

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 12-19-1986

Name of Proposed Development ADAMS SUBDIVISION

Name of Developer BANYAN DEVELOPMENT

Address 316 S. GOLIAD ST., SUITE 215
ROCKWALL, TEXAS 75087 Phone 722-9709

Owner of Record R-TEX TRACTOR PARTS, INC.

Address 1815 S. GOLIAD ROCKWALL, TX 75087 Phone 722-8731

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2331 GUS THOMASSON RD SUITE
102 DALLAS, TEXAS 75228 Phone 328-8133

Total Acreage 0.791

Current Zoning _____

Number of Lots/Units 1

Signed Danny E. Oates

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

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

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<u>✓</u>	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
<u>✓</u>	_____	2. Location of the development by City, County and State
<u>✓</u>	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

Provided or Shown on Plat	Not Applicable	
✓		5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
✓		6. Approved name and right-of-way width of each street, both within and adjacent to the development
✓		7. Locations, dimensions and purposes of any easements or other rights-of-way
✓		8. Identification of each lot or site and block by letter and building lines or residential lots
✓		9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
✓		10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
✓		11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
✓		12. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades
✓		13. Instrument of dedication or adoption signed by the owner or owners
✓		14. Space for signatures attesting approval of the plat
		15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
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<u>✓</u>	<u>_____</u>
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<u>✓</u>	<u>_____</u>
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<u>✓</u>	<u>_____</u>
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16. Compliance with all special requirements developed in preliminary plat review
17. Waiver of drainage liability by the City due to development's design
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

PLAT REVIEW

 Preliminary Plat

 ✓ Final Plat

Name of Proposed Subdivision Adams Subdivision (needs to be changed)

Location of Proposed Subdivision Yellowjacket Lane

Name of Subdivider Terry Adams

Date Submitted 3/23/87

Date of Review 3/24/87

Total Acreage .7912 acre

Number of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<u>✓</u>	<u> </u>	<u> </u>
2. Were the proper number of copies submitted?	<u>✓</u>	<u> </u>	<u> </u>
3. Is scale 1" = 100' (Specify scale if different <u>1=40</u>)	<u> </u>	<u>✓</u>	<u> </u>

4. Comments

name of plat needs to be changed

Planning and Zoning

1. What is the proposed land use? <u>Commercial auto parts sale of accessory servicing</u>			
2. What is the proposed density? <u>N/A</u>			
3. What is existing zoning? <u>GR</u>			
4. Is the plan zoned properly?	<u>✓</u>	<u> </u>	<u> </u>
5. Does the use conform to the Land Use Plan?	<u>✓</u>	<u> </u>	<u> </u>
6. Is this project subject to the provisions of the Concept Plan Ordinance?	<u> </u>	<u>✓</u>	<u> </u>
7. Has a Concept Plan been provided and approved?	<u> </u>	<u> </u>	<u>✓</u>
8. Does the plan conform to the Master Park Plan?	<u> </u>	<u> </u>	<u>✓</u>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "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. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	<input checked="" type="checkbox"/>
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	<input checked="" type="checkbox"/>
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	<input checked="" type="checkbox"/>	_____	_____
2. Sewer	<input checked="" type="checkbox"/>	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	<input checked="" type="checkbox"/>	_____
2. Sewer	_____	<input checked="" type="checkbox"/>	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	<input checked="" type="checkbox"/>	_____	_____
e. Are all necessary easements provided?	<input checked="" type="checkbox"/>	_____	_____
f. Do all easements have adequate access?	<input checked="" type="checkbox"/>	_____	_____
g. Are any offsite easements required?	_____	<input checked="" type="checkbox"/>	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____
2. Gas	_____	_____	_____
3. Telephone	_____	_____	_____
i. Does the drainage conform to City regulations and specifications?	_____	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	<input checked="" type="checkbox"/>	_____	_____

Yes No N/A

k. Comments:

General Requirements

- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff Comments:

<u>✓</u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cowet</u>	<u>3/26/87</u>	<u>.25 hour</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

ENGINEERING DRAWINGS CHECKLIST

Date: 12-19-1986

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Name of Developer BANYAN DEVELOPMENT

Address 316 S. GOLIAD ST., SUITE 215 Phone 722-9709
ROCKWALL, TEXAS 75087

Owner of Record R-TEX TRACTOR PARTS, INC.

Address 1815 S. GOLIAD ROCKWALL, Phone 722-8731
TEXAS 75087

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2331 GUS THOMASSON RD SUITE 102 Phone 328-8133
DALLAS, TEXAS 75228

Total Acreage 0.791 Current Zoning _____

Number of Lots/Units 1 Signed Danny E. Osteen

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City will be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	<u>UTILITY PLAN:</u> 1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables. 2. Plan view shall also include all existing and proposed easements and rights-of-ways. 3. Plan view shall show street lighting.
_____	_____	
_____	_____	
_____	_____	<u>STREETS SYSTEM:</u> 1. Paving plan shall show plan of existing and proposed street improvements. 2. Paving plan shall show paving width and street classification with standard curve data. 3. Paving profile shall show existing ground grade and the proposed grade of the right and left curb and the existing and proposed utilities. 4. Paving details shall comply with the Standard Details for the City of Rockwall.
_____	_____	
_____	_____	
_____	_____	
_____	_____	<u>STORM DRAINAGE SYSTEM:</u> 1. A map showing the entire watershed on which the project is located shall be included on the drainage map as an insert. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	Item
_____	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
_____	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
_____	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map, with a "Q" shown at locations where flow enters inlets, channels or other structures.
_____	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	8. All existing and proposed drainage easements on the project site shall be shown.
_____	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.
_____	_____	<u>WATER DISTRIBUTION SYSTEM:</u>
_____	_____	1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves (gate and flush) and location of fire hydrants and services.
_____	_____	2. Summary calculations pertaining to the water demand of the development, including appropriate fire flows, shall be shown in tabular form on the water plan sheet.
_____	_____	3. The plans shall identify the source of water supply.
_____	_____	4. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the approved Water Distribution Plan.
_____	_____	<u>SANITARY SEWER SYSTEM</u>
_____	_____	1. The plans shall show existing and proposed wastewater collection improvements, including location of manholes, cleanouts, and services.
_____	_____	2. The calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	3. Where proposed facilities tie into existing facilities, the plans shall show the flowline of the existing facilities and how the proposed facilities affect the system.
_____	_____	4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
_____	_____	5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
_____	_____	6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: _____

Sent to Engineer: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

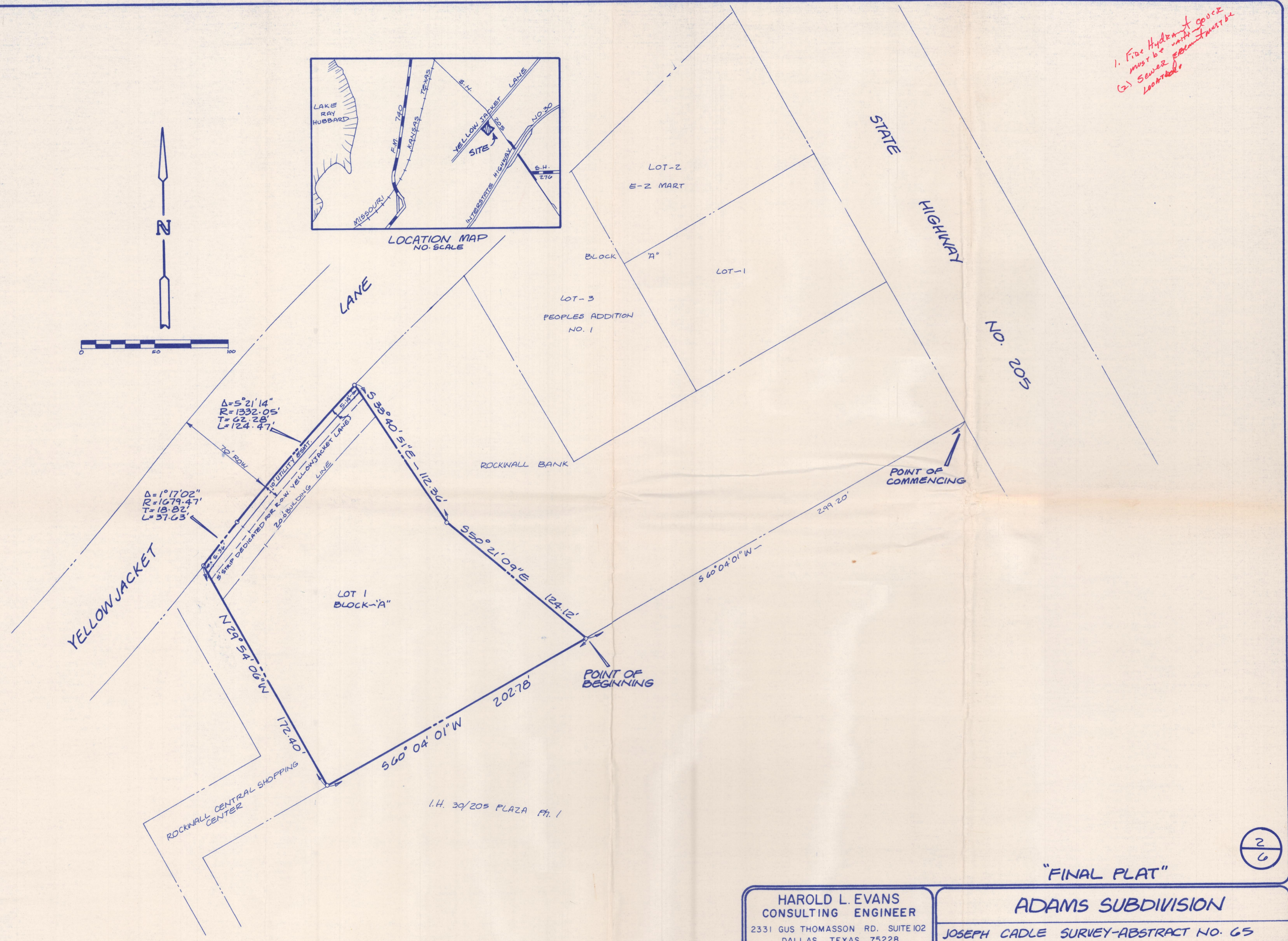
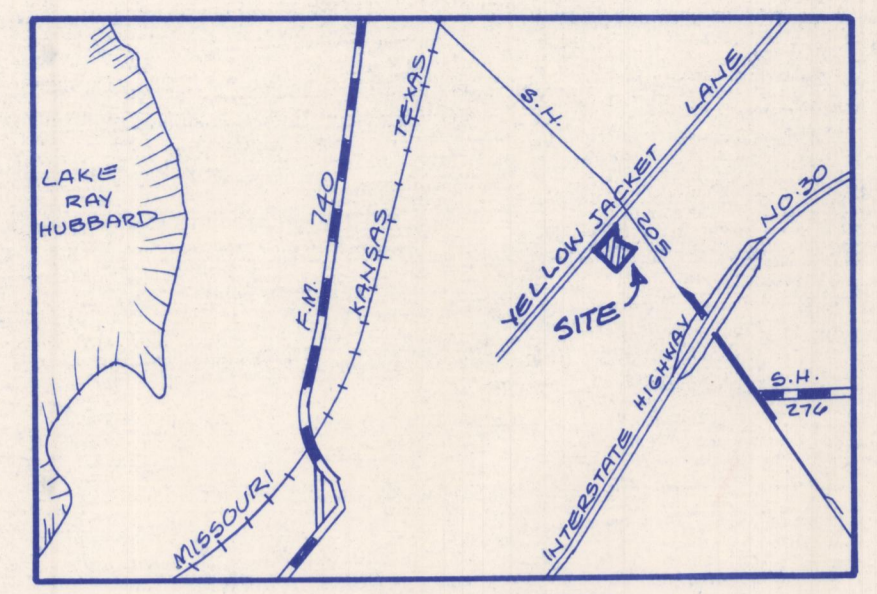
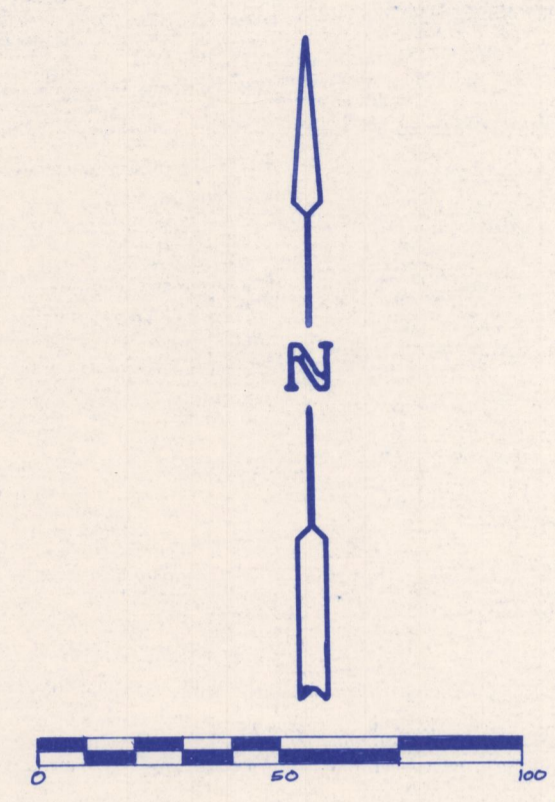
As Built Submitted: _____

Case No.: _____

Fee Paid: _____

Availability Paid: _____

1. Fire Hydrant & go over
must be within 100' of
(2) Sewer easement must be
located



YELLOWJACKET

LANE

STATE
HIGHWAY

NO. 205

LOT-2
E-Z MART

LOT-3
PEOPLES ADDITION
NO. 1

ROCKWALL BANK

POINT OF
COMMENCING

POINT OF
BEGINNING

ROCKWALL CENTRAL SHOPPING
CENTER

I.H. 30/205 PLAZA Ph. 1

2
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.
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 2.0 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

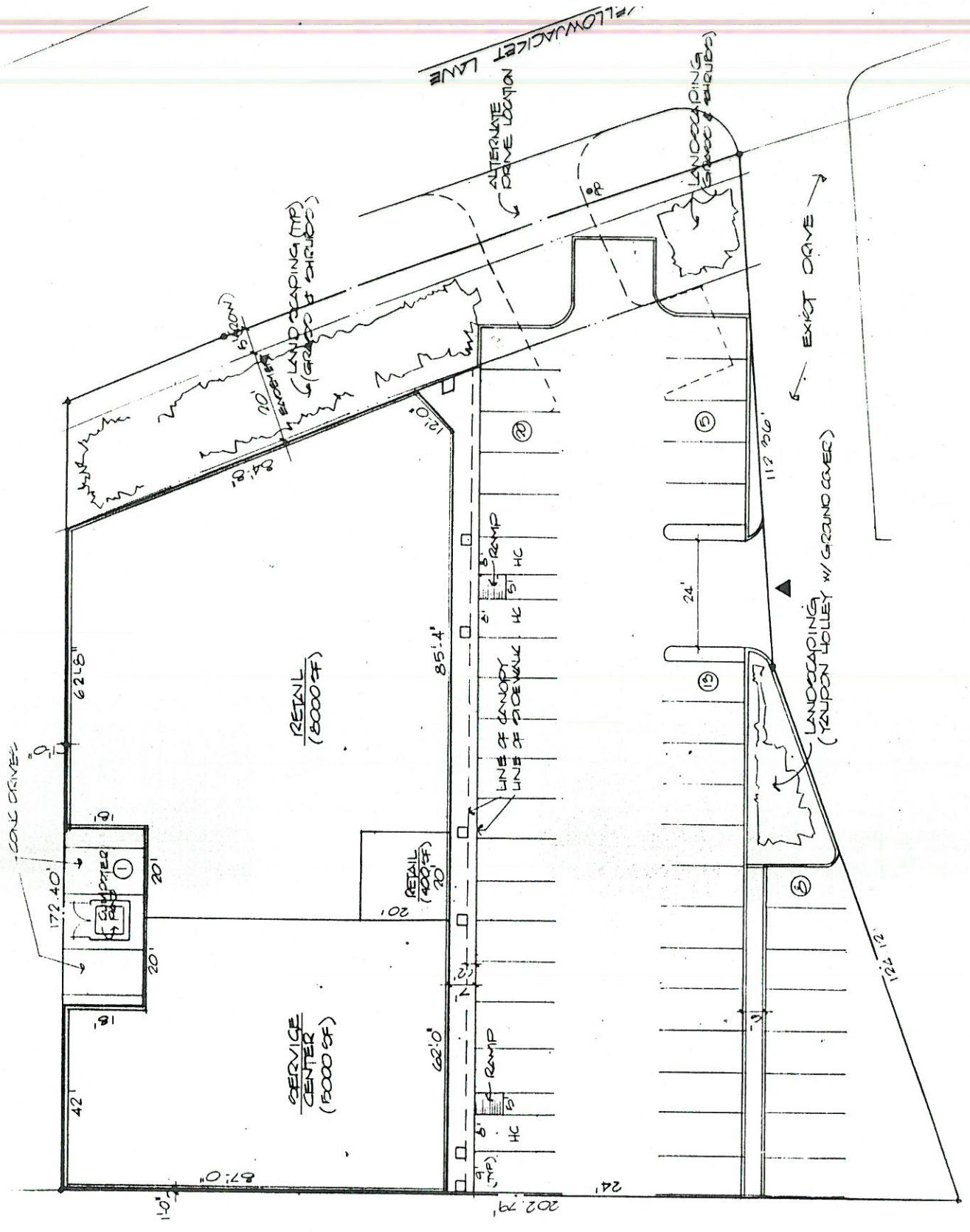
TELETYPE POST
N21774

"FINAL PLAT"

3/6

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



RETAIL
(5000 SF)

SERVICE
CENTER
(5000 SF)

RETAIL
(400 SF)

CONC. DRIVES

LANDSCAPING (TP)
(GRASS & TREES)

LANDSCAPING
(SPRUCES & TREES)

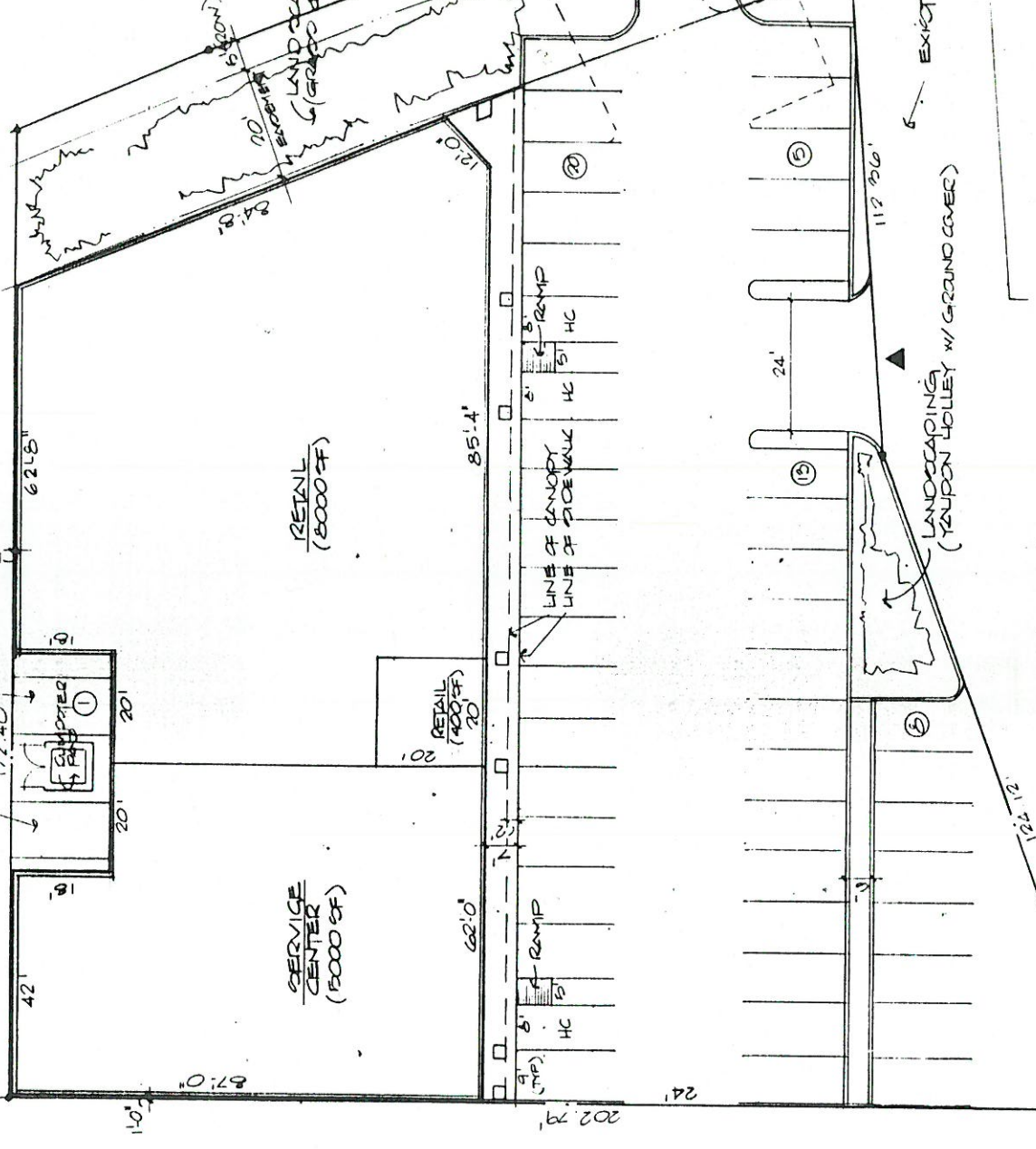
LANDSCAPING
(YANPON HOLLEY w/ GROUND COVER)

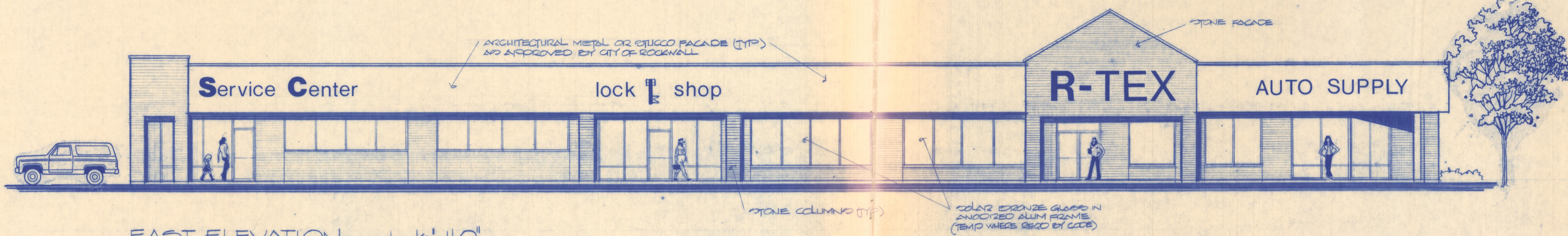
EXIST. DRIVE

FLOWALCET LANE

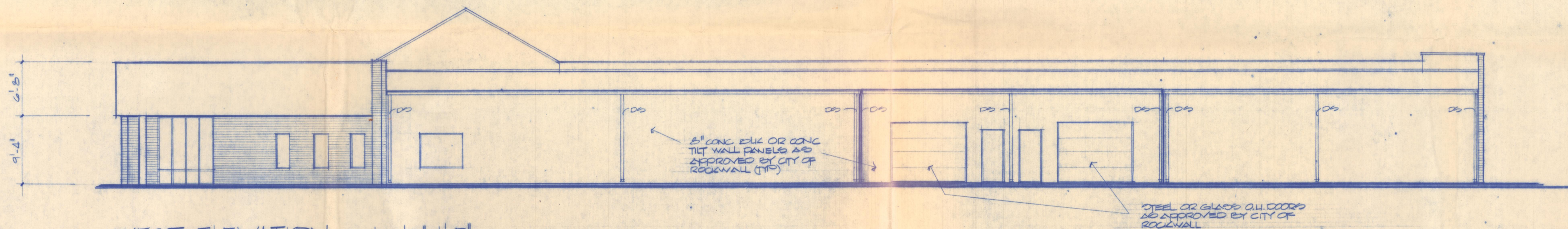
ALTERNATE
DRIVE LOCATION

LANDING

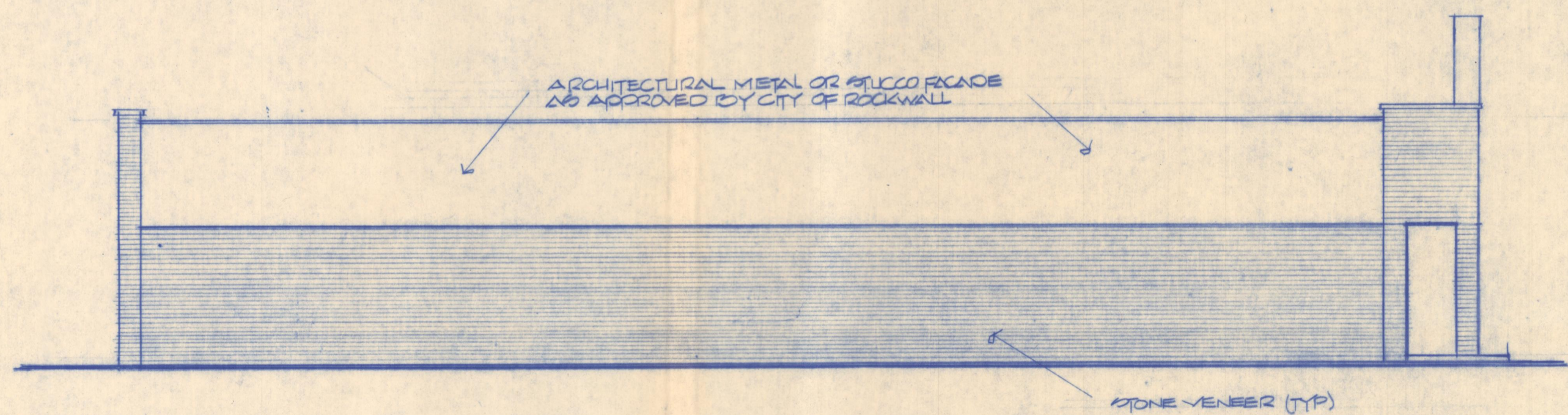




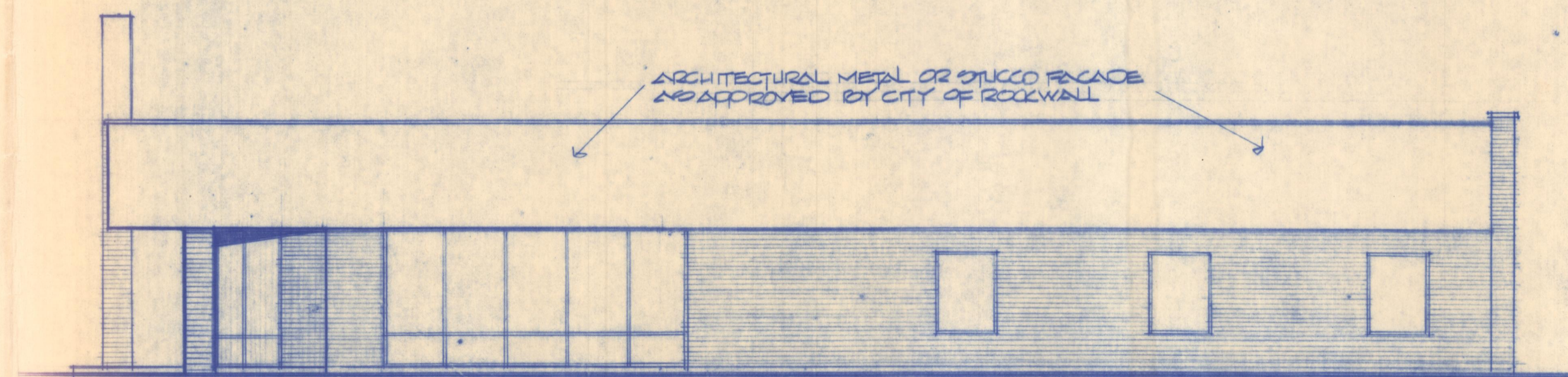
EAST ELEVATION SCALE 1/8" = 1'-0"



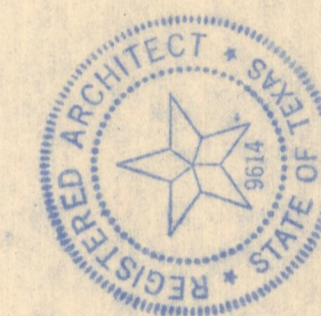
WEST ELEVATION SCALE 1/8" = 1'-0"

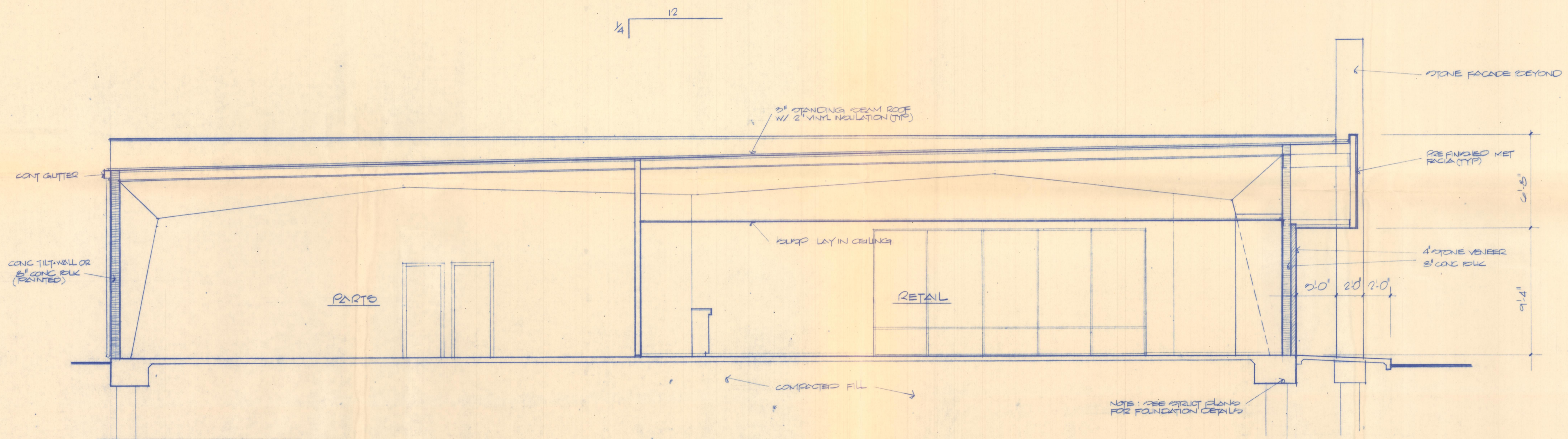


SOUTH ELEVATION SCALE 1/8" = 1'-0"



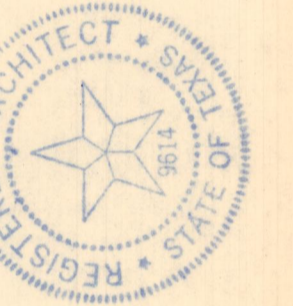
NORTH ELEVATION SCALE 1/8" = 1'-0"





BUILDING SECTION scale 1/4"=1'-0"

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



T.L.A

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.

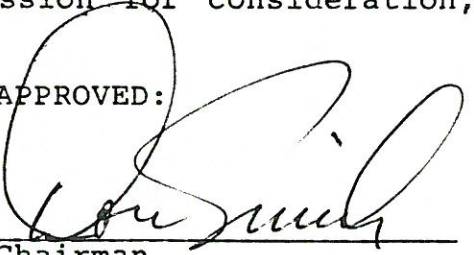
The Commission then reviewed and discussed SUP-7, a Specific Use Permit issued for miniwarehouses located on Yellowjacket Lane. Couch explained that the permit had been issued in 1978 for the site where Mitchell's Hardware building is located. She stated that although the original plan was to construct 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:



Chairman

ATTEST:

By _____

PLANNING AND ZONING ACTION SHEET

Applicant Mike Miller Case No. 87-13-FP
Property Description Adams Addition
Case Subject Matter final plat

CASE ACTION

	Approved	Disapproved	Tabled
Date to P&Z <u>April 9</u>			
Conditions			

Application Withdrawn 5/28/87

Date to City Council _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

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