

9 copies of site plan

SITE PLAN APPLICATION

Date: March 10, 1987

NAME OF PROPOSED DEVELOPMENT Bodin Industrial Tract (M M Ballard Survey Abstract No 48 Part Of Lot One)

NAME OF PROPERTY OWNER/DEVELOPER Cecil E. Self

ADDRESS 3612 Hilltop Circle Rockwall, Texas 75087 PHONE (214-412-0167)

NAME OF LAND PLANNER/ENGINEER Brown Land Surveyors

ADDRESS 304 West Rusk P. O. Box 65 Rockwall, Texas 75087 PHONE (214) 722-3036

TOTAL ACREAGE .295 Ac CURRENT ZONING Industrial

NUMBER OF LOTS/UNITS One

Signed Cecil E Self

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

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>X</u>	<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>X</u>	<u> </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>X</u>	<u> </u>	3. Design and location of ingress and egress
<u>X</u>	<u> </u>	4. Off-street parking and loading facilities
<u>X</u>	<u> </u>	5. Height of all structures
<u>X</u>	<u> </u>	6. Proposed Uses
<u> </u>	<u>X</u>	7. Location and types of all signs, including lighting and heights
<u>X</u>	<u> </u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

X

9. Street names on proposed streets

X

10. The following additional information:

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

Taken by: _____

File No. _____

Date: March 10, 1987

Fee: \$85.00 CK. Attached

SITE PLAN REVIEW

Date Submitted 3/26/87

Scheduled for P&Z April 9

Scheduled for Council April 20

Applicant/Owner Coal Seef

Name of Proposed Development Retail / Warehouse Building

Location I-30

Total Acreage .295 ac. Number Lots/Units 1

Current Zoning L1

Special Restrictions N/A

Surrounding Zoning L1, PD

	<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 checked="" type="checkbox"/>	<input 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	<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>the driving lane needs to be 24'</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are street names acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>
<u>Julia Lamb</u>	<u>3/26/87</u>	<u>30 min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____



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

No. **6056**

205 West Rusk

(214) 722-1111
Metro 226-7885

Cash Receipt

Name Cecil Self Date 3-9-87

Mailing Address _____

Job Address _____ Permit No. _____

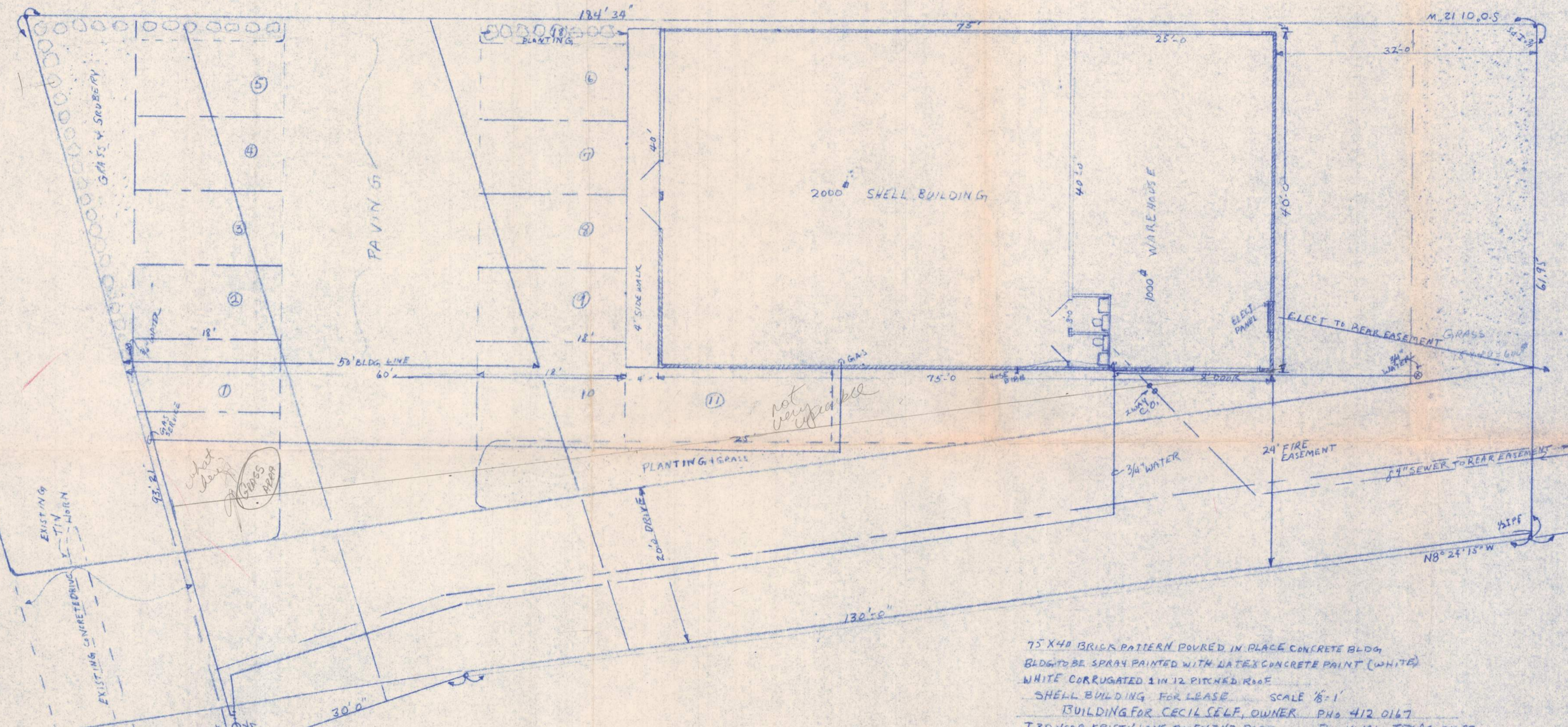
Check Cash Other

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				
TOTAL GENERAL			TOTAL WATER		
TOTAL DUE		85.00	Received by		

Cal Self
412-0167

INTERSTATE HWY. NO. 30

ROAD SERVICE

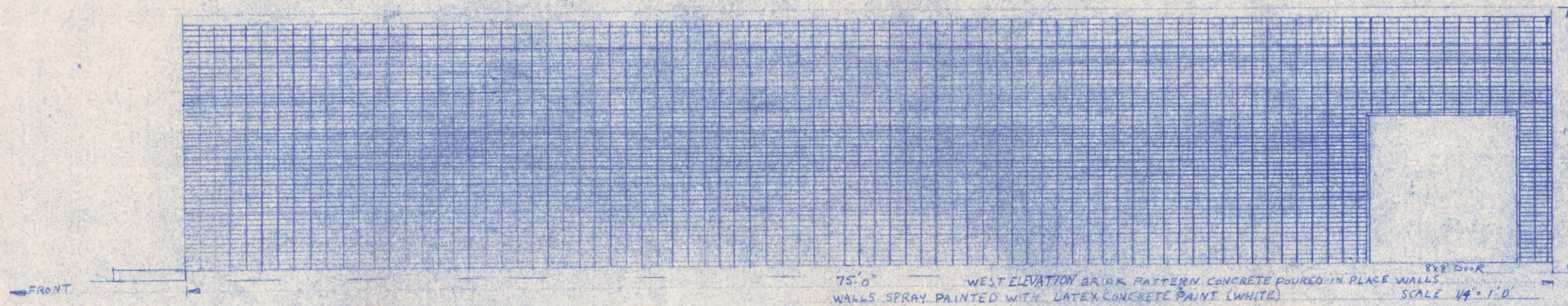
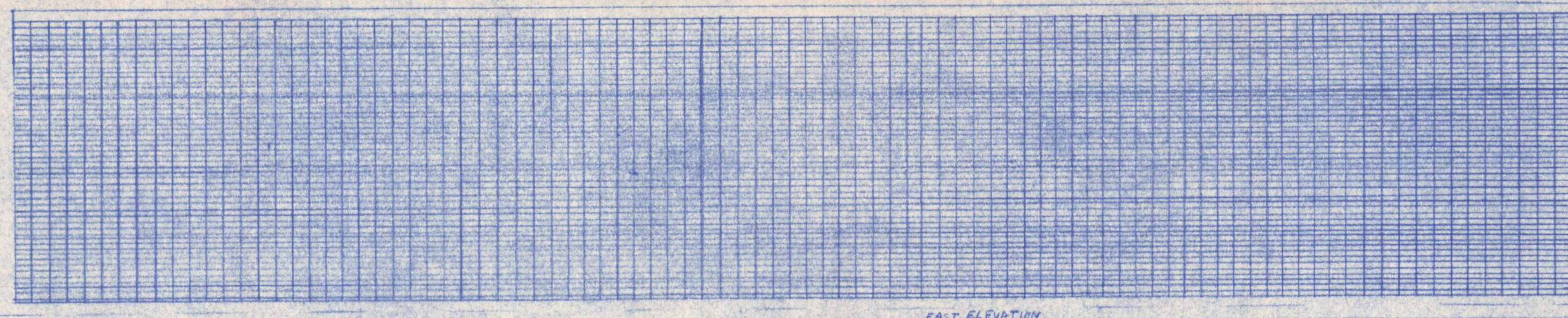
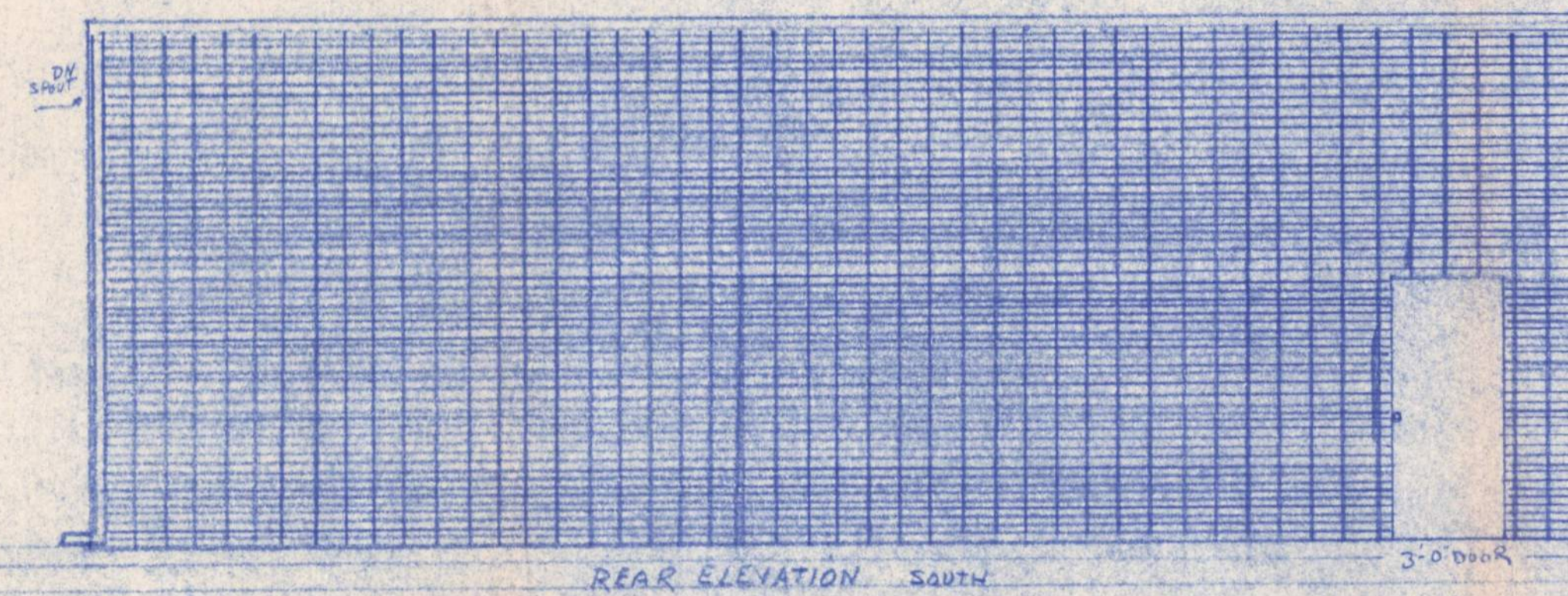
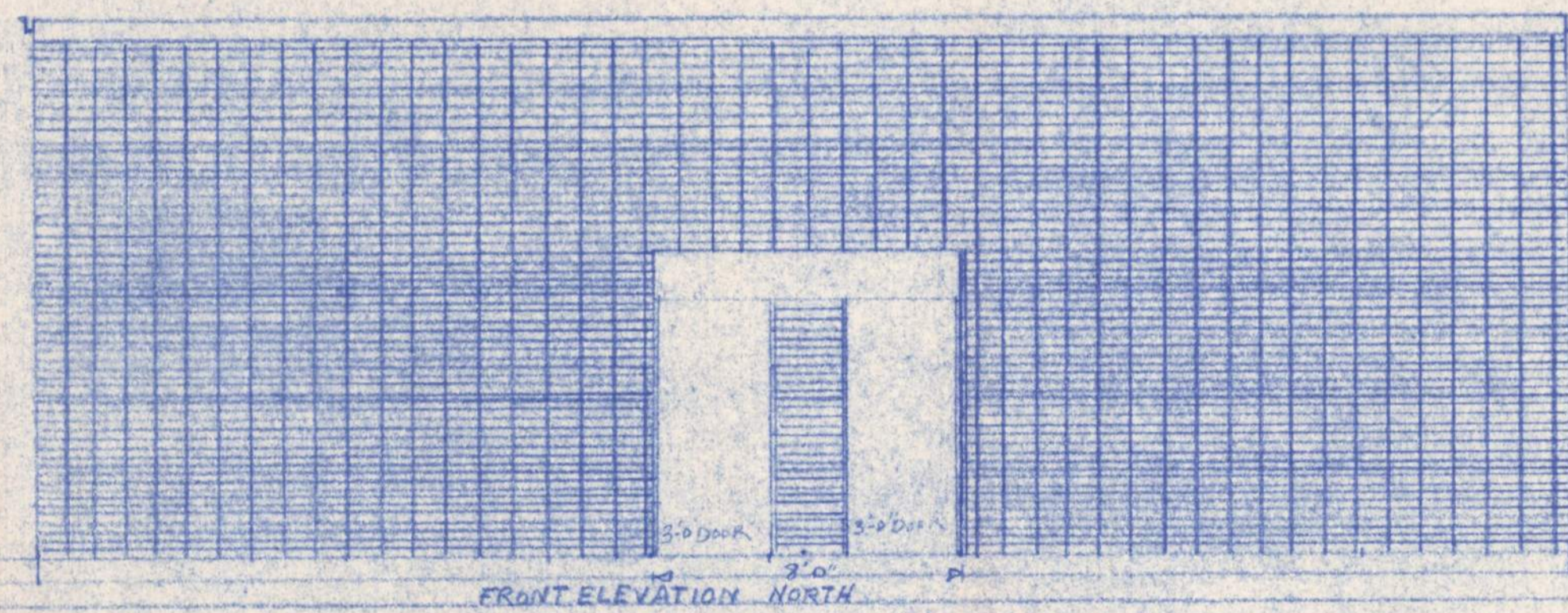


(1) minimum 24' from front of lot
20' of parking
(2) landscaping to warehouse
to warehouse 100' this
would be 5% of area of 100'

75 X 40 BRICK PATTERN POURED IN PLACE CONCRETE BLDG
BLDG TO BE SPRAY PAINTED WITH WATER CONCRETE PAINT (WHITE)
WHITE CORRUGATED 1 IN 12 PITCHED ROOF
SHELL BUILDING FOR LEASE SCALE 1/8" = 1'
BUILDING FOR CECIL SELF, OWNER PHO 412 0167
130 NEAR KRISTY LANE BODEN 2ND PARK ROCKWALL TEXAS 75087

NOTES 2000# RETAIL SPACE = 10 PARKING SPACES 1000# WAREHOUSE = 1 PARKING SPACE
LOT SIZE 0.295 AC = 12,832#
5% LANDSCAPE = 642# ACTUAL TOTAL = 1152#
12% LANDSCAPE = 128# ACTUAL (FRONT) = 552#

during law needs to do 45%
the 11% parking space needs to be
minimum for any counties in
front.
need to recalculate landscaping
parking space #1 is not totally
at full width

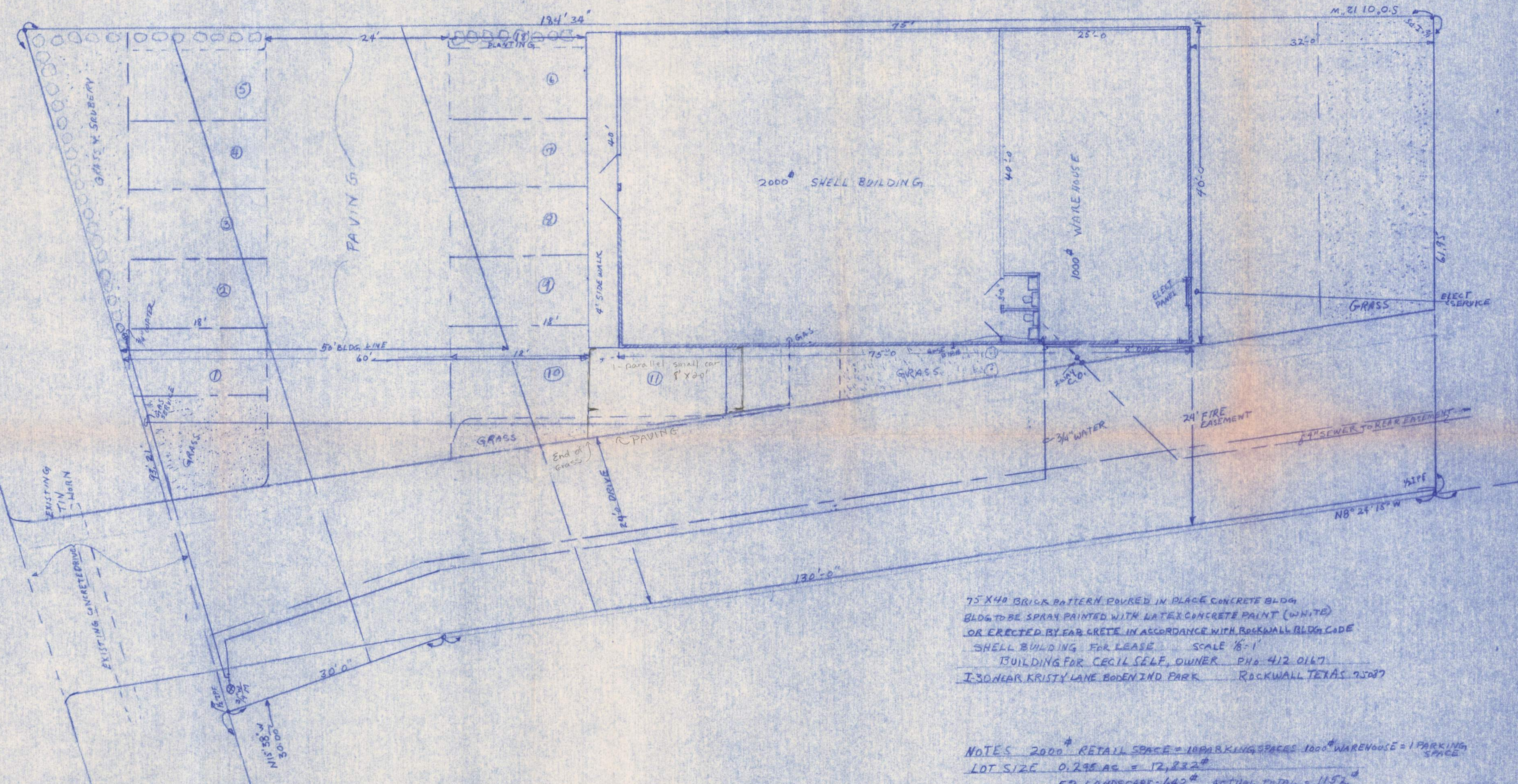


BUILDING FOR CECIL SELF OWNER PHO 4120147
 I-30 NEAR KRISTY LANE BODEWIND PARK ROCKWALL TEX 75087

Rockwall

INHERSTATE HWY. NO. 30

ROAD SERVICE



75 X 40 BRICK PATTERN POURED IN PLACE CONCRETE BLDG
 BLDG TO BE SPRAY PAINTED WITH WATER CONCRETE PAINT (WHITE)
 OR ERECTED BY FABRI-TEC IN ACCORDANCE WITH ROCKWALL BLDG CODE
 SHELL BUILDING FOR LEASE SCALE 1/8" = 1'
 BUILDING FOR CECIL SELF, OWNER PHO 412 0167
 I-30 NEAR KRISTY LANE BODEN IND PARK ROCKWALL TEXAS 75087

NOTES 2000' RETAIL SPACE = 10 PARKING SPACES 1000' WAREHOUSE = 1 PARKING SPACE
 LOT SIZE 0.295 AC = 12,832'
 5% LANDSCAPE = 642' ACTUAL TOTAL = 11,572'
 12% LANDSCAPE = 128' ACTUAL (FRONT) = 5,582'

DESCRIPTION

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

COMMENCING, at the point of Intersection of the South line of Interstate Highway No. 30, with the East line of Kristy Lane, Thence, N. 73° 15' 32" E., along the South line of Interstate Highway No. 30, a distance of 97.09 feet, Thence, S. 15° 57' 38" E., leaving the said South line of Interstate Highway No. 30, a distance of 30.00 feet, Thence, S. 8° 24' 15" E., a distance of 130.00 feet to the PLACE OF BEGINNING a ½" iron stake found for corner,

THENCE, S. 89° 55' 10" E., a distance of 61.95 feet to a ½" iron stake set for corner.

THENCE, S. 0° 01' 12" W., a distance of 146.01 feet to a ½" iron stake set for corner.

THENCE, S. 89° 53' 34" W., a distance of 62.10 feet to a ½" iron stake found for corner.

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

DESCRIPTION

10' Road Easement

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

BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being N. 73° 15' 32" E., a distance of 97.09 feet from the point of Intersection of the East line of Kristy Lane with the South line of Interstate Highway No. 30, a ½" iron stake found for corner.

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

THENCE, S. 15° 57' 38" E., leaving the said South line of Interstate Highway No. 30, a distance of 30.80 feet to a point for corner.

THENCE, S. 8° 24' 15" E., a distance of 132.15 feet to a point for corner.

THENCE, N. 89° 55' 10" W., a distance of 10.11 feet to a point for corner.

THENCE, N. 8° 24' 15" W., a distance of 30.00 feet to a point for corner.

THENCE, N. 15° 57' 38" W., a distance of 30.00 feet to the PLACE OF BEGINNING, and containing 0.037 acres of land.

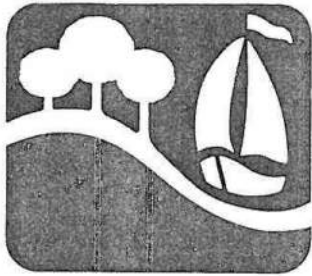
CERTIFICATION

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

Bob O. Brown

Bob O. Brown, Registered Public Surveyor No. 1744





CITY OF ROCKWALL
"THE NEW HORIZON"

March 25, 1987

Cecil Self
Bodin Industrial
3612 Hilltop Circle
Rockwall, TX 75087

Dear Mr. Self,

Your application and filing fee have been received for a site plan to be considered by the Planning and Zoning Commission on April 9th at 7:30 P.M. in City Hall, 205 West Rusk.

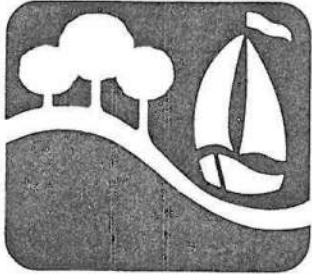
Please feel free to call me, if you have any questions.

Sincerely,

Mary Nichols
Administrative Aide

MN/ss

cc: Harold Evans



CITY OF ROCKWALL

"THE NEW HORIZON"

April 13, 1987

Mr. Cecil Self
Bodin Industrial
362 Hilltop Circle
Rockwall, Texas 75087

Dear Mr. Self:

On April 9, 1987, the Planning and Zoning Commission recommended approval of your site plan for Bodin Industrial subject to compliance with one of the following:

- *either an addition of one parking space
- *or revision of the square footage of retail and warehouse space.

The parking requirements are one space for every 200 square feet of retail space and one space for every 1,000 square feet of warehouse. This will equate eleven spaces for 2,000 square feet of retail and 1,000 square feet of warehouse. ($2,000 \div 200 = 10$; $1,000 \div 1,000 = 1 = 11$ total)

If you choose to increase the warehouse space to 1,400 square feet and reduce the retail to 1,600 square feet, 10 spaces would be adequate. As Julie Couch suggested, you could simply add one space in the back. You cannot, however, put the eleventh space back in its original location as the 24 ft. easement will cut into that.

The Rockwall City Council will consider approval of the site plan on April 20th at 7:00 P.M. in City Hall, 205 West Rusk.

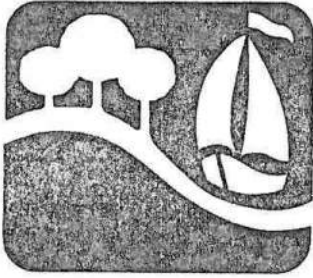
Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

April 29, 1987

Mr. Cecil Self
Bodin Industrial
3612 Hilltop Circle
Rockwall, Texas 75087

Dear Mr. Self:

On April 20, 1987, the Rockwall City Council approved a site plan for a portion of the Bodin Industrial Park located on I-30 subject to the addition of one parking space.

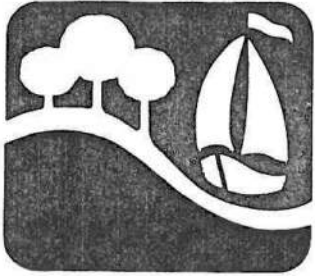
Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

May 21, 1987

Mr. Cecil Self
Bodin Industrial
3612 Hilltop Circle
Rockwall, Texas 75087

Dear Mr. Self:

On April 20, 1987, the Rockwall City Council approved a site plan for a portion of Bodin Industrial Park. Approval was subject to the addition of one parking space in order to meet parking requirements. Previously, you had removed a parking space that encroached into a fire easement. There is adequate space at the rear of the building for additional parking. We have, as yet, not received copies of the revised site plan indicating the location of the additional space. These will be necessary prior to your application for a building permit.

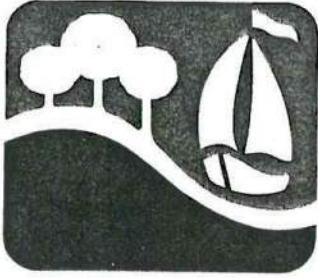
Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

June 9, 1987

Mr. Cecil Self
Bodin Industrial
3612 Hilltop Circle
Rockwall, Texas 75087

Dear Mr. Self:

Upon receipt of the revised site plan, Staff reviewed the additional parking space. Due to the location of space #11 and its proximity to a fire easement, the space will only meet City requirements if you do the following:

1. Eliminate landscaping between the space and the building
2. Make the space a small car parallel adjacent to the building with dimensions of 8 ft. by 20 ft.

Without these changes, the parking space would encroach on the fire easement and would not be allowed in this location. These changes are illustrated on the attached drawing.

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

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

Attachment
MN/mmp

Agenda Notes
City Council - 4/20/87

- V. A. P&Z 87-19-SP - Discuss and Consider Approval of a Site Plan Submitted by Cecil Self in the Bodin Industrial Park Located on I-30

Several months ago Mr. Cecil Self site planned the back portion of this property. Mr. Self is now back to site plan the front portion of his property. The site plan as submitted meets the requirements of the City with the exception that he needs to add one additional parking space. That space will be added. The building is proposed to be a poured concrete building. Attached is the site plan and elevation.

The Planning and Zoning Commission has recommended approval.

remainder of the tract. After further discussion Bullock made a motion to table the second reading of this ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

Chairman Don Smith then gave the Planning and Zoning Commission Chairman's report. He stated that the site plans and plats that the Commission had made recommendations on were all fairly standard and that the Commission had recommended approval of all of these with a few contingencies. Fox questioned whether the twelve foot rule had been taken into consideration with regard to the preliminary plat for Harbor Landing Phase II. Smith explained that the plat was two dimensional and the twelve foot rule had not been discussed.

[The Council then considered approval of a site plan submitted by Cecil Self in the Bodin Industrial Park located in I-30. Couch explained the applicant's request and added that Mr. Self needed to add one additional parking space in order to meet the City's parking requirements. Cecil Self addressed the Council and explained that the shell building was intended for lease and that he would add the additional space. Miller confirmed that the site plan met the City's landscaping requirements. Fox then made a motion to approve the site plan with the addition of one parking space. Bullock seconded the motion. The motion was voted on and passed unanimously.]

The Council then considered approval of a preliminary plat for Harbor Landing Phase II. Couch noted a few technical changes that Staff had requested the applicants to make, including changing certain street names and certain lot lines. She added that the Staff and Planning and Zoning Commission did not discuss grades or elevations. City Manager Bill Eisen explained that litigation was pending in Court regarding elevations in Harbor Landing Phase I. He stated that a Court decision would be necessary prior to beginning of construction. Council discussed whether or not to table the plat and whether the City could approve the preliminary plat prior to a Court decision. Van Hall, Consulting Engineer, explained the lot layouts, the dimensions, and added that at this point it was necessary to proceed with engineering. City Attorney Pete Eckert explained that Council still had the option to deny or table the application at the final plat stage. Luby stated that he liked the layout, but the grade levels and heights needed to be addressed prior to approval of the plat. After further discussion Welborn made a motion to approve the preliminary plat. Jones seconded the motion. The motion was voted on and passed unanimously.

Agenda Notes

P&Z - 4/9/87

IV. B. P&Z 87-19-SP - Discuss and Consider Approval of a Site Plan for Bodin Industrial Located on the South Service Road of I-30

Several months ago Mr. Cecil Self site planned the back portion of this property. A condition of approval was that Mr. Self allow a 24 ft. fire easement, that he be allowed to retain a 20 ft. wide drive, and that the drive be expanded to the required 24 ft. width when the front portion developed. Mr. Self has revised the site plan to accommodate the drive expansion. He is asking, however, to pave the approach, the drive entry and the parking but to wait on paving the 24 ft. easement until the rear portion develops. He had proposed a storage building on the back portion that has not yet been developed and this drive would serve that building. As long as he paves up to the rear of his building he would have provided all necessary access needed for the front building. He does, however, need to either adjust the square footages in his building or provide one additional parking space.

Attached is the site plan and elevation.

MINUTES OF THE PLANNING AND ZONING COMMISSION
April 9, 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 March 12, 1987. McCall made a motion to approve the Minutes. Seligman seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch pointed out that the applicant was not yet present for the first item on the Agenda, a request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials. She added that the Commisison could consider this item later in the meeting.

Smith then opened a public hearing and the Commission considered approval of a request from Sherman Sparks for a change in zoning form "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive north of SH-66 and South of Alta Vista Drive. Couch pointed out that this request consisted of both a zone change request and also a final plat. She stated that if the plat is approved as recommended that a condition on the plat state that the City will not guarantee access, and when surrounding areas develop, permanent access is provided. She added also that the applicant was requesting a crushed rock drive. Smith asked why one section of this tract was being rezoned and not the entire tract. Couch explained that other members of the family owned the remainder of the property and they weren't sure how the property would be developed. Van Hall, Consulting Engineer, explained that a contractual agreement had been entered into for temporary access and that this agreement can be made a contingency on the plat and vacated when a permanent access agreement is reached. He explained that the applicant would not be graveling the entire 60 ft. easement, just the drive width. Seligman confirmed that this lot would meet the required distance from a fire hydrant. Staff explained that of 18 public notices mailed only three were returned, all in favor. Seligman then made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the final plat with the following conditions: 1) that the final plat will state that the City does not guarantee access; 2) that permanent access will be provided upon development of adjacent property; and 3) that the gravel drive will be an all weather gravel drive. Plagens seconded the motion. The motion was voted on and passed unanimously.

At this time Smith pointed out that the next item, a request for a Conditional Use Permit by Frank Hughes, had been withdrawn by the applicant.

Smith then opened a public hearing and the Commission considered approval on a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained the location of the property, the applicant's request, and that the incorporation of the additional property into this lot of Lofland Industrial Park would allow adequate lot size for a proposed nursing home. She explained that Light Industrial zoning would be consistent with the remainder of Lofland Industrial Park and that provision for an additional water line easement was recommended and an additional easement in the rear for future utilities. Van Hall explained that the applicants would comply with the easement requests and that an additional fire hydrant would be added. After further discussion, Seligman made a motion to approve the change in zoning from "A" Agricultural to "LI" Light Industrial. Plagens seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the replat with the condition that one sewer line is relocated as recommended by Staff and the additional easements be provided. 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 Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located on Damascus Road south of SH-205 and a preliminary plat. Couch explained the location of the property and that the two items for consideration were the change in zoning to "PD" and the preliminary plan. She explained that the preliminary plan outlined the basic idea of a luxury retirement community and that at the final plat stage a development plan would be submitted with a technical outline. She stated that basically the applicant would meet "MF-15" zoning requirements with the exception of height and the density which would be approximately 15 units per acre. Raymond Cameron addressed the Commission and explained the basic background of the property and that he preferred this concept to "MF-15" or apartments on the property. Don Cameron and Ross Ramsay presented a rendering of the atrium building which was Phase 1. Cameron explained the retirement facility or luxury living center would consist of a common area, spas, recreational facilities, health facilities, a gift shop, a restaurant, pool, hot tub, and personal services for residents. He explained the landscaping was 65.2% of the property, the building was 12.3% and paving was 24.2%. Smith confirmed that the total was 164 units for this tract of property. Ramsay explained that there would be controlled access to the underground parking and that 50% of the parking would be open in the rear. Sinclair confirmed with Ramsay that the tract was actually 10.95 acres as opposed to 12.2. Seligman suggested that the extra 14 units not be approved at this time and be reviewed in another phase of the development. The Commission discussed the densities, the height of the atrium, the height of the townhouses, and protection of adjacent properties. After further discussion, McCall made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Couch

clarified that the area requirements needed to be part of the motion for approval. Seligman then made a motion to recommend approval of a change in zoning to Planned Development with land uses permitted as submitted, with density not to exceed 14 units per acre, equaling 151 units, with heights not to exceed 62.5 ft. in Phase 1, and structures limited to four stories in Phase 2, with a development plan to be submitted at the final plat stage in conformance with the concept as presented. Plagens seconded the motion. The motion was voted on and passed unanimously.

Raymond Cameron briefly addressed Damascus Road and explained that he would like it to be a private roadway and not public access, with control gates at the entrance to the development. The Commission discussed the location of Damascus Road and its designation as a through street on the Thoroughfare Plan. Seligman then made a motion to approve the preliminary plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Bodin Industrial located on the south service road of I-30. Couch outlined the applicant's request and explained that one more parking space would need to be added in order to be in compliance with City regulations. She explained the applicant proposed a storefront elevation or tiltwall. Cecil Self, the applicant, presented a photograph of the proposed building and explained that he had originally site planned the back portion of the property for a storage building, but that he now wanted to develop the front portion of the lot. He added that he would like to pave only that portion of the 24 ft. easement that served this building going to the back of the building and no further. Plagens questioned the reason for a storefront elevation. Self explained that minimal glass was needed for security reasons. Seligman then made a motion to approve the site plan for Bodin Industrial with the condition that one parking space be added or the applicant adjust his General Retail and Warehouse square footage to meet 10 parking space requirement. McCall seconded the motion. The motion was voted on and passed unanimously. Smith confirmed with Staff that the materials proposed by the applicant were allowed by the City's ordinance. Couch confirmed that they did meet the City's requirements. Smith then requested a review of materials requirements in non-residential developments.

The Commission then considered approval of preliminary plat for Harbor Landing Phase 2. Couch explained the request and that the City had recommended changing some street names. Seligman recommended that the green belt be divided into the two lots on either side of it. After a discussion about the minimum lot frontage and deed restrictions, Seligman made a motion to approve the preliminary plat with street name changes as requested by the Staff and that the green belt be incorporated into the two lots on either side of the green belt. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205. Couch explained that there was an access easement that currently existed which all three owners had agreed to abandon and that there was a utility easement that a section of the building would encroach on if it were not relocated. She added that the Staff saw no problem with relocating the easement. Jerrylene Jones of Grandma's addressed the Commission and explained some building expansions that were proposed, a proposed one-way drive and a drive-through window. Seligman made a motion to approve the site plan with the abandonment of the access easement and the relocation of the utility easement. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a preliminary plat for Buffalo Creek Office Park. Couch explained this was one lot of a large concept. She added that Staff had also asked a street name to be changed as a "Rainbow" already existed in Rockwall. Rob Whittle outlined the location of this lot in comparison to his entire proposed office park and explained that he would conform with any recommendations made by Staff. McCall then made a motion to approve the preliminary plat with the recommended street name change. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Lane Business Park located at 1520 I-30. Couch explained that the plan as submitted met all the City's requirements except for the fire protection standards which had not yet been determined applicant could meet. She explained that if there was not a fire hydrant within the required maximum distance that the applicant might need to add an additional fire hydrant. Dale Lane then addressed the Commission and explained that he was not aware of these requirements and that he did not think it necessary to comply. Couch explained that at the time this property was incorporated into the City Limits the fire hydrant was not required as it did not exist at the time of annexation. However, requests for building permits are the mechanism that the City uses to ensure compliance with new regulations and safety standards. Seligman then made a motion to approve the final plat for Lane Business Park subject to the applicant meeting the fire protection standards. Crumbley seconded the motion. The motion was voted on and passed unanimously.

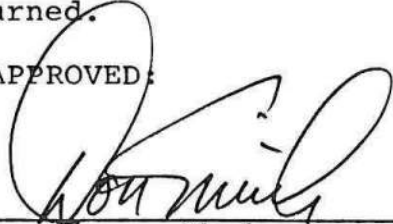
Seligman then made a motion to continue the public hearing until the May 14th meeting of the Commission on a request from Mike Mischler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials on a tract of land located at SH-205 and Yellowjacket Lane. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Couch then asked the Commission if they would consider taking action on a request from the Masonic Lodge at the Work Session on April 30th. She explained that the Masonic Lodge would be

requesting a waiver of certain requirements, and as they were in a time constraint, she told the applicants she would ask the Commission if they would consider the request at the Work Session. The Commission voiced no objection to this request.

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

APPROVED:



Chairman

ATTEST:

By 

PLANNING AND ZONING ACTION SHEET

Applicant Cecil Self Case No. 87-19-SP
Property Description Bodin Industrial Tract
Case Subject Matter site plan

CASE ACTION

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

Date to City Council <u> April 20 </u>	<u> ✓ </u>	<u> _____ </u>	<u> _____ </u>
Conditions <u> addition of one parking space </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