

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 86-60-CUP/SP/FP Filing Fee _____ Date 8/25/86

Applicant UNITED STATES POSTAL SERVICE Phone 767-7450
FIELD REAL ESTATE & BUILDINGS OFFICE

Mailing Address 7800 N. STEMMONS #400 DALLAS TX 75266-7180

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 ATTACHED SHEET

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

SINGLE FAMILY - 7 District Classification

to CONDITIONAL USE PERMIT District Classification

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

- 1.) ACCESS TO AND FROM THE PROPERTY ON TO FANNIN ST.
- 2.) PARKING AREA FOR THE POSTAL EMPLOYEES

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

Status of Applicant: Owner Tenant _____ Prospective Purchaser _____
REP.

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 *Bruce T. [Signature]*

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.

Surveyor or Attorney for Applicant
(Mark out one)

SITE PLAN APPLICATION

Date: 8/25/86

NAME OF PROPOSED DEVELOPMENT MAIN POST OFFICE
 NAME OF PROPERTY OWNER/DEVELOPER UNITED STATES POSTAL SERVICE
FIELD REAL ESTATE & BUILDINGS OFFICE
 ADDRESS 7800 N. STEMMONS #400 DALLAS TX 75266-7180 PHONE 767-7450
 NAME OF LAND PLANNER/ENGINEER HENNESSEY ENGINEERING INC.
 ADDRESS 1409 THIRD ST. CARROLLTON, TX. 75006 PHONE 245-9478
 TOTAL ACREAGE .4124 CURRENT ZONING SF. 7
 NUMBER OF LOTS/UNITS ONE

Signed *[Signature]*
 OWNER REPRESENTATIVE

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>	
_____	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
_____/____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
_____/____	_____	3. Design and location of ingress and egress
_____/____	_____ <u>NA</u> _____	4. Off-street parking and loading facilities
_____/____	_____	5. Height of all structures
_____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____/____	_____	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: _____

APPLICATION AND
FINAL PLAT CHECKLIST

Date: August 25, 1986

Name of Proposed Subdivision Rockwall Main Post Office

Name of Subdivider United States Postal Service

Address Dallas Service Center, 7800 Stemmons Phone 214-767-7450
P.O. Box 667180, Dallas, Texas 75266-7180

Owner of Record United States Postal Service

Address same as above Phone 214-767-7450

Name of Land Planner/Surveyor/Engineer Hennessey Engineering, Inc.

Address 1409 Third Ave., Carrollton, Texas 75006 Phone 214-245-9478

Total Acreage 2.153 Ac.

Current Zoning GR & SF-7

Number of Lots/Units 1

Signed Johanne Hennessey

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

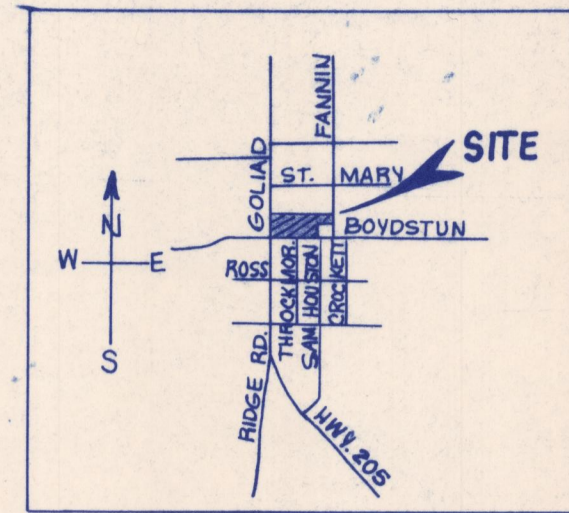
<u>Provided or</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u>x</u>	<u> </u>

1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map.
2. Location of the subdivision by City, County and State
3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark
4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines.
5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground



SCALE IN FEET 1"=40.0'

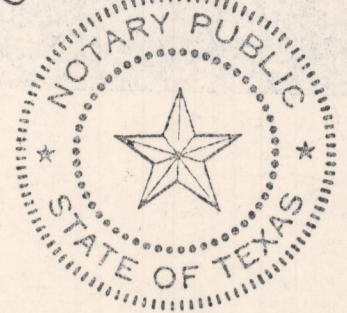


VICINITY MAP SCALE: 1"=2000'

STATE OF TEXAS) (COUNTY OF DALLAS) (

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Peter F. Hennessey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of January, 1987.



Signature of Peter F. Hennessey, Notary Public, State of Texas.

STATE OF TEXAS) (COUNTY OF DALLAS) (

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared W.M. McMillan, Jr. Branch Manager, Real Estate, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the United States Postal Service, and he executed the same as the act of such agency for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of January, 1987.



Signature of Mary-ellen Bothwell, Notary Public, State of Texas.

MARY-ELLEN BOTHWELL NOTARY PUBLIC STATE OF TEXAS COMMISSION EXPIRES 11-22-89

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Peter F. Hennessey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Platting Ordinance of the City of Rockwall, Texas.



Signature of Peter F. Hennessey, Registered Public Surveyor #3740.

BENCHMARK: T.B.M. CHISELLED "O" ON TOP OF SIDEWALK ON EAST SIDE OF GOLIAD ST., 223'± NORTH OF BOYDSTUN AVE.

OWNER'S CERTIFICATE

STATE OF TEXAS) (COUNTY OF ROCKWALL) (

WHEREAS, the UNITED STATES POSTAL SERVICE is the owner of a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, and the B.F. Boydston Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas, having been conveyed by Warranty Deed from Billy W. Peoples and Wife, Bernice Peoples dated November 5, 1985 and recorded in Volume 243, Page 515, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

- BEGINNING at a "Y" chiselled in concrete at the intersection of the north right-of-way line of Boydston Avenue (a 60' R.O.W.) the east right-of-way line of Goliad Street (a 100' R.O.W.);
THENCE, N 00°07'51" W, along the said east right-of-way line of Goliad Street a distance of 223.59 feet to an iron pin set in concrete;
THENCE, leaving said east right-of-way line S 89°32'52" E, a distance of 117.85 feet to an iron pin set in concrete;
THENCE, N 89°17'36" E, a distance of 191.38 feet to an iron pin set in concrete;
THENCE, N 89°17'36" E, a distance of 191.38 feet to an iron pin set in concrete;
THENCE, N 88°20'03" E, a distance of 256.87 feet to an iron pin set in concrete in the west right-of-way line of Fannin Street (a 50' R.O.W.);
THENCE, South, along the west right-of-way line of said Fannin Street a distance of 81.5 feet to an iron pin set in concrete;
THENCE, leaving said west right-of-way line S 89°09'10" W, a distance of 224.86 feet to an iron pin set in concrete;
THENCE, South, a distance of 145.0 feet to an iron pin set in concrete in the north right-of-way line of said Boydston Avenue;
THENCE, S 89°33'23" W, along said north right-of-way line a distance of 340.67 feet to the POINT OF BEGINNING and containing 93,793 square feet or 2.153 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the UNITED STATES POSTAL SERVICE acting herein and through its duly authorized representative does hereby adopt this plat designating the herein described property as Rockwall Main Post Office, an addition to the City of Rockwall, Texas; and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

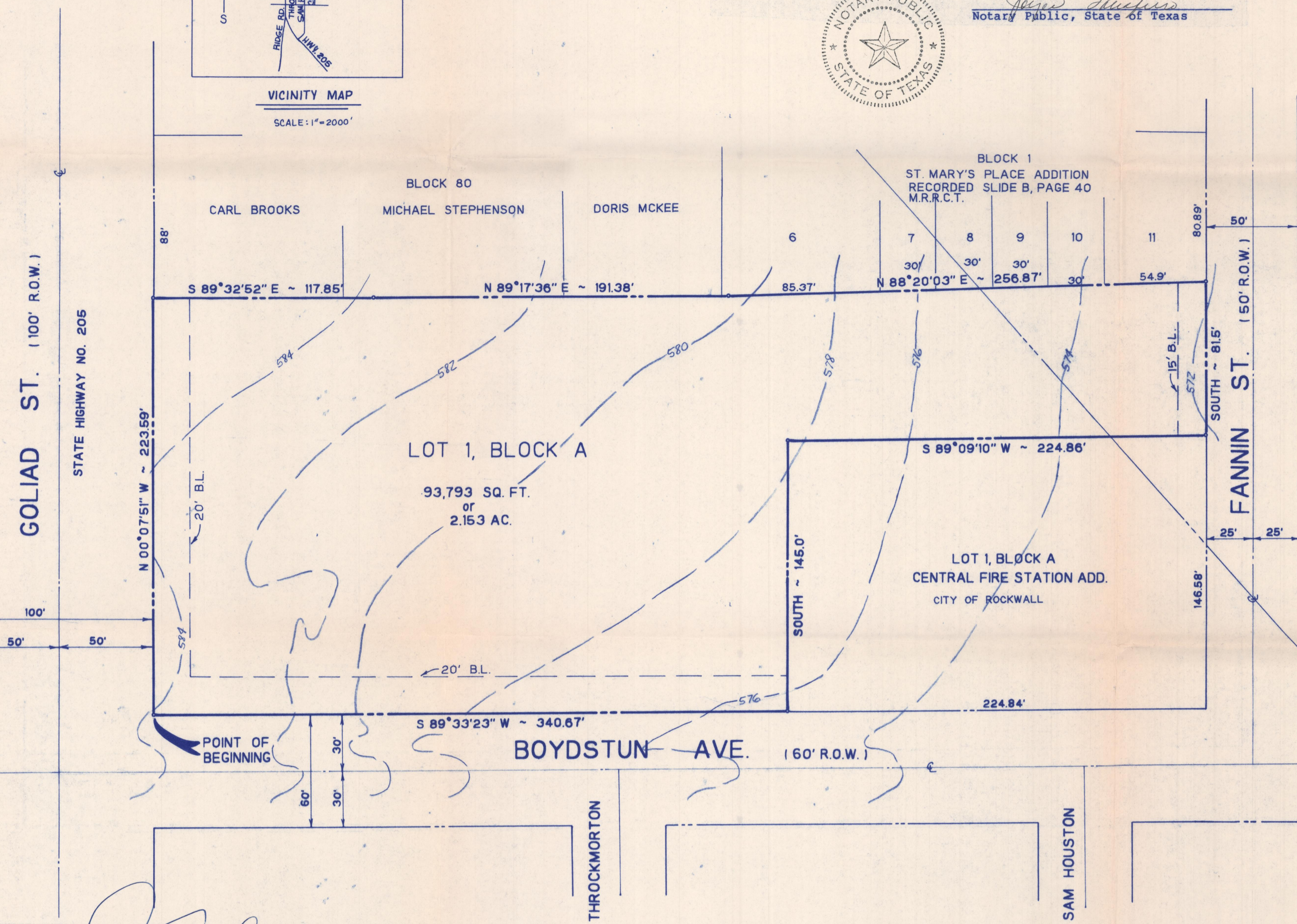
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance, or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

This plat approved subject to all platting ordinances, rules, regulations of the City of Rockwall, Texas.

WITNESS OUR HANDS at Dallas, Texas, this the 20th day of January, 1987.

UNITED STATES POSTAL SERVICE
By approving this plat, the UNITED STATES POSTAL SERVICE does not waive it's sovereign immunity under the Constitution of the United States.

Signature of W.M. McMillan, Jr., Manager, Real Estate.



- 1. Reviewed for Preliminary Approval: Planning & Zoning Commission Chairman Date 1-29-87
2. Approved for Preparation of Final Plat: Mayor, City of Rockwall Date 2/2/87

I hereby certify that the above and foregoing Plat of Rockwall Main Post Office Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2nd day of November, 1986.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (90) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

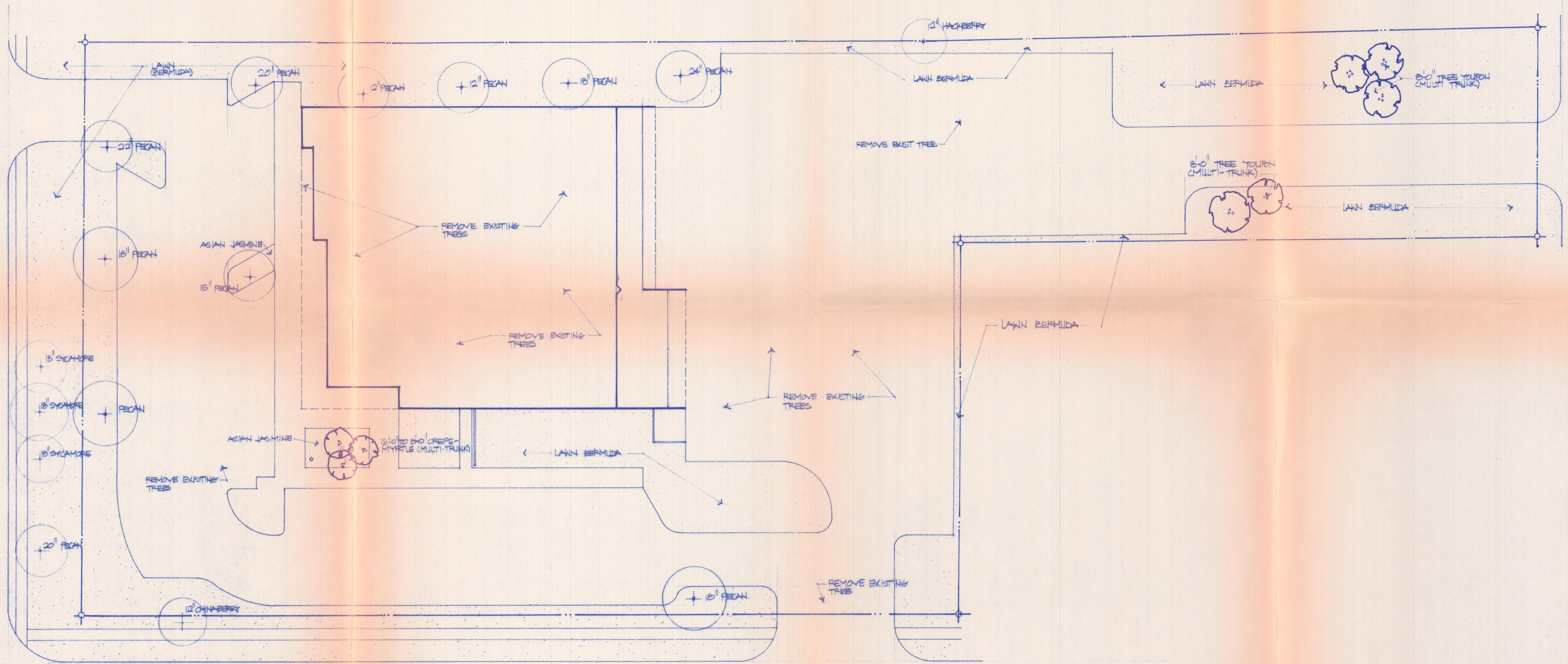
Witness my hand this 29th day of January, 1987. City Secretary, City of Rockwall, Texas



- 1. Recommended for Final Approval: Chairman, Planning & Zoning Commission Date 1-29-87
2. Approved: Mayor, City of Rockwall, Texas Date 2/2/87

OWNER/DEVELOPER: UNITED STATES POSTAL SERVICE DALLAS SERVICE CENTER 7800 STEMMONS FWY. P.O. BOX 867180 DALLAS, TEXAS 75266-7180 PH: 214-767-7450

Table with 6 columns: DESIGN, DRAWN, DATE, SCALE, NOTES, FILE, NO. Row 1: J.H., J.H., 8-20-86, 1"=40', 8620



landscaping plan
1" = 20'-0"



ISSUE DATE:
REVISIONS:

hobbs
wilmington
fawcett architects + planners
3511 Cedar Springs
Dallas, Texas 75219
214-522-9160

Job No.

8516

Sheet No.

L.1

of

LEGAL DESCRIPTION

BEING a 0.4124 acre tract of land situated in the B.J.T. Lewis Survey, Abstract No. 325 and the B.F. Boydston Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron pin set in concrete in the west right-of-way line of Fannin Street (a 50' R.O.W.), said point being 146.58 feet north of the intersection of the north right-of-way line of Boydston Avenue (a 60' R.O.W.) and the said west right-of-way line of Fannin St;

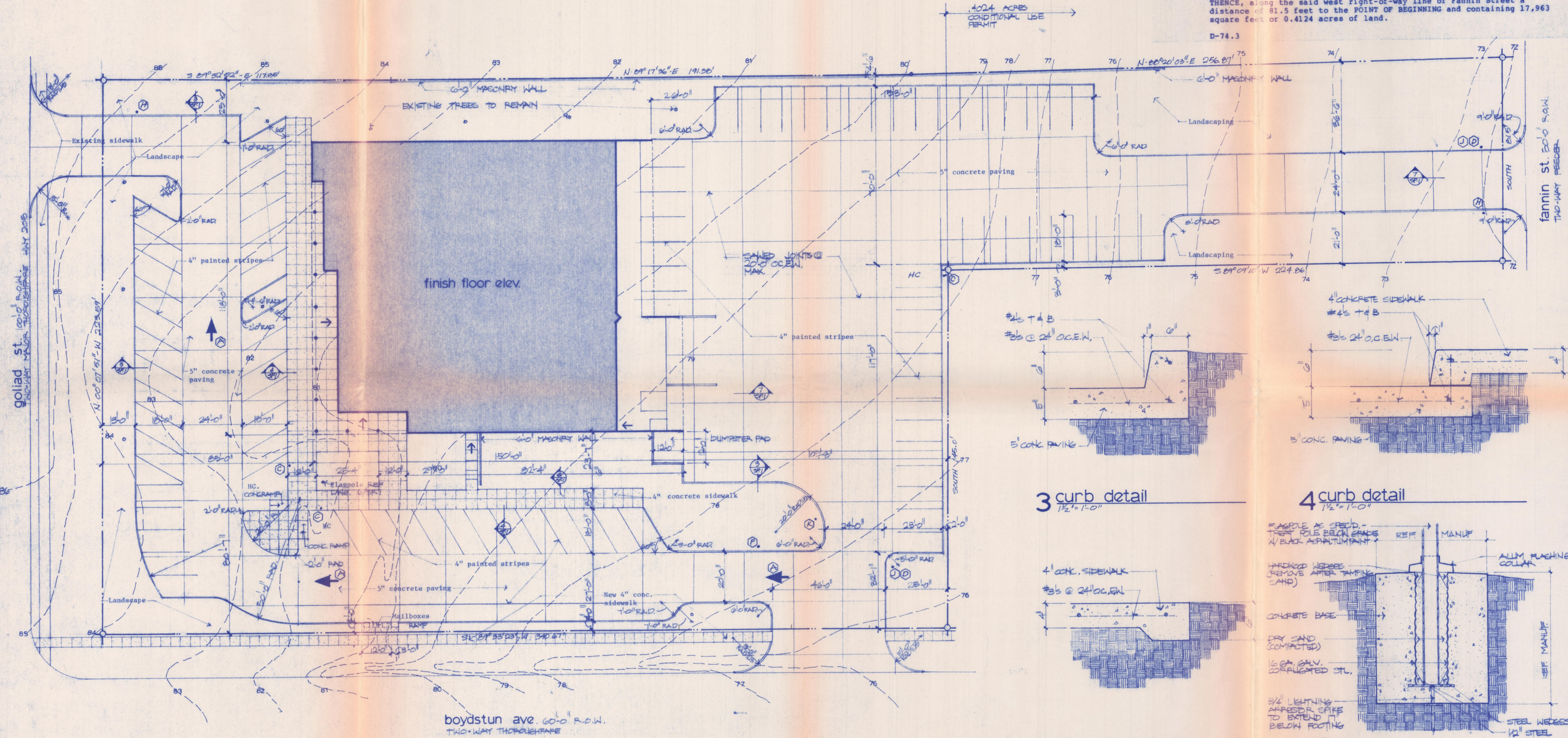
THENCE, leaving said west right-of-way line S 89°09'10" W, a distance of 224.86 feet to an iron pin set in concrete;

THENCE, North, a distance of 78.29 feet to a point for corner;

THENCE, N 88°20'03" E, a distance of 224.93 feet to an iron pin set in concrete in the west right-of-way line of said Fannin Street;

THENCE, along the said west right-of-way line of Fannin Street a distance of 81.5 feet to the POINT OF BEGINNING and containing 17,963 square feet or 0.4124 acres of land.

D-74.3



2 site plan
1" = 20'-0"

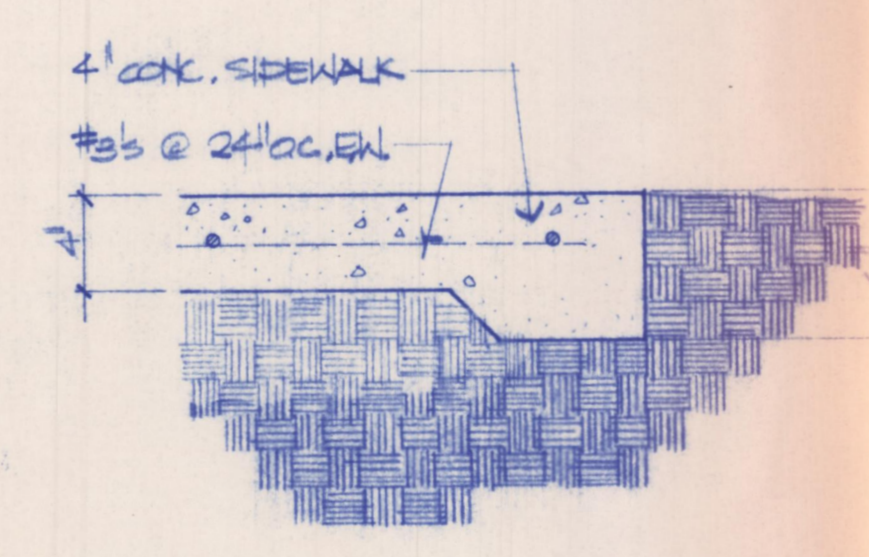
- GENERAL NOTES:**
1. General Contractor shall field verify all dimensions, conditions, existing grades and utilities before beginning construction.
 2. New concrete approaches shall comply with City of Rockwall requirements.



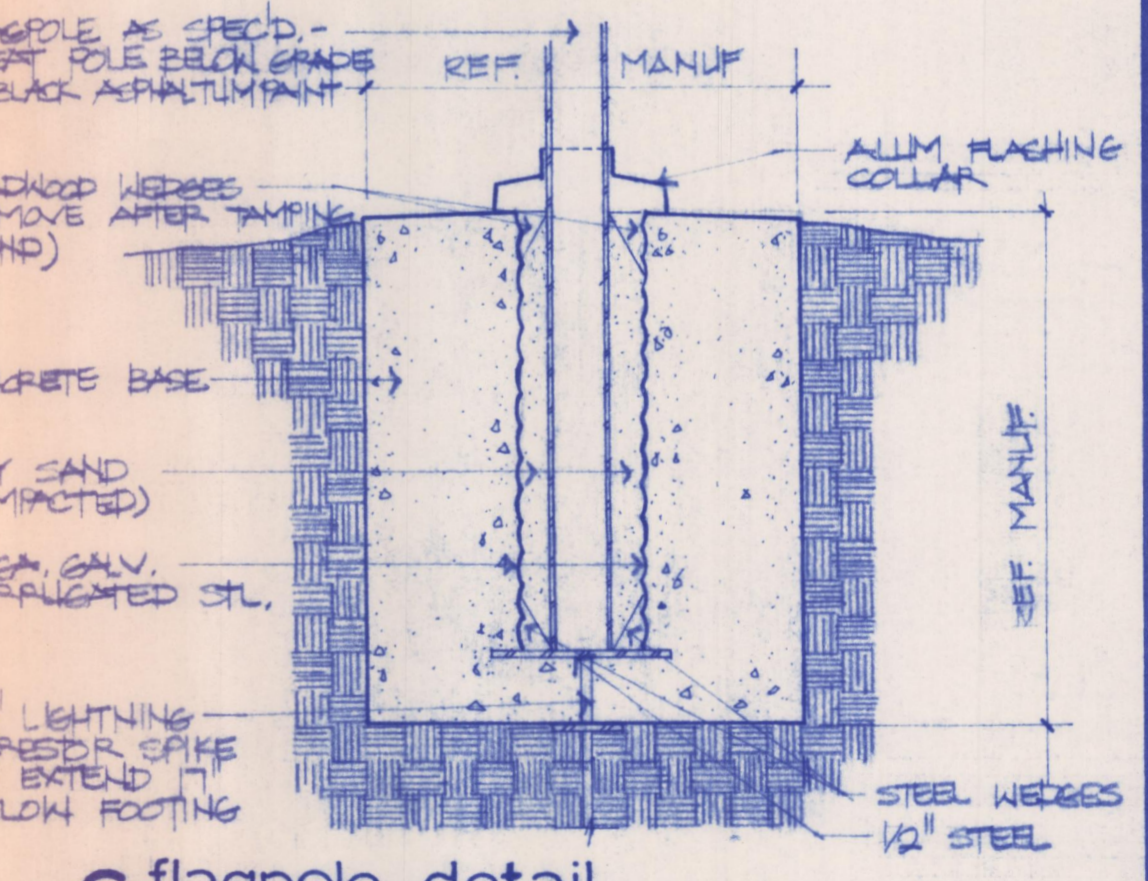
grading legend
 NEW GRADE ———
 EXISTING GRADE - - - -
 NEW SPOT GRADE (R) +

NOTE:
 REFER TO CE 1 FOR ALL EXISTING AND NEW GRADES

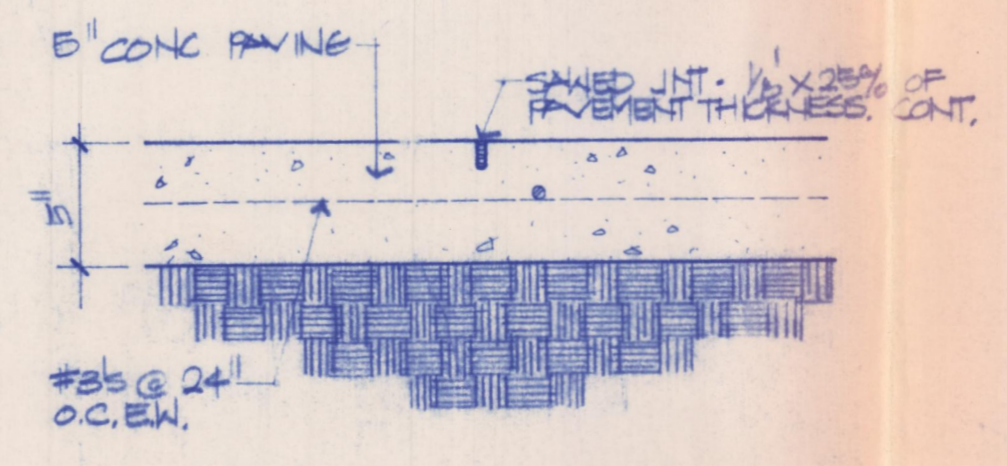
3 curb detail
1/2" = 1'-0"



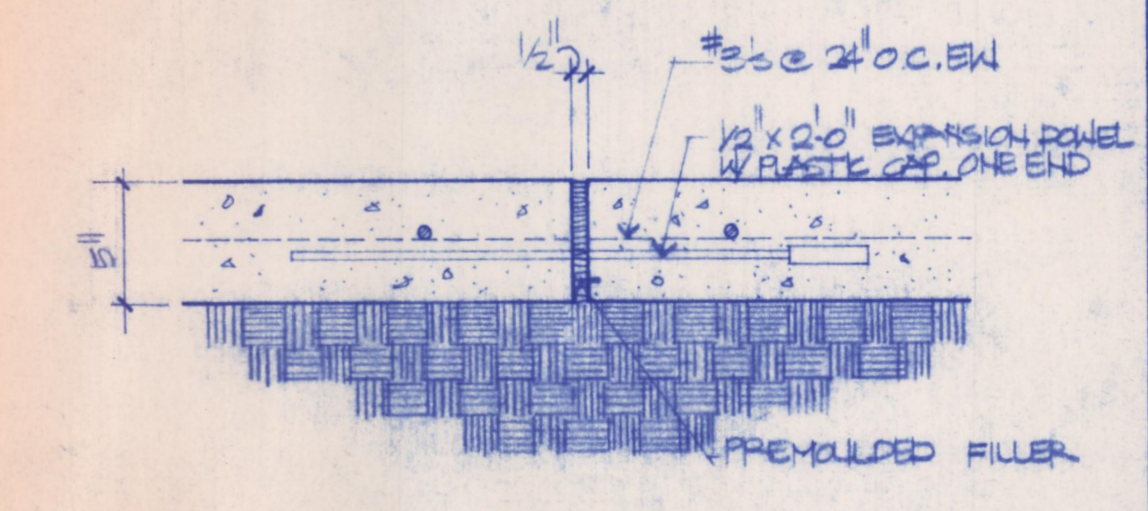
4 curb detail
1/2" = 1'-0"



5 sidewalk detail
1/2" = 1'-0"



6 flagpole detail
N.T.S.



7 control joint detail
1/2" = 1'-0"

8 expansion joint detail
1/2" = 1'-0"

Issue date: _____
 revisions: _____

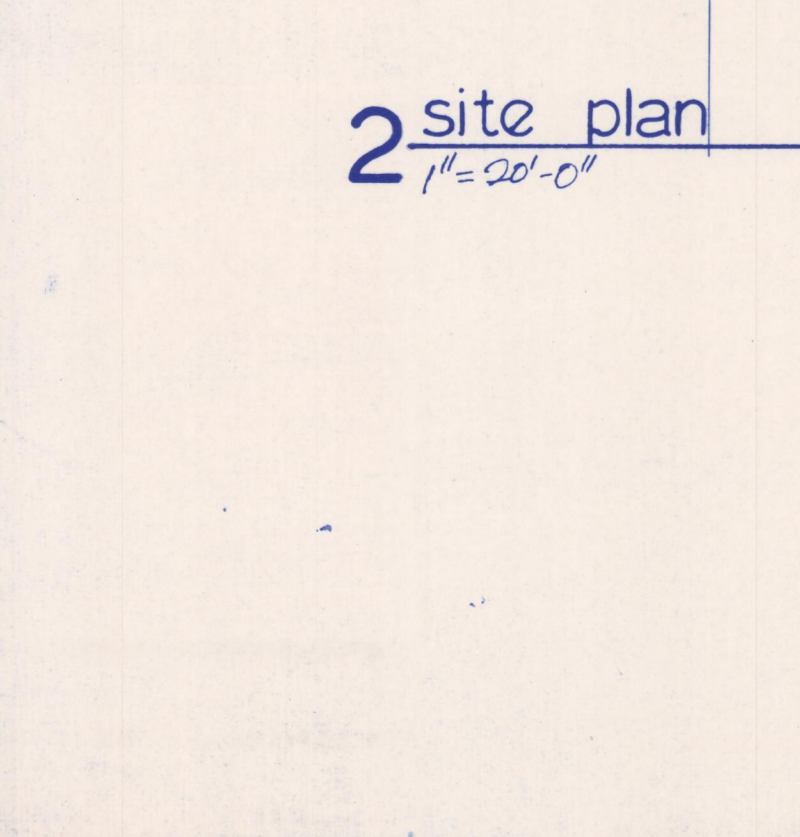
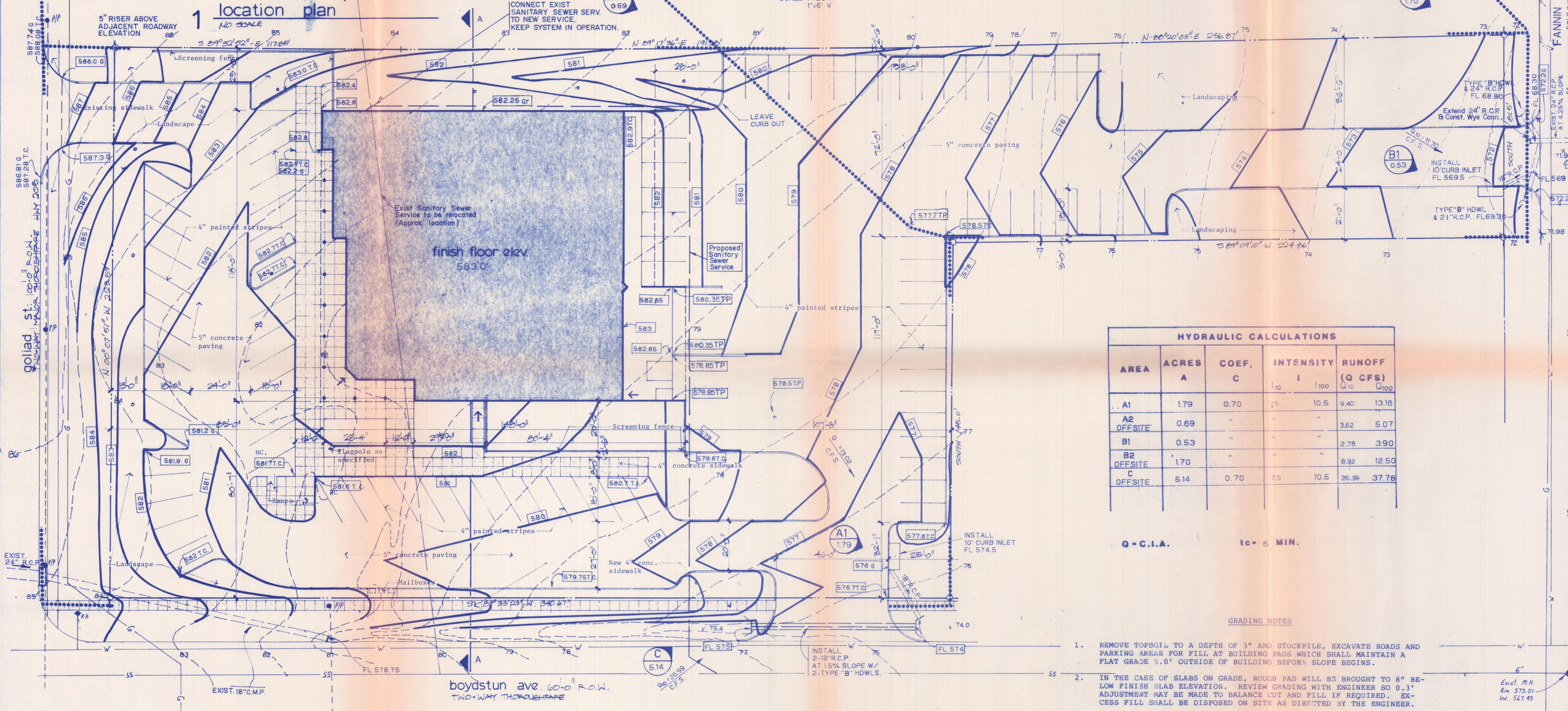
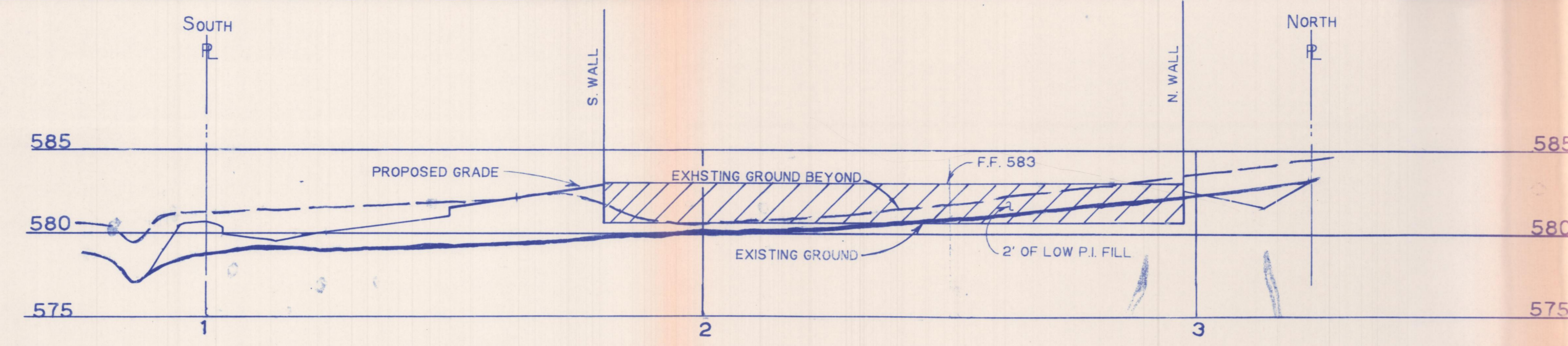
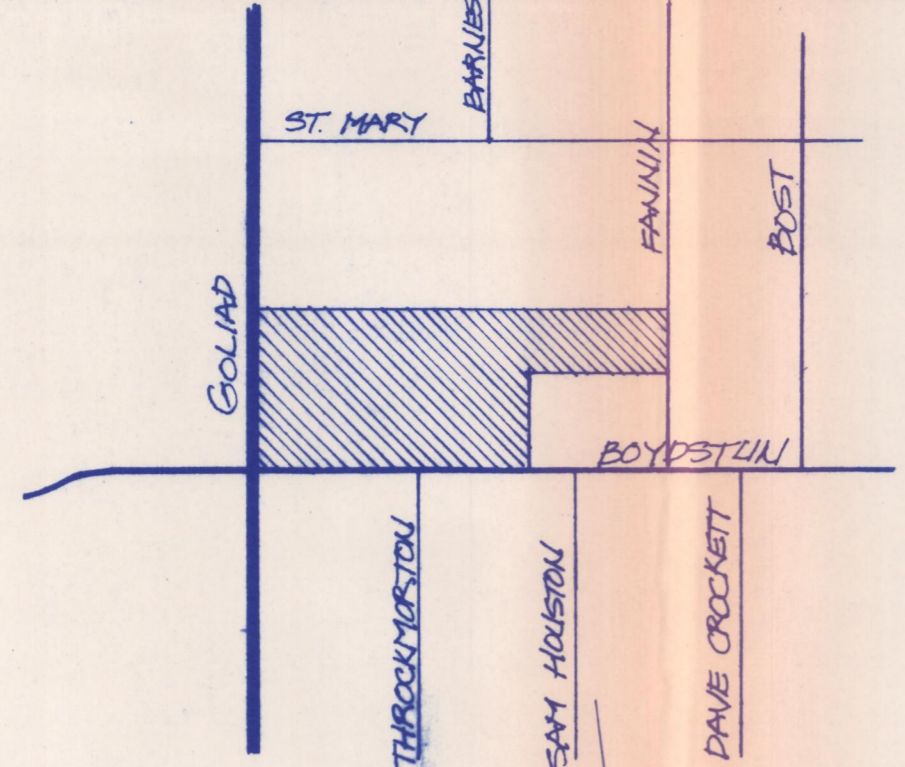
Main Post Office
 Rockwall
 Texas

hobbs wighton fawcett architects + planners
 2811 McKinney Avenue, Suite 210, Dallas, Texas 75204, 214.855.5155



Job No.
8516

Sheet No.
SP.1



GENERAL NOTES:
 1. General Contractor shall field verify all dimensions, conditions, existing grades and utilities before beginning construction.
 2. New concrete approaches shall comply with City of Rockwall requirements.

grading legend

82	EXISTING GRADE
572	PROPOSED GRADE
572 T.C.	PROPOSED TOP OF CURB ELEV.
572 T.P.	PROPOSED TOP OF PVMT. ELEV.
572 G	PROPOSED GUTTER ELEVATION
572 G.F.	PROPOSED GROUND ELEVATION
FL 572	FLOW LINE ELEVATION
SS	EXIST. SANITARY SEWER
W	EXIST. WATERLINE
G	EXIST. GAS LINE
HP	EXIST. OVER HEAD POWER LINE

HYDRAULIC CALCULATIONS

AREA	ACRES	COEF. C	INTENSITY I		RUNOFF (Q CFS)	
			10	100	Q ₁₀	Q ₁₀₀
A1	1.79	0.70	7.5	10.5	9.40	13.16
A2 OFFSITE	0.69	"	"	"	3.62	5.07
B1	0.53	"	"	"	2.78	3.90
B2 OFFSITE	1.70	"	"	"	8.92	12.50
C OFFSITE	5.14	0.70	7.5	10.5	26.99	37.78

GRADING NOTES

- REMOVE TOPSOIL TO A DEPTH OF 3" AND STOCKPILE, EXCAVATE ROADS AND PARKING AREAS FOR FILL AT BUILDING PADS WHICH SHALL MAINTAIN A FLAT GRADE 5.0' OUTSIDE OF BUILDING BEFORE SLOPE BEGINS.
- IN THE CASE OF SLABS ON GRADE, ROUGH PAD WILL BE BROUGHT TO 8" BELOW FINISH SLAB ELEVATION. REVIEW GRADING WITH ENGINEER SO 0.3' ADJUSTMENT MAY BE MADE TO BALANCE CUT AND FILL IF REQUIRED. EXCESS FILL SHALL BE DISPOSED ON SITE AS DIRECTED BY THE ENGINEER.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING SLABS ON ALL SIDES. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE BUILDING AFTER THE SLAB IS IN PLACE.
- CROSS-SECTIONAL SLOPE ON DRIVEWAYS AND PARKING LOTS SHALL BE A MINIMUM OF 1/4" PER FOOT (2%).
- ALL DRAINAGE SWALES SHALL BE SMOOTHLY SLOPING TO THE OUTLET STRUCTURES WITH 1'-6" DEPTH. SIDE SLOPES SHALL BE 1 VERTICAL TO 3 HORIZONTAL WITH BERMUDA GRASS ALONG SLOPES AND BOTTOM.
- SLOPE GRASSED AREAS AND SIDEWALKS AT A MINIMUM OF 1% TO TOP OF CURBS OR DRAINAGE CHANNELS.
- 2 - 4" DIA. P.V.C. DRAINS SHALL BE PLACED UNDER ALL SIDEWALKS WHICH CROSS DRAINAGE SWALES.
- SEE ARCHITECTURAL LANDSCAPE DRAWINGS FOR DETAILS OF FINISHED GRADING.

HENNESSEY ENGINEERING, INC.
 1409 THIRD ST., CARROLLTON, TX., 75006, 214-855-9478

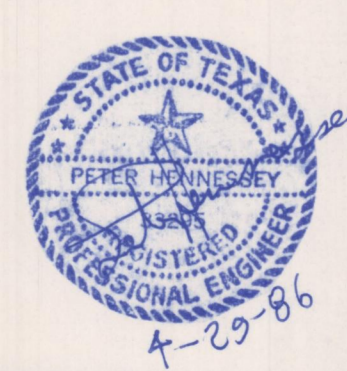
Main Post Office
 Rockwall
 Texas

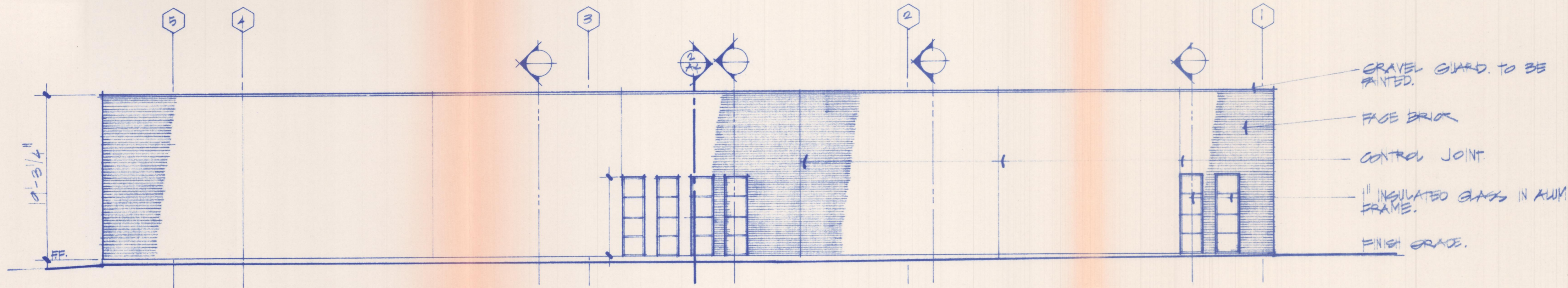
hobbs wigginton fawcett architects + planners
 2811 McKinney Avenue, Suite 210, Dallas, Texas 75204, 214-855-5155



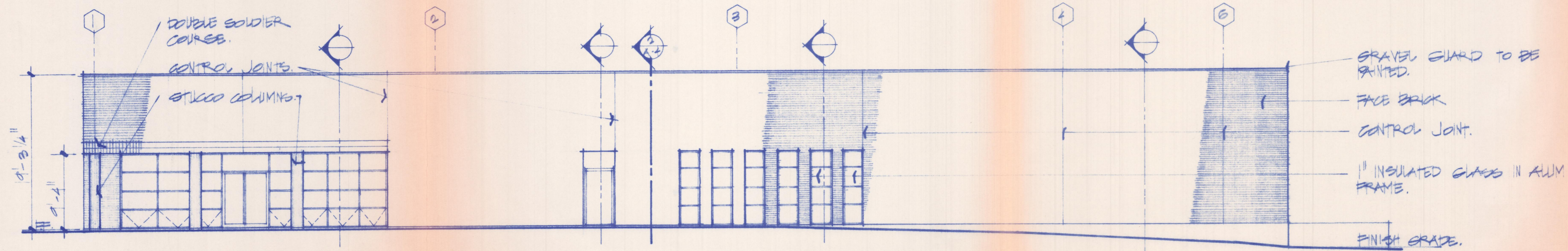
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 Sheet No
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Issue date:
 revisions:

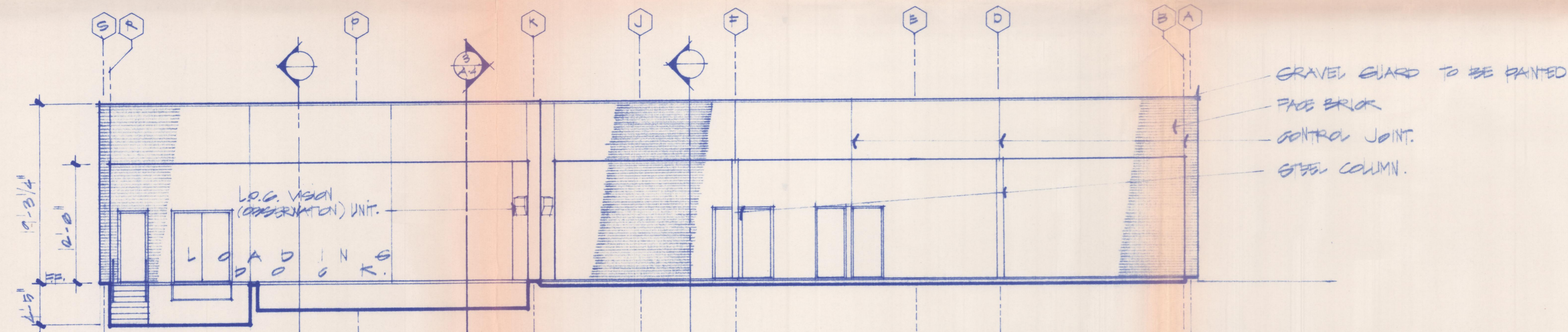




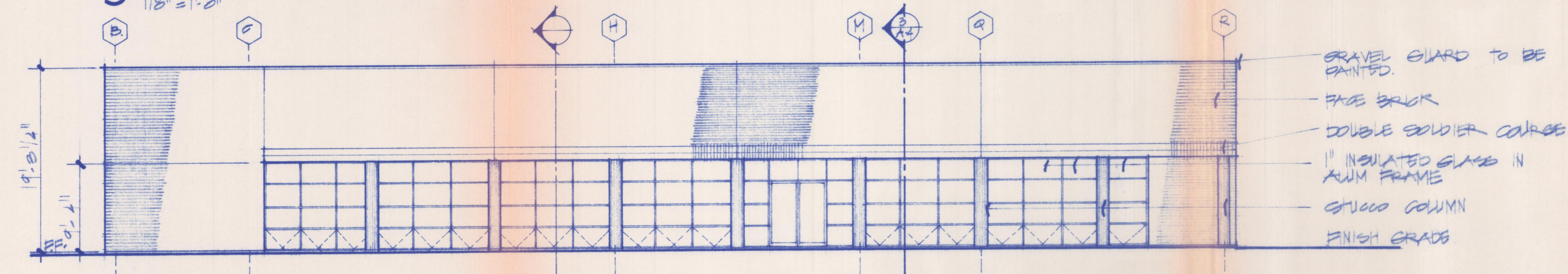
1 north elevation
1/8" = 1'-0"



2 south elevation
1/8" = 1'-0"



3 east elevation
1/8" = 1'-0"



4 west elevation
1/8" = 1'-0"

Issue date:
revisions:

Main Post Office
Rockwall
Texas

hobbs
wigginton
fawcett architects + planners
2811 McKinney Avenue, Suite 210, Dallas, Texas 75204, 214-855-5155



Job No.

8516

Sheet No.

A.3

of



CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793

AK 8705



REASON CHECKED

Unclaimed _____ Refused _____
Attempted-Not known _____
Insufficient Address _____
No such street _____ number _____
No such office in state _____
Do not re-mail in this envelope



U.S. Housing Authority
802 N. Goliad
Rockwall, TX 75087

USH 02 050612N1 09/06/86
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793

By closed no order

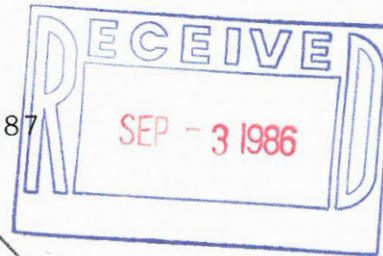


REASON CHECKED

Unclaimed _____ Refused _____
Attempted-Not known _____
Insufficient Address _____
No such street _____ number _____
No such office in state _____
Do not re-mail in this envelope



Teresa Scoville
%Grace McClain
Box 772
Rockwall, TX 75087



MEMO

January 5, 1986

TO: Bill Eisen

FROM: Dub Douphrate

SUBJECT: Post Office Detention Basin

*May -
put in
Post Office
case file*

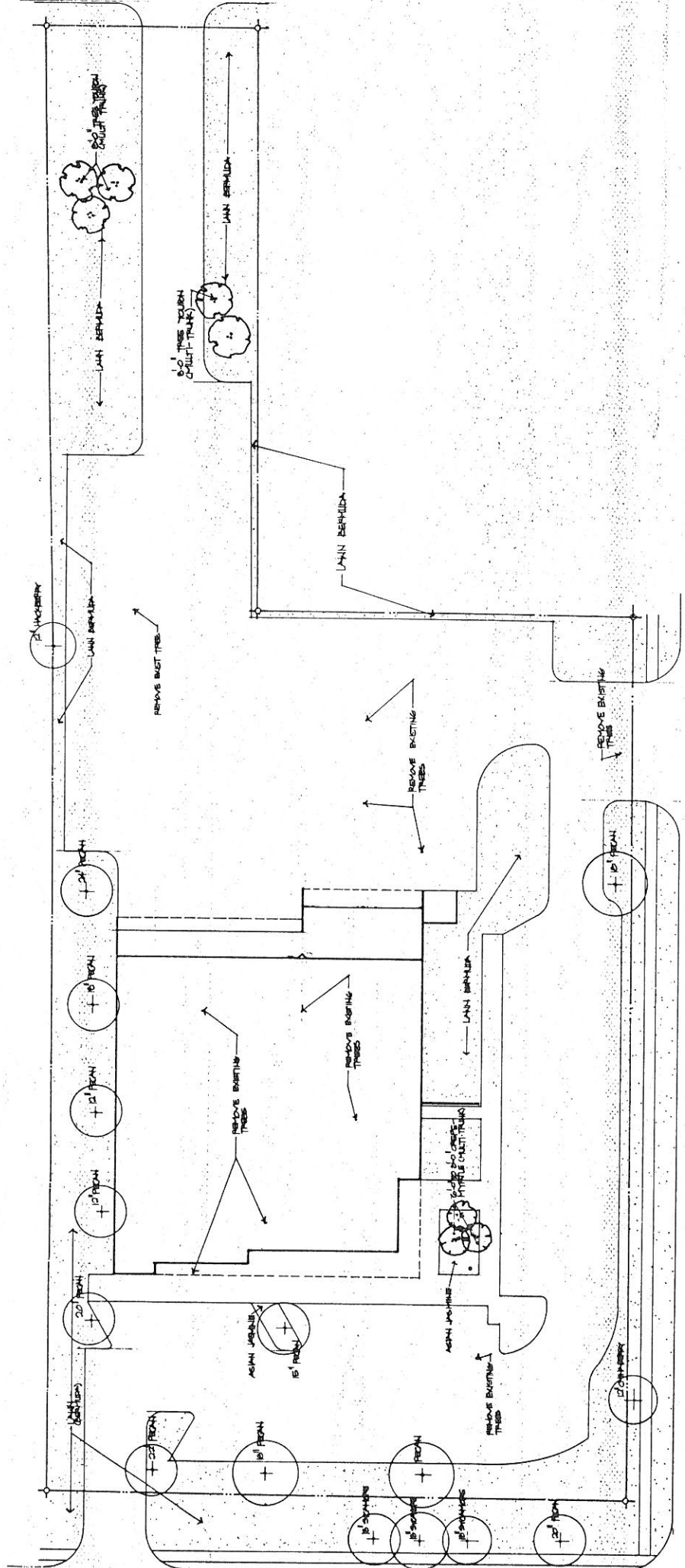
The intent of this small detention basin is to control the storm-water runoff by releasing the flow at a constant allowable rate. This inturn will compensate for the increase in stormwater runoff caused by the proposed post office development. Granted, this detention basin will not solve or improve the existing drainage condition downstream of the proposed development. However, this basin should theoretically prevent the existing condition from becoming worse.

Based upon the plans provided by Mr. Frank Whittington, the estimated volume of the basin is 4300 cubic feet. This basin will drain via a 4-inch PVC drain pipe into the originally proposed 10-foot curb inlet.

Before this post office and parking lot was proposed, the estimated runoff crossing Fannin Street for a 100 year rainfall was 67.5 cubic feet/sec. The proposed development will increase the runoff 7.3% or to 72.4 cubic feet/sec. The additional runoff being 4.9 cubic feet/second.

A 100 year rainfall or 10.5 inches/hour would provide a detention time of 877 seconds or 14.6 minutes for the additional runoff incurred by the parking lot. Or for comparison purposes, a 10 year rainfall or 7.5 inches/hour would provide a detention time of 1236 second or 20 minutes.

In summary, since the increase in stormwater runoff is relatively small, incorporating this 15-20 minute detention basin should prevent the existing conditions of the drainage watershed from becoming worse.



landscaping plan
1/2009

HENNESSEY ENGINEERING, INC.

1409 THIRD STREET • CARROLLTON, TEXAS 75006 • (214) 245-9478

TRANSMITTAL TELEPHONE MEETING OBSERVATION

JOB NAME: Rockwall Main Post Office

INHOUSE
DISTRIBUTION:

DATE: 8/25/86 JOB NO. 8620

FROM: John Hennessey

TO: Julie Couch c/o City of Rockwall

Dear Julie - As per our meeting last week, please schedule us for P&E on Sept. 11th & Council on Oct. 6th.

The following is enclosed/attached:

- PLAT — 1. Application and Final Plat Checklist (for Short Form)
- 2. 9 folded prints of plat
- 3. Check for filing fee in amount of \$205.00
- 4. 1-8 1/2" x 11" clear transparency
- ENGINEERING — 5. 9 folded prints of Grading Plan / Utilities
- ZONING — 6. 9 folded prints of site plan
- 7. Check for \$130.00 filing fee
- 8. 1-8 1/2" x 11" clear transparency
- 9. application for Conditional Use Permit
- 10. landscape plan - requested by Ed Heath
- 11. application for Site Plan

LETTER OF TRANSMITTAL

(214) 855-5155

TO CITY OF ROCKWALL

DATE	2/25/86	JOB NO.	8516
ATTENTION	JILLIE COLCH		
RE:	U.S. POST OFFICE		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Change order

COPIES	DATE	NO.	DESCRIPTION
1			APPLICATION
1			AREA TO BE RECORDED
1			LEGAL DISCRPTION
9			SITE PLAN, CIVIL ENGR. PLAN, EXT. ELEV.


THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS ANY QUESTIONS PLEASE CALL

COPY TO _____

SIGNED: 

LETTER OF TRANSMITTAL

(214) 855-5155

TO CITY of ROCKWALL

DATE	8/26/86	JOB NO.	8516
ATTENTION	JULIE COACH		
RE:	U.S. POST OFFICE		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Change order

COPIES	DATE	NO.	DESCRIPTION
9			LANDSCAPE PLAN


THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____ 19 _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: 

HOBBS • WIGINTON • FAWCETT
Architects & Planners, Inc.
 2811 McKinney Avenue Suite 210
 DALLAS, TEXAS 75204-2537

LETTER OF TRANSMITTAL

(214) 855-5155

TO CITY OF ROCKWALL
PLANNING & ZONING

DATE	8/26/86	JOB NO.	8516
ATTENTION	JULIE COUCH		
RE:	MAIL POST OFFICE		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

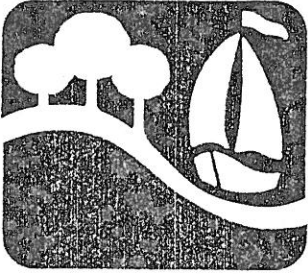
COPIES	DATE	NO.	DESCRIPTION
1			TRANSPARENCY SITE PLAN
1			TRANSPARENCY LANDSCAPE PLAN

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____
 _____ IF YOU HAVE ANY QUESTIONS
 _____ PLEASE CALL

COPY TO _____ SIGNED: 



CITY OF ROCKWALL
"THE NEW HORIZON"

TO: United States Postal Service
FROM: Mary Nichols, Administrative Aide
RE: P&Z Case No. 86-60-CUP/SP/FP

On September 11, 1986 the Rockwall Planning and Zoning Commission recommended approval of your request for a
Conditional Use Permit for drive access/parking in a "SF-7" district
approval of a site plan and approval of a final plat for proposed
Post Office at Goliad at Boydstan.

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

MEMORANDUM

October 8, 1986

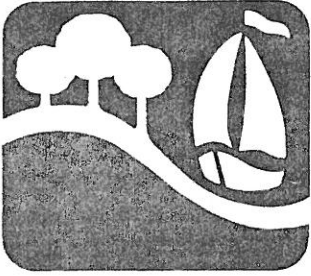
TO: United States Postal Service
FROM: Mary Nichols, Administrative Aide *MA*
RE: Case No. P&Z 86-60-CUP/SP/FP

On October 6, 1986, the Rockwall City Council voted to approve your request for a Conditional Use Permit for drive access and parking in an "SF-7" Single Family District on Fannin Street.

Council voted to table the request for site plan and final plat approval until the next regularly scheduled Council meeting on October 20, 1986, to allow further study of the request.

Please call if you should have any questions.

CC: Pete Hennessey
Hennessey Engineering



CITY OF ROCKWALL
"THE NEW HORIZON"

October 22, 1986

MEMORANDUM

TO: United States Postal Service
FROM: Mary Nichols, Administrative Aide
RE: Case No. P&Z 86-60-CUP/SP/FP

On October 20, 1986, the Rockwall City Council voted to table your request for approval of a site plan and final plat for the proposed Post Office at Boydston and Goliad pending further study.

Your request will be heard again on November 3, 1986, in City Hall at 205 West Rusk. Please feel free to call if you have any questions.

CC: Pete Hennessey
Hennessey Engineering



UNITED STATES POSTAL SERVICE
Facilities Service Office
P.O. Box 667180
Dallas, TX 75266-7180



October 24, 1986

Hennessey Engineering, Inc.
Attn: Mr. Pete Hennessey
1409 3rd Street
Carrollton, TX

Gentlemen:

Subject: Rockwall, TX - MPO

In accordance with our conversation of October 22, 1986, we are happy to learn that the City of Rockwall has relieved the requirement to impound water on the site and has decided not to press the issue on the escrowed money for the paving.

Correspondingly, we will include in our contract the installation of a 4'-0" wide sidewalk along Boydston Avenue from Goliad Street to its intersection of the property line, contiguous with the city property on the east side. We will also install a lawn sprinkler system in the grassed areas adjacent to the building and the customer parking areas.

We also feel that since we are installing a sidewalk along Boydston for the citizens to use, it would be nice for the city to install a sidewalk from our common property line to Fannin Street, jointly with our construction so that the "old people" would not have to walk in the street in front of the city property to go to the new post office.

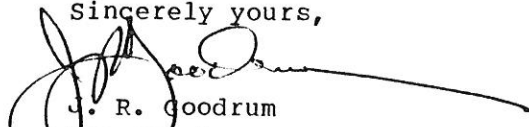
You mentioned that the City wanted us to donate a five-foot width of our property along Fannin Street for the future widening of the street, plus the installation of a sidewalk. Since this is federal property, we have no authority to donate it, but we could sell the City this property for what we paid for it if they wish to purchase this amount for their purposes.

We are also willing to install a sidewalk along Fannin Street if the City is willing to continue the walk from the southeast corner on Fannin to its intersection on Boydston Street. This would allow a person, primarily children, to travel around the block on both City and Postal property without having to get in the street.

CC. JULIE COUCH

I hope this answers your questions concerning these items. Should you need additional information, please let us know.

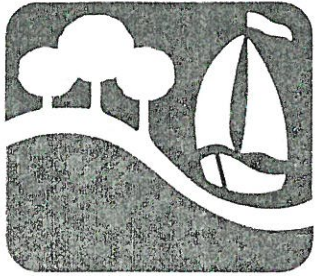
Sincerely yours,



J. R. Goodrum
Program Manager
Design & Construction

cc: FSO402, FSO402A, File

Ref: FSO402A/Goodrum/JP/1024a



CITY OF ROCKWALL
"THE NEW HORIZON"

November 6, 1986

United States Postal Service
P. O. Box 667180
Dallas, Texas 75266-7180

Gentlemen:

On November 3, 1986, the City Council of the City of Rockwall approved your site plan and final plat for a proposed Post Office site at Boydstun and Goliad Streets with certain conditions.

Please provide 12 signed blue line copies and 2 signed mylars of the final plat to this office within 100 days for proper filing.

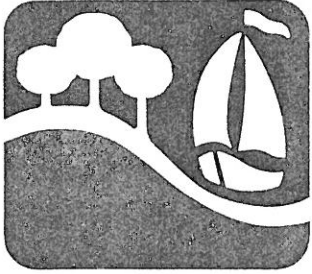
Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Aide

cc: Pete Hennessey
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

January 6, 1987

United States Postal Service
P. O. Box 667180
Dallas, Texas 75266-7180

Gentlemen:

On November 3, 1986, the Rockwall City Council approved a site plan and final plat for a proposed Post Office site at Boydston and Goliad Streets with certain conditions.

As I previously explained, this office requires 12 signed blue line copies and 2 signed mylars of the final plat within 100 days of the approval for filing. Should your plat miss the filing deadline with the County Clerk's Office, the plat approval automatically becomes invalid. As of this date our office has not received the required copies.

Please feel free to call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Pete Hennessey
Hennessey Engineering
MN/mmp



UNITED STATES POSTAL SERVICE
Facilities Service Office
P.O. Box 667180
Dallas, TX 75266-7180

January 23, 1987

Ms. Mary Nichols, Admin. Aide
City of Rockwall, TX
205 W. Rusk
Rockwall, TX 75087

Subject: Rockwall, TX - Re-plat

Dear Ms. Nichols:

As requested we are enclosing 15 prints and 2 mylars of the site of our proposed new facility. These prints and mylars have been executed and notarized for replatting purposes by Mr. W.M. McMillan, Jr. Branch Manager of our Real Estate Section of the Dallas Service Office.

Should you need any additional information, please let me know.


James R. Goodrum, Project Manager
Design & Construction Branch

Enclosures

REF: FS0402A/JGoodrum/hh/1363a

cc: 402, 402A

Rec'd Jan 27 ma

Agenda Notes
P&Z - 9/11/86

- III. B. P&Z 86-60-CUP/SP/FP - Hold Public Hearing and Consider Approval of a Request from the U.S. Post Office for a Conditional Use Permit for Drive Access and Parking in an "SF-7" Single Family District on Fannin Street, Approval of a Site Plan and Approval of a Final Plat for Proposed Post Office Site at Goliad and Boydston

The Post Office has now formally submitted application for approval of a "CUP" for drive access and parking, approval of a site plan and final plat. I will address each item separately.

1. "CUP" - a portion of the Post Office tract is currently zoned "SF-7". The balance of the property is zoned "GR". They propose to use the "SF-7" tract only for drive access to the Post Office and for some parking. In order to use residential property in this manner a "CUP" must be approved. The attached site plan indicates the area currently zoned "SF-7". They are proposing to extend a masonry wall on the north property line from the edge of the building on the Goliad side to the edge of the parking area going toward Fannin. One item for consideration of the "CUP" could be requiring the extension of the fence to the property line to buffer those homes to the north. As you can see from the attached landscaping plan, they are planning limited landscaping along this access drive to Fannin. They do not indicate any lighting along the access drive so there should not be a problem with glare due to lights. If they do light the area it should be only with directional lighting so as not create a glare problem to the surrounding residential uses.

2. Site Plan - the site plan as submitted meets most of the City's requirements. They will need to extend the screening wall along the northern property line to Goliad to meet the screening requirement. They provide the appropriate amount of landscaping; however, it is our understanding that they do not propose to put in irrigation for the landscaping.

3. Final Plat - the property is being final platted as well as site planned. They are not being required to preliminary plat because they meet the criteria for a short form final plat. The utilities are all in place. The only questions that exist on the plat deal with dedication of right-of-way and escrow of funds for substandard streets.

Under our street ordinance they would be required to dedicate five feet of right-of-way along Fannin and escrow funds for improving 1/2 of Boydston and 1/2 of Fannin as substandard streets and escrow for curb and gutter along SH-205. They are aware of this requirement but we have not had an indication as to their response. We will have an estimate of this cost Thursday night.

MINUTES OF THE PLANNING AND ZONING COMMISSION
September 11, 1986

The meeting was called to order at 7:30 P.M. by Norm Seligman. Other members present were Bob McCall, Leigh Plagens, Gary Martin and Hank Crumbley. Absent members were Tom Quinn and Chairman Don Smith.

Commission first considered approval of the minutes of August 19, 1986. Plagens made a motion to approve the minutes. 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 Cristela Alvariz for a change in zoning from "GR" General Retail to "PD" Planned Development for general retail use including a private club as an accessory to a restaurant at Goliad and Lake Meadows. Seligman opened the public hearing. Bill Wright, Chairman of deacons at the First Baptist Church of Rockwall, addressed the Commission. Wright stated his opposition to the request due to the restaurant's proximity to residences and his church. He added that a private club could pose a safety problem.

Lillian Jacobs then spoke to the Commission. Jacobs urged the Commission to deny the request due to the number of elderly people and children living in the vicinity and whose safety could be endangered by an intoxicated driver of a vehicle.

As there was no one else wishing to speak, Seligman closed the public hearing. Plagens asked if the request should be tabled due to the absence of the applicant. Crumbley stated that in previous cases the Chairman had suggested the request be acted on in the absence of the applicant because a lack of interest was shown by not attending. McCall stated that not one resident response was in favor and were this approved, Commission would be setting a dangerous precedent. McCall made a motion to deny the applicant's request. Plagens seconded the motion. The motion was voted on and passed unanimously.

Seligman then opened a public hearing on a request from the U. S. Post Office for a Conditional Use Permit for drive access and parking in an "SF-7" Single Family district on Fannin Street, approval of a site plan and approval of a final plat for a proposed Post Office at Goliad and Boydston.

Couch outlined the applicant's request and explained Staff's recommendations which included requiring the applicant to extend screening fences and meet escrow

requirements for street improvements, storm drainage and curb and gutter.

Pete Hennesey addressed the Commission and briefly explained his request for a Conditional Use Permit.

Benny Tanner of 613 Fannin explained that his house was across the street from the proposed drive and that the existing ditch could not carry additional drainage. He added that sufficient improvements would be necessary.

John Grubbs addressed the Commission and stated his agreement with Tanner, as his residence was also suffering from the drainage problems.

Jim Wiggington of Hobbs, Wiggington and Fawcett Architects, explained to the Commission the site plan and final plat, addressing the length of screening walls, directional light fixtures, landscaping and drive width.

There was extensive discussion between Commission, Hennesey and Wiggington regarding the drainage problem, possible solutions and the Postal Service's policies regarding street repairs.

Wiggington stated that a drainage problem existed whether the post office was built or not.

As there was no one else wishing to speak, the public hearing was closed. Seligman suggested the Commission discuss and vote on the three items in the request separately.

Plagens made a motion to approve the Conditional Use Permit with the condition that the applicant extend screening fences to a point where visibility would not be impaired on either Fannin or Goliad and with the condition that the permit would be effective only as long as the post office remained at the location. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Martin made a motion to approve the site plan. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Regarding the final plat, Plagens asked if the Post Office could be required to repair any drainage problems that were caused by their structure but not be required to repair the existing problem. Commission then discussed the PostOffice's requirements regarding improvements. Couch suggested that if the Commission voted to approve the final plat, a stipulation could be added requiring a

resolution of the drainage problem prior to construction and that the Commission could approve the request without any waiver to City requirements. Plagens made a motion to approve the request for the final plat with the stipulation that the drainage problem be resolved. Crumbley seconded the motion. The motion was voted on and passed unanimously.]

Seligman then opened a public hearing on a request from Gary Williamson for a Conditional Use Permit for an existing structure with less than 90% exterior masonry materials at 302 North San Jacinto.

At this time, 8:25 P.M., Don Smith joined the meeting.

Couch briefly explained the applicant's request, including landscaping plans and proposed irrigation.

Gary Williamson addressed the Commission and stated that he would comply with all the City's parking and landscaping requirements.

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

Plagens asked the number of notices sent out. Couch replied that forty were mailed and three were returned.

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

Seligman then turned the chair over to Smith.

Smith then opened a public hearing on a request from Rockwall miniwarehouse and RV Storage for a change in zoning from "A" Agriculture to "LI" Light Industrial and approval of a Conditional Use Permit for a mobile home security office and manager's residence on I-30 east of High School Road.

As the applicant was not present, there was some discussion about whether or not the Commission should act. Smith stated that Council had previously denied the applicant's request and had suggested that the applicant resubmit the request in this manner.

Seligman made a motion to approve the request with the Condition that one mobile home be permitted for a security office and residence. Plagens seconded the motion. The motion was voted on and passed unanimously with the exception of McCall who abstained.

Smith then opened a public hearing on a request from the Frates Corporation for a revision in the preliminary

Agenda Notes

City Council - 10/6/86

- III. C. P&Z 86-60-CUP/SP/FP - Hold Public Hearing and Consider Approval of a Request from the U. S. Post Office for a Conditional Use Permit for Drive Access and Parking in an "SF-7" Single Family District on Fannin Street, Approval of a Site Plan and Approval of a Final Plat for Proposed Post Office Site at Goliad and Boydston

The Post Office has now formally submitted application for approval of a "CUP" for drive access and parking, approval of a site plan and final plat. I will address each item separately.

1. "CUP" - a portion of the Post Office tract is currently zoned "SF-7". The balance of the property is zoned "GR". They propose to use the "SF-7" tract only for drive access to the Post Office and for some parking. In order to use residential property in this manner a "CUP" must be approved. The attached site plan indicates the area currently zoned "SF-7". They are proposing to extend a masonry wall on the north property line from the edge of the building on the Goliad side to the edge of the parking area going toward Fannin. One item for consideration of the "CUP" could be requiring the extension of the fence to the property line to buffer those homes to the north. As you can see from the attached landscaping plan, they are planning limited landscaping along this access drive to Fannin. They do not indicate any lighting along the access drive so there should not be a problem with glare due to lights. If they do light the area it should be only with directional lighting so as not create a glare problem to the surrounding residential uses.

2. Site Plan - the site plan as submitted meets most of the City's requirements. They will need to extend the screening wall along the northern property line to Goliad to meet the screening requirement. They provide the appropriate amount of landscaping; however, it is our understanding that they do not propose to put in irrigation for the landscaping.

3. Final Plat - the property is being final platted as well as site planned. They are not being required to preliminary plat because they meet the criteria for a short form final plat. The utilities are all in place. The only questions that exist on the plat deal with dedication of

right-of-way and escrow of funds for substandard streets, and off site drainage.

Under our street ordinance they would be required to dedicate five feet of right-ofway along Fannin and escrow funds for improving 1/2 of Boydstun and 1/2 of Fannin as substandard streets and escrow for curb and gutter along SH-205. However, it is our understanding that, as a Federal Agency, the Post Office by law is not required to follow any local requirements in order to develop property. They do not plan to escrow any funds for street improvements.

There has been some concern expressed over a possible drainage problem in this area that may be increased some by the Post Office development. Again, the Post Office will not participate in any off site improvements, but they are examining the possibility of some on site retention ponds to slow the runoff.

The Planning and Zoning Commission has recommended approval of all items with the stipulation that the drainage problem be resolved. The resolution to the problem may require some culvert replacement by the City. The Conditional Use Permit was approved for as long as the site remains a Post Office.

CC Minutes 10/6/86

Post Office File
10/6/86

Welborn then pointed out three clarifications to be made in the minutes. Ken Jones made a motion to approve the minutes with the changes. Welborn seconded the motion. The motion was voted on and passed unanimously.

Holt and Miller excused themselves from consideration of Item C due to conflicts of interest and both members left the room. Couch read the ordinance caption. Welborn made a motion to approve the ordinance. Bullock seconded the motion. The motion was voted on and passed unanimously.

At this time City Manager Bill Eisen introduced Bee Hanley of BFI to Council. Eisen explained that BFI had bought out Moore Industrial stock and would be responsible for the City garbage collection.

Hanley addressed Council and briefed them on BFI's company background. She explained that BFI was honoring the City's agreement with Moore Industrial and stated her company's dedication to quality of service. Fox told Hanley that he had received complaints regarding missed commercial pickups. Hanley stated that as a result of the ownership change, some problems such as missed pickups had arisen because of route changes and container change-outs. She added that these were a part of the transition and would be taken care of if they hadn't been already. Tuttle stated his satisfaction with Moore Industrial's service in the past. Hanley assured him that it would continue.

At this time Tuttle turned the Chair over to Mayor Pro Tem Nell Welborn.

Council then considered approval of a request from the U. S. Post Office for a site plan and final plat for a proposed Post Office site at Boydston and Goliad Streets.

Pete Hennessey, Hennessey Engineering, addressed Council and explained that since the last Council meeting he had been in communication with Postal Service Attorney Jim Strong, Postal Representative Jim Goodram, and Rockwall City Attorney Pete Eckert. Hennessey stated that as a result of these conversations, he surmised that although the Post Office couldn't do any off site drainage or street improvements, they might agree to put in curb and gutter on Boydston and Fannin if the water retention recommendations were waived.

Eckert confirmed Hennessey's statement and added that through his conversations with Postal Officials he felt like the Postal Service might make a trade off and put in curb and gutter in exchange for the water retention.

Eisen stated that he felt like the compromise was reasonable and would be in the City's best interest. Fox stated that although the retention may not have been a good idea, the Post Office should be required to help alleviate the drainage problem. He added that Rockwall shouldn't back away from requirements just because the City of Bedford lost their court case with the Postal Service.

Miller confirmed with Staff that a five foot dedication had been provided for. He then clarified with Hennessey that a sidewalk existed and would remain on Goliad and another would be added on Boydstun. Welborn suggested that these stipulations could be contingent to approval in the motion. Miller stated that he wouldn't be ready to make a motion until the following conditions were met: a sidewalk on Fannin, the required dedication, irrigation for landscaped areas, curb and gutters, and the omission of the water retention in the parking lot.

Hennessey explained that irrigation would be difficult to get approved. Bullock, Jones, and Fox stated agreement with Miller's suggested requirements. Eisen explained that the Post Office was prohibited from doing off site improvements. Fox asked if the Post Office had ever in the past participated in improvements. Hennessey and Eisen both indicated they were not aware of any such occasion. Holt stated her agreement with Miller and added that irrigation was a requirement by ordinance. Welborn reminded Council of Jim Goodram's statement at the previous meeting that a lawn care service would be responsible for maintenance and watering. She added that regarding the drainage, she would be willing to trade \$40,000 in curb and gutter for \$15,000 in drainage improvements that would have to be done anyway as the problem already existed. Holt stated that Goodram had also said the lawn service would only be contracted for a year.

Bullock said that Council had made previous progress through protest and he, therefore, made a motion to table the request. Jones confirmed with Staff that the existing drainage problem was being addressed by the City. Miller seconded the motion. The motion was voted on and passed five to one, with Welborn voting against and Tuttle out of the room.

Council then considered approval of a vacation of and replat for the Peoples Addition Part IV on Tubbs Road south of I-30. At this time Tuttle resumed the chair. Holt and Miller abstained due to a conflict of interest and left the room.

Agenda Notes

City Council - 10/20/86

IV. A. P&Z 86-60-CUP/SP/FP-Consider Approval of a Request from the U. S. Post Office for a Site Plan and Final Plat for a Proposed Post Office Site at Boydstun and Goliad

The Council voted to table consideration of the site plan and final plat for the Post Office. We have attached the notes from the last meeting as well as the minutes which outline the discussion of that evening.

file

V. A. P&Z 86-60-CUP/SP/FP Consider Approval of a Request from the U.S. Post Office for a Site Plan and Final Plat for a Proposed Post Office at Boydston and Goliad

Action Needed: Approval or denial of site plan and final plat on Post Office site with any conditions.

As the Council will recall, you again tabled consideration of this item until we could get some indication from the Post Office regarding the four items that were enumerated at the last meeting. Those included 1) not attempting to pond on site, 2) irrigation of landscaping, 3) dedication of right-of-way on Fannin, and 4) curb and gutter. We have received notification from the Post Office that they are willing to not put in the ponds, they are willing to irrigate their landscaping and they will sell the City the additional five feet of right-of-way along Fannin. They are under the same requirement that we are under in terms of not being able to donate or give away property. If we ultimately determine that we do need that additional right-of-way they will sell it to us.

They have not responded concerning the curb and gutter question. Their engineer has indicated that if it is a condition of approval on the plat, they would attempt to have that completed as well.

They have also agreed to install a sidewalk along Boydston. They have indicated that they would like to see the sidewalk extended across the City's property as well. This is an improvement that we plan to make as a part of the street improvement program.

CC

U.S. Post Office - minutes at 11/3/86

the City could publish in order to help promote the required number of respondents.

Council then considered approval of a request from the U. S. Post Office for a site plan and a final plat for a proposed Post Office site at Boydston and Goliad. Pete Hennessey, of Hennessey Engineering, addressed the Council and explained that through extensive work and communication with Post Office officials, he had been able to make extensive progress. Hennessey explained that Post Office officials had agreed to install irrigation, to install sidewalks on Boydston and Fannin, had agreed to sell to the City at their cost the required five foot right-of-way, and that he felt relatively sure that the Post Office would install curb and gutter if that were made a contingency to approval of the final plat. Fox stated that the proposed Post Office wasn't any larger than the existing Post Office, and that he felt that the Post Office should participate in drainage improvements. Welborn reminded Council that the Post Office shared the current building with other departments and actually only occupied two-thirds of the bottom floor. She also reminded Council that by statute the Post Office was exempt from certain requirements and that a U. S. District Court had ruled in favor of the Post Office when involved in litigation with the City of Bedford. Tuttle questioned the amount of money that the Post Office would be contributing for curb and gutter. Hennessey explained that Staff had previously calculated approximately \$5,000 for curb and gutter. Eisen explained that regarding the five foot right-of-way, the Post Office was in the same situation the City was in. He explained that once the City took possession of real estate, they could not give it away without an exchange of fair market value. He added that depending on the Thoroughfare Plan, the City may or may not need that five feet in the future. Tuttle confirmed with Hennessey that if the curb and gutter were made a contingency in the motion to approve, that the Post Office would probably install the curb and gutter.

Council discussed at length the neighborhood drainage problem and whether or not the Post Office should be required to participate in off site drainage improvements. Tuttle confirmed with Staff that the Post Office was not causing the drainage problem, but would be contributing five to ten percent to the problem. Eisen reminded Council that the Carlisle Development had contributed funds according to the percentage of runoff they had contributed. Tuttle indicated that as the Post Office had agreed to curb and gutter, to irrigation, and to sidewalks that he felt like that this was a fair compromise. Hennessey reminded Council that they would need to make the curb and gutter a contingency to the approval in the motion. Jones made a motion to approve the site plan and

the final plat contingent upon the Post Office installing curb and gutter on Boydstun and Fannin, contributing their percentage of the off site drainage improvements, installing sidewalks on Boydstun and Fannin, installing irrigation, not installing water retention, and agreeing to sell the required right-of-way at no more than the Post Office paid for the property should the need for the purchase arise. Fox seconded the motion.

Eisen asked Council to keep in mind that if drainage improvements were a contingency in the motion that the City would, in effect, accept liability for the improvements. Welborn confirmed with Eisen that if the Post Office put up \$1,500 of the estimated \$15,000 to make the drainage repairs that unless the City immediately repaired the damage upon receipt of the Post Office's funds, the City would be liable for any flood damage. Eisen stated that this was true. Welborn then offered a substitute motion to approve the site plan and final plat contingent upon the Post Office installing sidewalks on both Boydstun and Fannin Streets, installing irrigation, installing curb and gutter on Boydstun and Fannin Streets, and should the need arise, selling to the City the five foot right-of-way on Fannin Street at a cost not to exceed the purchase price the Post Office paid. Tuttle seconded the motion. Fox stated that he would not vote for an amendment that eliminated the drainage because he felt the Post Office was responsible for participating in drainage improvements if they were going to add to the drainage problem.

Council again discussed the drainage problem, the City's liability regarding drainage improvements, whether or not the City could re-allocate some funds that would be generated from the sale of bonds, the purchase price of the five foot right-of-way on Fannin Street, and whether or not the Post Office should be required to participate in the off site drainage improvements. Eisen reminded Council that if they did have to purchase the five foot right-of-way on Fannin Street that the City would not pay more than market value. Jones suggested that a Certificate of Occupancy be withheld until the drainage improvements were implemented.

At this time Pete Eckert, City Attorney, arrived and addressed the Council. Eckert explained that although the City could not require the Post Office to dedicate the property, they could purchase the property from the Post Office at fair market value. He added that regarding the drainage, in the past where cities had required drainage improvements, they had become responsible for the problem. He also stated that if the City did not include the drainage improvements in the motion for approval, the Post Office could be responsible for some of the drainage improvements. Tuttle confirmed with Eckert that if

drainage improvements were made a contingency the City would be transferring some liability from the Post Office to themselves. Jones offered to remove the drainage contingency from his motion. Welborn stated that it would not be necessary as drainage was not addressed in her amendment. Welborn then repeated her amendment to approve the site plan and final plat subject to the Post Office installing sidewalks on Boydston and Fannin, installing irrigation, installing curb and gutter on Boydston and Fannin, and should the need arise, selling the required five foot right-of-way to the City at not more than what the Post Office paid for it. The amendment was voted on and passed four to two, with Jones and Fox voting against the amendment.

Jones then restated his original motion, which was to approve the site plan and final plat subject to the Post Office installing curb and gutter on Boydston and Fannin, participating in their share of the drainage improvements, selling to the City if necessary at cost the required five foot right-of-way, not installing artificial water retention in the parking lot, installing irrigation, and installing sidewalks on both Boydston and Fannin Streets. Council briefly discussed or not whether Welborn's amendment eliminated the drainage requirement from Jones' original motion. The motion as amended was voted on and passed four to two, with Welborn and Tuttle voting against the motion.]

Council then considered approval of a request from R. D. Vanderslice for a site plan on a .482 acre tract of land located on FM-740. At this time Welborn left the room. Vanderslice addressed the Council and offered to answer any questions regarding his site plan. Fox stated that as the Planning and Zoning Commission had approved the site plan and as the site plan was in conformance with Staff recommendation, he made a motion to approve the site plan. Bullock seconded the motion. The motion was voted on and passed unanimously. (Welborn was out of the room.)

At this time Medanich returned to the Council Chambers with Financial Advisors' recommendation for the awarding of the bid for issuance of City of Rockwall General Obligation Bonds. Medanich told the Council that they recommended the bid be awarded to Underwood, Neuhaus and Company, Inc., at 6.629505%. Holt made a motion to award the bid as recommended. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance providing for the issuance of City of Rockwall, Texas, General Obligation Bonds, Series 1986, in Aggregate Principal Amount of \$1,600,000 and Enacting Other Provisions Thereto. Mayor Tuttle read the ordinance

caption. Welborn made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and passed unanimously. (John Bullock was out of the room.)

Council next considered approval of an ordinance authorizing and approving the execution and delivery of an installment payment agreement between the City and the City of Rockwall Property Finance Authority, Inc., levying a direct and continuing ad valorem tax in support of the City's obligation to make payments thereunder, containing other provisions relating to the subject. Mayor Tuttle read the ordinance caption. Welborn made a motion to approve the ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

At this time Council took a short recess.

Upon reconvening Tuttle recommended for clarification purposes that Council re-vote on the previous motion regarding the site plan and final plat submitted by the U. S. Postal Service for the proposed Post Office at Boydston and Goliad. Jones restated his motion to approve the site plan and final plat subject to the Post Office constructing sidewalks on Fannin and Boydston, constructing curb and gutter on Fannin and Boydston, participating in off site drainage improvements, installing irrigation, not installing water retention in the parking lot, and should it become necessary, selling the five foot right-of-way on Fannin Street to the City for not more than what the Post Office originally paid for it. Fox seconded the motion.

Welborn then offered a substitute motion to approve the site plan and final plat subject only to the Post Office constructing sidewalks on Boydston and Fannin, installing sprinkler systems, installing curb and gutter on Boydston and Fannin, and should it become necessary, selling to the City the five foot right-of-way on Fannin Street for not more than what the Post Office paid for it. The amended motion died for lack of a second. The original motion by Jones was voted on and passed, four to two, with Tuttle and Welborn voting against the motion.

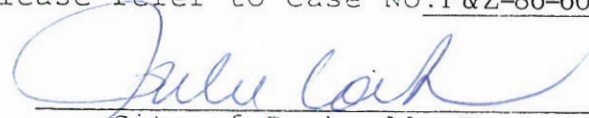
Council then held a hearing and considered action on dangerous buildings at 803 Peters Colony and Southwest Mobile Homes. Couch provided Council with photographs of the locations. Holt made a motion to instruct the City to notify the owners that they had 90 days in which to remove, repair, or demolish the structures or the City would then take action to remove the structures. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered award of bid for uniform service. Eisen told Council that ARA Uniform Service was

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As an interested property owner, it is important that you attend this hear-
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City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

LEGAL DESCRIPTION

BEING a 0.4124 acre tract of land situated in the B.J.T. Lewis Survey, Abstract No. 325 and the B.F. Boydstun Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron pin set in concrete in the west right-of-way line of Fannin Street (a 50' R.O.W.), said point being 146.58 feet north of the intersection of the north right-of-way line of Boydstun Avenue (a 60' R.O.W.) and the said west right-of-way line of Fannin St;

THENCE, leaving said west right-of-way line S 89°09'10" W, a distance of 224.86 feet to an iron pin set in concrete;

THENCE, North, a distance of 78.29 feet to a point for corner;

THENCE, N 88°20'03" E, a distance of 224.93 feet to an iron pin set in concrete in the west right-of-way line of said Fannin Street;

THENCE, along the said west right-of-way line of Fannin Street a distance of 81.5 feet to the POINT OF BEGINNING and containing 17,963 square feet or 0.4124 acres of land.

D-74.3

LEGAL DESCRIPTION

BEING a 0.4124 acre tract of land situated in the S.27.7, Lewis Survey, Abstract No. 135 and the S.7, Boydston Survey, Abstract No. 14, both in the City of Memphis, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set in concrete in the west right-of-way line of Fannin Street (a 56' R.O.W.), said point being 116.58 feet north of the intersection of the north right-of-way line of Boydston Avenue (a 50' R.O.W.) and the said west right-of-way line of Fannin St.

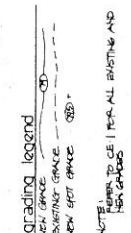
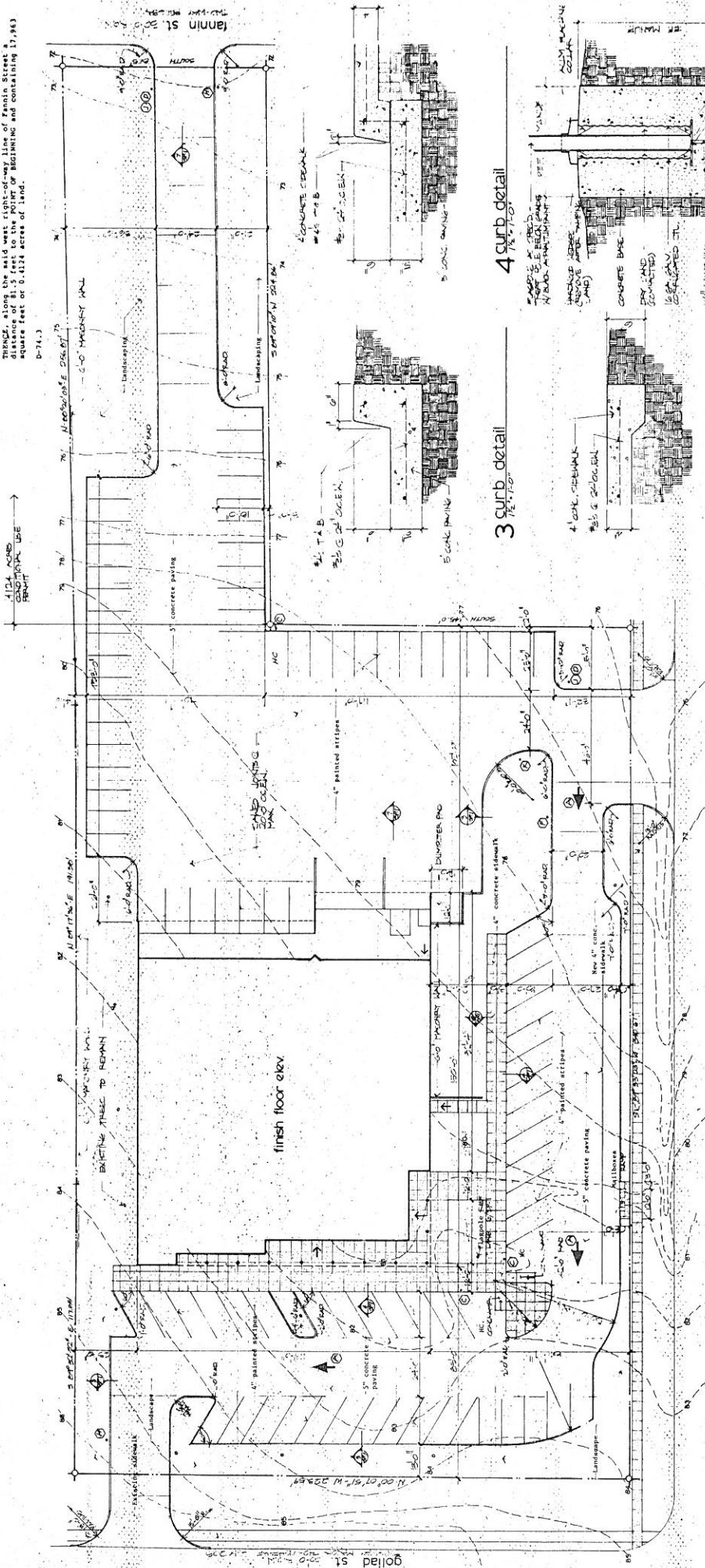
THENCE, bearing said west right-of-way line S 89° 09' 10" W, a distance of 254.16 feet to an iron pin set in concrete;

THENCE, North, a distance of 78.29 feet to a point for corner;

THENCE, N 88° 20' 03" E, a distance of 214.93 feet to an iron pin set in concrete in the west right-of-way line of said Fannin Street;

THENCE, along the said west right-of-way line of Fannin Street a distance of 81.0 feet to the point of BEGINNING and containing 17,943 square feet of 0.4124 acres of land.

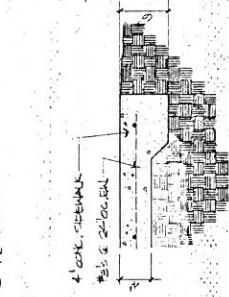
D-741.3



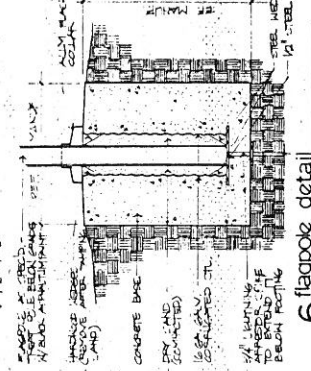
- GENERAL NOTES:**
- General Contractor shall field verify all dimensions, conditions, and existing utilities.
 - New concrete approaches shall comply with City of Memphis requirements.

2 site plan
1/2" = 1'-0"

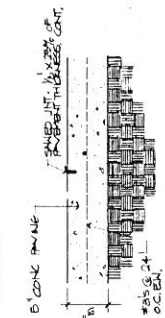
3 curb detail
1/2" = 1'-0"



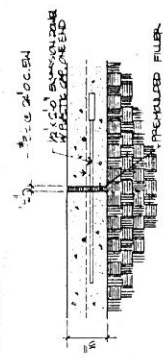
4 curb detail
1/2" = 1'-0"



5 sidewalk detail
1/2" = 1'-0"



6 flagpole detail
1/2" = 1'-0"



7 control joint detail
1/2" = 1'-0"

8 expansion joint detail
1/2" = 1'-0"

Told
Jim Pannell

44

Post Office
Boydston

Richard Jordan
109 St. Marys
Rockwall

Lais Juanita McDaniel
603 S. Janner
Rockwall

Mrs. Nan Smartt
603 S. Gabriel
Rockwall

Dorothy Peoples
~~601 S. Janner~~
601 S. Janner
Rockwall

W.E. Campbell
To Equity Tax Group
Box 461246
Darland 75046

Dennis B. Janner
~~613 S. Janner~~ P.O. Box 273
Rockwall

J.C. Lay
517 S. Janner
Rockwall

Joe Frasier
DBA-Frasier Const.
Rt. 4, Box 656
Rockwall

Saylor Crawford
611 S. Janner
Rockwall

Randal Jaggut
403 Boydston
Rockwall

Jeresa Scoville
To Grace McClain
Box 772
Rockwall

F.A. Klutts
601 East
Rockwall

Bessie V. Dawson
605 S. Janner
Rockwall

P. J. Gentry
605 East
Rockwall

John W. Grubbs
501 E. Baydster
Rockwall

A.C. Barnes
% Allie Williamson
Rt. 3, Box 121-2
Rockwall

Marjorie Jones
410 E. Baydster
Rockwall

Bernice & Mimmie Price
402 E. Baydster
Rockwall

M. D. Lanier, Sr.
304 E. Baydster
Rockwall

Administrator of Vet Affairs
% Colonial S & L Assoc
2626 West Freeway
St. Worth, 76102

Allison Strange
505 Sam Houston
Rockwall

Shirley B. Williams
706 Daisy Crockett
Rockwall

Nancy Williams
707 Sam Houston
Rockwall

Bernice C. ~~Mims~~^{mime}
709 Sherman
Rockwall

O. W. White
304 Rockbrook
Rockwall

U. S. Housing Authority
802 N. Goliad
Rockwall

Richard M. Ellis
116 E. Rush
Rockwall

Patricia Smith
104 Baydster
Rockwall

Sheldon Margalese
% E. Molny
3021 Lakeside
Rockwall

Frank Miller
109 E. Kaufman
Rockwall

Eloise Cullum
702 Goliad
Rockwall

N. J. Joffland
603 Goliad
Rockwall

Robert C. Cook
304 Shoretrail
Rockwall

Michael Stephenson
2300 Stemmons ^{Suite}
Dal. 75627 ^{5-F-30}

William Rathmell
701 S. Alamo
Rockwall

Doris McKee
P.O. Box 81
Rockwall

Mrs. T. A. Jordan
703 S. Alamo
Rockwall

Carl Brooks
607 S. Goliad
Rockwall

First Baptist Church
608 S. Goliad
Rockwall

Roffino Watters Prop.
P.O. Box 217
Rockwall

George Lyons
602 S. Goliad
Rockwall

Curtis Innumerity
507 Wash
Rockwall

~~Hilltop~~ LTD
Edward C. Gierke
#200 Westfork Creek Village
Dal. 75219

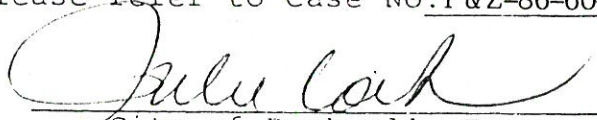
Alta Sellers
222 St Mary Pl.
Rock.

Mrs. Sidney Peak
604 S. Goliad
Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P M. on the 11th day of September, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of U.S. Postal Service
for a Conditional Use Permit for drive access from Fannin St. and parking for the future
post office, in an SF-7 Single Family district on the following described property: See
attached property description and location map.

As an interested property owner, it is important that you attend this hear-
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turning the form below. In replying, please refer to Case No. P&Z-86-60-CUP



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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
3. Will relieve traffic on Galind
St. will also help people
coming to P.O. from East -

Signature Sydney S. Peak

Address 604 S. Galind

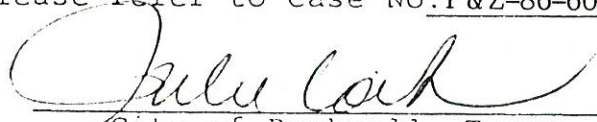
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I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. _____

1. If you can find a solution for the water it will create, so it won't flood my yard.
2. If you reroute the water coming through my ditches
- 3.

Signature Gaylor Crawford
Address 6011 South Fannin

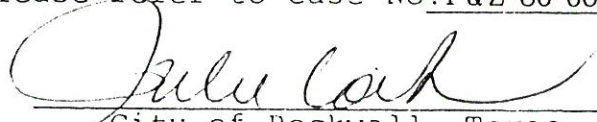
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I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Alta Sullivan

Address 222 St. Mary's Pl.

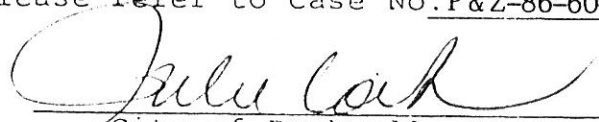
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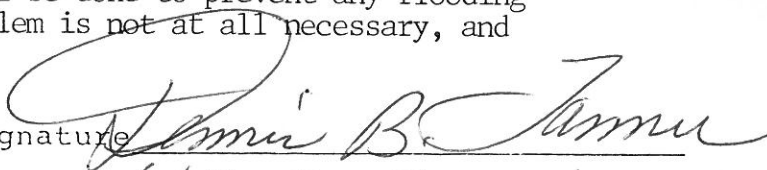
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I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. _____

1. I am in favor because I believe that it would be good for the community. However, I am concerned about flooding problems arising from the parking lot which will be located directly across the street from my home.
2. If ample drainage is not correctly made, my front and side yards will
3. be flooded every time it rains. I would like to be informed before any construction goes under way, what will be done to prevent any flooding problems. I feel that a flooding problem is not at all necessary, and should be avoided completely.

Signature 

Address 613 S. Fannin

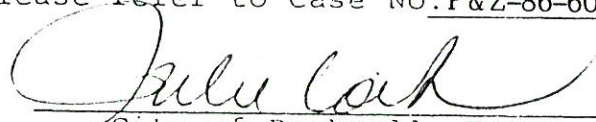
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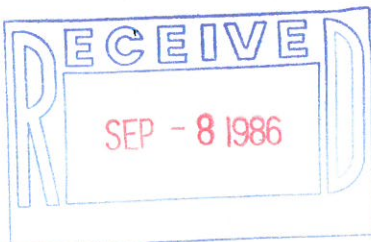
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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

1. THE LOT NEEDS TO BE CLEANED UP
- 2.
- 3.



Signature 

Address 220 ST. MARY'S PLACE

ROCKWALL, TEXAS 75087

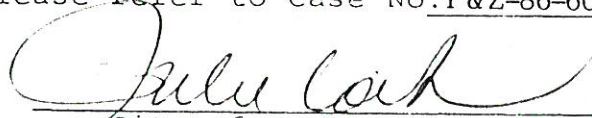
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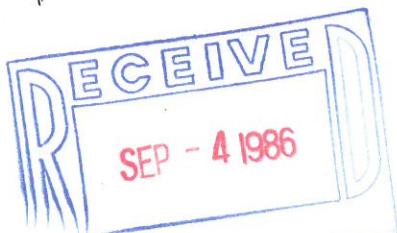
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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

1. *Increase circulation of traffic through*
2. *post office area*
3.



Signature *Loise Cullum*
Address *6 Solid at Baydston*

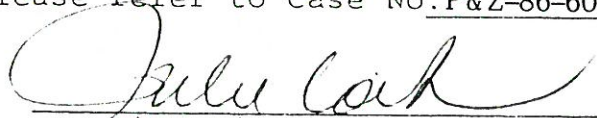
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Case NO. P&Z 86-60-CUP

I am in favor of the request ~~for the reasons listed below.~~ X ^{under conditions} listed below!

I am opposed the request for the reasons listed below. _____

1. Be sure water doesn't run on to our property.
2. No deep ditches dug ~~that make~~
- 3.

Signature John Guckler

Address 501 Baydexter

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature Robert Clough
Address 304 Shorthail Drive
Rockwall

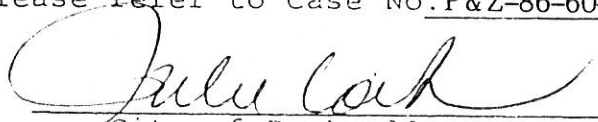
Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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o'clock P M. on the 11th day of September, 1986 in
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for a Conditional Use Permit for drive access from Fannin St. and parking for the future
post office, in an SF-7 Single Family district on the following described property: See
attached property description and location map.

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turning the form below. In replying, please refer to Case No. P&Z-86-60-CUP



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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. _____

1. 1 own property at 701 Alamo & I feel this will
2. eventually improve the value of my property
- 3.

Signature Wm Rathmell
Address 701 S. Alamo

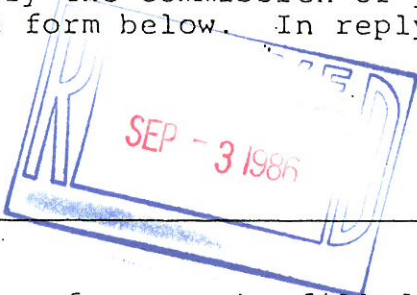
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Julie Cook
City of Rockwall, Texas

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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

1. Reduced traffic congestion on Goliad + Boydston
2. Helps reduce congestion for postal patron.
- 3.

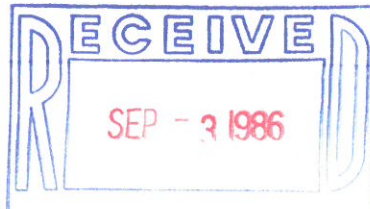
Signature George Tyson
Address 402 South Goliad

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Julie Cook
City of Rockwall, Texas

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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below. EQUALIZATION

I am opposed the request for the reasons listed below. _____

1. CONSTRUCTION OF Permanent Screen (MASONRY TYPE) from ADJACENT Property OWNERS
INCLUDING appearance from FANNIN Street
2. CONSTRUCTION of CURB + gutter
- 3.

Signature Frank R Miller

Address 711 S. GUARD

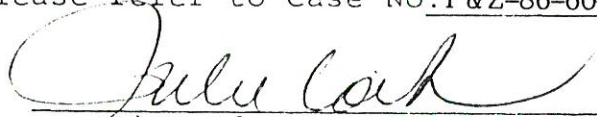
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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature M D Lanier
Address 304 E Boydston Ave.

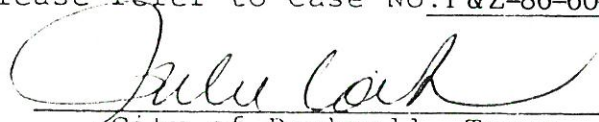
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Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed the request for the reasons listed below. ✓

1. SEE THE ATTACHED
- 2.
- 3.

Signature R. J. Lantry
Address 605 East St

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

LEGAL DESCRIPTION

BEING a 0.4124 acre tract of land situated in the B.J.T. Lewis Survey, Abstract No. 325 and the B.F. Boydston Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron pin set in concrete in the west right-of-way line of Fannin Street (a 50' R.O.W.), said point being 146.58 feet north of the intersection of the north right-of-way line of Boydston Avenue (a 60' R.O.W.) and the said west right-of-way line of Fannin St;

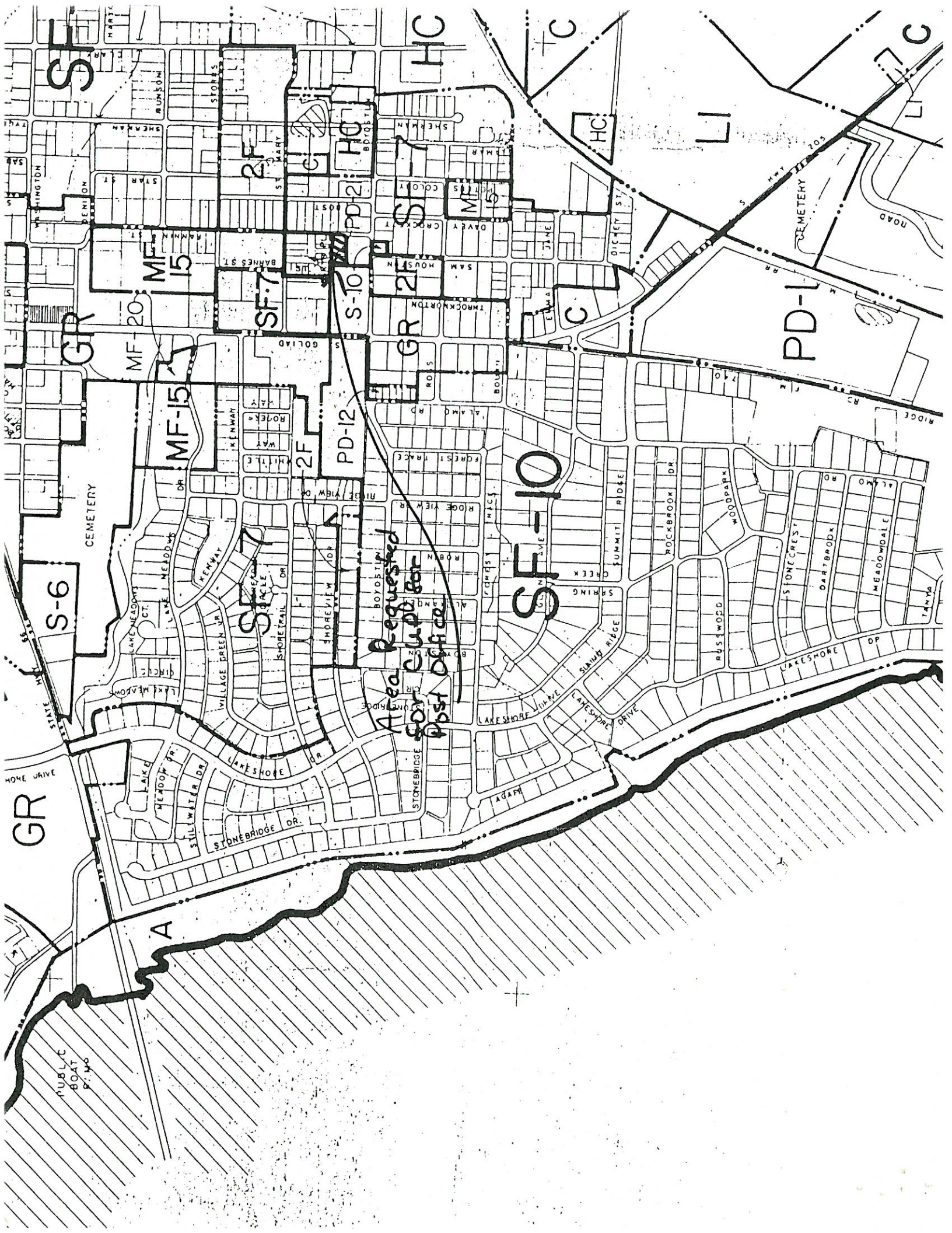
THENCE, leaving said west right-of-way line S 89°09'10" W, a distance of 224.86 feet to an iron pin set in concrete;

THENCE, North, a distance of 78.29 feet to a point for corner;

THENCE, N 88°20'03" E, a distance of 224.93 feet to an iron pin set in concrete in the west right-of-way line of said Fannin Street;

THENCE, along the said west right-of-way line of Fannin Street a distance of 81.5 feet to the POINT OF BEGINNING and containing 17,963 square feet or 0.4124 acres of land.

D-74.3



Area Requested
for Cup for
Post Office

SF-10

S-6

GR

SF

GR

GR

GR

MF-15

MF-15

MF-15

MF-15

MF-15

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SF-7

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I, P. J. Gentry live at 605 Bost Street, Rockwall, Texas. I own approximately 1½ acres at this location. Almost splitting my property is a drainage ditch that carries all the water from the First Baptist Church east, which includes the water from Boydston, Fannin and Bost Streets.

During large rains now my property is flooded. In the event several thousand square feet of concrete parking is added my place will be flooded. If some engineering is not done to care for this situation, I WILL BE OPPOSED.

If the drainage situation can be handled, I will not be opposed.

Signed at Rockwall, Texas, this the 11th day of September, 1986.



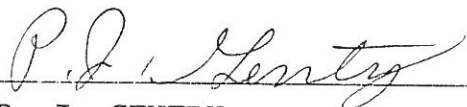
P. J. GENTRY

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Signed at Rockwall, Texas, this the 11th day of September, 1986.


P. J. GENTRY

Julie,

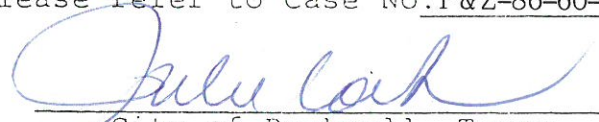
Mr. P.J. Gentry is correct, his property will be affected by the increased runoff from the proposed development. I suggest requiring the developer to pay for the subject improvements (2 culverts) that will need to be expanded - rough estimate of \$15,000 should cover expenses - Additional investigation will be required to pinpoint approx. figure



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City of Rockwall, Texas

Please have each P+Z Member read this -

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-60-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed the request for the reasons listed below. ✓

- 1. I am opposed to any change that will increase*
- 2. traffic on Fannin St - or any street passing*
- 3. the Nursing Home. The P+Z and City Council*
should have a priority on giving the Nursing
Home an area protected from traffic - or
else have them move the Nursing Home to a
new protected location.

Signature Wilma Jordan
Richard D. Jordan
Address 109 St. Mary's St.

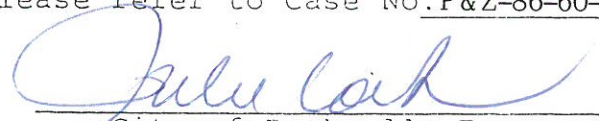
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I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.



Signature Mrs. A.W. White

Address 304 Rockbrook

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

PLANNING AND ZONING ACTION SHEET

Applicant U.S. Post Office Case No. P+Z 86-60-SP/FP
 Property Description Fannin @ Boydston
 Case Subject Matter CUP for drive access & parking, site plan and final plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>9/11/86</u>	<u>X</u>		
Conditions _____			

Date to City Council <u>10/6/86</u>			<u>X</u>
<u>10/20/86</u>			<u>X</u>
Conditions <u>11/3/86</u>	<u>X</u>		

sidewalks on Fannin & Boydston, irrigation, drainage improvements
no water retention, curb & gutter on Fannin & Boydston
Will sell 5 ft ROW at or less than P.O. cost if necessary
 Ordinance no. _____ Date _____

ITEMS IN FILE

- | <u>Zoning Cases - CUP</u> | <u>Plat/Site Plan Cases</u> |
|--|--|
| <input checked="" type="checkbox"/> Application | <input checked="" type="checkbox"/> Application |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input checked="" type="checkbox"/> Plat/Plan |
| <input checked="" type="checkbox"/> Notice to Paper | <input type="checkbox"/> Engineer's Review |
| <input checked="" type="checkbox"/> Notice to Residents | <input type="checkbox"/> Consultant's Review |
| <input checked="" type="checkbox"/> List of Residents Notified | <input checked="" type="checkbox"/> Agenda Notes |
| <input checked="" type="checkbox"/> Residents' Responses | <input checked="" type="checkbox"/> Minutes |
| <input type="checkbox"/> Consultant's Review | <input checked="" type="checkbox"/> Correspondence |
| <input checked="" type="checkbox"/> Agenda Notes | <u>Slide B-364-370</u> |
| <input checked="" type="checkbox"/> Minutes | County File Number _____ |
| <input type="checkbox"/> Ordinance | |
| <input checked="" type="checkbox"/> Correspondence | |

44 notices mailed
13 in favor of
1 against