

City of Rockwall, Texas

Date: MARCH 23, 1987

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision BUFFALO CREEK OFFICE PARK

Name of Subdivider WHITTLE DEVELOPMENT INC.

Address 2804 RIDGE RD. ROCKWALL TX. 75087 Phone (214) 722-5238

Owner of Record WHITTLE DEVELOPMENT INC.

Address 2804 RIDGE RD. ROCKWALL TX. 75087 Phone (214) 722-5238

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

Address 2331 GUS THOMASSON RD. SUITE 102  
P.O. BOX 28355 DALLAS, TX. 75228 Phone (214) 328-8133

Total Acreage 6.5269 Current Zoning PD-9

No. of Lots/Units 1 Signed [Signature]

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or                      Not  
Shown on Plat              Applicable

I. General Information

✓                      \_\_\_\_\_

A. Vicinity map

✓                      \_\_\_\_\_

B. Subdivision Name

✓                      \_\_\_\_\_

C. Name of record owner, subdivider, land planner/engineer

✓                      \_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

✓                      \_\_\_\_\_

A. Subdivision boundary lines

✓                      \_\_\_\_\_

B. Identification of each lot and block by number or letter

\_\_\_\_\_

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization

\_\_\_\_\_

D. Proposed land uses, and existing and proposed zoning categories

\_\_\_\_\_

E. Approximate acreage

\_\_\_\_\_

F. Typical lot size; lot layout; smallest lot area; number of lots

\_\_\_\_\_

G. Building set-back lines adjacent to street

\_\_\_\_\_

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

\_\_\_\_\_

I. Location of City limit lines, contiguous or within plat area

\_\_\_\_\_

J. Location and sizes of existing utilities

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

\_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.

\_\_\_\_\_

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

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

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

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

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

Receipt: \_\_\_\_\_

ROCKWALL  
LAKE  
ESTATES

F.M.  
NO.

EL. 21" Sani. Sew.

N44°21'17"E  
101.96'

$\Delta = 56^{\circ}39'55''$   
 $R = 404.40'$   
 $T = 218.04'$   
 $L = 399.95'$

H 3097

H 3098

H 3099

H 3100

H 3101

H 3102

H 3103

H 3104

H 3105

H 3106

H 3107

H 3108

H 3109

H 3110

COUNTY ROAD

RAINBOW

LOT 1  
BLOCK A

100 Year Flood Limits

PROPOSED STREET

R.O.W.

CIRCLE

166.01'  
S44°21'17"W

512°18'38"E

536.48'

310.00'

S77°41'22"W

25' B.L.

30' B.L.

015

015

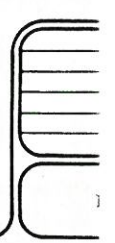
005

RAINBOW LAKE

Temporary Turnaround

development Inc.

Whittle



PLAT REVIEW

Preliminary Plat  
 Final Plat

Name of Proposed Subdivision Buffalo Creek Office Park  
Location of Proposed Subdivision FM-3097  
Name of Subdivider Whittle Development  
Date Submitted 3/23/87 Date of Review 3/26/87  
Total Acreage 6.5269 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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use? office / warehouse / light assembly
2. What is the proposed density? N/A
3. What is existing zoning? PD
4. Is the plan zoned properly?
5. Does the use conform to the Land Use Plan?
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan?

	<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	_____	_____	_____
b. Building Line	_____	_____	_____
c. Parking	_____	_____	_____
d. Buffering	_____	_____	_____
e. Site Plan	_____	_____	_____
f. Other	_____	_____	_____
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	_____	_____	_____
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	_____	_____	_____
12. Comments:			

Engineering

1. Streets and Traffic

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

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	_____
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	_____
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	_____	_____	_____
2. Sewer	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	_____	_____
e. Are all necessary easements provided?	_____	_____	_____
f. Do all easements have adequate access?	_____	_____	_____
g. Are any offsite easements required?	_____	_____	_____
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?	_____	_____	_____

Yes      No      N/A

k. Comments:

General Requirements

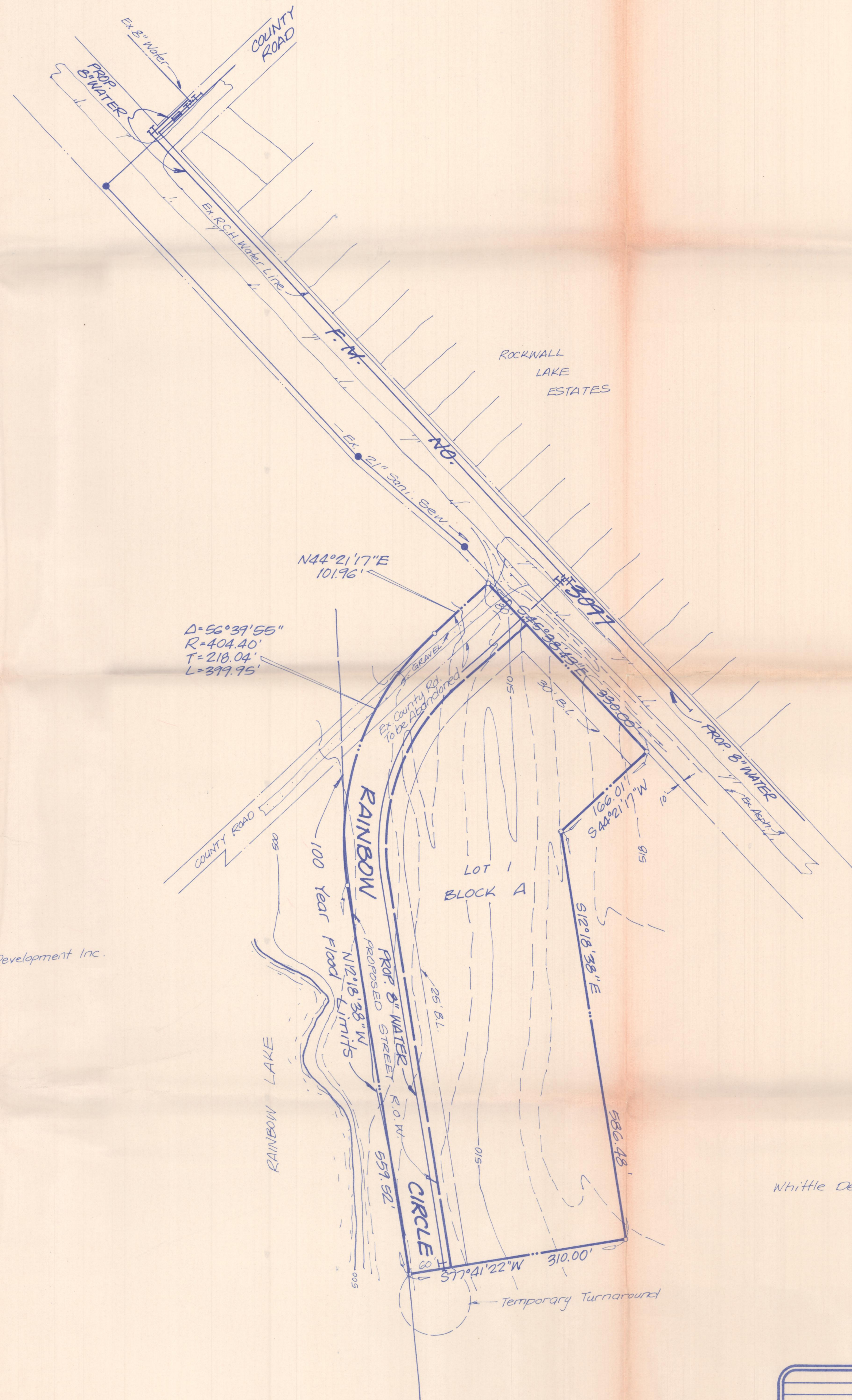
- 1. Has the City Engineer reviewed and approved the plan? \_\_\_\_\_
- 2. Does the final plat conform to the City's Flood Plain Regulations? \_\_\_\_\_
- 3. Does the final plat conform to the preliminary plat as approved? \_\_\_\_\_
- 4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

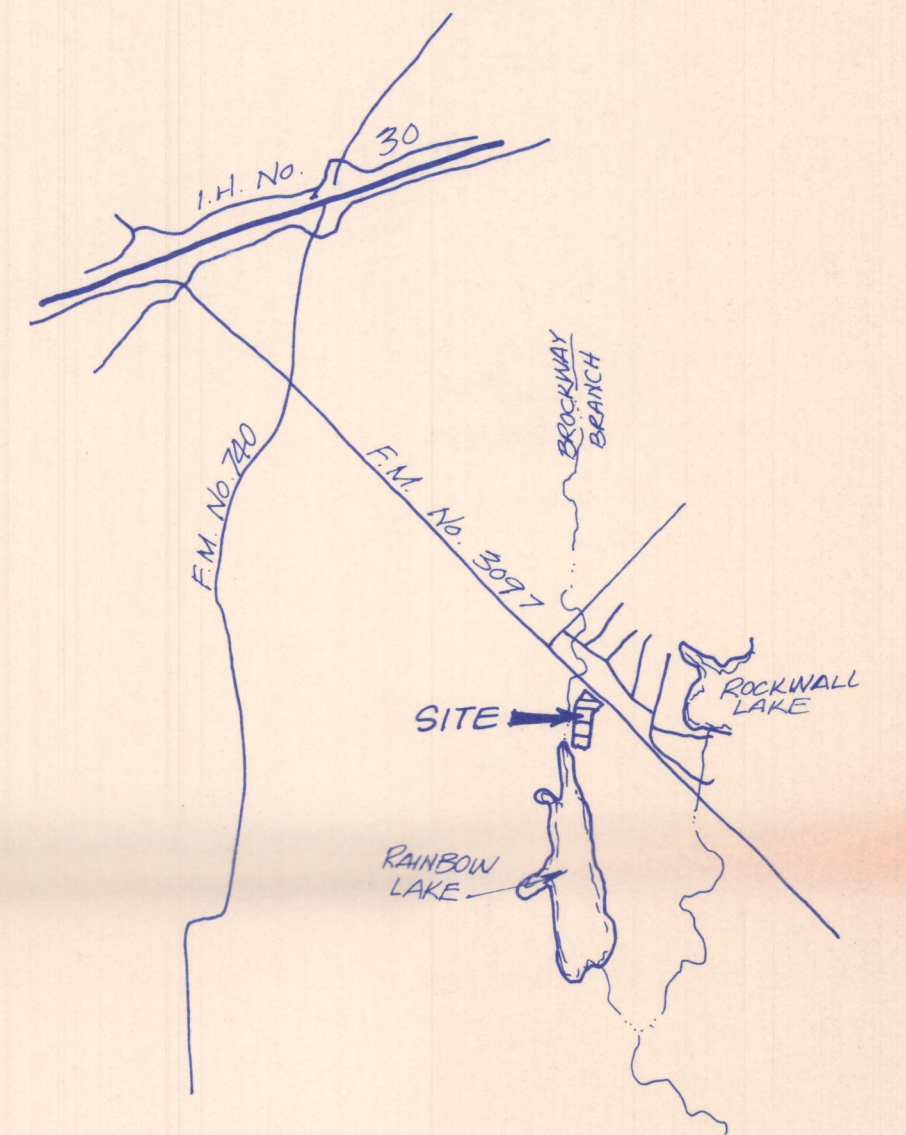






Whittle Development Inc.

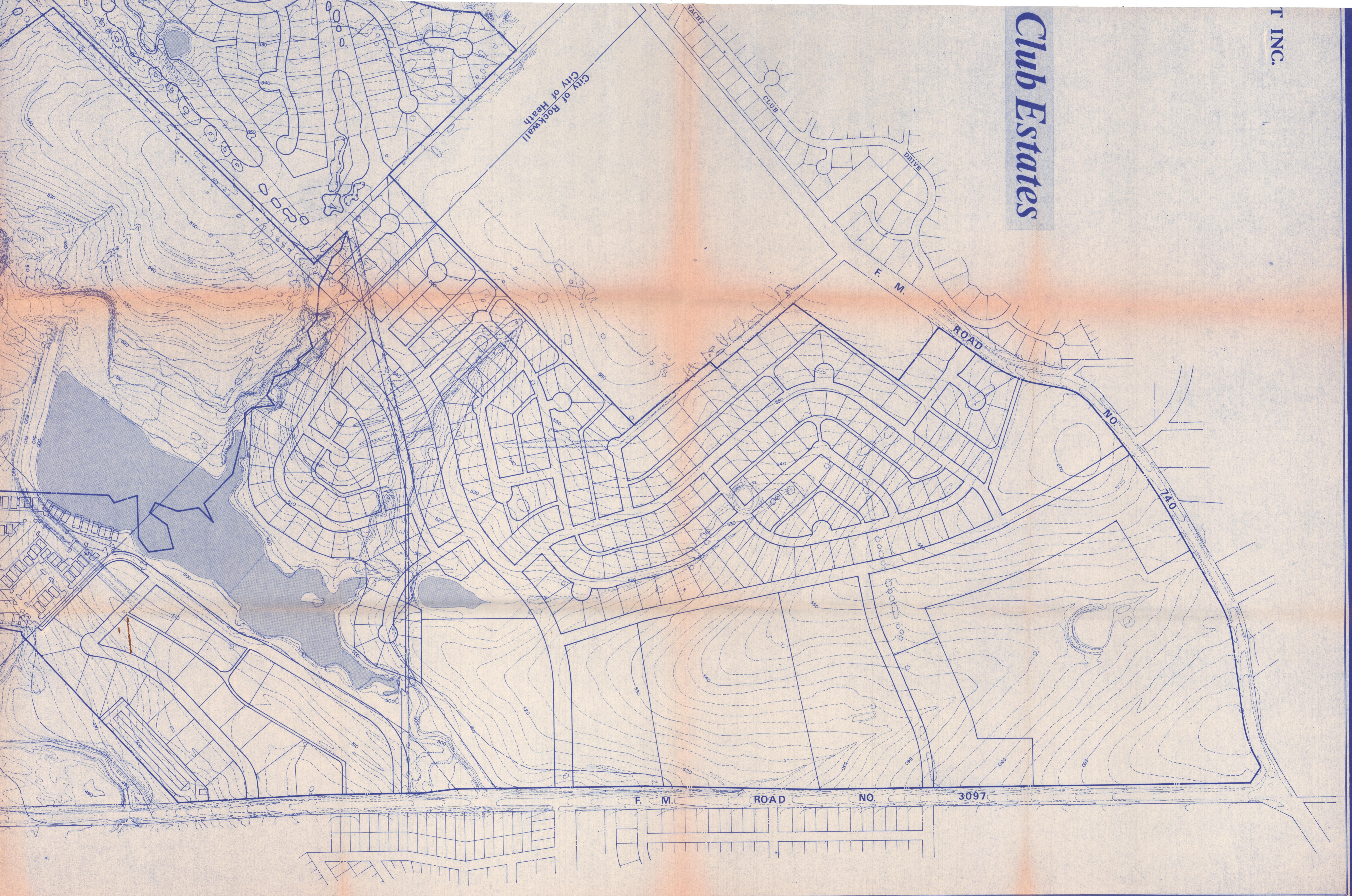
Whittle Development Inc.



PROPOSED OFFICE COMPLEX  
6.5269 ACRES  
ZONED PO-9

		HAROLD L. EVANS & ASSOCIATES Consulting Engineers P.O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133		<b>PRELIMINARY PLAT</b> <b>BUFFALO CREEK OFFICE PARK</b> <b>CITY OF ROCKWALL, ROCKWALL COUNTY, TX.</b>		SHEET NO. 1 / 1	
REVISION DESCRIPTION		DATE	SCALE	DESIGN	DRAWN	JOB NO.	
		3-23-87	1"=100'	H.L.E.#A.	TWA	WHITTLE DEVELOPMENT INC. OWNER 2804 RIDGE RD. ROCKWALL, TEXAS 75087 8775	

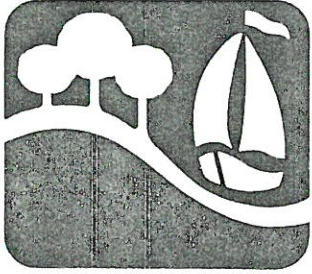
# Club Estates



City of Rockwall  
City of Heath

F. M. ROAD NO. 3097

NO. 740



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

March 25, 1987

Mr. Rob Whittle  
Whittle Development  
2804 Ridge Road  
Rockwall, TX 75087

Dear Mr. Whittle,

Your application and file fee have been received for a preliminary plat of Buffalo Creek Office Park. The Rockwall Planning and Zoning Commission will consider approval of your request on April 9th at 7:30 P.M. in City Hall, 205 West Rusk.

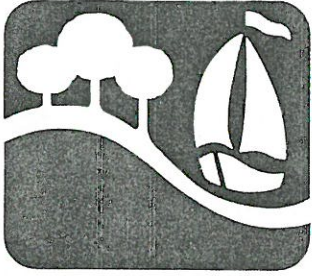
Please feel free to contact me, if you have any questions.

Sincerely,

Mary Nichols  
Administrative Aide

MN/ss

cc: Harold Evans



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

April 13, 1987

Mr. Rob Whittle  
Whittle Development  
2804 Ridge Road  
Rockwall, Tx. 75087

Dear Mr. Whittle:

On April 9, 1987, the Rockwall Planning and Zoning Commission recommended approval of a preliminary plat for Buffalo Creek Office Park subject to the following condition:

- 1) that the street name be changed from Rainbow Circle as a street by that name already exists in the City.

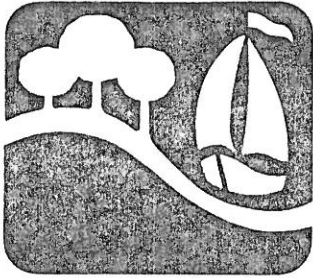
The City Council will consider approval of your request on April 20th at 7:00 P.M. in City Hall, 205 West Rusk. Please feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Harold Evans  
MN/mmp



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

April 29, 1987

Mr. Rob Whittle  
Whittle Development  
2804 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

On April 20, 1987, the Rockwall City Council approved a preliminary plat for Buffalo Creek Office Park subject to:

1. the street name being changed from Rainbow Circle.

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

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Harold Evans  
MN/mmp

Agenda Notes

P&Z - 4/9/87

IV. E. P&Z 87-23-PP - Discuss and Consider Approval of a Preliminary Plat for Buffalo Creek Office Park

Rob Whittle has submitted this request for a one lot subdivision located in his PD-9 in the area designated for Office/Warehouse/Assembly, along FM-3097 across from Happy Country Homes. This is going to be for a light assembly operation with offices that will initially employ approximately 75 people. The business assembles electronic wiring harnesses for automatic irrigation systems. The applicant is at this time only planning to plat this one lot. He has at our request provided a concept of the street layout for this entire area. Both the plat and the concept plan are attached. The plat as submitted meets our requirements. They will have to dedicate some additional right-of-way along FM-3097. That is planned to be a 6-lane divided thoroughfare. They will also be required to escrow for curb and gutter, storm drainage and sidewalk under our street escrow standards along FM-3097. Rainbow Circle meets our right-of-way width requirements. The name does need to be changed as we already have a Rainbow Drive in Rockwall.

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 Commission 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 from "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.

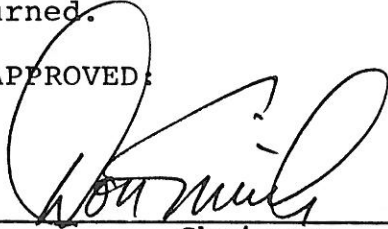
Seligman then made a motion to continue the public hearing until the May 14th meeting of the Commission on a request from Mike Mischler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials on a tract of land located at SH-205 and Yellowjacket Lane. Sinclair seconded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

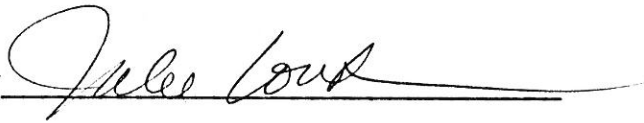
requesting a waiver of certain requirements, and as they were in a time constraint, she told the applicants she would ask the Commission if they would consider the request at the Work Session. The Commission voiced no objection to this request.

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

APPROVED:

  
\_\_\_\_\_  
Chairman

ATTEST:

By   
\_\_\_\_\_

Agenda Notes

P&Z 4/9/87

IV. F. P&Z 87-27-FP - Discuss and Consider Approval of a Final Plat for Lane Business Park Located at 1520 I-30

Several months ago Council approved a PD zoning for Dale Lane for his property located on I-30. In addition, the property must be platted before any improvements to the property can be made. Mr. Lane has filed his final plat. The plat meets all of the City's requirements. He will need to extend a water line approximately 200 ft. along I-30 in order to install a fire hydrant to meet City specifications.

A copy of the plat is attached.

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Smith then opened a public hearing and the Commission considered approval of a request from Sherman Sparks for a change in zoning from "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 plat. 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.

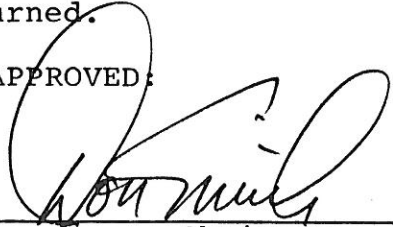
Couch then asked the Commission if they would consider taking action on a request from the Masonic Lodge at the Work Session on April 30th. She explained that the Masonic Lodge would be



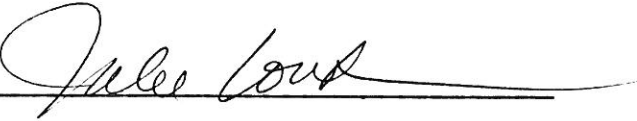
requesting a waiver of certain requirements, and as they were in a time constraint, she told the applicants she would ask the Commission if they would consider the request at the Work Session. The Commission voiced no objection to this request.

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

APPROVED:

  
\_\_\_\_\_  
Chairman

ATTEST:

By   
\_\_\_\_\_

Agenda Notes

City Council - 4/20/87

V. E. P&Z 87-20-FP - Discuss and Consider Approval of a Final Plat for Lane Business Park Located at 1520 East I-30

Several months ago Council approved a PD zoning for Dale Lane for his property located on I-30. In addition, the property must be platted before any improvements to the property can be made. Mr. Lane has filed his final plat. The plat meets all of the City's requirements.

A copy of the plat is attached.

The Planning and Zoning Commission has recommended approval.

Council then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205 and approval of ordinances authorizing easement abandonment and relocation. Couch explained that the application was based on expansions and renovating that Grandma's Fried Chicken would be doing. She stated that all three parties involved had signed off on the easement to be abandoned and that the second easement needed to be relocated by the City in order to allow some additional footage for expansion. Fox made a motion to approve the site plan and the two ordinances authorizing easement abandonment and relocation. Luby seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a preliminary plat for Buffalo Creek Office Park located on FM-3097. Couch explained that this was a portion of a business park in PD-9. She stated that adequate right-of-way was already dedicated and that the applicant had been asked to change a street name as there was already a Rainbow in Rockwall. Rob Whittle of Whittle Development stated that this was the first lot in what he hoped to be a large business park development. Fox questioned the adequacy of drive turn around space. Van Hall, Consulting Engineer, indicated that it conformed with City standards. Jones made a motion to approve the preliminary plat. Bullock seconded the motion. Fox reminded Jones that Staff had recommended changing the street name. Jones restated his motion to include the changing of "Rainbow" to another street name. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for Lane Business Park located at 1520 East I-30. At this time Councilmember Jean Holt joined the meeting. Couch explained that the plat represented property that was recently rezoned to Planned Development and that the plat as submitted met all City requirements. Bullock made a motion to approve the final plat. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered action on a revised preliminary plan for PD-5 located on SH-205 at Quail Run Road. J. T. Dunkin addressed Council and outlined changes that had been made in the preliminary plan and addressed some of Council's concerns indicated at the previous meeting. He pointed out multifamily areas that had been changed to cluster housing, seven units to the acre; a change in the Quail Run Road extension; and a revision of some Agricultural tracts. Welborn questioned the amount of property that would be dedicated for parkland use. Dunkin explained that 161 acres would be available for City dedication. Holt made a motion to approve the

PLANNING AND ZONING ACTION SHEET

Applicant Rob Whittle Case No. 87-23-PP  
Property Description Buffalo Creek Office Park  
Case Subject Matter preliminary plat

CASE ACTION

Date to P&Z April 9 Approved Disapproved Tabled  
Conditions \_\_\_\_\_

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