

SITE PLAN APPLICATION

Date: January 14, 1987

NAME OF PROPOSED DEVELOPMENT Adams Subdivision

NAME OF PROPERTY OWNER/DEVELOPER W. E. & Terry L. Adams

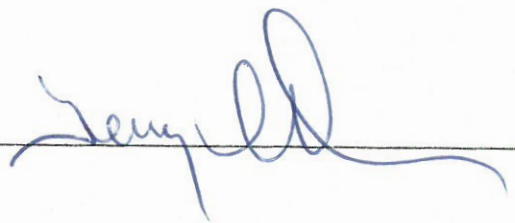
ADDRESS 1815 S. Goliad P.O. Box 208 Rockwall, Tx. PHONE 722-8731

NAME OF LAND PLANNER/ENGINEER Harold Evans

ADDRESS 2331 Gus Thomason P.O. Box 28355 Dallas, Tx. PHONE 214-328-8133  
75228

TOTAL ACREAGE .7912 CURRENT ZONING Retail

NUMBER OF LOTS/UNITS 1

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

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

Provided or Shown  
on Site Plan

Not  
Applicable

✓

\_\_\_\_\_

9. Street names on proposed streets

10. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: \_\_\_\_\_

File No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_



SITE PLAN DATA FOR INSPECTION

Development Name Adams Addition

Location Yellowjacket

Date Approved 2/16/87

Applicant's Name Mike Mishler

Special Conditions: \_\_\_\_\_

1) parking/access agreement must be received by final plat stage

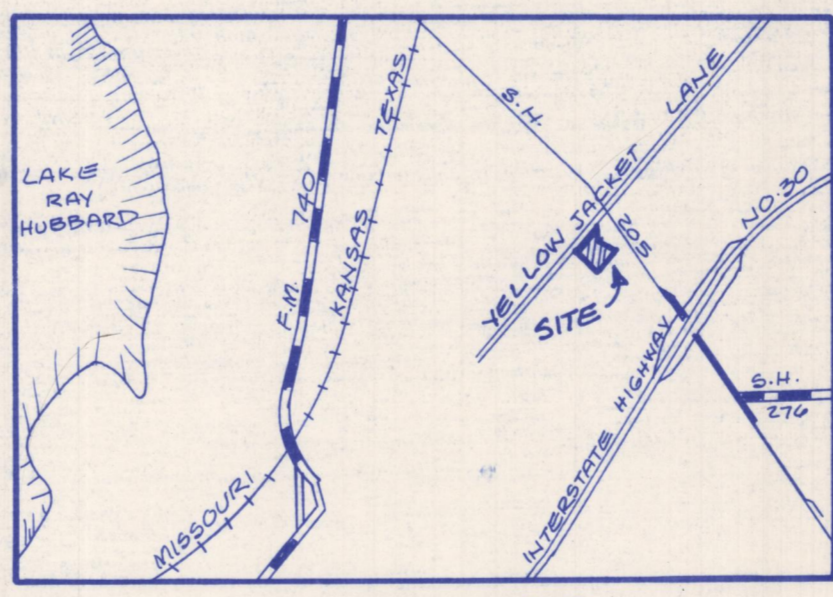
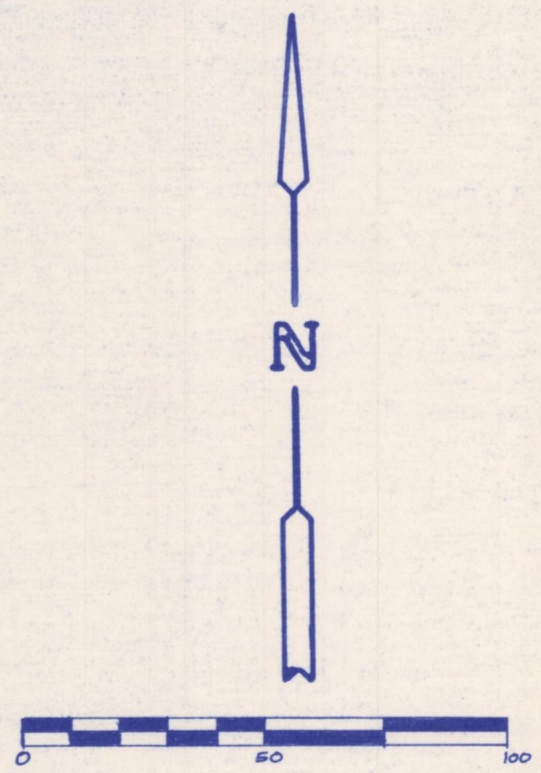
2) applicant will be applying for conditional Use Permits but as yet has no special exemptions

3) three trees in landscaping

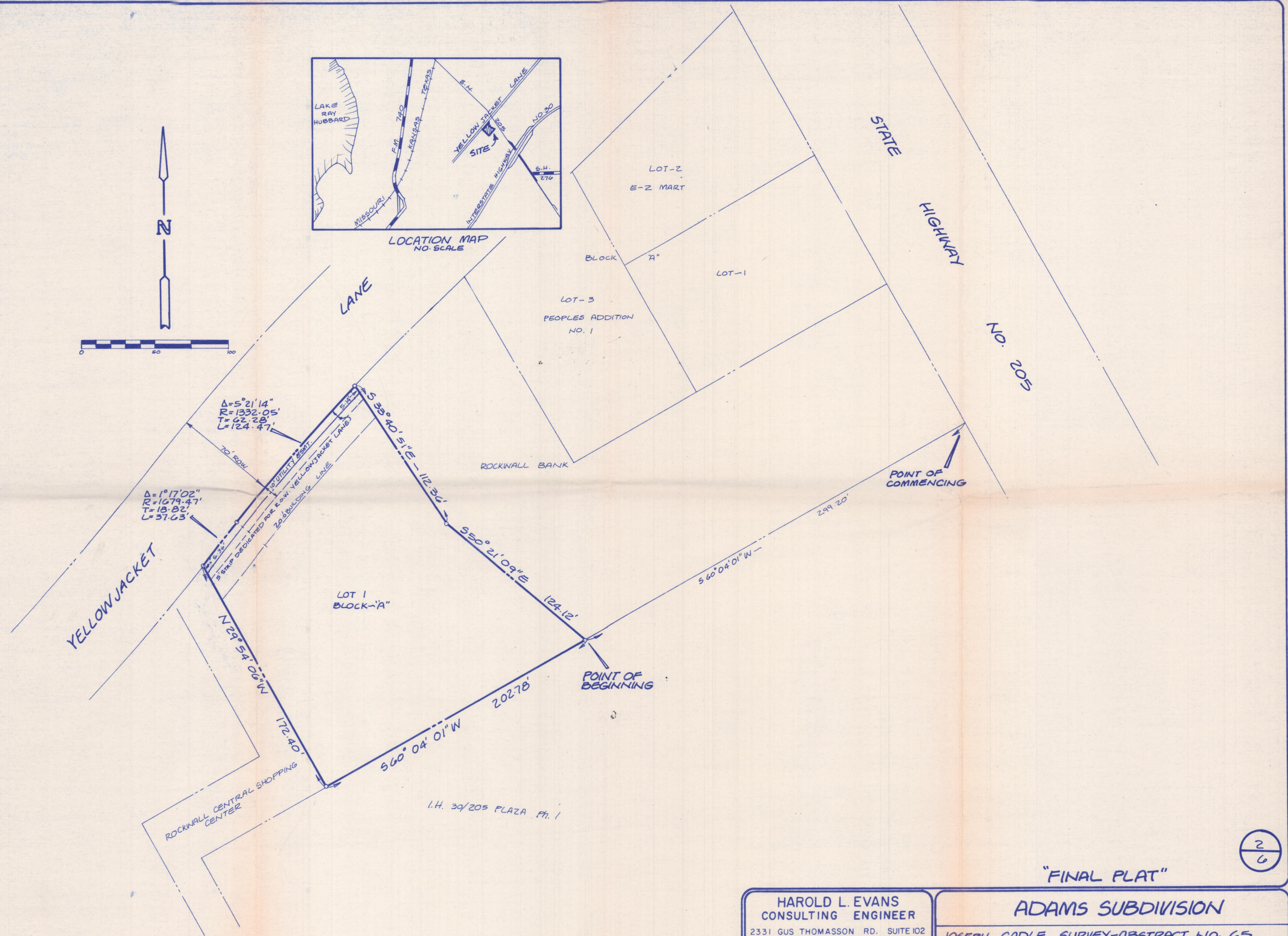








LOCATION MAP  
NO. SCALE



YELLOW JACKET

$\Delta = 1^{\circ}17'02''$   
 $R = 1679.47'$   
 $T = 18.82'$   
 $L = 37.63'$

$\Delta = 5^{\circ}21'14''$   
 $R = 1332.05'$   
 $T = 62.28'$   
 $L = 124.47'$

$N 29^{\circ}54'06'' W$   
 $172.40'$

LOT 1  
BLOCK "A"

$S 60^{\circ}04'01'' W$   
 $202.78'$

I.H. 30/205 PLAZA Pt. 1

POINT OF BEGINNING

$S 50^{\circ}21'09'' E$   
 $124.12'$

POINT OF COMMENCING

$299.20'$

STATE HIGHWAY  
NO. 205

ROCKWALL BANK

LOT-3  
PEOPLES ADDITION  
NO. 1

LOT-2  
E-2 MART

LOT-1

BLOCK "A"

"FINAL PLAT"

2  
6

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 40'	12-15-86	86211

ADAMS SUBDIVISION  
JOSEPH CADLE SURVEY-ABSTRACT NO. 65  
CITY OF ROCKWALL-ROCKWALL COUNTY, TEXAS  
R-TEX TRACTOR PARTS, INC. OWNER  
1815 GOLIAD ROCKWALL, TEXAS 75087 (214) 722-8731



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, R-Tex Tractor Parts, Inc. is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 2.00 acre tract of land conveyed to Rockwall Bank, National Association, by warranty deed, recorded in Volume 110, Page 674, Need Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the Southwesterly line of Highway 205, at the North corner of I. H. 30/205 Plaza, Phase 1, as recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas, and at the Southeast corner of said 2.00 acre tract;  
THENCE: South 60° 04' 01" West a distance of 299.20 feet along the Northwest line of I. H. 30/205 Plaza and the Southeast line of said 2.00 acre tract to an iron rod set at the Point of Beginning;  
THENCE: South 60° 04' 01" West a distance of 202.78 feet continuing along the Northwest line of said I. H. 30/205 Plaza, Phase 1, and the Southeast line of said 2.00 acre tract to an iron rod found at the Southwest corner of said 2.00 acre tract and at an outside "ell" corner of Rockwall Central Shopping Center, as recorded in Slide B, Page 231, Plat Records, Rockwall County, Texas;  
THENCE: North 29° 54' 06" West a distance of 172.40 feet along the most Northerly Northeast line of said Rockwall Central Shopping Center and the Southwest line of said 2.00 acre tract to an iron rod found on the Southeast line of Yellowjacket Lane, a 70 foot right-of-way, said iron rod being on a circular curve to the left having a central angle of 01° 17' 02", a radius of 1,679.47 feet, and a chord that bears North 38° 16' 20" East a distance of 37.63 feet;  
THENCE: Along said curve and said Southeast line an arc distance of 37.63 feet to an iron rod found at the point of reverse curvature of a circular curve to the right having a central angle of 05° 21' 14", a radius of 1,332.05 feet, and a chord that bears North 40° 18' 26" East a distance of 124.43 feet;  
THENCE: Along said curve and continuing along said Southeast line an arc distance of 124.47 feet to an iron rod found for a corner;  
THENCE: South 33° 40' 51" East a distance of 112.36 feet to an iron rod for a corner;  
THENCE: South 50° 21' 09" East a distance of 124.12 feet to the Point of Beginning and containing 34466 square feet or 0.7912 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT R-Tex Tractor Parts, Inc., is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as ADAMS SUBDIVISION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this addition.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does 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.

WITNESS MY HAND, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

R-TEX TRACTOR PARTS, INC.

Terry L. Adams, President

Weldon E. Adams, Vice-President

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, By Terry L. Adams, the President of R-Tex Tractor Parts, Inc., a Texas Corporation, on behalf of said Corporation.

Notary Public  
My Commission Expires \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Weldon E. Adams, the Vice-President of R-Tex Tractor Parts, Inc., a Texas Corporation, on behalf of said Corporation.

Notary Public  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Danny E. Osteen, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS  
COUNTY OF DALLAS

THIS instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Danny E. Osteen.

Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager Date

APPROVED

\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date

I hereby certify that the above and foregoing plat of ADAMS SUBDIVISION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 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 (120) 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 \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary, City of Rockwall

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6

"FINAL PLAT"

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

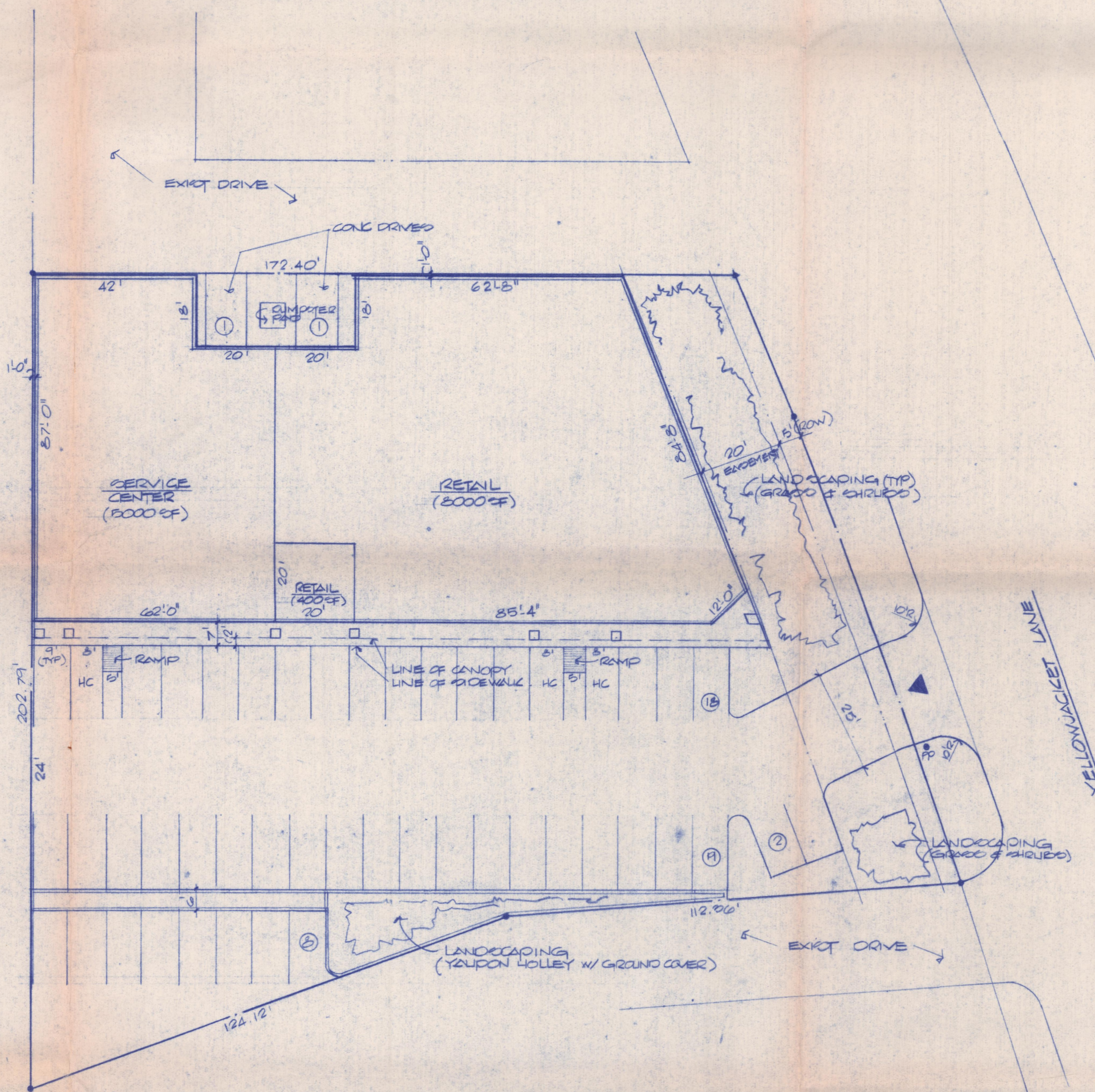
SCALE	DATE	JOB NO.
-	12-17-86	86211

ADAMS SUBDIVISION  
JOSEPH CADLE SURVEY-ABSTRACT NO. 65  
CITY OF ROCKWALL-ROCKWALL COUNTY, TEXAS

R-TEX TRACTOR PARTS, INC. OWNER  
1815 GOLIAD ROCKWALL, TEXAS 75087 214-722-8731

TELETYPE POST  
N2174

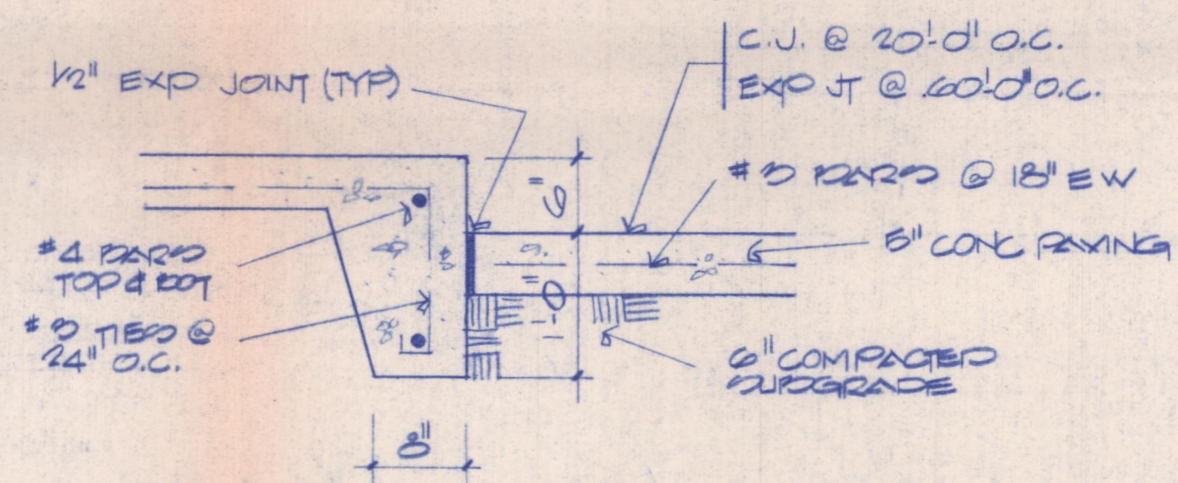




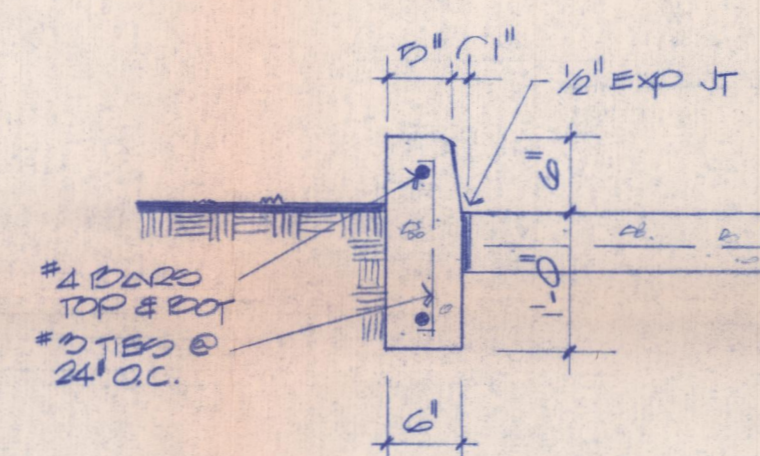
SITE PLAN SCALE 1"=20'

GROSS ACREAGE - 2.7912 (24,466 SF)  
DEDICATED (ROW) 812 SF  
NET 23,654 SF

PARKING - 49 CARS  
LANDSCAPING - REQ'D - 3266 SF  
PROVIDED 4,783 SF  
BUILDING - 10,400 SF  
(15' ELOG HGT - FACADE HGT 24')



101 PAVING @ SIDEWALK  
SCALE 3/4"=1'-0"



102 CURB @ PAVING  
SCALE 3/4"=1'-0"

EXISTING RETAIL BLDG (WALMART)

EXIST DRIVE

EXIST SHOPPING CENTER PARKING

YELLOWJACKET LANE

(SUBMISSION)

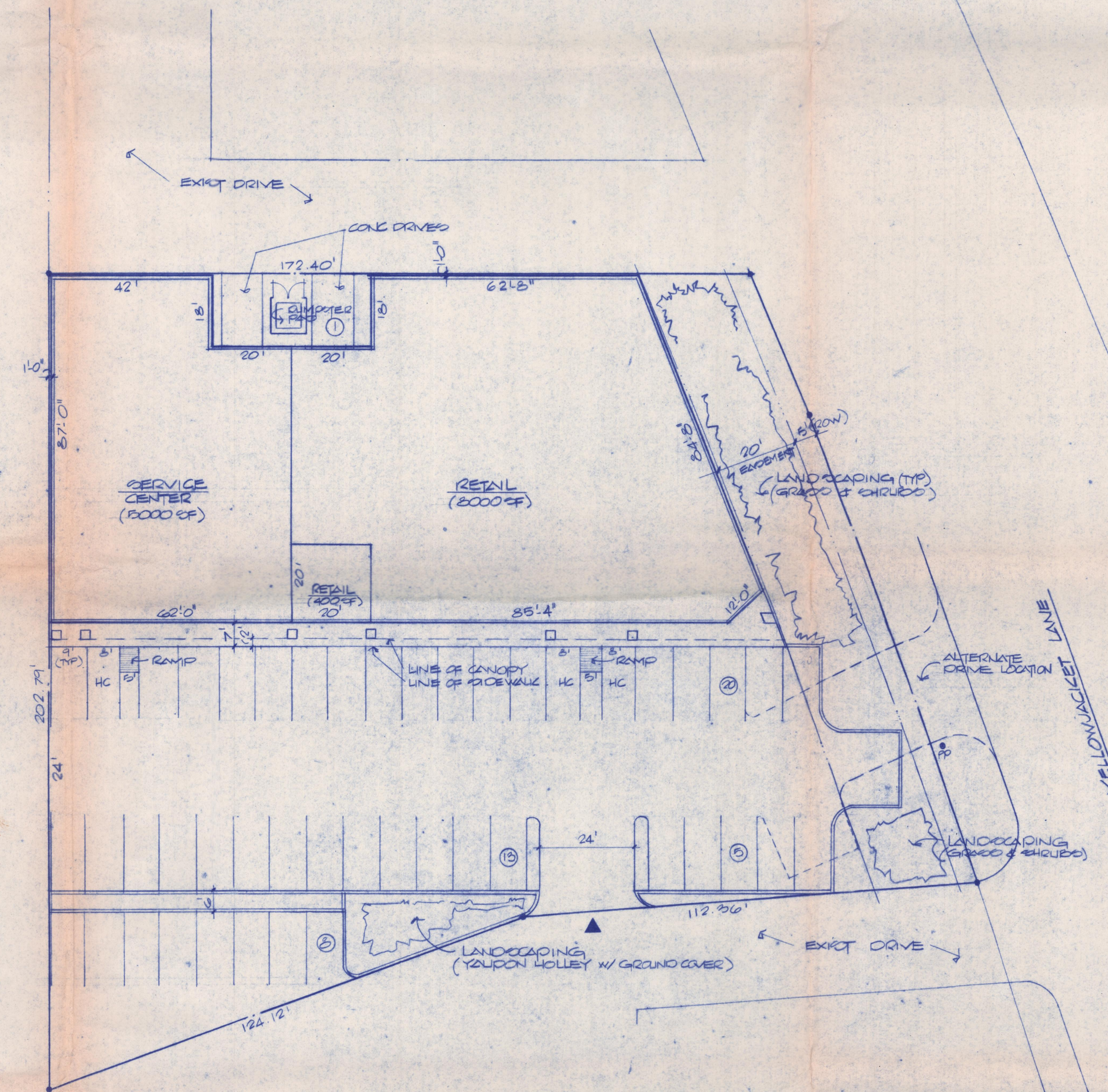
Adams

EXISTING RETAIL BLDG





EXISTING RETAIL BLDG (WALMART)

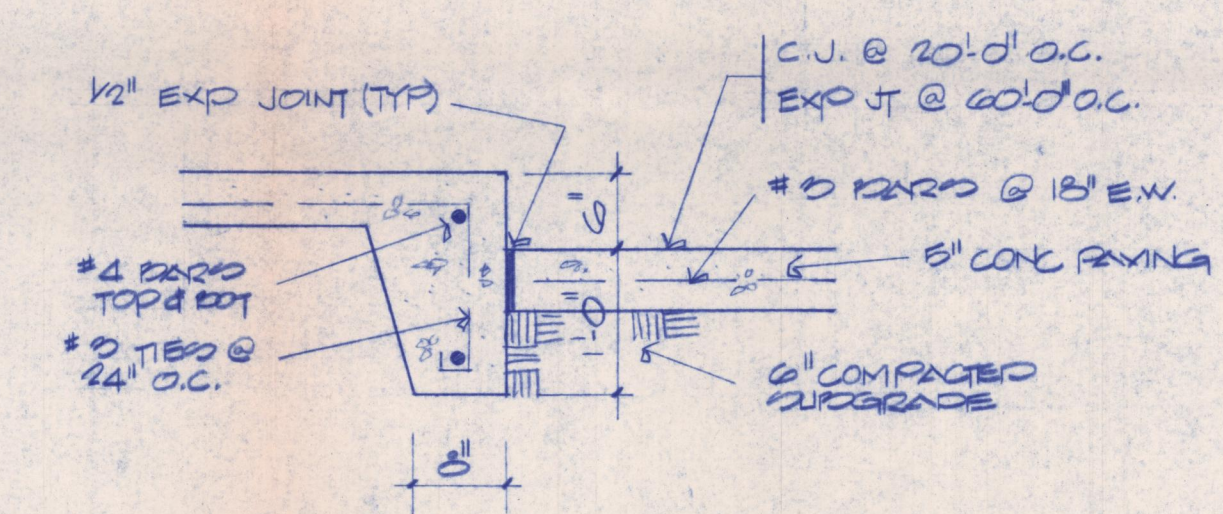


EXIST SHOPPING CENTER PARKING

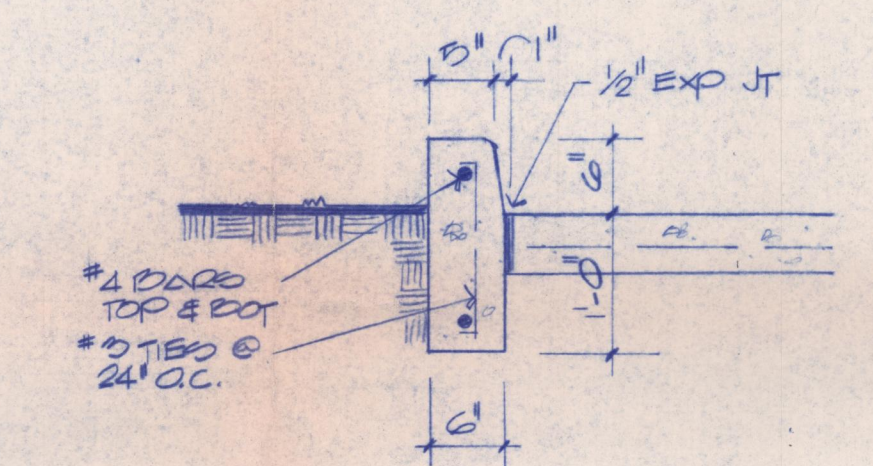
SITE PLAN SCALE 1"=20'

GROSS ACREAGE - 0.7912 (24,466 SF)  
DEDICATED (ROW) 312 SF  
NET 20,654 SF

PARKING - 47 CARS  
LANDSCAPING - REQ'D - 3366 SF  
PROVIDED 4,753 SF  
BUILDING - 10,400 SF  
(8' BLDG HGT - FACADE HGT 24')



101 PAVING @ SIDEWALK  
SCALE 3/4"=1'-0"

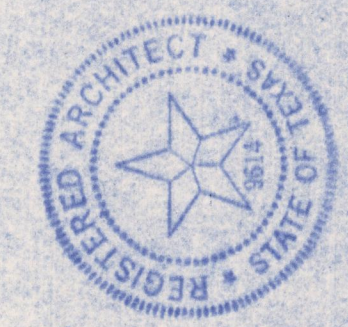
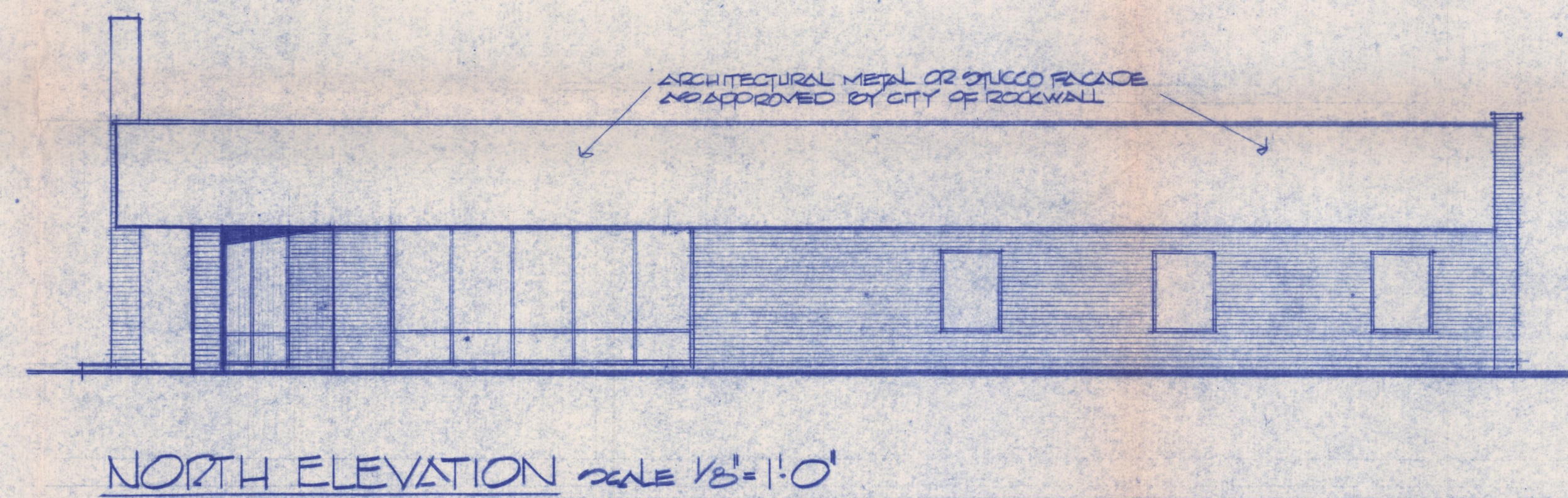
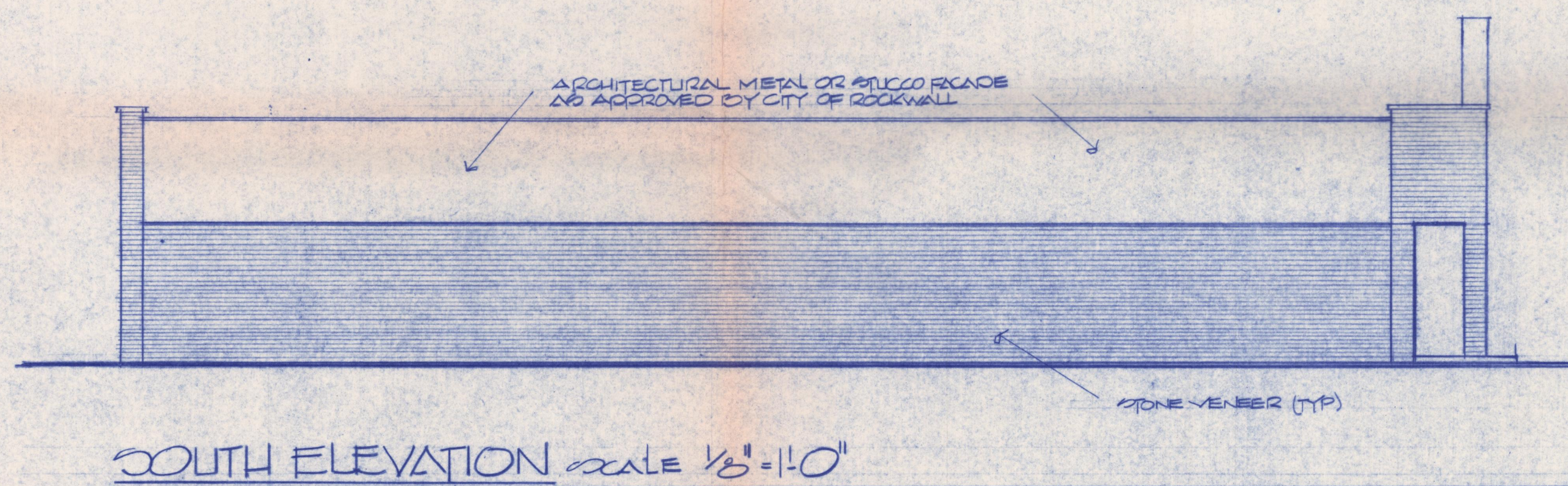
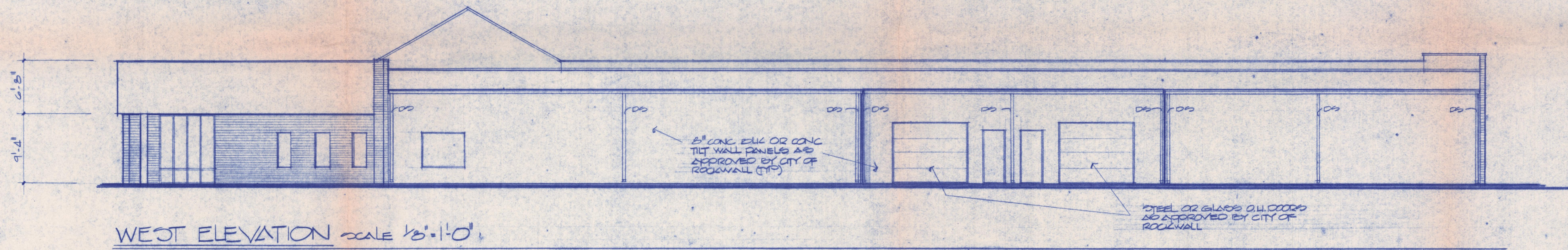
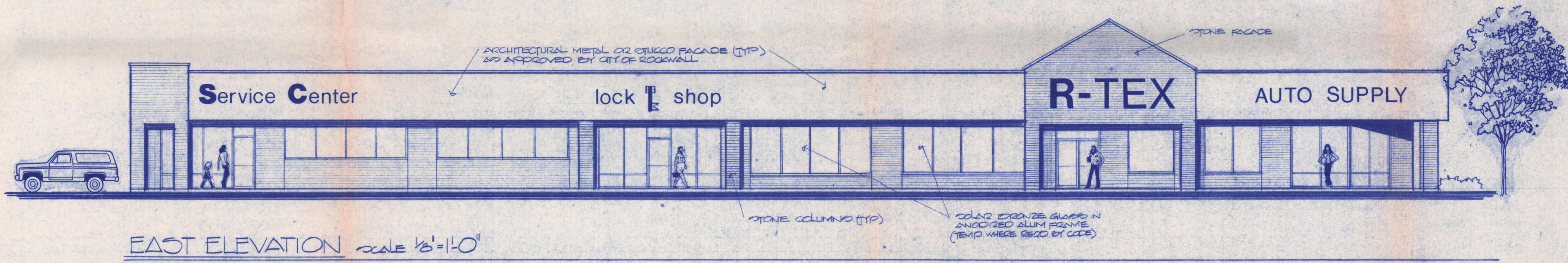


102 CURB @ PAVING  
SCALE 3/4"=1'-0"

Adams  
2/16 (SUBMISSION)

EXISTING RETAIL BLDG





R-TEX AUTO & TRACTOR PARTS  
AT YELLOWACKET LANE  
ROCKWALL, TEXAS



Adams

Agenda Notes

P&Z - 2/12/87

IV. A. P&Z 86-68-Z - Discuss and Consider Approval of a Site Plan/Preliminary Plat for the Adams Addition Located Off Yellowjacket

We have received a request from Terry Adams for approval of a preliminary plat/site plan on a one lot subdivision located on Yellowjacket Lane adjacent to the Wal Mart site. Following are the comments regarding the plan.

1. Plat - The plat is not much more than simply creating a building site. The utilities are existing. They will have to bore under Yellowjacket to tie into sewer. They are dedicating 5 feet of ROW as required by our Thoroughfare Plan. The plat conforms to all of our requirements.

2. Site Plan

a. Parking - the required number of parking spaces is provided. The property owner will have to obtain an access agreement with the adjacent property owner for access to some of the parking, but this won't be a problem. Prior to final plat being approved we will need to get a copy of the access agreement.

b. Access - The property owner has changed his access from Yellowjacket and moved it to actually get access from the existing drive. Again, the property owner is going to need access agreements from both adjacent property owners to make this plan work.

c. Exterior Building Materials - The rear of the building on the elevations show either concrete block or tiltwall, and steel or glass overhead doors as approved by the City. They understand that they could not use the steel overhead door or the concrete block wall unless a Conditional Use Permit is granted. It is my understanding that they do plan to apply for a CUP. It is my understanding that they will paint the block or wall to blend with the finish.

The front elevation shows stone with either a ribbed seam metal band above the stone or stucco as approved by the City. Again, they cannot use the architectural metal unless a CUP is granted. The stone is going to be real stone, not the fake stone placed on metal buildings. This building will have a metal frame but no metal walls. They will have pictures of the store for your review Thursday night.

The remainder of the plan meets all of our requirements.

*Adams*

MINUTES OF THE PLANNING AND ZONING COMMISSION  
February 12, 1987

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Leigh Plagens, Norm Seligman, Bill Sinclair, and Hank Crumbley.

The Commission first considered approval of the minutes of January 8, 1987. McCall made a motion to approve the minutes with no changes. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then continued a public hearing and considered changing the zoning or modifying the preliminary plan for PD-5 located on north SH-205 between FM-1141 and Quail Run Road. Smith updated the audience on the reasons for continuation of the hearing. Assistant City Manager Julie Couch briefly explained the PD review process and reviewed the current zoning for PD-5 as approved in the early 1970's. Couch summarized a revised proposal submitted by the developer.

J. T. Duncan, representing Leonard Thomas, addressed the Commission and gave a brief presentation of the revised plan. He outlined the amounts of acreage for proposed uses and explained that the plan attempted to satisfy the Land Use Plan while taking into consideration the natural terrain and future thoroughfares. Duncan stated that at the major intersection he proposed more than two gas pumps as an accessory use to General Retail, but that all other areas would conform to the two pump minimum. He added that the owner was agreeable to contributing to the City any or all open areas shown in the plan as "Agricultural" for parks and recreational purposes.

J. T. Payne, Jr., addressed the Commission and explained that the proposed south thoroughfare would be adjacent to his property and would substantially lower his property value. Couch clarified that the thoroughfare spoken of was a proposed bypass for SH-205 which would be created by the developer. Smith added that fourteen years had passed since the original approval and that the plan could likely be upgraded again prior to actual development. Payne encouraged the City to limit Multifamily, General Retail and Office zoning.

Bill Golden addressed the Commission and explained that although he lived outside the City Limits, PD-5 affected him. He urged the Commission to require more Single Family and less density in residential. Mary Wall told the Commission that Plano had many empty four corner shopping centers. She urged them to make sure the General Retail areas were needed.

Mayor Pro Tem Nell Welborn questioned present approved uses. Duncan showed an illustration of the current plan. Smith pointed out that Retail was increased by 20 acres, Multifamily was reduced



by 23 acres, and that while Single Family was reduced by 110 acres, there was up to 193 acres of open space. As there was no one else wishing to address the Commission, the public hearing was closed.

The Commission discussed the 23 acres of Townhouse on the east side of the lake, the Multifamily in the southern portion of the PD, and future park and drainage plans. Seligman made a motion to approve the revised preliminary plan for PD-5 as submitted with the condition that a drainage plan be provided when the PD is developed and with the understanding that park land dedication would also be addressed at the development stage. McCall seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered modifying, amending or removing SUP-2 located on Williams at Austin issued for a day care. Smith explained to the audience the objectives of the SUP review process. Couch told the Commission that the property had not been used as a day care in many years and that the Middle School had been built since the SUP was issued. David Dorotik addressed the Commission and stated favor for removal of the permit as day cares added noise and traffic as well as defeated the purpose of a crime watch by adding unfamiliar people to the neighborhood. As there was no one else wishing to address the Commission on this item, the public hearing was closed. Seligman made a motion to recommend removal of SUP-2. Plagens seconded the motion. Sinclair confirmed with Staff that the underlying zoning was Single Family. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered modifying, amending, or removing SUP-6 located at Washington and SH-66 issued for a car wash. Julie Couch explained the location of the SUP and that the cemetery had expanded since the permit was issued. She added that the underlying zoning was General Retail. Mike Belt told the Commission that the property was still under the original ownership who had obtained the permit. David Cook, co-developer for the proposed car wash, explained that he had invested time and several thousand dollars in the project knowing that a car wash was an Allowed Use. He stated that after Planning and Zoning had recommended approval and his Site Plan was before Council, the question came up regarding whether or not a car wash was suitable.

David Howerton told the Commission that he owned property on SH-66 and that a car wash was a potential eye sore. Gerald Burgamy, half owner of the property, stated that any property next to a cemetery is difficult to sell, that there was not a good use to put adjacent to a cemetery in General Retail zoning, and that he objected to Back Zoning his property. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed.

Smith reminded the Commission that Zoning was the issue at hand, not adequacy of the Site Plan for the car wash. Sinclair asked how removal of the SUP would impact the applicants. Smith



explained that the property would revert to the underlying General Retail zoning, which did not permit a car wash. The Commission discussed Allowed Uses in General Retail, desirability of a car wash and whether or not the SUP could be limited to the portion of the property furthest from the cemetery. After extensive discussion, Sinclair made a motion to recommend modifying the SUP to limit the use to the proposed location of a car wash as Site Planned, to remove the SUP from the remainder of the property and to limit the SUP for a period of one year if no construction on the site begins in that period. Seligman seconded the motion. The motion was voted on and passed with all voting in favor, except Plagens who voted against the motion.

The Commission then held a Public Hearing and considered modifying, amending or removing SUP-10 located at East Boydston and Sam Houston issued for a daycare. Julie Couch explained that the SUP was issued in 1982, but the property had not been used as a daycare in the past few years. Since issuance of the permit, construction for a new Post Office had begun on Boydston. Smith then opened the Public Hearing. Benny Tanner addressed the Commission and explained that the Post Office would be adding traffic and traffic added by a daycare would be more than the street could accommodate. Gloria Williams told the Commission she favored removal. John McGuire stated that he would favor removal of the SUP. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed. Seligman made a motion to recommend removal of the SUP. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered recommending an amendment to the Comprehensive Zoning Ordinance to remove the minimum lot size requirements for septic tanks. Julie Couch explained that the Council's desire was to move the requirement from the Zoning Ordinance to a Regulatory Ordinance, which would transfer authority over variances from the Board of Adjustments to Council. Plagens made a motion to recommend amending the Zoning Ordinance to remove the minimum lot size requirement for septic tanks. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission next considered approval of a Site Plan/Preliminary Plat for the Adams Addition on Yellowjacket Lane. Julie Couch briefly explained the applicant's request and explained that Conditional Use Permits regarding materials would be applied for at the Final Plat stage. She added that the applicant needed to obtain in writing, an access agreement with Walmart. Sinclair questioned the purpose of the Service Center. Julie Couch explained that the primary operation would be sale of auto parts and that the Service Center was for installation or accessory repairs. Mike Mishler addressed the Council to explain the proposed materials and appearance of the building. The Commission then discussed the landscaping and roof materials. Seligman made a motion to approve the Site Plan/Preliminary Plat subject to the landscaping including a minimum of three trees, the parking/access agreement obtained in



writing by the Final Plat stage and with the understanding that the Site Plan/Preliminary Plat will comply with all City zoning regulations, unless otherwise approved in a Conditional Use Permit. McCall seconded the motion. After further discussion regarding the proposed Conditional Uses, the motion was voted on and passed 4 to 2 with Plagens and Smith voting against the motion. 7

The Commission then considered approval of a Site Plan/Final Plat for the Soroptomist Youth Shelter, a 2.2 acre subdivision located on Airport Road. Julie Couch explained the location of the property and told the Commission that the applicants were requesting a waiver from Irrigation and Street Escrow requirements as well as permission for a gravel drive, since the organization was a charitable, non-profit operation. Bob Brown explained that the property and house as well as half the cost of moving the house had all been donated. He added that the Soroptimists didn't have funds adequate for some requirements. The Commission discussed the sewer arrangements, fire hydrant and gravel drive. Seligman made a motion to approve the Site Plan and Final Plat allowing a gravel drive and waivers of irrigation requirements, street escrow requirements and building permit fees as long as the property was utilized for a youth shelter. Crumbley seconded the motion. After further discussion, the motion was voted and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:



Chairman

ATTEST:

By: \_\_\_\_\_

Agenda Notes  
City Council - 2/16/87

- V. A. P&Z 86-74-SP/PP - Discuss and Consider Approval of a Site Plan/Preliminary Plat for the Adams Addition Located Off Yellowjacket

We have received a request from Terry Adams for approval of a preliminary plat/site plan on a one lot subdivision located on Yellowjacket Land adjacent to the Wal Mart site. The site will be used primarily for a retail auto parts store with accessory repair similar to Wal Mart or the tire store on Goliad.

1. Plat - The plat is not much more than simply creating a building site. The utilities are existing. They will have to bore under Yellowjacket to tie into sewer. They are dedicating 5 feet of ROW as required by our Thoroughfare Plan. The plat conforms to all of our requirements.

2. Site Plan

a. Parking - the required number of parking spaces is provided. The property owner will have to obtain an access agreement with the adjacent property owner for access to some of the parking, but this shouldn't be a problem. Prior to final plat being approved we will need to get a copy of the access agreement.

b. Access - In response to a request from Planning and Zoning Commission, the property owner has changed his access from Yellowjacket and moved it to actually get access from the existing drive. Again, the property owner is going to need access agreements from both adjacent property owners, and this should be provided prior to final plat approval.

c. Exterior Building Materials - The rear of the building on the elevations show either concrete block or tiltwall, and steel or glass overhead doors as approved by the City. They understand that they could not use the steel overhead door or the concrete block wall unless a Conditional Use Permit is granted. It is my understanding that they do plan to apply for a CUP. It is my understanding that they will paint the block or wall to blend with the finish.

The front elevation shows stone with either a ribbed seam metal band above the stone or stucco as approved by the City. Again, they cannot use the architectural metal unless a CUP is granted. The stone is going to be real stone, not the fake stone placed on metal buildings. This building will have a metal frame but no metal walls.

The remainder of the plan meets all of our requirements.

The Planning and Zoning Commission has recommended approval of the site plan/preliminary plat subject to the access easement being provided and with the addition of three trees along Yellowjacket. Some members of the Commission expressed some concern about approving the site plan with a number of unanswered questions. The property owner understands that if the site plan as currently submitted is approved it would have to be constructed meeting our current requirements. Only if a future Conditional Use Permit application is granted could the standards change.



MINUTES OF THE ROCKWALL CITY COUNCIL  
February 16, 1987

Mayor Leon Tuttle called the meeting to order with the following members present: Nell Welborn, Ken Jones, Jean Holt, John Bullock and Bill Fox.

Council first considered approval of the Consent Agenda which consisted of

1. Minutes of the Rockwall City Council dated February 2, 1987.
2. An ordinance authorizing a change in zoning from "A" to "PD" on a 2.0 acre tract of land at 1520 East I-30 on second reading. Ord. 87-5

Assistant City Manager Julie Couch read the ordinance caption. Fox made a motion to approve the Consent Agenda. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then continued a public hearing on a dangerous building on the 500 block of Turtle Cove. City Manager Bill Eisen explained that the City had reached an agreement with the property owner and that no further action would be necessary. As there was no one wishing to address the Council on this matter, the public hearing was closed.

Council then held a public hearing and considered approval of an ordinance amending the Comprehensive Zoning Ordinance to remove a minimum lot size requirement for installation of septic tanks. As there was no one wishing to address the Council, the public hearing was closed. Couch read the ordinance caption. Fox made a motion to approve the ordinance. Jones seconded the motion. The motion was voted on and carried unanimously.

Council then considered approval of an ordinance regulating septic tanks within the City on first reading. Couch read the ordinance caption. Welborn made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

Next, the Council discussed and considered approval of a site plan/preliminary plat for the Adams Addition on Yellowjacket Lane. Couch explained the applicant's request and told Council an access agreement would need to be provided in writing at the final platting stage. Tuttle confirmed with Staff that a Conditional Use Permit regarding materials would be considered at a later date. The Council discussed the possible uses of the accessory



service area and conditions recommended by the Planning and Zoning Commission. Welborn then made a motion to approve the site plan/preliminary plat subject to the access agreement being obtained in writing by the final platting stage and the landscaping consisting of at least three trees. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a site plan and final plat for the Soroptomist Youth Shelter, at 2.5 acre subdivision located on Airport Road. Couch explained the applicant's request including waivers of escrow requirements, irrigation requirements, and permission for a gravel drive. Sandy Hansen briefly explained the progress Soroptomists had made regarding the project. Couch explained that the Planning and Zoning Commission had recommended approval of these waivers so long as the property was still utilized as a youth shelter. Eisen suggested that Council consider waiving permit fees. Bullock made a motion to approve the site plan and final plat with waivers of escrow requirements, irrigation requirements and permit fees and allowing a gravel drive for as long as the property was utilized as a youth shelter. Fox seconded the motion. Welborn questioned maintenance arrangements. Hansen explained that the majority of the maintenance would be provided by young people utilizing the shelter. After further discussion, the motion was voted on and passed unanimously.

Council then considered awarding bids for materials and hauling. Eisen explained that the low bid for the hot mix asphalt was submitted by Richards and Richards for \$26.50 per ton. Jayroe submitted the low bid for all other materials as follows: cold mix asphalt - \$28.00, fill sand - \$6.00, Red Ball Diamond sand - \$7.00, white rock - \$6.90, pea gravel - \$11.50, and crushed rock - \$14.50. Jones made a motion to award the bid for hot mix asphalt to Richards and Richards and all other materials to Jayroe as recommended by Staff. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for concrete work associated with the concession/restroom facility. Eisen explained that only one bid had been received from Speed Fab-Crete International and that the bid had come in approximately \$6,000 over the anticipated bid. Eisen recommended that Council award the bid to Speed Fab-Crete with the condition that Staff negotiate a possible reduction. He told Council that a reduction in the bid and possible low bids in other areas of construction might balance the \$81,000 budgeted for the project. Otherwise some alternate savings could be utilized from other projects.

Tuttle requested to see the plan again. Rick Crowley, Director of Parks and Recreation, addressed Council and reviewed the building plans for the facility. He discussed the plan as it differed from the original and explained what changes had been made. Council discussed potential cost reductions including the possible elimination of the second floor. After extensive discussion, Fox made a motion to award the bid as recommended by the City Manager. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then discussed the City's current health inspection procedures. Tuttle told Council that printing scores of inspections in the paper could have a negative effect on a restaurant that had only received one low score. Fox suggested that second time low scores be printed in the paper. The Council discussed reinspections, repeat low scores, and whether or not the City should print scores. Tuttle suggested Council obtain input from the local restaurants. Holt told Council that many Rockwall restaurants were members of the Texas Restaurant Association.

Council then discussed postponing the March 2nd Council meeting. Jones told Council that as he and Bullock would both be unavailable for the next regular meeting, if another member became ill or had an emergency, the Council would be conducting business with barely a quorum. Bullock told Council that he was certain business could be conducted as usual in both his and Jones' absence.

Council then discussed procedures for competitive bidding. Council discussed whether to award bids to the low bidder or set a dollar amount that an outside bidder must meet below the local merchant in order to be awarded the bid. Eisen explained that service, maintenance and durability of products were all considered and that Staff recommended award of bids to the lowest responsible bidder.

Council then discuss procedures regarding the length of Council meetings. Jones suggested that Council not take action on items after 11:00 P.M. Welborn suggested either to limit the number of items on the Agenda or the amount of discussion on each. Tuttle reminded Council that recent workloads had been relatively light. At this time, 8:45 P.M., Frank Miller joined the meeting. After further discussion Jones made a motion to begin future Council meetings at 6:30 P.M. The motion died for lack of a second. Welborn then made a motion to begin Council meetings at 7:00 P.M. Bullock seconded the motion. The motion was voted on and passed with all voting in favor except for Tuttle, who abstained.



Council then discussed the Ethics Code regarding fines and penalties. Fox told Council that employees could be discharged for violations and Council members ought to be fined. Council discussed maximum fines, State offenses, court administration of ethics fines, and whether or not the fine should be reinstated. Fox made a motion to reinstate a fine for Council members in violation of the Ethics Code. Miller seconded the motion. The motion was voted on and passed, 4 to 3, with Bullock, Jones, and Welborn voting against the motion.

The Council next discussed the City's Building Code requirements. Tuttle pointed out two items which were permitted under the Building Code but which he said are not absolutely reliable nor which could withstand time. One of the items is a plastic item that replaces lead flashing around plumbing vents and fits over the pipe. Tuttle said these can leak and only last a few years. The other item is a flex-duct that can be used instead of a metal heat/air duct wrapped in insulation. Tuttle pointed out inadequacies with the flex-duct and asked if Staff could amend the Code to prohibit these. Fox made a motion to instruct Staff to draft an ordinance amending the Building Code to prohibit the two items as explained. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then discussed guidelines for submission of Agenda items by Council members. Bullock suggested that Council limit each member to adding two discussion items per Agenda. Eisen explained that in many cities, a Council member wrote a description and an objective for Staff to review and accumulate any necessary information or cost estimate. He added that in some cities an item had to be requested by more than one Council member. After discussion, Jones made a motion to limit Council members to adding two discussion items unless an emergency. Bullock seconded the motion. Welborn made a motion to amend the motion to require items to be added by members to include an explanation and objective. Holt seconded the motion. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

As there was no further business to come before Council for consideration, the meeting was adjourned.

APPROVED:

ATTEST:

BY \_\_\_\_\_



**Banyan  
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PLANNING AND ZONING ACTION SHEET

Applicant Bryan Development Case No. P+Z 86-74 SP/PP  
 Property Description Yellowjacket Lane at SH205  
 Case Subject Matter site plan/preliminary plat for Adams Addition

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Jan 8 Feb 12</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council Feb 16     
 Conditions access agreements by final plat stage

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

ITEMS IN FILE

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



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