

SITE PLAN APPLICATION

Date: 02/4/87

NAME OF PROPOSED DEVELOPMENT Quick Lube Business

NAME OF PROPERTY OWNER/DEVELOPER Ray Ellis

ADDRESS 4725 NALL RD, Dallas 75234 PHONE 214/458-9761

NAME OF LAND PLANNER/ENGINEER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

TOTAL ACREAGE 0.2755 (12000 SF) CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS \_\_\_\_\_

Signed Ray Ellis

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>	_____	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>	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	_____	3. Design and location of ingress and egress
<u>✓</u>	_____	4. Off-street parking and loading facilities
<u>✓</u>	_____	5. Height of all structures
<u>✓</u>	_____	6. Proposed Uses
<u>✓</u>	_____	7. Location and types of all signs, including lighting and heights
<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: \_\_\_\_\_



CITY OF ROCKWALL

"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

No. 5965

205 West Rusk

(214) 722-1111  
Metro 226-7885

Cash Receipt

Name Car Wash Equip Date 2-19-89  
(Quick Truse)

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616	85.00	Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619		Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
<b>TOTAL GENERAL</b>			<b>TOTAL WATER</b>		

TOTAL DUE 85.00

Received by [Signature]



CITY OF ROCKWALL  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

No. 5965

205 West Rusk

(214) 722-1111  
 Metro 226-7885

Cash Receipt

Name W. W. Smith Equip Date 2-19-87  
(Quick Ship)

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

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Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
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Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
<b>TOTAL GENERAL</b>			<b>TOTAL WATER</b>		

TOTAL DUE 85.00

Received by \_\_\_\_\_

SITE PLAN REVIEW

Date Submitted 2/19/87

Scheduled for P&Z 3/12/87

Scheduled for Council 3/16/87

Applicant/Owner Car Wash Equipment

Name of Proposed Development Quick Lube

Location FM - 740 south of Yellowjacket

Total Acreage 120' x 100' Number Lots/Units 1

Current Zoning "C"

Special Restrictions none

Surrounding Zoning "C"

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

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

Comments:

Building Codes

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

Comments:

Engineering

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

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Julie Cook</i>	<i>2/25/87</i>	<i>30 min</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____

- ①. curb + landscape around building to provide turn guide into 1st bay (shrubs)?
- ②. Buggy elevators -
- ③. Landscaping - entrance on north side
  - add landscaping to rear of property - ie trees in islands for parking or berms, + existing trees
  - move tree to corner out of waterline easement
  - add landscaping in island around building - shrubs?
  - delete berm due to slope and existing trees
  - add berm in front upto 10' from turn
- ④. Access easement in front
- ⑤. Screen around dumpster w/ door in front
- ⑥. what about curb in back? shrubs along back?
- ⑦. Parking - what about basement?
- ⑧.

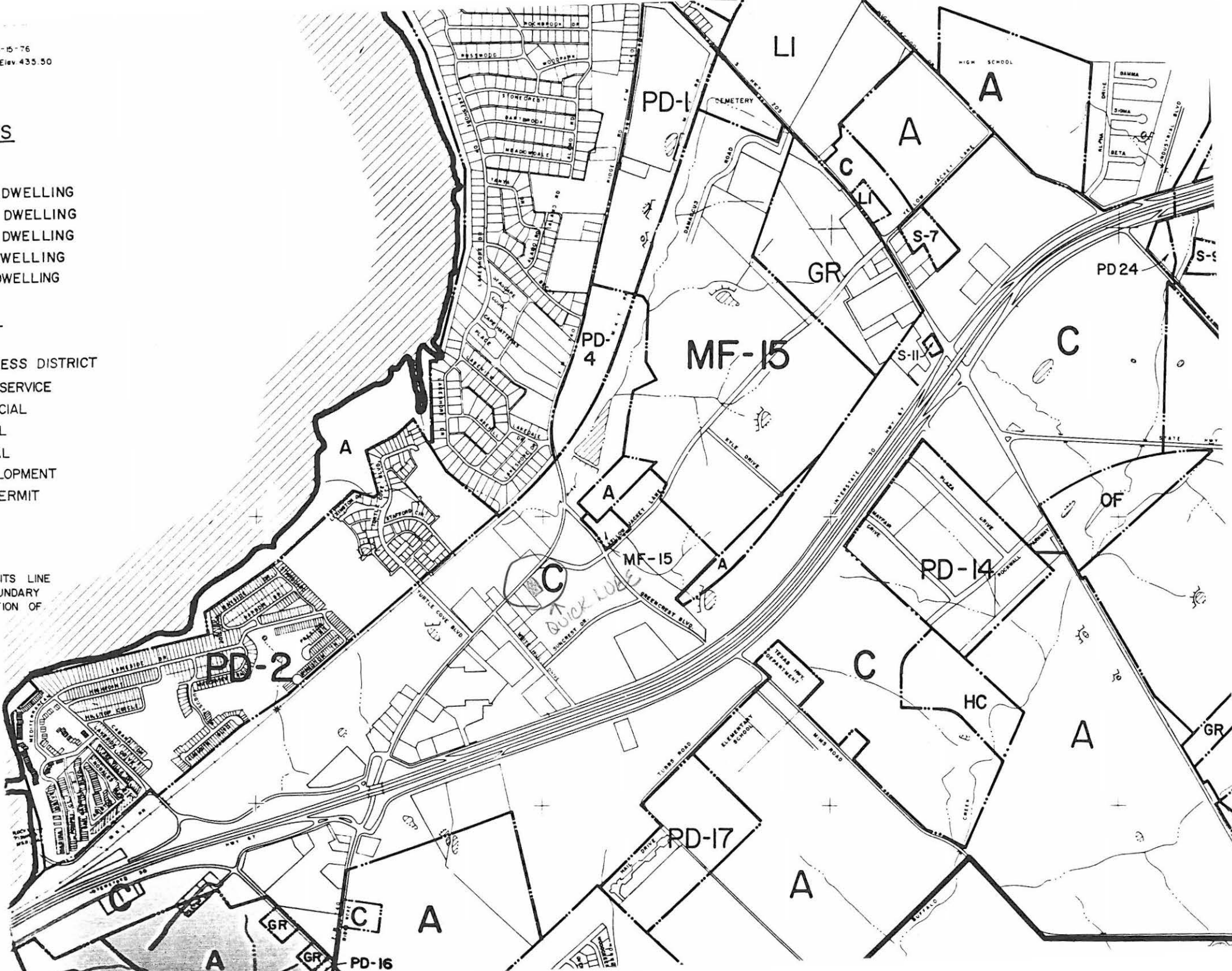
12-15-76  
Elev. 435.50

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HIGH SCHOOL

TREAS. DEP. BUILDING

ELEMENTARY SCHOOL

CEMETERY

Quick Loans

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GAMMA  
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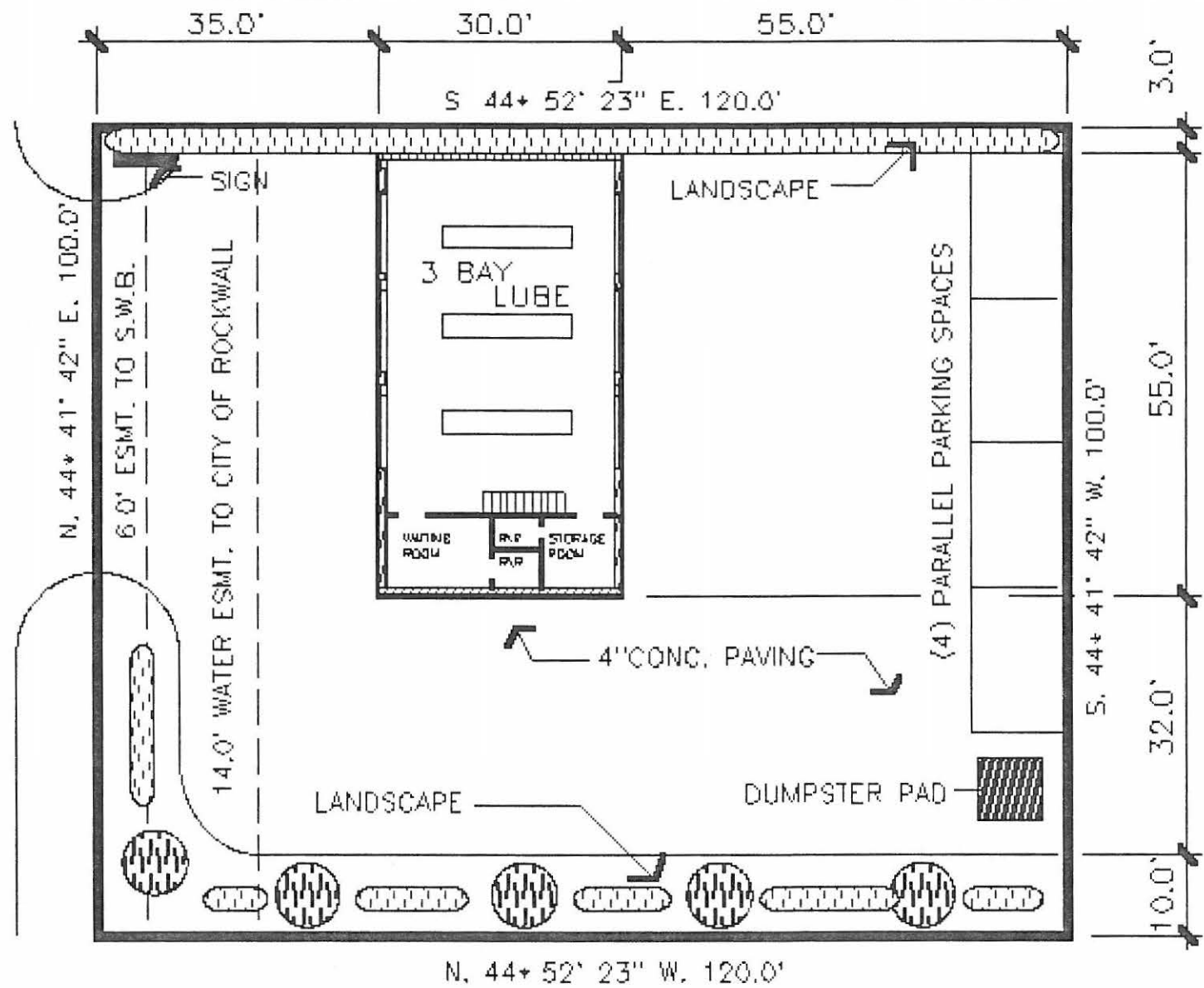
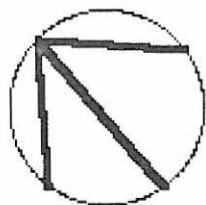
CEMETERY

Quick Loans

ALPHA DRIVE  
BETA  
GAMMA  
DELTA  
Epsilon



F.M. ROAD 740



**CAR WASH EQUIPMENT CO.**

4725 NALL RD., DALLAS, TX. 75234  
(214)458-9781

JOB # 008

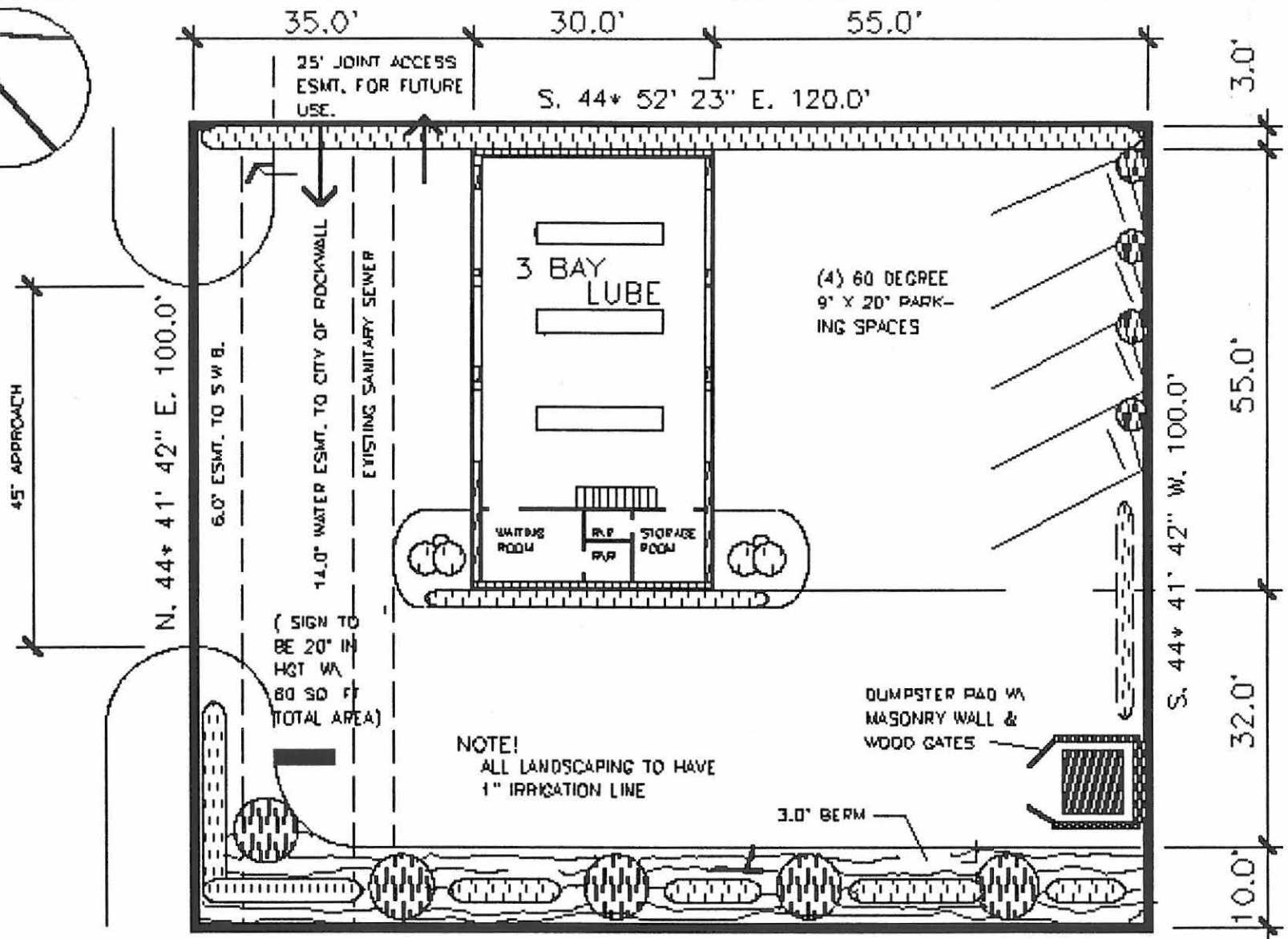
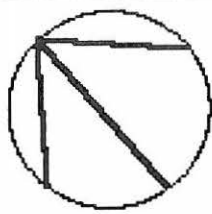
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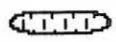
DR. BY: W.K.

REVISIONS

F.M. ROAD 740



20 GAL. LIVE OAKS, 2 1/2" - 3" IN DIA @ TIME OF PLANTING



5 GAL. DWARF YOUNG HOLLIES, PLANTED 2 1/2" APART



N. 44' 52' 23" W. 120.0'

5 GAL. PHOTINIA - 30" IN HGT, @ TIME OF PLANTING.



RED BUDS, 6'-8" IN HGT. & 1"-1 1/4" IN DIA. @ TIME OF PLANTING

- 1.) LANDSCAPE REQD. - 800 SQ. FT.
- 2.) LANDSCAPE PROVIDED - 2010 SQ. FT.
- 3.) NEAREST ADJACENT STRUCTURE IS APPROX. 68' S. OF P.L.

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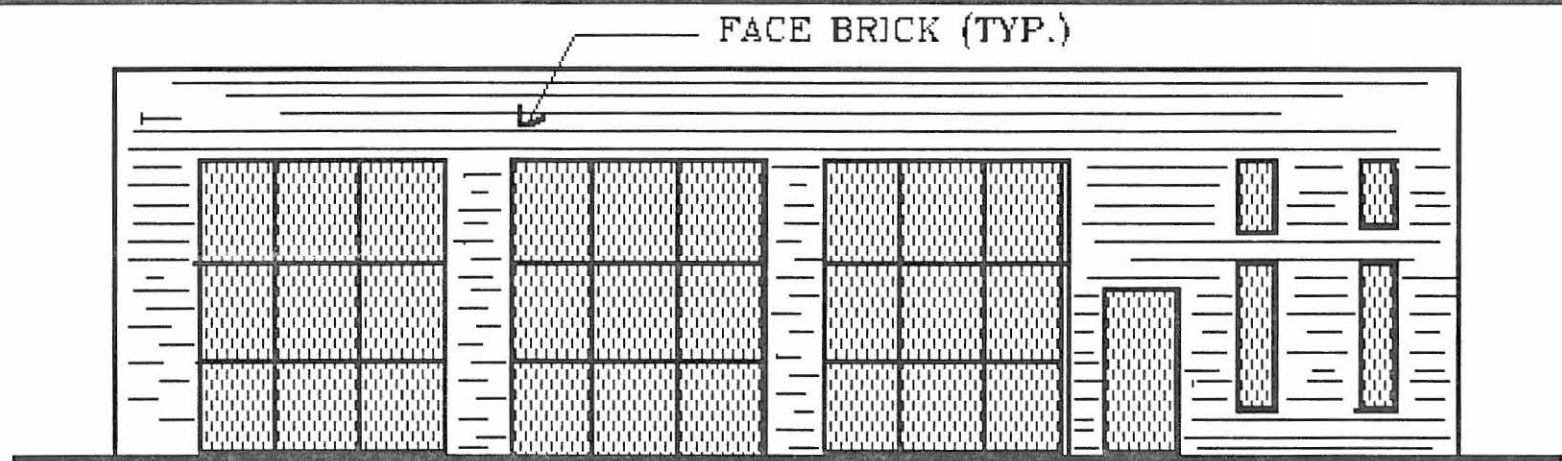
JOB # 006

SCALE: 1" = 10'-0"

**REVISIONS**

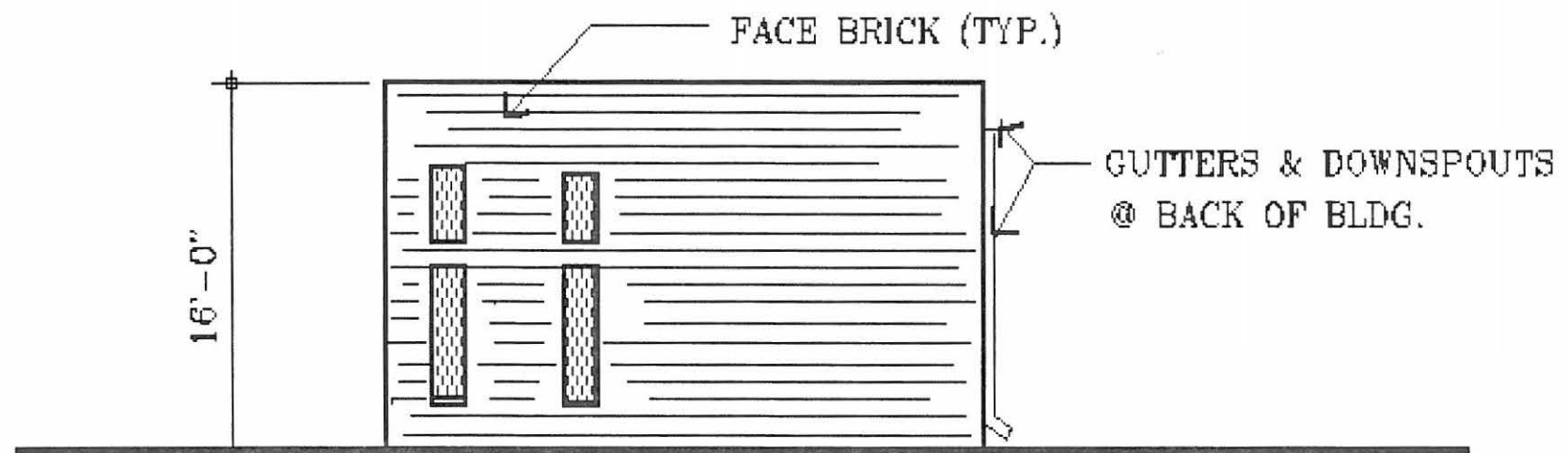
DATE: 2-16-87

DR. BY: m.j.



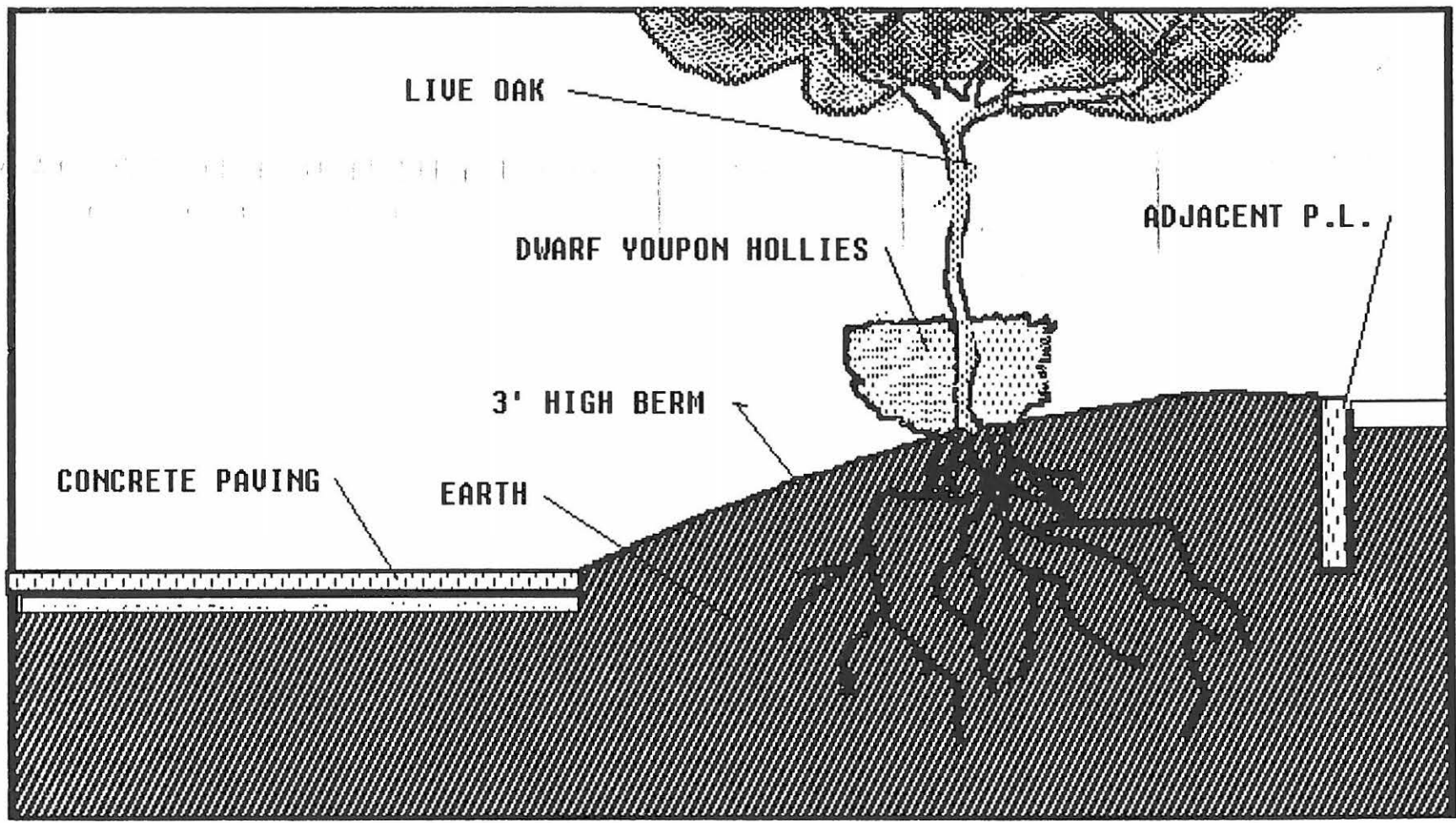
10' X 12' GLASS  
O.H. DOORS (TYP.)

VIEW FROM F.M. 740

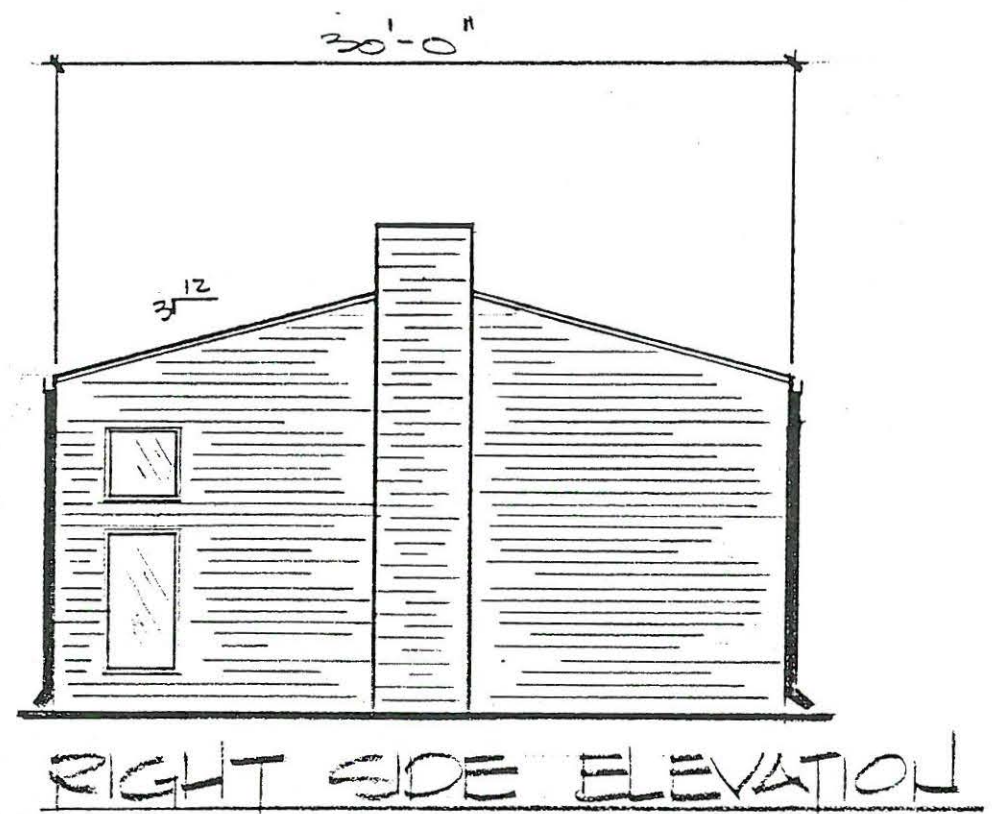
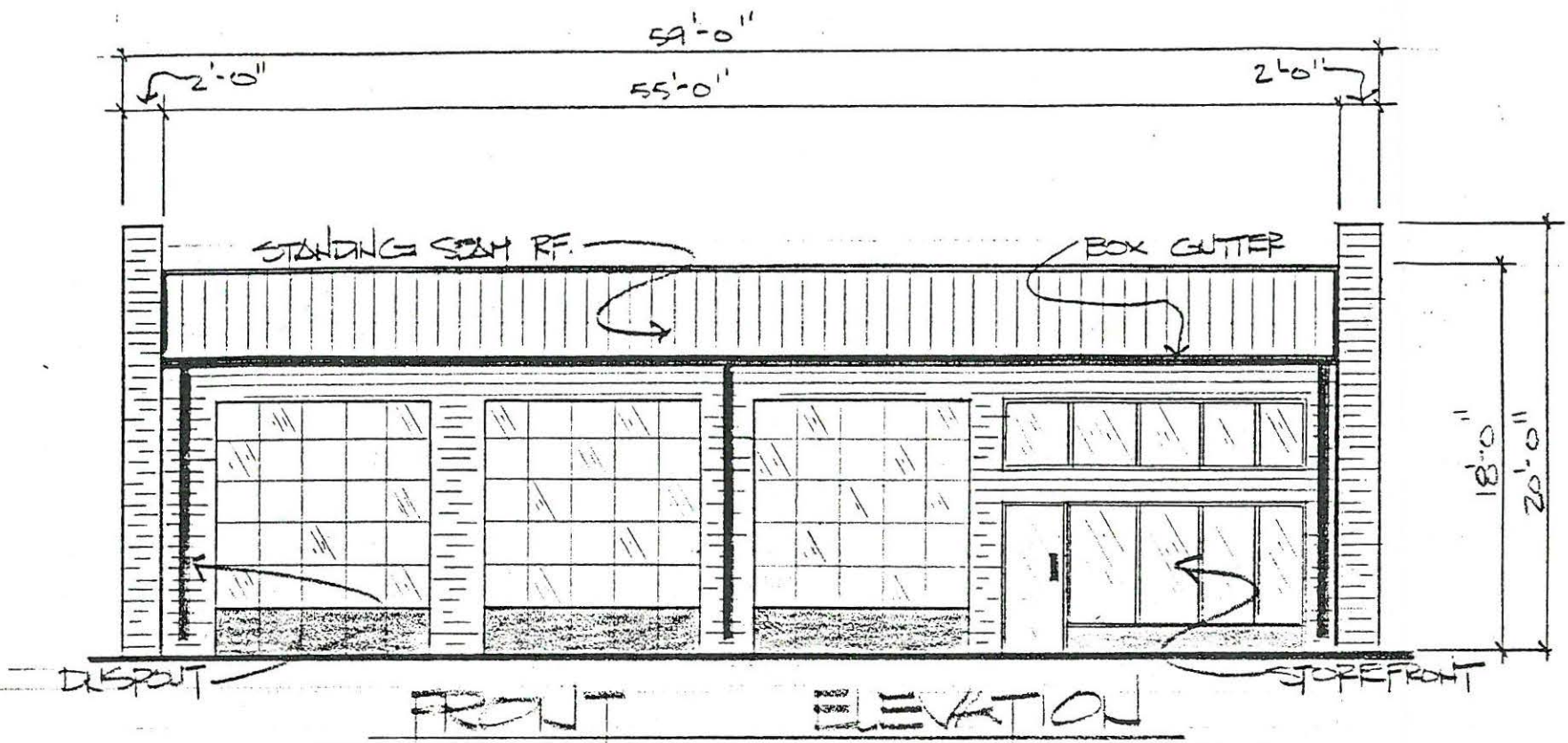


VIEW FROM SOUTH SIDE

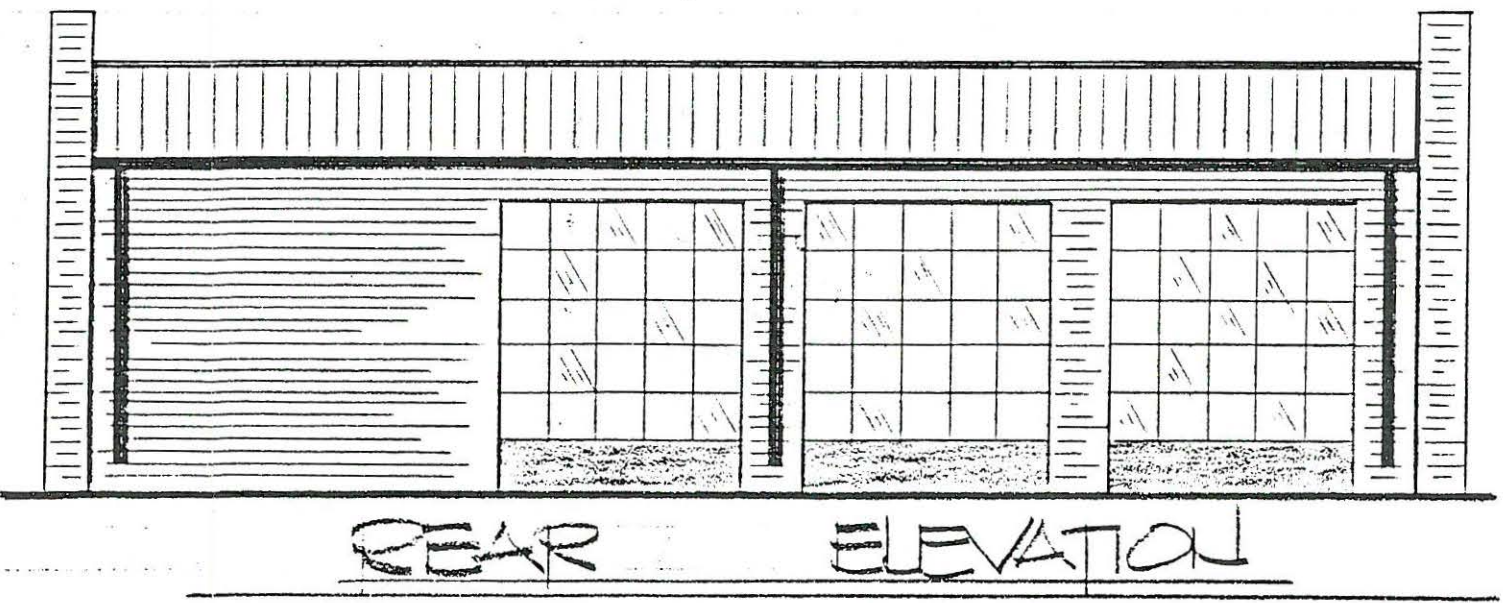
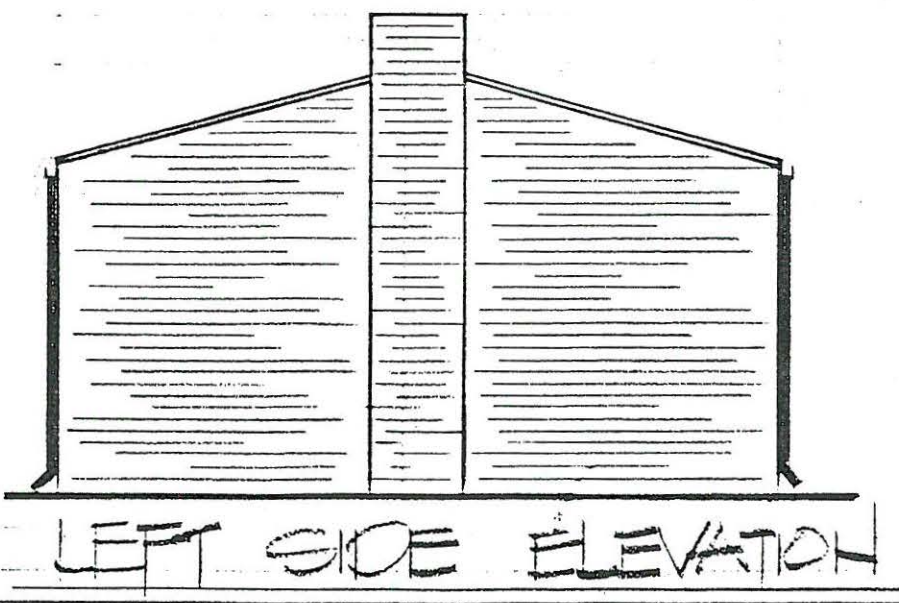
<b>CAR WASH EQUIPMENT CO.</b> 4725 NALL RD., DALLAS, TX. 75234 (214)458-9781	JOB # 006	SCALE: 1 1/8" = 1'-0"	<b>REVISIONS</b>
	DATE: 2-18-87	DR. BY: W.K.	



SECTION AT BERM



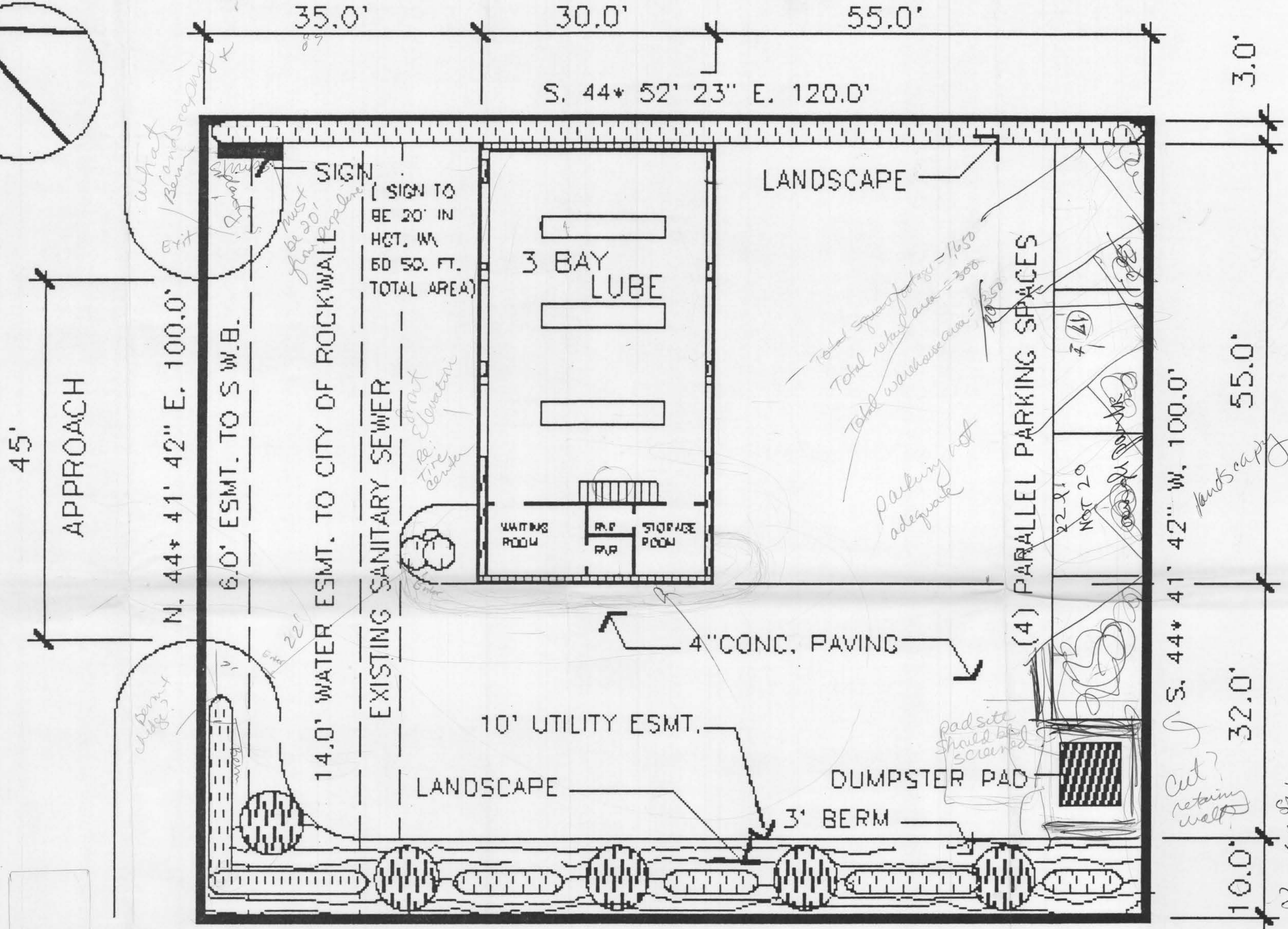
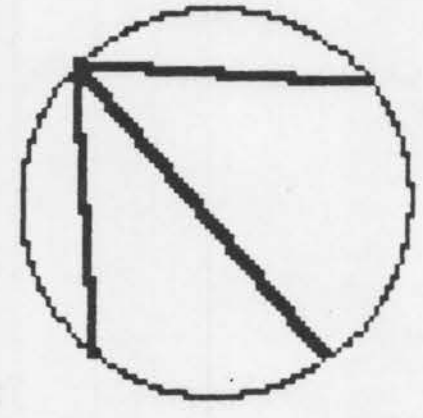
*Revised Elevations*



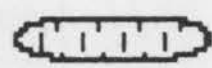
CAR WASH EQUIPMENT CO. 4725 NALL ROAD DALLAS TX 75234	SCALE: 1/8" = 1'-0"	DATE: 4-1-57	REVISIONS:
	JOB	DR BY: M I	

107  
(SUBMISSION)

F.M. ROAD 740



20 GAL. LIVE OAKS, 2 1/2" - 3" IN DIA @ TIME OF PLANTING



5 GAL. DWARF YOUNG HOLLIES, PLANTED 2 1/2" APART



RED BUDS, 8"-8" IN HGT, & 1"-1 1/4" IN DIA @ TIME OF PLANTING

- 1.) LANDSCAPE RECD.-600 SQ. FT.
- 2.) LANDSCAPE PROVIDED-2010 SQ FT
- 3.) NEAREST ADJACENT STRUCTURE IS APPROX. 58' S. OF P.L

**CAR WASH EQUIPMENT CO.**

4725 NALL RD., DALLAS, TX. 75234  
(214)458-8761

JOB # 006

SCALE: 1"=20'-0"

REVISIONS

2nd submission

DATE: 2-16-87

DR. BY: m.x.

120'

100'

for 10' sign  
over

Total space for 1650  
Total retail area = 300  
Total wash area = 1050

Parking not adequate

pad site should be screened

cut? retaining wall

landscaping

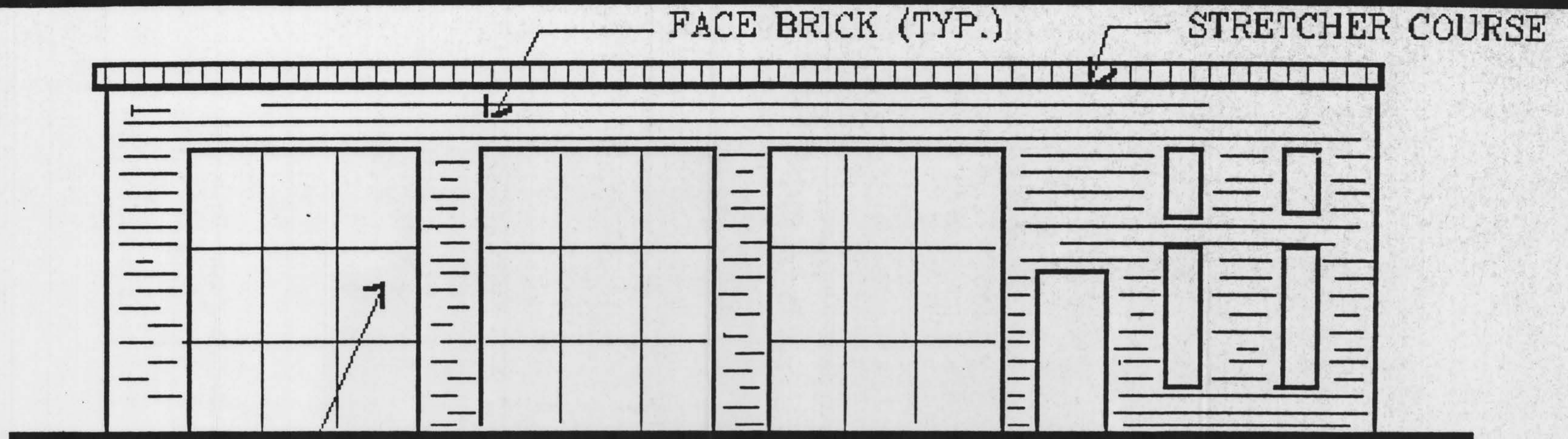
what blinds caping  
exit  
must be 20' from pipeline

point elevation  
Be: 10' center

7 1/2'

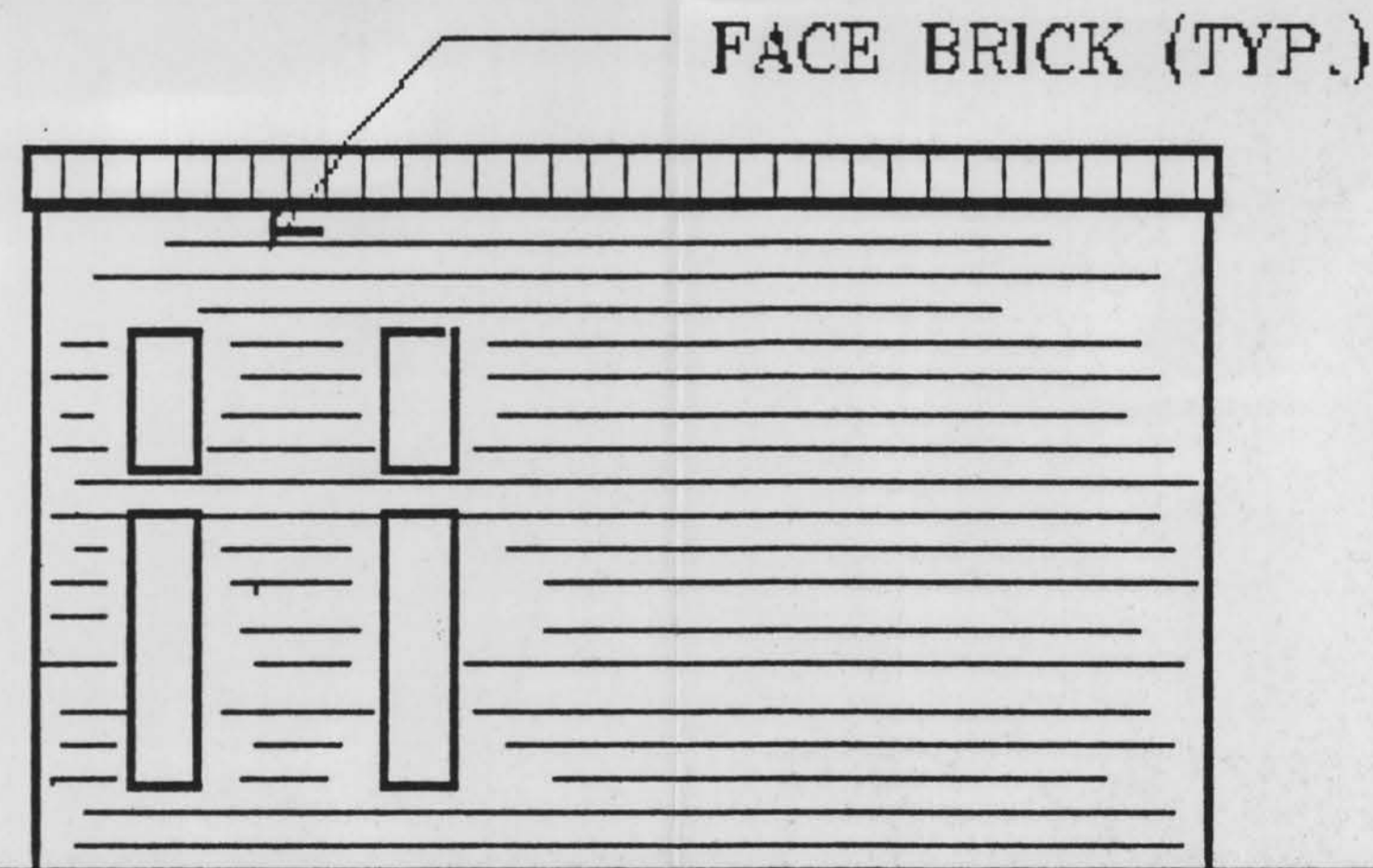
NOT 20'

1"=10'



10' X 12' GLASS  
O.H. DOORS (TYP.)

VIEW FROM F.M. 740



VIEW FROM SOUTH SIDE

**CAR WASH EQUIPMENT CO.**  
4725 NALL RD., DALLAS, TX. 75234  
(214)458-8781

JOB # 006

DATE 2-18-87

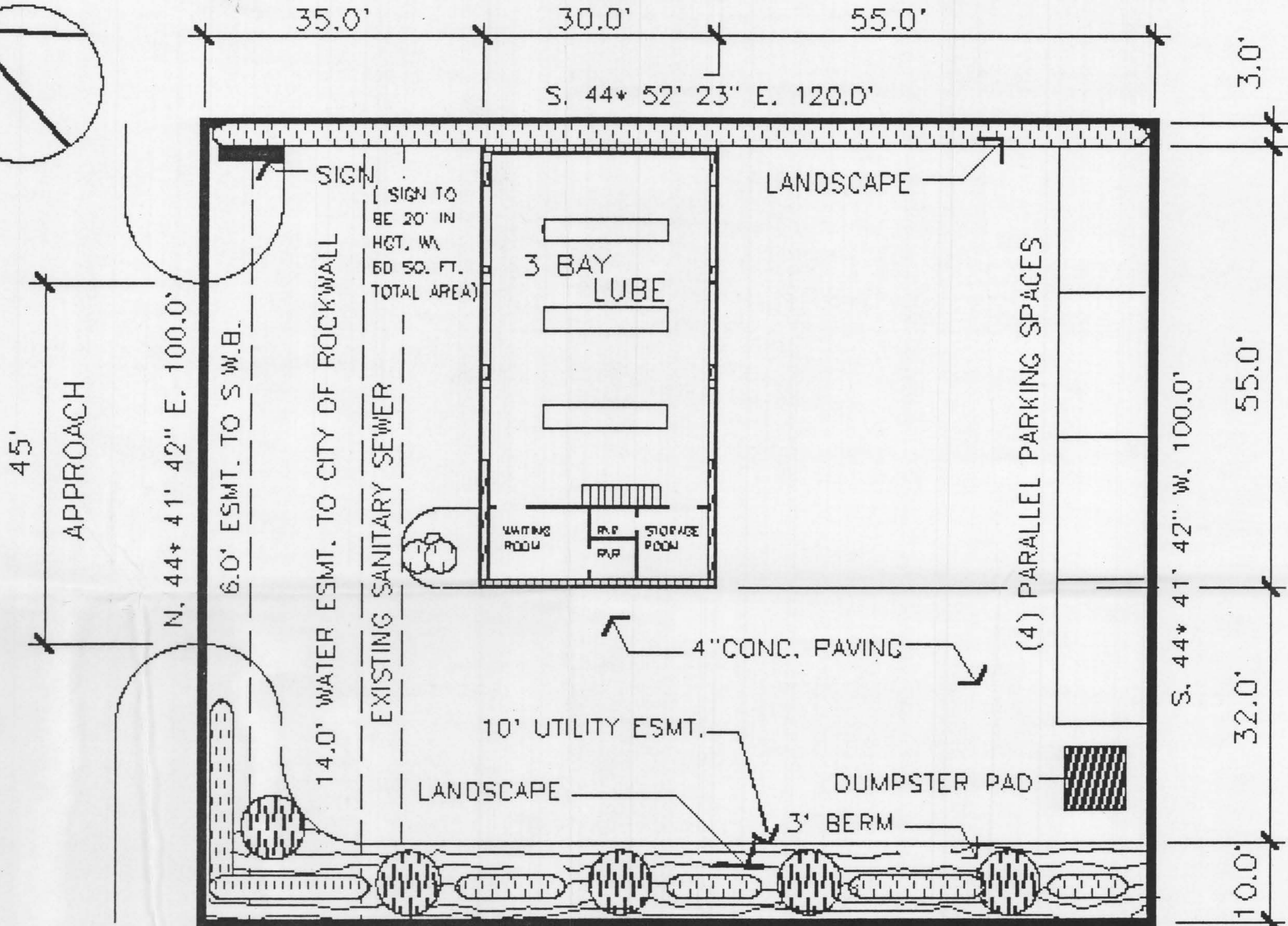
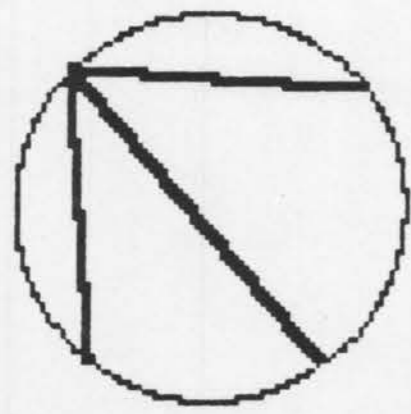
SCALE: 1 1/8" = 1'-0"

DR. BY: T.R.X.

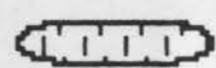
REVISIONS

2nd (SUBMISSION)

F.M. ROAD 740



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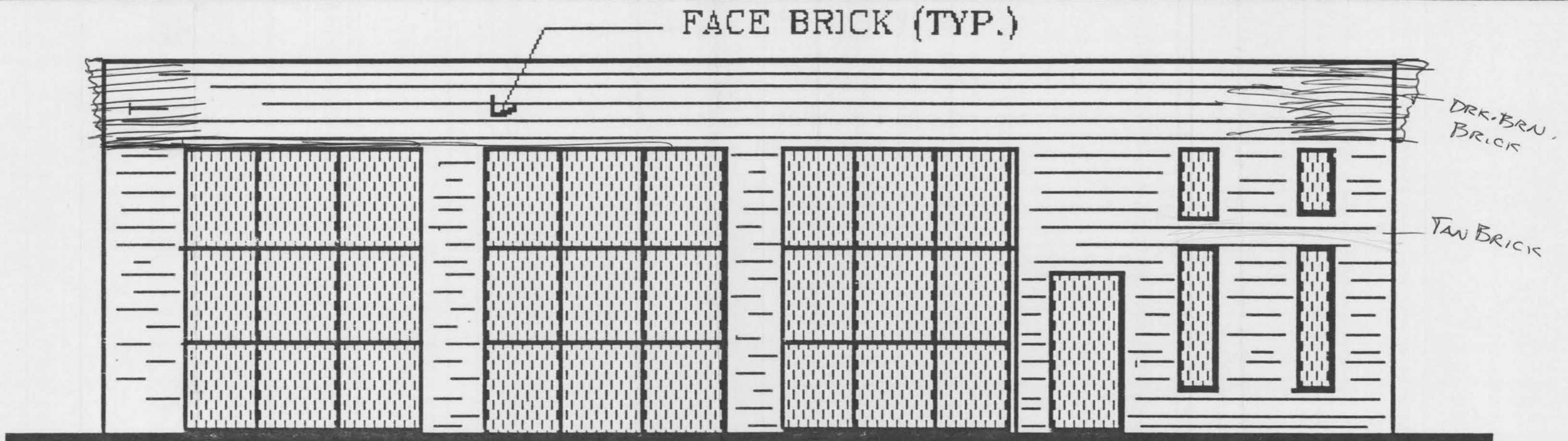
DATE: 2-16-67

SCALE: 1" = 20' - 0"

DR. BY: m.k.

**REVISIONS**



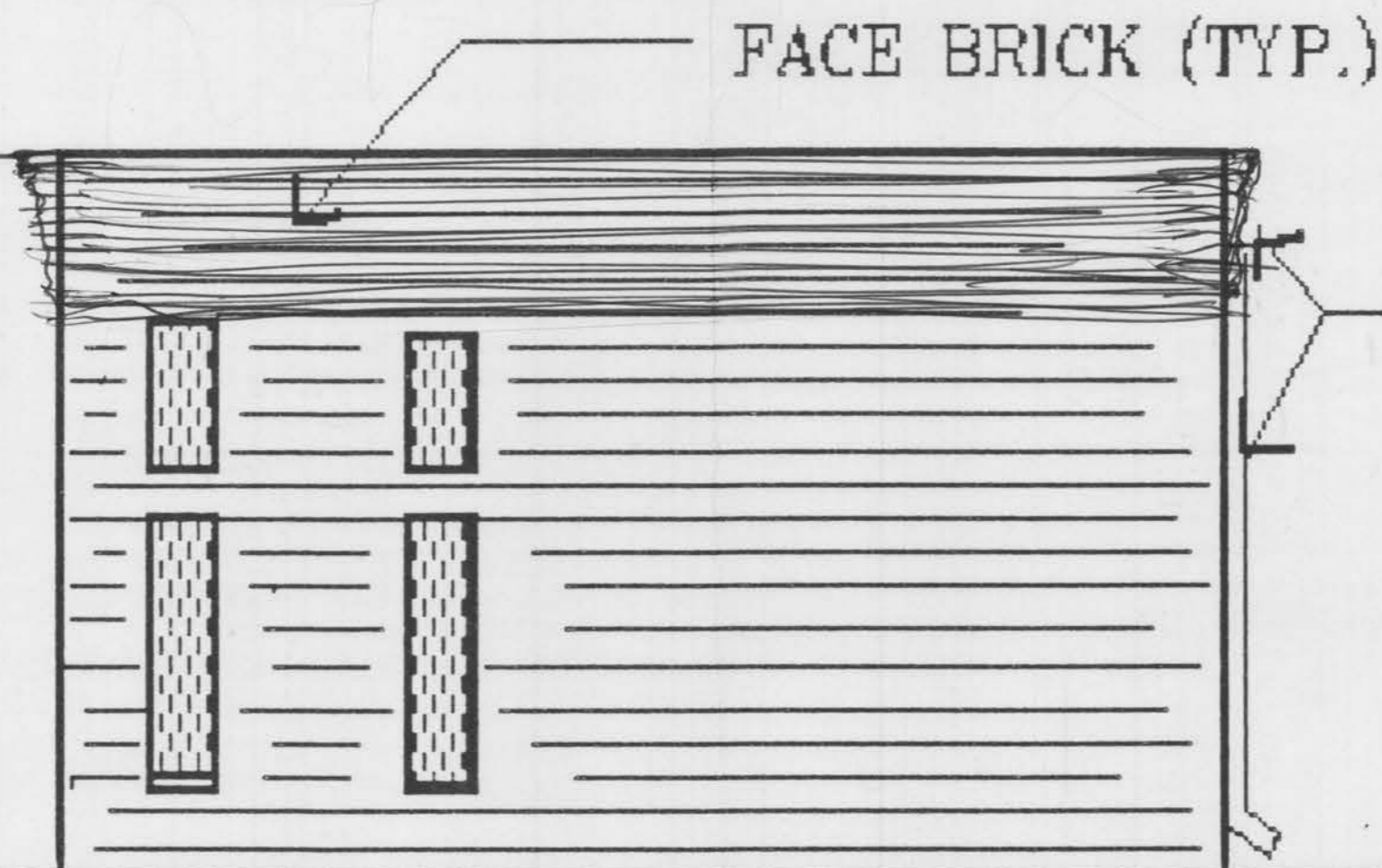


10' X 12' GLASS  
O.H. DOORS (TYP.)

VIEW FROM F.M. 740

*Original elevations before revised*

16'-0"



VIEW FROM SOUTH SIDE

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4725 NALL RD., DALLAS, TX. 75234  
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DATE: 2-18-87

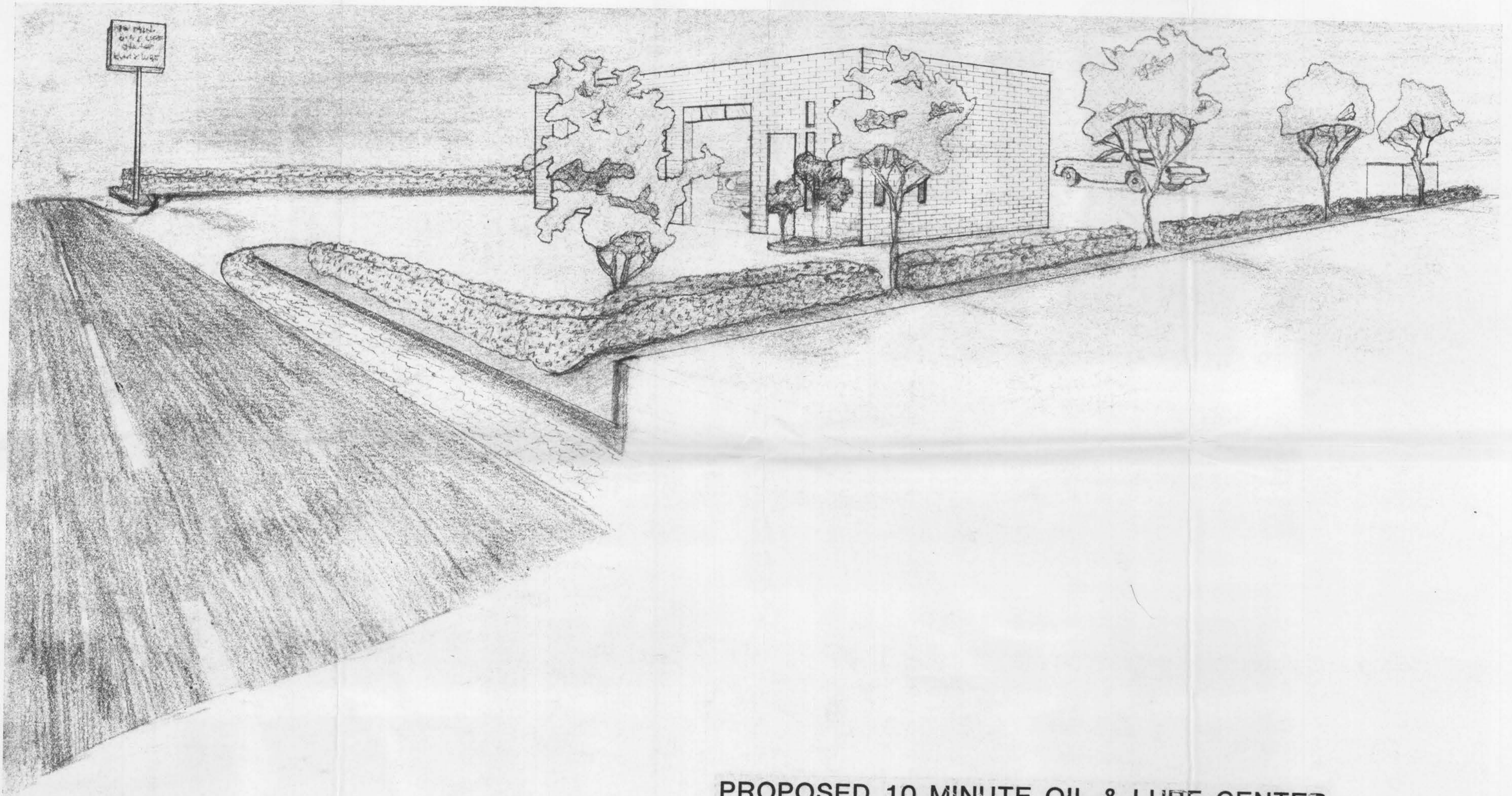
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DR. BY: W.J.K.

REVISIONS

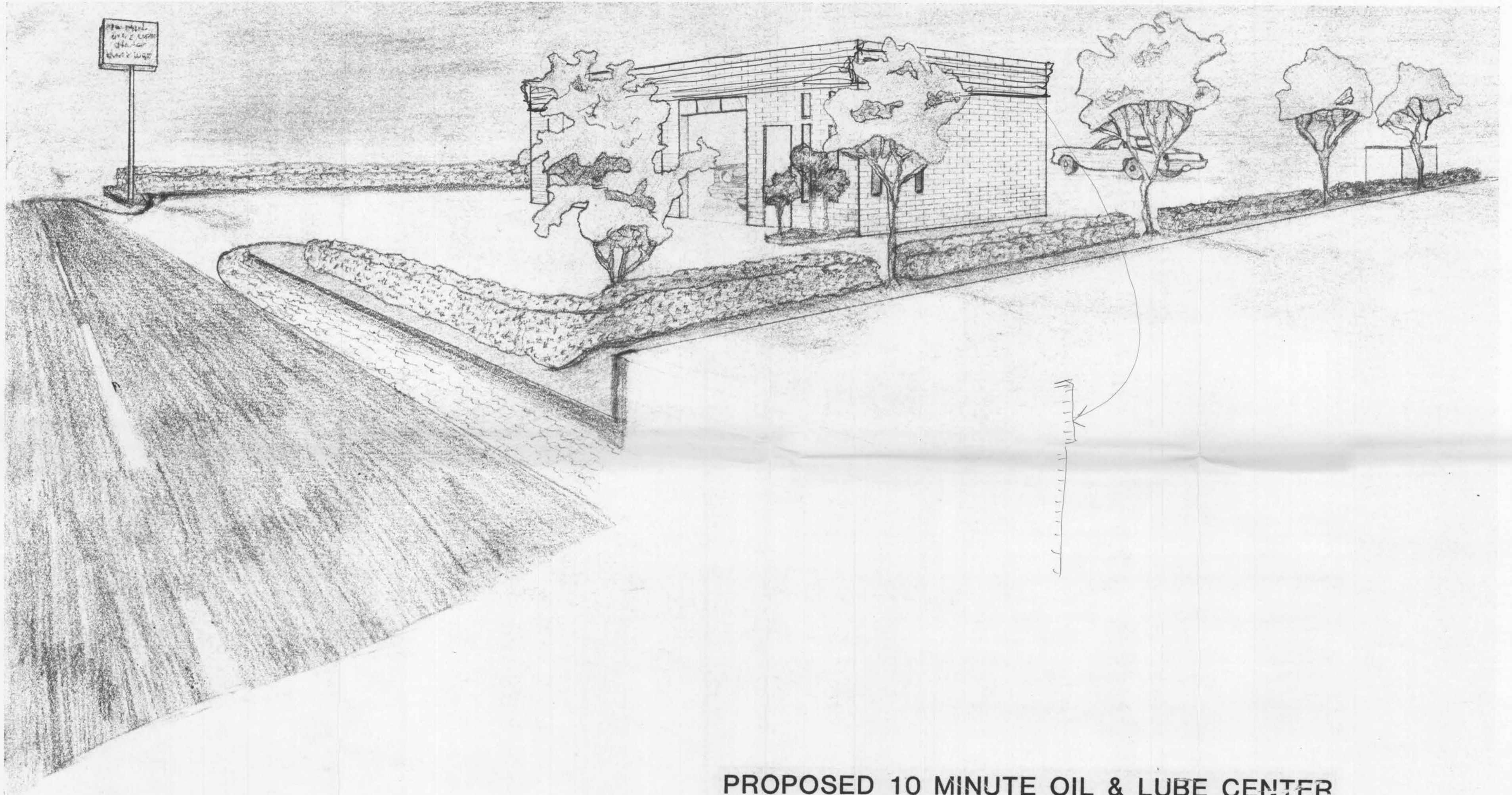
*2nd Submission*

201



PROPOSED 10 MINUTE OIL & LUBE CENTER

2nd  
Submission

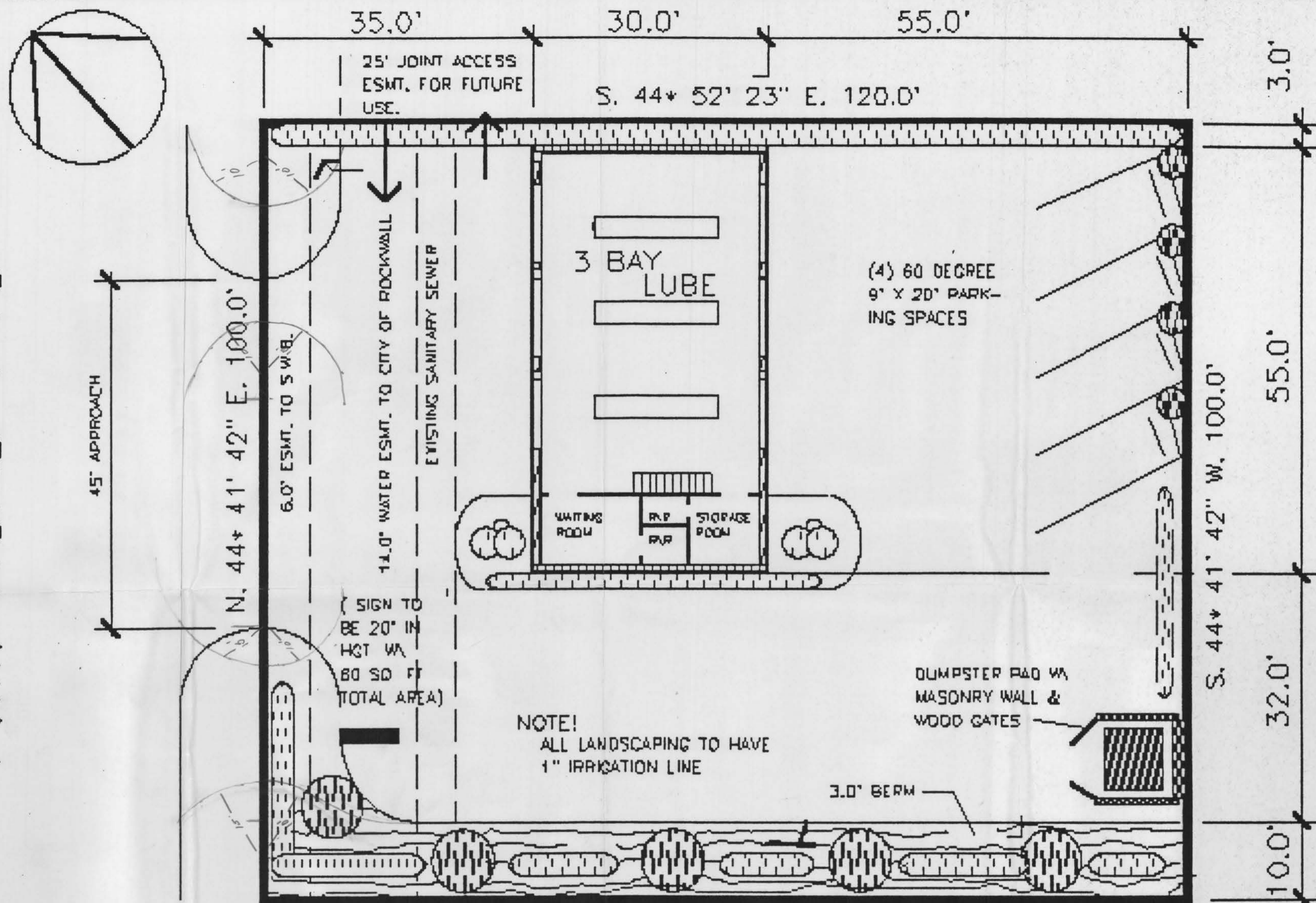


PROPOSED 10 MINUTE OIL & LUBE CENTER

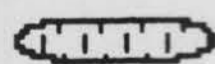
2nd  
Submission

44 (SUBMISSION)

F.M. ROAD 740



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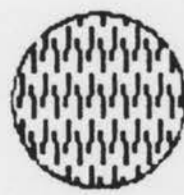
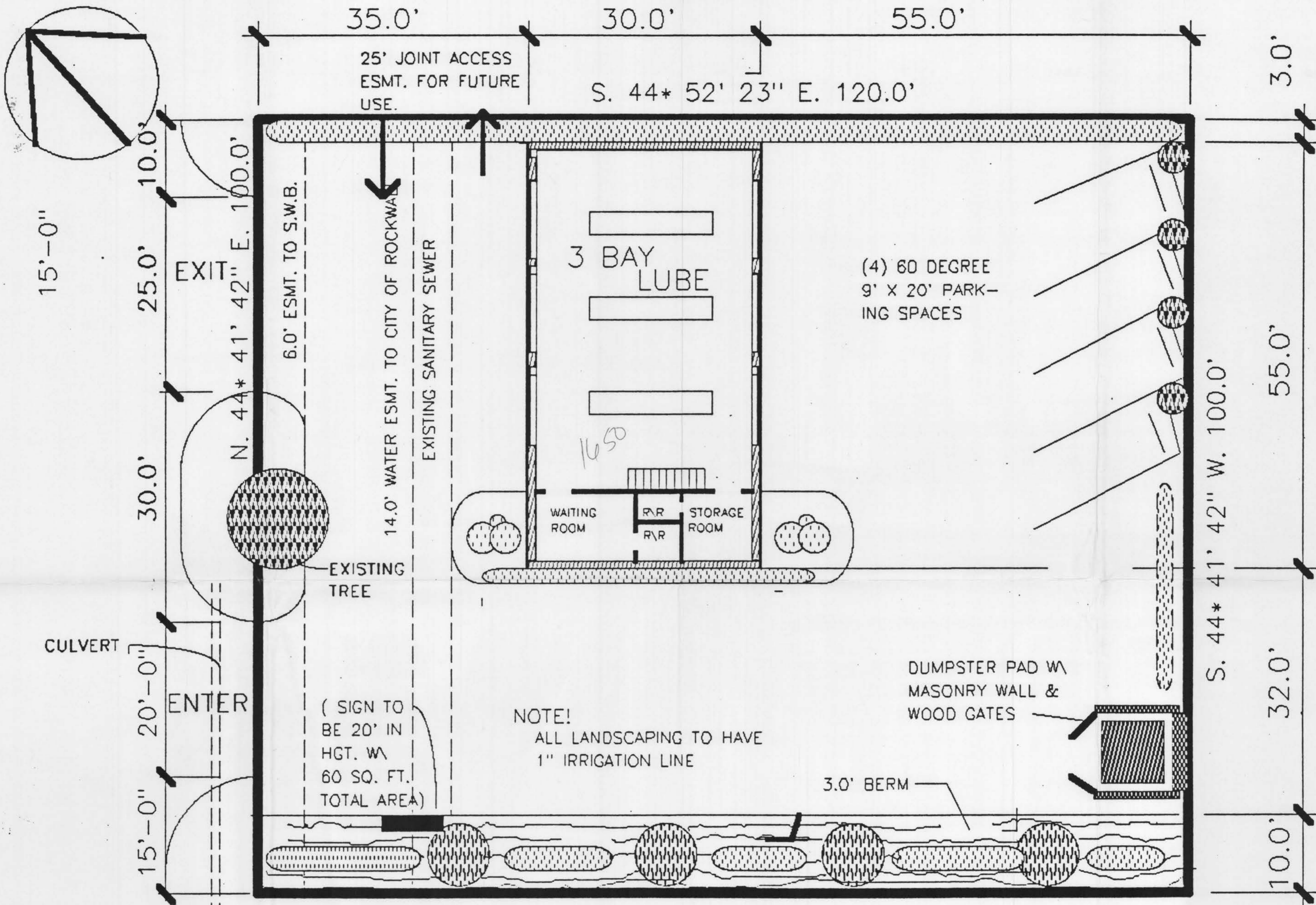
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REVISIONS

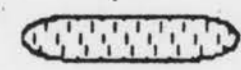
DATE: 2-16-87

DR. BY: m.x.

F.M. ROAD 740



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5 GAL. DWARF YOUNG HOLLIES, PLANTED 2 1/2" APART



5 GAL. PHOTINIA- 30" IN HGT. @ TIME OF PLANTING.



RED BUDS, 6'-8' IN HGT. & 1"-1 1/4" IN DIA. @ TIME OF PLANTING.

N. 44\* 52' 23" W. 120.0'

- 1.) LANDSCAPE REQD.-600 SQ. FT.
- 2.) LANDSCAPE PROVIDED-2010 SQ. FT.
- 3.) NEAREST ADJACENT STRUCTURE IS APPROX. 68' S. OF P.L.

CAR WASH EQUIPMENT CO.

4725 NALL RD., DALLAS, TX. 75234  
(214)458-9761

JOB # 006

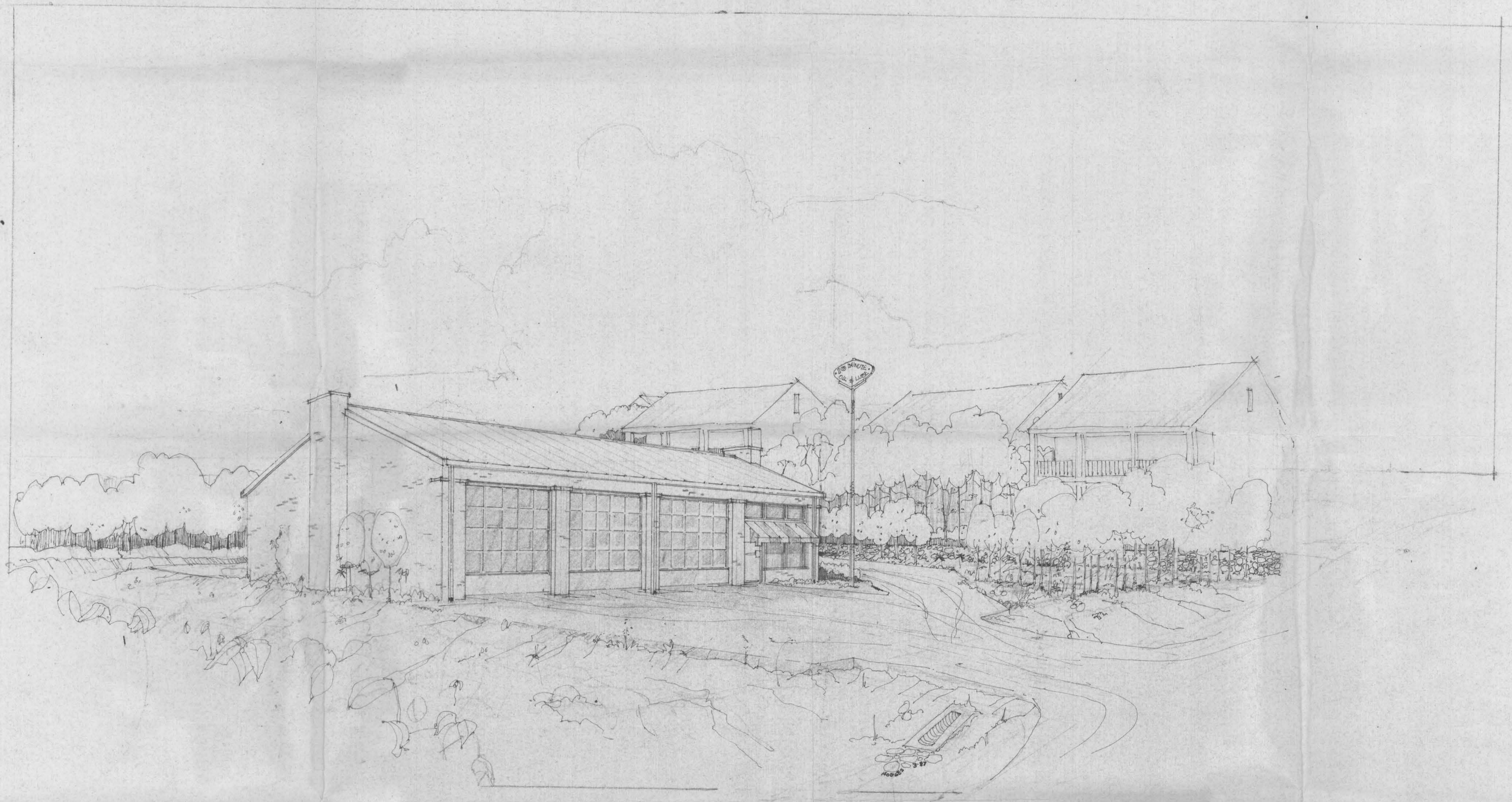
SCALE: 1"=10'-0"

REVISIONS

DATE: 2-16-87

DR. BY: m.j.

SUBMISSION



Agenda Notes  
P&Z - 3/12/87

IV. A. P&Z 87-12-SP - Discuss and Consider Approval of a Site Plan for a Quick Lube Located on Ridge Road

We have received a request for site plan approval from Car Wash Equipment Co. for a Quick Lube facility to be located on FM-740 just north of White Hills Drive. The property is zoned Commercial and this is an allowed use in Commercial. We did, however, have some concerns about how this site was developed given the type of office development we have had in this area and due to the fact that FM-740 is identified in our Land Use Plan as a scenic/historic highway. The Plan calls for special protection measures to be taken to protect the desirable amenities of FM-740.

In light of this concern a number of changes have been made to the site plan by the applicant since it was originally submitted, both at the request of Staff and suggestions by the Commission. The current plan includes a number of trees both at the rear of the property and along the south side, as well as wrapping one side of the building. The parking now meets our requirements. They are proposing to screen the dumpster. They have also added a corbeled roof line with the brick. The site plan does not show shrubs along the north entrance as it should and we are asking that they delete the tree on the south side closest to the street due to the water line. They will also not berm along the south side due to the already existing grade difference.

They have also agreed to provide an access easement to the east of the site for further access from development to the east.

*Quick Label*

MINUTES OF THE PLANNING AND ZONING COMMISSION

March 12, 1987

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

The Commission considered approval of the Consent Agenda which consisted of the minutes of February 12, 1987, and a vacation of and replat for the Goldencrest Subdivision. McCall made a motion to approve the Consent Agenda. Seligman seconded the motion. The motion was voted on and passed unanimously.

Smith then opened a public hearing on a request from Westerfield/Tomlinson for a change in zoning form "A" Agricultural to "C" Commercial on 19.705 acres and "HC" Heavy Commercial on 56.980 acres, both located at SH-205 south off Sids Road and East of Mims Road. Assistant City Manager Julie Couch explained the location of the property and how it related to the Land Use Plan. Couch added that if the request were approved, Staff recommended a 200 ft. depth of Commercial zoning along Mims Road and that the Land Use Plan be amended to reflect the area as Heavy Commercial and Commercial instead of Single Family.

Bob Brown, representing the applicants, explained that the 400 foot depth of Commercial along SH-205 was to be consistent with existing development and that a large depth of Commercial on Mims Road would minimize useable Heavy Commercial property. Bill Lofland, representing Evelyn Lofland, pointed out how Mims Road related to the Thoroughfare Plan and requested a 400 foot deep buffer of Commercial zoning along the frontage of Mims. As there was no one else wishing to address this matter, the public hearing was closed.

Couch noted that of 19 public notices mailed, three were returned in favor and one, Evelyn Lofland's, in favor with a Commercial depth along Mims. After discussion, Seligman made a motion to approve the zone change including a 250 ft. depth of Commercial zoning along Mims and to recommend to the City Council revising the Land Use Plan to reflect Commercial use in that area. Sinclair 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 Harold Chenault for a change in zoning from "A" Agricultural to "SF-16" Single Family and a preliminary plat on approximately 14 acres, generally located on SH-205 south of Dalton Road. Couch explained that the request consisted of the rezoning, a preliminary plat and a request for a waiver of street escrow requirements. She added that one of the three lots didn't have street frontage which would require a variance from the minimum lot frontage requirements of the Zoning Ordinance and would be



considered by the Board of Adjustments on March 19th. She also stated that the three lots must meet the requirements of the Park Land Dedication Ordinance.

Harold Chenault addressed the Commission and explained his request. He said that the property would not be salable with street escrow attached to it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Smith stated that this house was being sold and escrow would not necessarily cause financial hardship on an individual but on the sale of a piece of property.

Smith told the Commission that no precedent had been set with regard to escrow waivers. Seligman made a motion to approve the preliminary plat and the change in zoning subject to approval by the Board of Adjustments for a variance to the minimum lot frontage requirement and recognizing escrow for compliance with the Park Land Dedication Ordinance in the amount of \$473.02. Sinclair seconded the motion. The motion was voted on and passed, 5 to 1, with Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Joanne Sidlinger for a change in zoning from "A" Agricultural to "LI" Light Industrial on a .988 acre tract of land located off Airport Road adjacent to the Rockwall Municipal Airport. Couch explained the applicant's request, the location of the property and that "LI" zoning was in conformance with the Comprehensive Land Use Plan. Robert Hager, Attorney representing the applicant, explained that the existing building on the property was being used for storage for an off-premise business but that the use had since ceased. He added that the property needed permanent zoning before the application could get a Certificate of Occupancy for a future use. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. McCall confirmed with Staff that the property would still need to be platted. Sinclair made a motion to approve the zone change. Seligman 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 Frank Springer for a Conditional Use Permit for a temporary gun club and target range on a tract of land located on FM-549 between I-30 and SH-276. Couch explained the applicant's request and recommended that if the Planning and Zoning Commission chose to approve the CUP, that it be temporary and allowing adjacent developments to trigger review of the permit. James Needleman addressed the Commission and explained that the new proposed building would be portable and that the gun club would be strictly skeet shooting. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. The Commission discussed the request and the time limit for the permit. Crumbley made a motion to approve the Conditional Use Permit for one year. Seligman offered a substitute motion to approve the CUP for one year, to review the CUP at any point in time

when adjacent or nearby property develops, and to issue a building permit without requiring the property to be platted as the usage was temporary. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Mike Rogers for a Conditional Use Permit for an accessory structure over the maximum height requirement in an "SF-10" classification, and a vacation of and replat for the Carroll Estates. Couch explained that the structure was seven feet over the maximum height and that the building would cut into the hillside, providing minimal visibility from Ridge Road.

Wayne Rogers told the Commission that the height was needed to enclose a car carrier and show cars. He added that it would be 38 feet from the alley and utilizing roll-up doors. Chip Gehle of 1316 South Alamo said that a residential area was not a safe location for such storage, that the building would add noise and deteriorate the neighborhood. Smith confirmed the size, 42 ft. by 60 ft. with Mr. Rogers. He added that the issue at hand was height, not whether or not he could construct the building. Lorraine Burns pointed out that property owners who were present were confused with regard to the proposed height. Rogers stated that with a CUP the structure would be 22 ft. high. J. D. Shriber, 204 Becky Lane, said that the height would be detrimental to the neighborhood. Inez Shriber stated that the permit would defeat the purpose of the high development standards in Rockwall. The Commission discussed the appearance of the building, usage of the structure, and a possible periodic review of the permit. Smith then closed the public hearing. Seligman made a motion to approve the vacation and replat prior to further discussion regarding the permit. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed the appearance of the building and concerns of the residents present who were nearest to the proposed building. Smith pointed out that the Commission hadn't seen all sides of the building. Mike Rogers offered some additional drawings and assured the Commission that the structure would be used solely for storage. Sinclair made a motion to deny the CUP request for the height restrictions. Seligman seconded the motion. The motion was voted on and passed 4 to 2, with McCall and Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Burgy/Miller, Inc. for a change in zoning from "GR" General Retail to "SF-10" Single Family and approval of a preliminary plat. Couch explained the application, the location of the tract, and that the preliminary plat was in compliance with the Land Use Plan. She stated that they were asking for a waiver to alley requirements for homes that backed up to the lake and that they were subject to escrow of \$2,709.45 to comply with the Mandatory Park Land Dedication Ordinance.

Harold Evans, Consulting Engineer for the applicants, explained the locations of General Retail in the area and the need for additional Single Family. Nora Myers, 1100 Teakwood, expressed support for additional residential although she had hoped for a community park at this location. Suzanne Ingram, 1101 Bayshore, expressed her favor for the change to Single Family. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. Seligman made a motion to approve the change in zoning and preliminary plat recognizing a requirement of \$2,709.45 in escrow to comply with the Mandatory Park Land Dedication Ordinance. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-19 located west of FM-740 on Summer Lea Drive. Couch explained that the property was undeveloped and zoned for "MF-15". Bryan Marcus, Nelson Corporation, stated that the new ownership only recently became aware of the PD review and requested tabling the PD review until the new owner, Robert Greenberg, had the opportunity to submit a plan. Clark Beard confirmed with Planning and Zoning Commission that "MF-15" was the only use allowed. As there was no one further wishing to speak on the matter, Smith closed the public hearing. Seligman made a motion to table the review of PD-19 until May 14th. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-20 located west of FM-740 on Summer Lea Drive. Couch explained that only six acres remained undeveloped in the PD and the rest of the property was being developed as Orleans on the Lake. Richard Harris, developer of Orleans on the Lake, asked the Commission to make no changes with regard to this area. Smith stated that Orleans was platted and not the concern at present, but the remainder of the PD was subject to review. Clark Beard, owner of the six acres in question, explained that he had misunderstood the object of the review and requested action be deferred as on PD-19. Sinclair made a motion to table review of PD-20 until May 14th. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Next, the Commission considered approval of a site plan for a Quick Lube located on Ridge Road. Couch explained revisions to the plan that had been done at Staff or Planning and Zoning Commission's recommendation and briefly reviewed the plan. Sh added that FM-740 in this area was indicated as a scenic route in the Land Use Plan. John Fulgham, Car Wash Equipment Company, outlined the appearance of the building, the materials, the landscaping, and expressed his willingness to comply with recommendations of the Commission. Quinn pointed out that although a Quick Lube was an allowed use in this area, and even though the plan was well-done, this was an inappropriate business for an area designated as a scenic route. He recommended that the City pursue the possibility of establishing overlay zoning requirements for scenic routes. The Commission

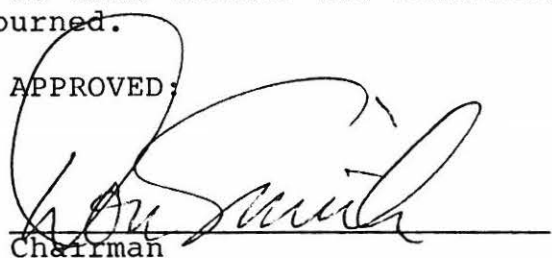
discussed this point with the applicants and encouraged some design improvements. Quinn made a motion to approve the site plan with the stipulation that an improved design be submitted to the City Council and recognizing that this use was inappropriate, although allowed. He further recommended that Council consider initiating a study of possible overlay requirements for scenic routes. Crumbley seconded the motion. The motion was voted on and passed 5 to 1, with McCall voting against the motion.

The Commission then considered approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road. Couch explained the location of the site, the existing gravel drive and the proposed drive. She added that the County was requesting a waiver to irrigation requirements, to be allowed a temporary gravel drive and to be given a waiver of escrow for substandard paving until next budget year. Chuck Hodges was available to answer questions. Seligman made a motion to approve the site plan/preliminary plat allowing a gravel drive, waiving irrigation requirements, waiving escrow for street improvements, and temporarily waiving escrow for storm sewer, curb and gutter, and sidewalk. Quinn offered a substitute motion to include a time limit of not more than one budget year to the temporary waiver of escrow. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Rockwall Towne Centre Phase III located on the north service road of I-30. Couch explained that the only concern regarding the plat was the need for an access easement along the front of the property and the 20 ft. setback needed to meet the required 25 feet. Pat Donovan, Dunning Development, explained that both the requirements could be met and that the same brick would be used on all the businesses locating in the Centre. Seligman made a motion to approve the plat contingent to provision of an access easement through the lots and the required 25 foot setback being met. Crumbley seconded the motion. The motion was voted on and passed unanimously.

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

APPROVED:



Chairman

ATTEST:



Agenda Notes  
City Council - 4/6/87

VII. A. P&Z 87-12-SP - Discuss and Consider Approval of a  
Site Plan for a Quick Lube Located on Ridge Road

We have received a request for site plan approval from Car Wash Equipment Co. for a Quick Lube facility to be located on FM-740 just north of White Hills Drive. The property is zoned Commercial and this is an allowed use in Commercial. We did, however, have some concerns about how this site was developed given the type of office development we have had in this area and due to the fact that FM-740 is identified in our Land Use Plan as a scenic/historic highway. The Plan calls for special protection measures to be taken to protect the desirable amenities of FM-740.

In light of this concern a number of changes have been made to the site plan by the applicant since it was originally submitted, both at the request of Staff and suggestions by the Commission. The current plan includes a number of trees both at the rear of the property and along the south side, as well as wrapping one side of the building. The parking now meets our requirements. They are proposing to screen the dumpster. They have also added a corbeled roof line with the brick. The site plan does not show shrubs along the north entrance as it should and we are asking that they delete the tree on the south side closest to the street due to the water line. They will also not berm along the south side due to the already existing grade difference.

They have also agreed to provide an access easement to the east of the site for further access from development to the east.

The Planning and Zoning Commission has recommended approval of the site plan with elevation improvements. The applicant has revised the overall appearance of the building including replacing the roll-up doors in front with glass, changing the roof to a gabled roof and designing it to resemble the adjacent office building.

The Planning and Zoning Commission further recommended that Council consider initiating a review of zoning requirements along Ridge Road and in areas designated as scenic/historic routes.

pump, and the street improvements program. Welborn asked Eisen to update Council on the Waters Trego Study at the next meeting.

Council then discussed a site plan for a Quick Lube located on Ridge Road. Joe Fulgham, Car Wash Equipment Company, presented a revised elevation design from the one submitted to the Planning and Zoning Commission. He stated that a stipulation to the Commission's recommendation for approval was a revised design and that he had contracted Chuck Hodges to redesign the building. Council discussed a possible one-entry garage, turning the building ninety degrees and the location in general. Welborn pointed out that the location was not suitable; however, the applicant had greatly improved the elevations. She made a motion to approve the site plan with the elevation improvements. Holt seconded the motion. Don Smith stated that the design was much more than the Planning and Zoning Commission had requested and that the motion would specify these elevations. Welborn restated the motion to approve the site plan with elevation designs as submitted on this date. Holt seconded the motion. The motion was voted on and passed 3 to 1, with Miller voting against the motion, Jones and Bullock abstaining.

Richard Harris addressed Council at this time expressing concern for turn lane plans on FM-740 just north of I-30. He stated that when businesses were built in this area, there were no setback requirements to benefit future road expansions. He added that in previous meetings with the Mayor, property owners, and traffic engineers, he had understood that a continuous turn lane was by far the most suitable solution, although not necessarily a perfect one.

Tom Simberly distributed copies of the State's design of this area. He pointed out that a continuous turn lane could handle peak traffic while a raised median could cause congestion and rear-end collision situations. Haywood Eason told Council that a continuous turn lane would provide more maneuverability. Janice Maddox stated that a raised median would deny access to many businesses. Dr. Richard Brooks expressed favor for a raised median. Ernie Hughes stated that a raised median would be an unnecessary expense. After further discussion, Jones made a motion to approve a continuous turn lane on Ridge Road from North of I-30 to just south of Turtle Cove as indicated in drawings submitted by John Reglin. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then discussed curb cuts with regard to Yellowjacket Lane. John Reglin presented drawings and

Agenda Notes  
P&Z - 5/14/87

IV. G. P&Z 87-12-SP - Discuss and Consider Approval of a Revised Site Plan for Quick Lube on Ridge Road

Several meetings ago the site plan for the Lube Center being constructed on FM-740 was approved with one entrance meeting the City's requirements. Now that they have begun construction they have decided to ask for a change in the access off of FM-740 in order to try to save a very large tree that exists right where the original drive was located. They are proposing to have 2 drives rather than one drive in order to miss the tree. They had originally proposed 2 2-way drives. We suggested that the only configuration that might be acceptable would be 2 one-way drives.

The drives they are proposing would not meet our minimum separation between drives of 200 feet. The entire lot is only 100 feet wide. They are proposing a 20 foot entrance, a 30 ft. separation, and a 25 ft. exit drive. The minimum width for a one-way drive is 12 feet. If the Commission wishes to consider this you may want to reduce the entrance to 15 ft. to ensure that it is only used as an entrance. We would also require that both drives be signed with low rise signs indicating entrance and exit only.

By moving this entrance drive toward the office development it will move 20 feet closer to that entrance. One concern that we have is that with all the construction around it, the tree may very well die due to the soil around it being disturbed.

A copy of the revised plan is attached.

*Quick Lake*

MINUTES OF THE PLANNING AND ZONING COMMISSION  
May 14, 1987

Chairman Don Smith called the meeting to order 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 April 9 and April 30, 1987. Sinclair suggested that in the April 9th minutes the third paragraph specify which items and which applicants were postponed until later in the meeting. Seligman made a motion to approve the minutes of April 9th with the amendment as recommended. Sinclair seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the minutes of April 30th. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then continued a public hearing on PD-19 located on Summer Lea Drive. Assistant City Manager Julie Couch explained the location of the tract and the changes in densities of adjacent properties. She explained that the four acre tract was designated for multifamily although densities of area properties had been substantially downgraded. She added that the applicant had submitted a proposal that would designate the property as something between Zero Lot Line and Townhouse. She added that the applicant was not present at this time although he had intended to appear. Seligman made a motion to delay consideration of this item until the end of the public hearing section of the Agenda. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then continued a public hearing on PD-20 located on Summer Lea Drive and considered amending the zoning or modifying the preliminary plan for PD-20. Couch pointed out the location of the tract. She explained that the applicants had expressed a preference to leave the property designated as "MF-15" Multifamily at 15 units per acre, although in the current Zoning Ordinance "MF-15" is 14 units per acre. Kirby Albright addressed the Commission and explained that he was one of several joint property owners who owned this tract of land. He stated that although he preferred to leave the property designated as "MF-15" at 15 units per acre, he hoped that the Commission would not recommend downgrading the density to be less than 7 units per acre which was the same as Orleans on the Lake. He explained that the eleven acres that made up PD-20 had originally been owned by himself until six of those acres were sold and developed into Orleans on the Lake by Richard Harris. McCall suggested reducing the PD to 14 units per acre which is the current standard in "MF-15" zoning classification. Seligman pointed out that although 14 units per acre would be downgrading the density, adjacent properties had been reduced to Single Family and Zero Lot Line. He recommended reducing the density to 7 units per acre to match Orleans on the Lake. Couch pointed out that the two items necessary in amending the PD were designating the land use and establishing area requirements. She



explained that if no area requirements were established, when the developer was ready to develop the property a public hearing process would be necessary to revise the preliminary plan. After further discussion, Seligman made a motion to amend the designated land use from "MF-15" to seven units to the acre. Plagens 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 Terry Adams for a Conditional Use Permit for a structure with less than 90% exterior masonry materials. Couch explained the applicant's request and that now aggregate tilt wall would be used throughout the building instead of stone veneer. Terry Adams explained that his proposal to use metal doors instead of plexiglass would discourage break-ins while allowing some visibility from a small window strip. He explained that the metal band on the roof would give it a classier appearance and that the tilt wall around the structure would be an integral color and of a pebble texture. He added that he was still waiting to obtain easements from WalMart. After further discussion, Sinclair made a motion to approve the Conditional Use Permit allowing metal doors in the rear and the metal band on the roof. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered amending PD-9 to revise the preliminary plan to include the manufacturing of wiring harnesses as an allowed use and reduce square footage requirements for buildings in Office/Warehouse. Couch outlined the boundaries of PD-9 and explained the location of the Office/Warehouse District in the PD-9. She pointed out that light assembly was an allowed use, but that the developer wanted to be sure that manufacturing of wiring harnesses was an allowed use. She explained that the current landscaping requirement in Office/Warehouse was 20% although the City requirements were only 5% in a Light Industrial zoning classification. Although the proposed development plan for Precision Cable indicated 12.9% landscaping, the developer wished to reduce the landscaping requirement to 5% to bring it in line with the Light Industrial requirements. Prior to opening the public hearing Smith pointed out that the objections that had been received by property owners addressed the land use which had already been established. He read aloud the objections that had been received and pointed out that each one of these addressed land use. Rob Whittle, Whittle Development, pointed out that this section had at one time been proposed for Multifamily, that being the purpose for the 20% landscaping requirement. He stated that although he was requesting a 5% requirement, his deed restrictions could require up to 15%. He stated he was also requesting a new maximum building size of 30,000 square feet to provide the latitude for businesses to increase in size and number of employees. The Commission discussed landscaping, the dedicated right-of-way, possible landscaping strip in the back of the lot by the parking, and the ability for the proposed roads to bear heavy traffic. Richard Lopez addressed the Commission and explained that his property was directly across the street from the Office/Warehouse district and that he was concerned with chemicals,

stripers, and cleaners being passed through the water system and pollutants that could inhibit plant growth accumulate through the water supply. He urged the Commission not to allow businesses that would emit contaminants. The Commission then discussed whether or not the proposed business would contribute to pollutants, whether light assembly would emit pollutants or not, and whether or not the waste materials would be disposed of through the water system of handled on site. Couch explained that as this was light assembly, there were no chemicals to be disposed of to her knowledge. After further discussion, Seligman made a motion to amend the preliminary plan for PD-9 to allow the manufacturing of wiring harnesses, increase the maximum building size to 30,000 square feet, to reduce the required landscaping to 5%, and to require the landscaping of parkways and dedicated rights-of-way. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed PD-19 as the applicant was present and prepared to answer questions. Richard Waldorsky presented a rendering of a proposed subdivision, explaining that by using a cul-de-sac he had attempted to capture a view of the lake from all of the lots, and that lots on the east side would have front entry and lots on the west would have rear entry. He outlined the proposed area requirements and allowed uses. Smith stated that one of the uses for private, unlighted tennis courts was not feasible as the lots were too small. Couch explained that Staff had reviewed the proposed land uses and area requirements and that if these are approved, the development plan can be submitted and acted on without further public hearing. Sinclair suggested that the Commission require a two car garage as a minimum one car garage in Townhouse was not necessarily adequate. Smith recommended removing a temporary concrete batching plant as an allowed use as it was not necessary in a small development. After further discussion, Seligman made a motion to adopt the proposed land uses and area requirements as submitted with the exception of the private unlighted tennis courts, the temporary concrete batching plant, changing the requirement of an accessory building to meet current requirements, and requiring a minimum two car garage. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed and considered approval of a development and final plat for Buffalo Creek Office Park. Couch pointed out that Staff had requested a few technical changes, including the 10 ft. easement at the rear being changed to 15 ft., the 5 ft. dedication for right-of-way along FM-3097 being increased by an addition 5 ft., and reflecting that Rainbow Lake Road ties into Lincoln Drive rather than running alongside it. Harold Evans, Consulting Engineer, pointed out on the plat where Rainbow Lake Road would tie into Lincoln Drive. The Commission then discussed the existing gravel road which would eventually be phased out. Seligman made a motion to approve the final plat and development plan with the recommended changes by Staff. Plagens seconded the motion. The motion was voted on and passed unanimously.

The next item on the Agenda was a final plat for the T.L.A. Subdivision located on Yellowjacket Lane. As the applicant indicated that easements had not as yet been received from WalMart, the Planning and Zoning Commission did not consider the item. Receipt of the easements was a contingency placed on the approval of the preliminary plat.

The Commission then discussed and considered approval of a final plat for Northshore Phase IV, a 45 lot subdivision located on North Lakeshore Drive north of SH-66. Couch stated that the final plat as submitted met all the City's current requirements and that one street, Highpoint, needed to be renamed as there was already a street by that name in Lakeside Village. Sinclair made a motion to approve the final plat with the revision of the street name. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a preliminary plat for Randy's Place, an 8.0156 acre lot located off SH-205 south of Dalton Road. Harold Evans presented a rendering of the preliminary plat and explained that basically it was a creation of a building site. He added that although the lot did not have frontage on SH-205, a variance had been granted by the Board of Adjustments. Seligman made a motion to approve the preliminary plat as submitted. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Rockwall County Jail located on High School Road. Couch pointed out that the plat as submitted met all of the City's requirements and that Council had previously approved certain waivers for the jail site as recommended by the Commission, including a temporary waiver to the drive standards and a waiver for the escrow for paving along High School Road. Council also approved a temporary waiver to the escrow of funds for curb and gutter, sidewalk and storm drainage until the 1988 budget year. Seligman made a motion to approve the final plat, restating that escrow of funds for curb and gutter, sidewalk, and storm drainage would be provided in the 1988 budget year. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a replat of portions of Ellis Centre Phase I and Phase II located off High School Road. Couch pointed out that this application was basically to move a lot line and an easement to allow space in order to increase the building size on one of the lots. David Ellis of Ellis Companies addressed the Commission and explained that the property owner wanted to expand his business and expand his number of employees and that he could not do this with the lot line where it was currently located. Smith pointed out that where Phase I ended and Phase II began had been the developer's decision to begin with. Ellis stated that the easement could be relocated by moving it approximately 41 ft. north of its present location. Sinclair made a motion to

approve the replat. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed and considered approval of a revised site plan for the Quick Lube to be located on Ridge Road. Couch pointed out that the application was in an effort to save a large tree that was located in the middle of the driveway as it was currently site planned. She stated that the applicant's proposal was to allow two drives, a 20 ft. entry and a 25 ft. exit separated by 30 ft., and making these drives one way. She explained that the Commission could limit the drives to 15 ft. each to insure they would be utilized as one way drives. She also stated that in order to prevent the 30 ft. separation from becoming additional parking the Commission could require the applicant to install a culvert, landscaping it to prevent the area from becoming one large driveway should the tree die. After further discussion, Sinclair made a motion to approve the revised site plan for the Quick Lube with the condition that if technically possible and approved by the State, a culvert would be installed all the way between both drives and that this area be landscaped and curbed. McCall seconded the motion. The Commission then briefly discussed whether or not to require limiting the drives to 15 ft. in width. The motion was voted on and passed, with all voting in favor except Seligman, who voted against the motion.

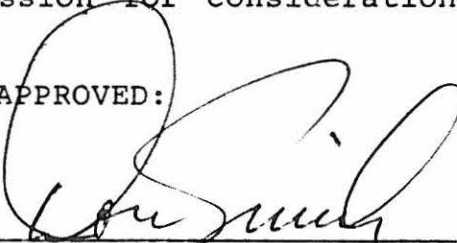
The Commission then reviewed and discussed SUP-7, a Specific Use Permit issued for miniwarehouses located on Yellowjacket Lane. Couch explained that the permit had been issued in 1978 for the site where Mitchell's Hardware building is located. She stated that although the original plan was to construct offices where the current building is located, nothing has been built in the area where the miniwarehouses were planned to go. Jim Mitchell, the property owner, addressed the Commission and explained that although he didn't have any immediate plans, he would like to retain the option to put in the miniwarehouses as he did still hope to develop a carwash. He stated that the property was in a landlocked situation surrounded on three sides in and no other use would be appropriate. Plagens pointed out that there was no provision in today's Zoning Ordinance for granting a Conditional Use Permit for miniwarehouses in a Commercial zoning classification. She stated that SUP-7 did necessitate public hearings. Plagens then made a motion to remand the SUP to City Council and recommended initiation of public hearings. Seligman seconded the motion. The motion was voted on and passed unanimously.

The next item on the Agenda, a possible overlay zoning district along certain areas of FM-740, was not reviewed. Couch stated that this item would be on the Work Session for discussion. She stated that if the Commission so chose, she could put it on the Agenda as an action item. The Commission voiced no objections to this.

Council stated that the applicants for Harbor Landing, Phase II had asked that the final plat be considered as an action item at the Work Session as well. The Commission did not favor this idea.

Smith also suggested that at the next meeting the Commission meet at 6:30 at the Work Session in order to do site tours. As there were no further items to come before the Commission for consideration, the meeting was adjourned.

APPROVED:



A handwritten signature in cursive script, appearing to read "Lou Smith", is written over a horizontal line.

Chairman

ATTEST:

By \_\_\_\_\_

Agenda Notes  
City Council - 5/18/87

V. F. P&Z 87-12-SP - Discuss and Consider Approval of a Revised Site Plan for Quick Lube on Ridge Road

Several meetings ago the site plan for the Lube Center being constructed on FM-740 was approved with one entrance meeting the City's requirements. Now that they have begun construction they have decided to ask for a change in the access off of FM-740 in order to try to save a very large tree that exists right where the original drive was located. They are proposing to have 2 drives rather than one drive in order to miss the tree. They had originally proposed 2 2-way drives. We suggested that the only configuration that might be acceptable would be 2 one-way drives.

The drives they are proposing would not meet our minimum separation between drives of 200 feet. The entire lot is only 100 feet wide. They are proposing a 20 foot entrance, a 30 ft. separation, and a 25 ft. exit drive. The minimum width for a one-way drive is 12 feet. We would want to require that both drives be signed with low rise signs indicating entrance and exit only.

A copy of the revised plan is attached.

The Planning and Zoning Commission has recommended approval with the condition that, if technically possible and approved by the State, a culvert be installed all the way between both drives and that this area be landscaped and curbed.

SITE PLAN DATA FOR INSPECTION

Development Name Quick Lube

Location Ridge Road

Date Approved 5/18/87

Applicant's Name Car Wash Equip Co.

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

1) one way signs placed at entrance  
and exit

2) curb around around tree or if  
technically possible and approved by state  
a culvert installed all the way between  
drives and the area between landscaped  
and curbed. If not possible, curb  
around tree

*Quick Lube*

MINUTES OF ROCKWALL CITY COUNCIL  
May 18, 1987

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

The Council first considered approval of the Consent Agenda which consisted of : a) the minutes of May 4, 1987; b) an ordinance amending the Comprehensive Zoning Ordinance to revise the preliminary plan for PD-5 on second reading; c) an ordinance authorizing a change in zoning from "MF-15" to "PD" Planned Development on a tract of land located on Damascus Road south of SH-205 on first reading; d) an ordinance authorizing a change in zoning from "MF-15" to "SF-10" Single Family on a tract of land located north of SH-66 and east of North Lakeshore Drive on first reading; e) an ordinance authorizing a change in zoning form "A" to "LI" Light Industrial on a tract of land located adjacent to Lofland Industrial Park on first reading; and f) an ordinance establishing Reinvestment Zone No. 1 on second reading. Assistant City Manager Julie Couch read the ordinance captions. Welborn made a motion to approve the Consent Agenda. Jones seconded the motion. The motion was voted on and passed unanimously.

Ron Clower, Attorney for James Brown, addressed the Council to voice his client's opposition to the approval of an ordinance prohibiting the sale, use or possession of fireworks within 5,000 feet of the City Limits. He stated that the statute under which the City could pass this ordinance referred to prohibition of nuisances where health, safety, or general welfare was affected. He requested Council to review the ordinance and amend the ordinance to provide restriction only if a particular sale location becomes a nuisance. Clower added that although he had campaigned against fireworks sales at the State Legislature, the State had chosen to permit the sale and therefore sales should be allowed outside City Limits. Welborn stated that fireworks did affect safety, health and general welfare and that the City could not regulate only certain areas. Clower suggested that sales be allowed on a permit basis, giving the opportunity to judge safe or unsafe locations.

Council then considered approval of an ordinance prohibiting the sale, use, or possession of fireworks within 5,000 feet of the Rockwall City Limits. Couch read the ordinance caption. Fox made a motion to approve the ordinance on second reading. Luby seconded the motion. The motion was voted on and passed unanimously.

At this time property owners and a representative of the applicant addressed Council regarding the approval of a Conditional Use Permit for an accessory structure over the maximum height restrictions in an "SF-10" classification.



Miller summarized the series of events that had been prompted by the application. He explained that although the Planning and Zoning Commission had recommended denial of the permit, Council had overridden the recommendation by voting to approve with three quarters (6 votes) of the Council. He stated that a permit was issued and construction begun prior to the tabling of the ordinance authorizing the permit on second reading. By second reading Council had received an indication of the opposition of the adjacent property owners although none had spoken in opposition at the hearing conducted by Council.

Bill Wolf, attorney representing Mike Rogers, addressed the Council and explained that Rogers had been totally unprepared at the Planning and Zoning hearing. Wolf stated that Rogers was better prepared for the council meeting and was able to satisfactorily address Council's concerns. The Council had approved the request, a building permit was issued, and Rogers began preliminary construction on the building after expending \$20,000 on materials. Wolf stated that although the first reading was passed unanimously, second reading was tabled and Rogers was advised to delay construction until the second reading. He added that later the next day a green tag was issued and construction resumed.

Miller suggested that Wolf save the remainder of his presentation until all the objections had been voiced, whereby he may be able to satisfy some concerns. Welborn suggested that the Mayor rotate the speakers by alternating one in favor of the permit and one opposed. Couch provided a transparency depicting the location of the building in relation to adjacent properties and their street addresses.

Chip Gehle, 1613 South Alamo, spoke in opposition to the permit explaining that the structure was out of character with a residential neighborhood and would generate additional traffic. Wayne Rogers addressed the Council and stated that all City requirements had been met, a building permit had been issued, that \$40,000 had been expended and that Mike Rogers was not at fault. Luke Campbell, 1609 South Alamo, stated that the structure was a warehouse and had no place in a residential neighborhood. H. C. Northcutt, an area builder, told Council that the City should stand behind the permit it issued and that although Rogers could build a building 15 ft. high and meet height restrictions, the structure would be unattractive. Lorraine Burns, 1605 South Alamo, presented pictures of the building under construction. She told Council that she had attended the Planning and Zoning Commission hearing as did many property owners in opposition and that until the Zoning Ordinance was amended an accessory building was limited to 225 square feet. Burns pointed out that the proposed structure was 2,520 square feet and over ten times the original allowed size. She stated that the 16 feet overhead doors were larger than the 12 foot restriction in industrial areas and urged Council to rigidly enforce zoning regulations in single family

classifications. Clayvon Carroll argued that a building in compliance would have a tar flat top far more unsightly than the presently planned roof, that the building would not decrease property values, and that 95% of homes being built had inadequate storage space. Randy Simmons, 1611 South Alamo, stated he had moved to Rockwall because of the beautiful, well-manicured homes. He told Council that although he had originally approved of the building, he hadn't realized the magnitude until it was under construction. He said the structure would decrease property value and urged Council to minimize damage already done by denying the second reading. Bernice Peoples, 1308 Ridge Road, stated that the building had been begun because it was allowed and that she knew the structure would be used for nothing more than storage if that was what Rogers had said it would be used for. Ken Dickson, 205 Meadowdale, stated that the building was not atune to the neighborhood but that he hoped a compromise could be reached on an issue that was dividing the neighborhood. Frank Smith stated that as an ex-member of Council, he felt the City was obligated to allow the permit issued as it was issued to begin and complete construction. Ines Schreiber, 204 Becky Lane, stated her opposition and explained that many property owners were present who didn't wish to speak but needed to make their feelings known. She urged Council to stand behind the high quality and readdress the regulations that governed the size of accessory buildings. Miller asked Wolf if he would like to address concerns raised so far. Wolf offered to show building plans and Miller suggested he save those for the rebuttal at the end.

John Petty, 106 Joe White Street, stated that a permit was basically a contract and the City was obligated to let Rogers fulfill the intent of the permit as issued. Olivia Barstow, 1510 South Alamo, stated that she had not understood the size of the building when Rogers showed her the plans. She said she did not want the building in the neighborhood. John Weddle, 1601 South Alamo, told Council that Rogers had informed him in the beginning that if there was much opposition he wouldn't apply for a permit, but that the building was now too far into construction to revoke the permit. Wayne Rogers confirmed that Council had seen a letter of approval from Lee Mitchell. Miller told the audience that Council had received copies of letters both opposed to and in favor of the request. He then polled the other residents present who did not wish to address Council but whose opinion was germane to Council's decision. The following residents stated opposition to the Building: Donna Walter -1608 South Alamo, Martha Sue Keegan - 207 Meadowdale, Charles Pannell - 1425 South Alamo, Phyllis Heron - 203 Meadowdale, and Paul Botsacos - 104 Becky Lane. Wolf then concluded his presentation by saying that however Council chose to revise the issuance of permits and accessory buildings standards should apply to only those structures not presently under construction and that revocation of this permit could result in litigation. Lorraine Burns concluded her statements

as representative of residents in opposition by saying that property owners were unaware of Council's hearing of the case and they were, therefore, not represented at the meeting. She added that the opposition present clearly called for denial of the ordinance. Don Smith, Chairman of the Planning and Zoning Commission, then addressed Council and assured the members that the Commission's recommendation had resulted from careful review and consideration of all parties affected. He stated that many times different jurisdictions don't connect, that no permit guarantees absolute freedom, and that if an error was made Council was within its right to correct it.

Welborn questioned the revision of the Zoning Ordinance that allowed a building this size. Couch explained that originally the ordinance did not address garages although it did restrict portable and storage buildings. The modification included one title "accessory" building for all three types. Council discussed the requirements for accessory buildings regarding the detached garage, on what basis Council approved the permit originally, and whether the structure could affect property values as stated by one resident. Fox pointed out the Council's obligation to preserve the quality of life in Rockwall. Luby urged Council to look for an ethical solution. Miller stated that the issue at hand was whether the building would have a flat roof at 15 feet or a gabled roof at 22 feet. Holt reiterated for the sake of the audience understanding that under the current ordinance, Council was addressing only the height, not the size or overall square footage.

After extensive discussion, Council considered approval of an ordinance authorizing a Conditional Use Permit for a structure over the maximum height restrictions in an "SF-10" classification to be located in the Carroll Estates on second reading. Couch read the ordinance caption. Jones made a motion to recess. The motion died for lack of a second. Welborn made a motion to disapprove the second reading. Fox seconded the motion. Eisen explained that the applicant could not reapply within one year. Welborn then amended her motion to deny the permit without prejudice. Fox seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

After a brief recess, Council reconvened and Don Smith gave the Planning and Zoning Chairman's report. He told Council that he would stress at each meeting that the Commission's action was only a recommendation. He then explained the recommendation made with regard to a revised site plan for a Quick Lube and said he would be available to answer questions on any other items as they were considered by Council.

Council then held a public hearing and considered approval of an ordinance amending PD-9 to revise the preliminary plan to include the manufacturing of wiring harnesses as an allowed use and amend the square footage requirements for buildings and

landscaping in Office/Warehouse. Couch explained that the applicant was requesting a 30,000 square foot maximum building size to allow for larger industries or smaller ones which needed to expand. She explained that although the current plat submitted for Buffalo Creek Office Park showed 12.9% landscaping, the applicant was requesting the 20% requirement to be reduced to 5% as currently required in Light Industrial zoning. Miller stated that the 20% was necessary to beautify loading areas and the Light Industrial area in general. Welborn pointed out that the intent of the landscaping requirement had been to give the area a campus atmosphere. Council discussed the requirement with regard to the Buffalo Creek final plat, whether to address landscaping on a case by case basis within PD-9, and whether or not to decrease the percentage for the PD as a whole. Don Smith told Council that although the Buffalo Creek plat only had 12.9%, the main concentration was in the front. Council discussed the potential for back to back parking lots, a possible buffering or screening requirement between business parks, and the request for an increased maximum building size. Couch read the ordinance caption. Welborn made a motion to approve the ordinance amend PD-9 to increase the maximum building size in Office/Warehouse to 30,000 square feet, to include manufacturing of wiring harnesses as an allowed use in Office/Warehouse, retaining a 20% landscaping requirement with the exception of the tract platted as Buffalo Creek Office Park, allowing a minimum of 12.9% landscaping on that tract, and requiring parkways adjacent to the tract to be landscaped. Fox seconded the motion. The motion was voted on and passed unanimously.

The Council then discussed and considered approval of a development plan and final plat for Buffalo Creek Office Park. Couch explained that the final plat and development plan as submitted met all the City requirements with the exception of a few technical corrections. She explained that the 10 ft. easement to the rear needed to be changed to 15 ft., that the 5 ft. dedication of right-of-way shown on FM-3097 needed to be increased by an addition 5 ft. to provide for a future 6-lane roadway, and that the plat needed to reflect that Rainbow Lake Road tied into Lincoln Drive rather than running alongside of it. Harold Evans, Consulting Engineer, presented a larger rendering of the plat and explained that the applicant could meet all of Staff's recommendations. Welborn made a motion to approve the final plat and development plan for Buffalo Creek Office Park with the stipulations as recommended by Staff. Holt seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a final plat for Northshore Phase IV, a 45 lot subdivision located on North Lakeshore Drive north of SH-66. Couch explained that the plat as submitted met all the City's requirements and that the only recommendation was that the street name "Highpoint Circle" be

changed as there was a Highpoint located in Lakeside Village. Miller confirmed that there was adequate right-of-way for future road expansion of SH-66. Holt made a motion to approve the final plat with the stipulation that the street name "Highpoint Circle" be changed. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a preliminary plat for Randy's Place, an 8.0156 acre lot located off SH-205 south of Dalton Road. Couch outlined the applicant's request and explained that although a public street did not serve the lot, the Board of Adjustments had granted a variance from the minimum lot frontage requirements and access would be provided through the lot facing SH-205. Welborn made a motion to approve the preliminary plat with the stipulation that the plat indicate that the City does not guarantee access along the private drive access easement. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a final plat for the Rockwall County Jail located on High School Road. Couch suggested that the Council consider this item in conjunction with a revised contract with the County regarding the Rockwall County Jail which was an item to be considered later in the Agenda. Council discussed the waivers that they had previously granted at the preliminary platting stage of the County Jail and whether or not they could insure compliance with the stipulation that escrow for street improvements be provided in the 1988 budget. Welborn suggested that the City withhold issuance of a Certificate of Occupancy until the funds were received. City Attorney Pete Eckert pointed out that although it was a good solution, if the contract was not signed it would not be enforceable. After further discussion, Welborn made a motion to approve the agreement with the revision that a Certificate of Occupancy would not be issued prior to the escrowing of funds for street improvements in the 1988 budget. Miller asked Eisen to clarify the wording with regard to the statement in the contract that stated that escrow would be provided for the amount of the property being developed for the jail. Eisen explained that that phrase referred to the total square footage of the tract of property and that could be clarified in the agreement. The motion was voted on and passed unanimously.

Council then considered approval of the final plat. Jones then made a motion to approve final plat for the County Jail with the waivers as recommended by the Planning and Zoning Commission and stipulated in the contract. Bullock seconded the motion. Fox confirmed that the sealcoat drives were addressed in the contract. The motion was voted on and passed unanimously.

Council next considered approval of a replat of portions of Ellis Centre Phase I and Phase II located on High School Road.

Couch outlined the applicant's request and explained that the moving of the building line was in order to allow expansion of the building already on one portion of the property. David Ellis explained that moving the plat line would allow room to double the building size on one lot. Fox made a motion to approve the replat. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a revised site plan for a Quick Lube to be located on Ridge Road. Couch explained that the applicants proposed to have two drives rather than one drive in order to retain a large tree located in the middle of the original driveway. She stated that what they were proposing would not meet the minimum separation requirement between drives which was 200 ft. as the entire lot was only 100 ft. wide. She explained the drives would be a 20 ft. entrance separated by 30 ft. and a 20 ft. exit drive. She explained that the Planning and Zoning Commission had recommended these drives be one way drives signed with low rise signs indicating entrance and exit only, and that, if technically possible and approved by the State, a culvert would be installed all the way between both drives and that this area would be landscaped and curbed. Welborn made a motion to approve the revised site plan with the stipulations recommended by the Planning and Zoning Commission, including that if technically possible the culvert would be installed as recommended, landscaped and curbed. Luby seconded the motion. The motion was voted on and passed unanimously.

The Council then considered calling public hearings to review SUP-7, a Specific Use Permit issued for miniwarehouses on Yellowjacket at SH-205. Couch explained that the SUP had been issued in 1978 for the site where Mitchell's hardware building was currently located. She explained that nothing had been built in the area where the miniwarehouses were planned to go and that the current Zoning Ordinance did not allow miniwarehouses, either as a permitted or a conditional use in a Commercial classification. She added that as this area did have an underlying Commercial zoning, the Planning and Zoning Commission had recommended initiating public hearings. Fox made a motion to initiate public hearings remanding the SUP back to the Planning and Zoning Commission. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then discussed and considered approval of an ordinance amending the Comprehensive Zoning Ordinance to modify SUP-6, a Specific Use Permit issued for a car wash at Washington and SH-66 on second reading. David Cook addressed the Council and outlined a history of the site plan for Hubbard Car Wash which had prompted the review of Specific Use Permits. He explained that his application was in progress prior to the initiation of the review of this permit that the Planning and Zoning Commission had recommended approval of the original site plan for Hubbard Car Wash and that the City

Council had overturned their recommendation because of the car wash's proximity to the cemetery and not due to noncompliance. He outlined the review process that had taken place on SUP-6 including the Planning and Zoning Commission's recommendations that the permit be removed from the entire tract of property with the exception of that area that had been previously site planned as Hubbard Car Wash. He added that Council had also approved by majority the continuance of the permit on that same section as recommended by the Planning and Zoning Commission. Gerald Burgamy addressed the City Council and explained that he and Bill Way were co-owners of the property and that the new lots in the cemetery had been put in after the City had approved the Specific Use Permit for a car wash. He stated that the lots were put in knowing that the adjacent property was zoned for a car wash. Cook added that the City probably had had intentions of developing that tract even so far back as when the permit was issued. Burgamy explained also that he had requested the property be zoned for a car wash to provide a buffer for the cemetery. He added that he had been able to find no other suitable business that wanted to be located adjacent to a cemetery. Council discussed the original site plan, the basis for denial, and the development of the cemetery since the original issuance of the permit. Holt pointed out that although the Cemetery Association did state opposition, there were at least three members of the Association she had spoken to who were unopposed. Couch read the ordinance caption. Bullock made a motion to approve the second reading of the ordinance. Jones seconded the motion. Fox pointed out that although there may be a few members of the Cemetery Association who were unopposed to the car wash, the majority voted against it. The motion was voted on and passed 4 to 3, with Miller, Luby and Fox voting against the motion.

At this point John Bullock left the meeting and Council discussed the annual budget Retreat. Eisen stated that preliminary planning had revealed that August 7th and 8th, a Friday and Saturday, appeared to be the convenient dates for the Retreat. Welborn suggested the Holiday Inn in Greenville as a possible location for the Retreat. Miller stated through previous experience he had found that the Radison Suites in Arlington were economical, would not add costly travel expenses, and would be far enough away from Rockwall to be productive. Luby stated his preference for a hotel that was local as well. Fox stated that Shreveport was only a three hours drive. Jones stated favor for Shreveport as well. Eisen said that based on Council's direction Staff would comprise some preliminary information on these areas.

Council then discussed the status of the Animal Control contract with Rockwall County. Eisen explained that the County had cancelled the Animal Control Contract with the City of Rockwall and that an Animal Control Officer had resigned. He stated that funds from the contract were intended to provide an additional vehicle and an additional employee. He explained

that it would now not be necessary to refill the position that had recently been vacated and that the City would have eventually had to purchase another vehicle as the other vehicle had become unreliable. Fox pointed out that the City had reduced the amount for storage of animals picked up in the County. Eisen added that the County had paid a portion of their Animal Control bill but had not as yet paid the balance of the bill.

Council then discussed and considered approval of an emergency ordinance requiring businesses operating in Lake Ray Hubbard out of areas leased by the City of Rockwall to obtain a permit for such operation. Couch read the ordinance caption. Fox made a motion to approve the ordinance. Holt seconded the motion. Fox asked if any further controls were necessary to regulate businesses out of areas leased by the City. Pete Eckert outlined the intent of the ordinance and the City's ability to enforce it. The motion was voted on and passed unanimously.

Jones then made a motion to table the Executive Session and any consideration to the appointments to the Board of Adjustments and for the Mayor Pro Tem. Holt seconded the motion. The motion was voted on and passed unanimously.

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

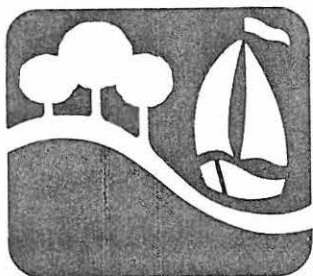
APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

By \_\_\_\_\_





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

March 16, 1987

Mr. John Folgen  
Car Wash Equipment Co.  
4725 Nall Road  
Dallas, Texas 75234

Dear Mr. Folgen:

On March 12, 1987, the Rockwall Planning and Zoning Commission recommended approval of a site plan for a Quick Lube located on Ridge Road subject to an improved plan being provided to Council that is more aesthetically oriented and meets the intent of the Land Use Plan's designation of FM-740 as a historical and scenic route.

The Rockwall City Council will consider approval of the site plan on April 6th at 7:00 P.M. in City Hall, 205 West Rusk.

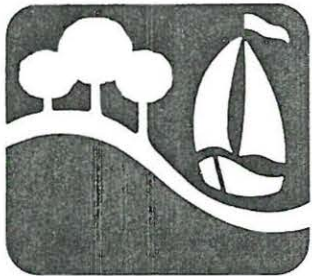
Please feel free to call if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp



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

April 8, 1987

John Fulgham  
Car Wash Equipment Co.  
4725 Nall Road  
Dallas, Texas 75234

Dear Mr. Fulgham:

On April 6th the Rockwall City Council approved a site plan for a Quick Lube located on Ridge Road with elevations and building design as submitted at the same meeting.

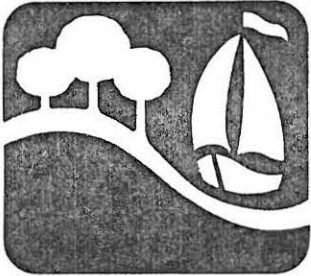
Please feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols  
Administrative Aide

CC: Chisolm Realty, Bob Fackler  
MN/mmp



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

21 May, 1987

Mr. John Fulgham  
Car Wash Equipment Co.  
4725 Nail Road  
Dallas, Texas 75234

Dear Mr. Fulgham:

On May 18, 1987, the Rockwall City Council approved a revised site plan for a Quick Lube to be located on Ridge Road subject to the following conditions:

- 1) the 20 ft. wide entrance and 25 ft. wide exit drive are to be signed with low rise signs indicating entry and exit only
- 2) if approved by the State, the 30 ft. separation is to have a culvert all the way between both drives, curbed and landscaped.

Please call me if you have any questions.

Sincerely,

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

Mary Nichols  
Administrative Aide

MN/mmp

PLANNING AND ZONING ACTION SHEET

Applicant Coe Wash Equipment Co Case No. P+Z 87-12-SP

Property Description .2775 acres in Coldwater

Case Subject Matter site plan for Quick Lube

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>March 12</u>	_____	_____	<u>✓</u>
Conditions <u>April 6</u>	<u>✓</u>	_____	_____
<u>Revised May 14</u>	<u>✓</u>	_____	_____

Date to City Council <u>April 6</u>	<u>X</u>	_____	_____
Conditions <u>Revised May 18</u>	<u>X</u>	_____	_____

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

ITEMS IN FILE

- Zoning Cases
- \_\_\_\_\_ Application
  - \_\_\_\_\_ Site Plan
  - \_\_\_\_\_ Filing Fee
  - \_\_\_\_\_ Notice to Paper
  - \_\_\_\_\_ Notice to Residents
  - \_\_\_\_\_ List of Residents Notified
  - \_\_\_\_\_ Residents' Responses
  - \_\_\_\_\_ Consultant's Review
  - \_\_\_\_\_ Agenda Notes
  - \_\_\_\_\_ Minutes
  - \_\_\_\_\_ Ordinance
  - \_\_\_\_\_ Correspondence
  - \_\_\_\_\_ Applicant Receipts

- Plat/Site Plan Cases
- ✓ Application
  - ✓ Filing Fee
  - ✓ Plat/Plan
  - \_\_\_\_\_ Engineer's Review
  - \_\_\_\_\_ Consultant's Review
  - ✓ Agenda Notes
  - ✓ Minutes
  - ✓ Correspondence
  - \_\_\_\_\_ County File Number
  - ✓ Applicant Receipts