEW HORIZON"

October 8, 1986

TO: Cecil Self
FROM: Mary Nichols, Administrative Aide
RE: Case No. P&Z 86-57-SP

On October 6, 1986 the Rockwall City Council voted to
approve your request for a site plan for a tract located in
Bodin Industrial Park

with the following conditions: the 10 foot width of drive must
be expanded to 24 feet with the development of the front
portion of the property.

If you should have any questions regarding this matter, please do
not hesitate to call.

Mary Nichols

Agenda Notes

P&Z - 9/11/86

- IV. A. P&Z 86-57-SP - Consider Request for Approval from Cecil Self for a Site Plan for Tract of Land Located in the Bodin Industrial Park on I-30

Action Needed: Approval or denial of site plan.

Cecil Self has submitted a site plan for a warehouse he proposes to build on a portion of a lot he owns in the Bodin Industrial Subdivision. His lot fronts on I-30 which is why he is being required to site plan. He is going to have to tie into sewer in order to build the warehouse and he is going to have to run a water line to his building. He meets the landscaping and parking requirements as well as all other site plan requirements. He is showing a drive easement through the upper portion of his property with an actual pavement width of 10 ft. That will have to increase to 20 ft. of paving width. A copy of the plan is attached.

plan for Chandlers Landing, PD-8, to provide a Community Association Maintenance facility in the northern recreation area, approval of a development plan.

Couch made a brief presentation outlining the request and showing the Commission the proposed facility in relation to the park, Yacht Club Drive, and the recreation facilities.

Smith asked how many responses had been received. Couch replied that 500 notices had been mailed; 8 returned were in favor and 4 returned were against.

Cal Cormier, landscaping architect for Texas Frates Development, explained the facility, its uses, screening, structure, materials, landscaping, parking, and relation to the rest of the park. He also stated that no noise was expected to be generated because of the inset of the building into the hill, thus creating a ground buffer. Glenn Sams of the Texas Frates Development added that the development of the \$300,000 recreation facilities and maintenance building would be completed by Fall of 1987.

Cecil Self asked where the proposed facility was in relationship to his property on Ranger Drive. He was shown on the site plan. Sams explained that the exposed portions would be made of brick veneer and the roof would be constructed of wood or imitation wood.

Robert Jordan addressed the Commission and stated his concern that green area would be taken for the structure.

As there was no one else wishing to speak, the public hearing was closed.

McCall asked for confirmation that view of the building would be screened and not an eyesore.

Smith questioned proposed irrigation. Cormier replied that there were currently no irrigation plans and that mature landscaping requiring minimum irrigation would be installed.

Seligman made a motion to approve the request. Plagens seconded the motion. The motion was voted on and passed unanimously.

[The Commission then considered approval of a request from Cecil Self for a site plan for a tract of land located in the Bodin Industrial Park on I-30.

Couch reviewed Self's proposal explaining that he met masonry, parking, landscaping and fire protection requirements. Self told the Commission that although he

was only proposing a 10 ft. wide drive, he was providing a 24 ft. access easement that would be developed in accordance with City requirements when he developed that portion of the property.

The Commission discussed the water and sewer requirements and location of an existing and proposed line.

Seligman made a motion to approve the request with the condition that water and sewer requirements would be met and that the 10 ft. width of the drive would be made 24 ft. as the front portion of the property is developed. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Frates Corporation for a final plat on Chandlers Landing, Phase 15.

Van Hall, Consulting Engineer, explained the changes and improvements made in the plat. He added that the engineering was complete and he did not anticipate any problems or objections.

Seligman made a motion to approve the final plat. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of vacation and replat for the People's Addition Part IV on Tubbs Road south of I-30.

Couch addressed some of the Commission's previous questions including liability, maintenance, and setback requirements.

Smith clarified the filing process for deed restrictions.

McCall reconfirmed that small lots would not pose a problem.

Seligman made a motion to approve the vacation and replat subject to deed restrictions being filed prior to the City's filing the plat. Plagens seconded the motion. The motion was voted on and passed unanimously.

As there were no more actions required by the Commission, the meeting was adjourned at 9:25 P.M.

APPROVED:

ATTEST:

Chairman

BY: _____

Agenda Notes
City Council - 10/6/86

- V. A. P&Z 86-57-SP - Consider Request for Approval from Cecil Self for a Site Plan for Tract of Land Located in the Bodin Industrial Park on I-30

Action Needed: Approval or denial of site plan.

Cecil Self has submitted a site plan for a warehouse he proposes to build on a portion of a lot he owns in the Bodin Industrial Subdivision. His lot fronts on I-30 which is why he is being required to site plan. He is going to have to tie into sewer in order to build the warehouse and he is going to have to run a water line to his building. He meets the landscaping and parking requirements as well as all other site plan requirements. He is showing a drive easement through the upper portion of his property with an actual pavement width of 10 ft. Our normal drive width is 20-24 feet. He has requested the 10 ft. drive until he develops the upper portion of his property. The 10 feet is as wide as a standard alley.

The Planning and Zoning Commission has recommended approval with the 10 ft. drive until the upper portion develops.

PLANNING AND ZONING ACTION SHEET

Applicant Cecil Self Case No. 86-57-SP
Property Description Bodex Industrial
Case Subject Matter site plan

CASE ACTION

Date to P&Z 9/11/86 Approved Disapproved Tabled
Conditions contingent to drive width being increased to 20 feet upon development of front portion of property

Date to City Council 10/16/86 Approved Disapproved Tabled
Conditions same as P&Z

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