

SITE PLAN APPLICATION

Date: May 26, 1987

NAME OF PROPOSED DEVELOPMENT Convenience Store w/Full Serve Gas Station ^{+ DRIVE}
_{THRU CAR WASH}

NAME OF PROPERTY OWNER/DEVELOPER Wayne Backus

ADDRESS RT 1 Box 70 B FORTNEY TX 75726 PHONE 552 9649

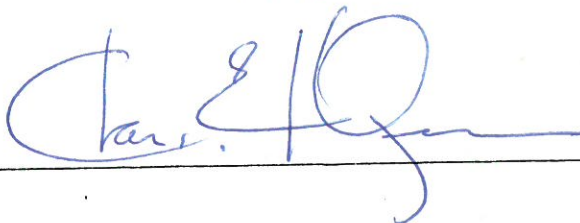
NAME OF LAND PLANNER/ENGINEER Archimatrix, Inc. Chas. E. Hodges A.I.A.

ADDRESS 2233 Ridge Road Suite 201, Rockwall, Texas PHONE 722-0044

TOTAL ACREAGE 1.03 ac.

CURRENT ZONING Comercial

NUMBER OF LOTS/UNITS 1

Signed 

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

Provided or Shown
on Site Plan

Not
Applicable

✓

1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

✓

2. Landscaping, lighting, fencing and/or screening of yards and set-back areas

✓

3. Design and location of ingress and egress

✓

4. Off-street parking and loading facilities

✓

5. Height of all structures

✓

6. Proposed Uses

✓

7. Location and types of all signs including lighting and heights

✓

8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets

10. The following additional information:

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

Taken by: Julie Cook

Date: 6/6/87

Fee: \$95.00

File No. _____

SITE PLAN REVIEW

* Date Submitted _____

* Scheduled for P&Z 11/12

* Scheduled for Council 12/17

* Applicant/Owner Waipre Beckus

* Name of Proposed Development Mobil Car Care

* Location 740 / Yellow jacket * Legal Description _____
Yieldcrest

* Total Acreage _____ * No. Lots/Units 1

* Current Zoning C/OD

Special Restrictions OD restrictions

* Surrounding Zoning C

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly? <u>not needed</u>	_____	<input checked="" type="checkbox"/>	_____
2. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	<input checked="" type="checkbox"/>	_____	_____
* 4. Is the property platted?	<input checked="" type="checkbox"/>	_____	_____
* 5. Is plat filed of record at Courthouse? File No. _____	_____	_____	_____
* 6. If not, is this site plan serving as a preliminary plat?	_____	<input checked="" type="checkbox"/>	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	_____	_____
side	<input checked="" type="checkbox"/>	_____	_____
rear	<input checked="" type="checkbox"/>	_____	_____
b. Are buildings on same lot adequately separated?	_____	_____	<input checked="" type="checkbox"/>

- | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| c. Is the lot the proper size? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Does the lot have proper dimensions? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Are exterior materials correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Are structural materials correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Is coverage correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Is adequate area in landscaping shown? <i>check</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Is it irrigated? <i>check</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Is landscaping in parking lot required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. Are types of landscaping indicated? <i>no</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Is floor area ratio correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Is building height correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Are correct number of parking spaces provided? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| o. Are driving lanes adequate in width? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| p. Are parking spaces dimensioned properly | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Does the parking lot meet City specifications | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| r. Is a fire lane provided? <i>need to show</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Is it adequate in width? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| t. Are drive entrances properly spaced? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| u. Are drive entrances properly dimensioned? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|Do drive entrances line up with planned median breaks? <i>check</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. Is lighting provided and correctly directed? <i>street light?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| w. Are sidewalks required? <i>do we need</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| x. Are sidewalks provided? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| y. Is a screen or buffer required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|Is it sized properly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|Is it designed properly? <i>parking?</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|Is it of correct materials? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- * 7. Does the site plan contain all required information from the application checklist?
- 8. Is there adequate access and circulation?
- 9. Is trash service located and screened?
- * 10. Are street names acceptable?
- 11. Was the plan reviewed by a consultant? (If so, attach copy of review.)
- 12. Does the plan conform to the Master Park Plan?
- 13. Are there any existing land features to be maintained? (ie, topography, trees, ponds, etc.) *check*

Comments:
*needs 20' buffer in front
 dumpster not screened
 no of parking spaces?*

Building Codes

- 1. Do buildings meet fire codes?
- 2. Do signs conform to Sign Ordinance?

Comments: *Signs on Barn*

Engineering

- 1. Does plan conform to Thoroughfare Plan?
- 2. Do points of access align with adjacent ROW?
- 3. Are the points of access properly spaced?
- 4. Are street improvements required?
- 5. Will escrowing of funds or construction of substandard roads be required?
- 6. Does plan conform with Flood Plain Regulations?
- 7. Is adequate fire protection present?
- 8. Are all utilities adequate?
- 9. Are adequate drainage facilities present? *done*
- 10. Is there a facilities agreement on this site?

- 11. Are existing roads adequate for additional traffic to be generated?
- 12. Is the site part of a larger tract? ^{yes} Does the plan adversely impact development of remaining land? possibly
- 13. Are access easements necessary?
- 14. Are street and drive radii adequate? ^{what are they}
- 15. Have all required conditions been met?
- 16. Is there a pro rata agreement on this site?
- 17. Have all charges been paid?

Time Spent on Review

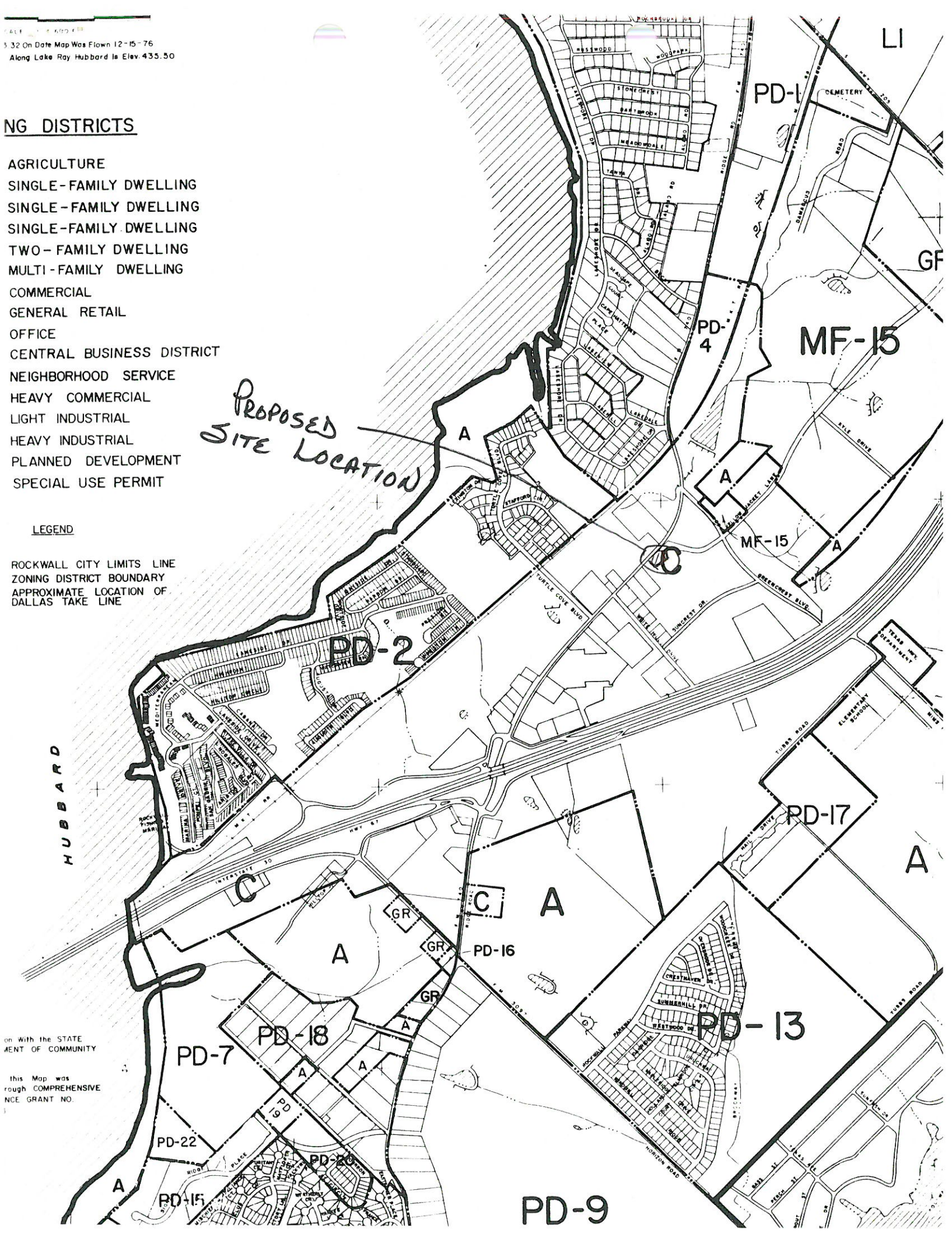
<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie [Signature]</u>	<u>10/29</u>	<u>1 hr.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ZONING DISTRICTS

- AGRICULTURE
- SINGLE-FAMILY DWELLING
- SINGLE-FAMILY DWELLING
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTI-FAMILY DWELLING
- COMMERCIAL
- GENERAL RETAIL
- OFFICE
- CENTRAL BUSINESS DISTRICT
- NEIGHBORHOOD SERVICE
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT

LEGEND

- ROCKWALL CITY LIMITS LINE
- ZONING DISTRICT BOUNDARY
- APPROXIMATE LOCATION OF DALLAS TAKE LINE



on With the STATE
 AMENT OF COMMUNITY

this Map was
 rough COMPREHENSIVE
 NCE GRANT NO.

PD-9

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. _____ CUP

Date Submitted 10/26/87

Filing Fee \$ _____

Applicant WAYNE BACKUS

Address RT. 1 BOX 70 B
FORNEY TX 75126

Phone No. 552-9649

Owner X

Tenant¹ _____

Prospective Purchaser _____¹

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

BEING APPROX. 45,000 SQ FT. OUT OF THE E.P.G. CHISUM SURVAY ABSTRACT NO. 4 & /OR THE JD MCFARLAND SURVAY ABSTRACT NO. 14. SEE EXHIBIT A ATTACHED ~~HERE~~

I hereby request that a Conditional Use Permit be issued for the above described property for: SERVICE STATION BAYS & TUNNEL CARWASH, GAS, & CONVIENCE STORE.

The current zoning on this property is COMM.
There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property.

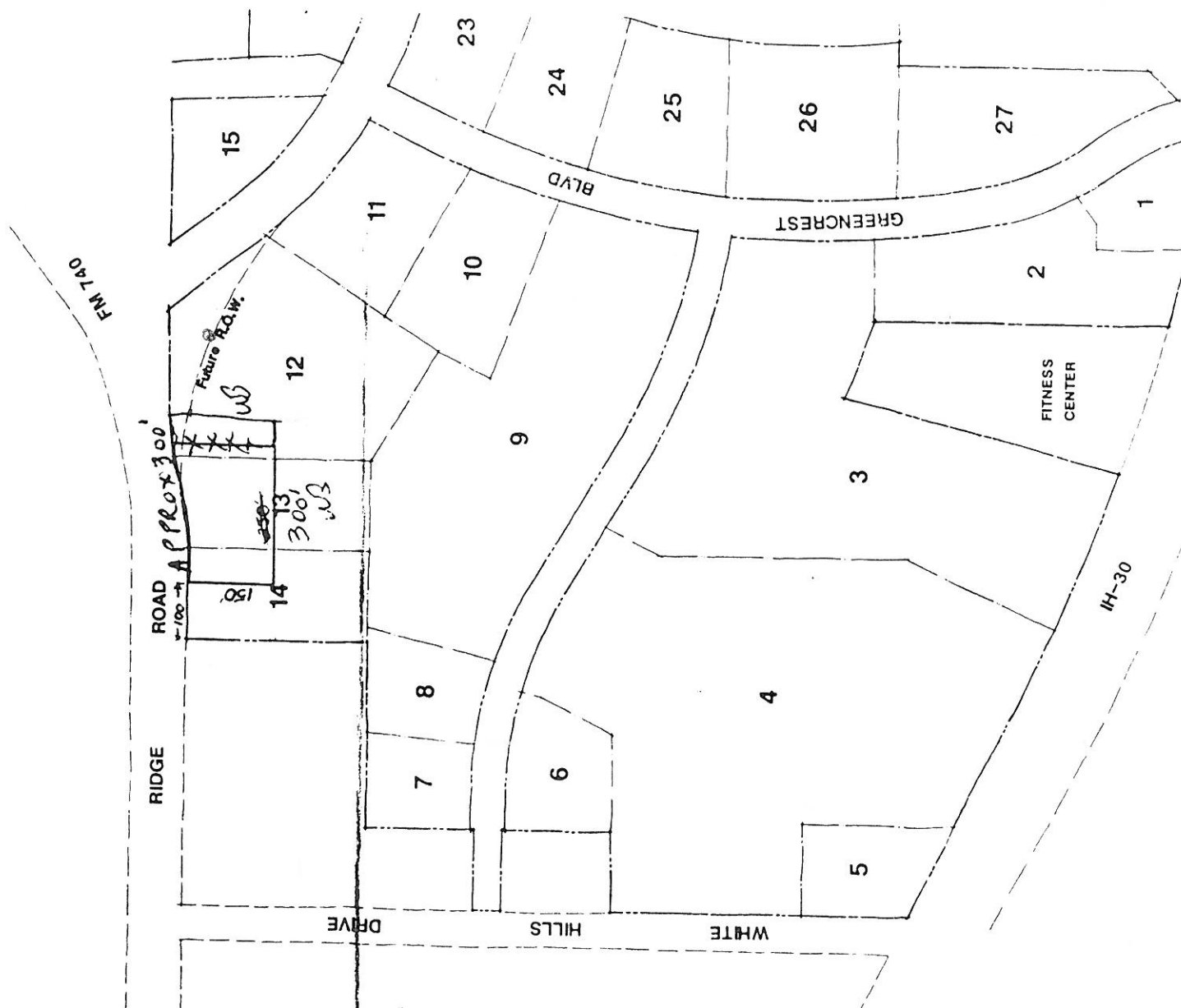
I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Wayne Backus

¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

EXHIBIT "A"



City of Rockwall Planning and Zoning Applicant Receipt

Date 10/26/87

Applicant Bachus Phone _____

Address _____

Development Mobile 740/yellow jacket

The following items have been received on this date by the City of Rockwall Administrative Office:

- _____ Site Plan Application
- _____ Prel. Plat Application
- _____ Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- _____ CUP Application

(8) sets/site plans - Submission # 8502

_____ () sets/prel. plats - Submission # _____

_____ () sets/final plats - Submission # _____

_____ () sets/executed final plats/mylars

_____ () sets/engineer drawings - Submission # _____

_____ Filing fee \$ _____

_____ Other _____

With this application, you are scheduled to appear before the Planning & Zoning Commission

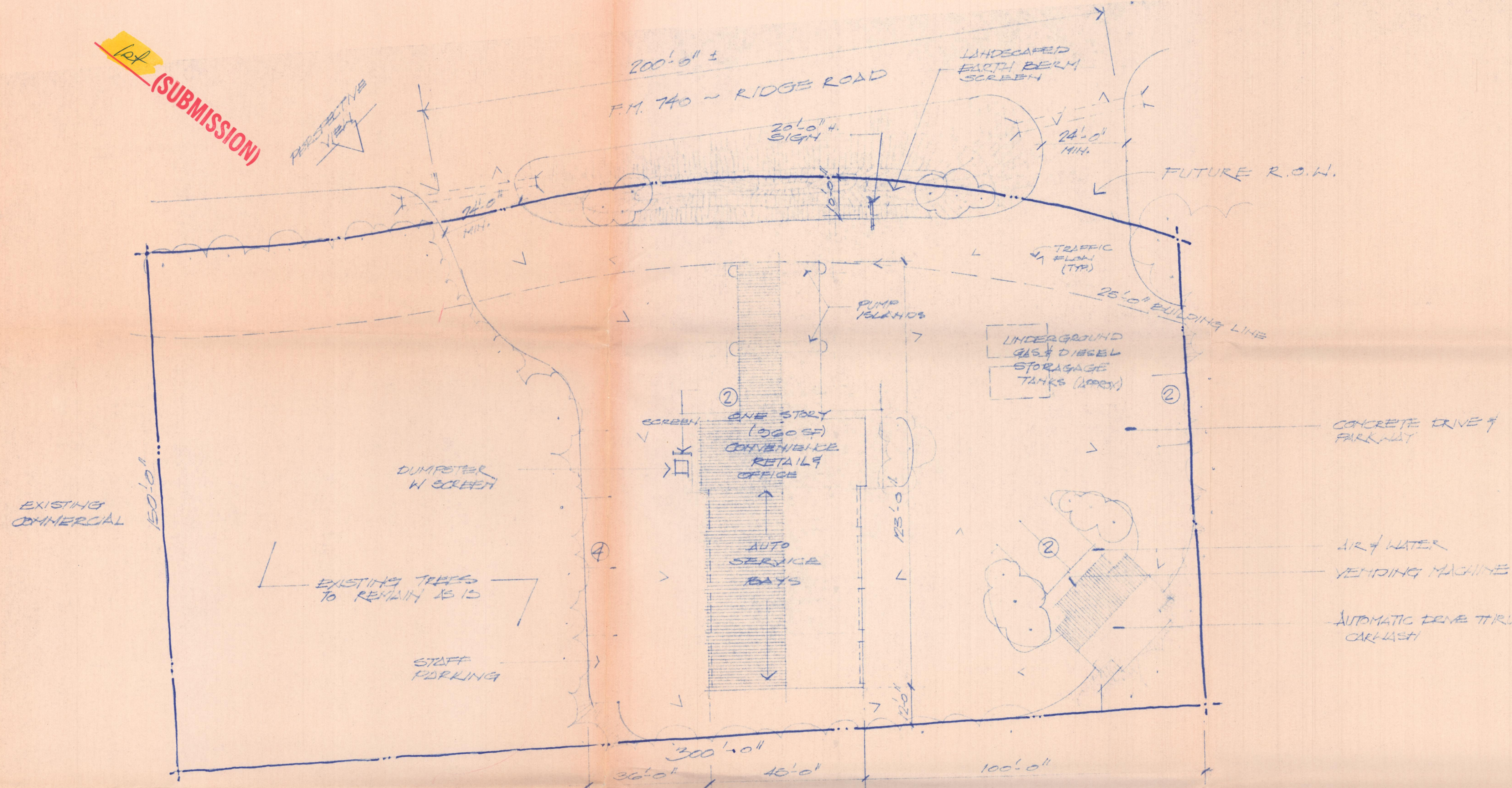
on November 12, 1987,

at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nichols

1st (SUBMISSION)

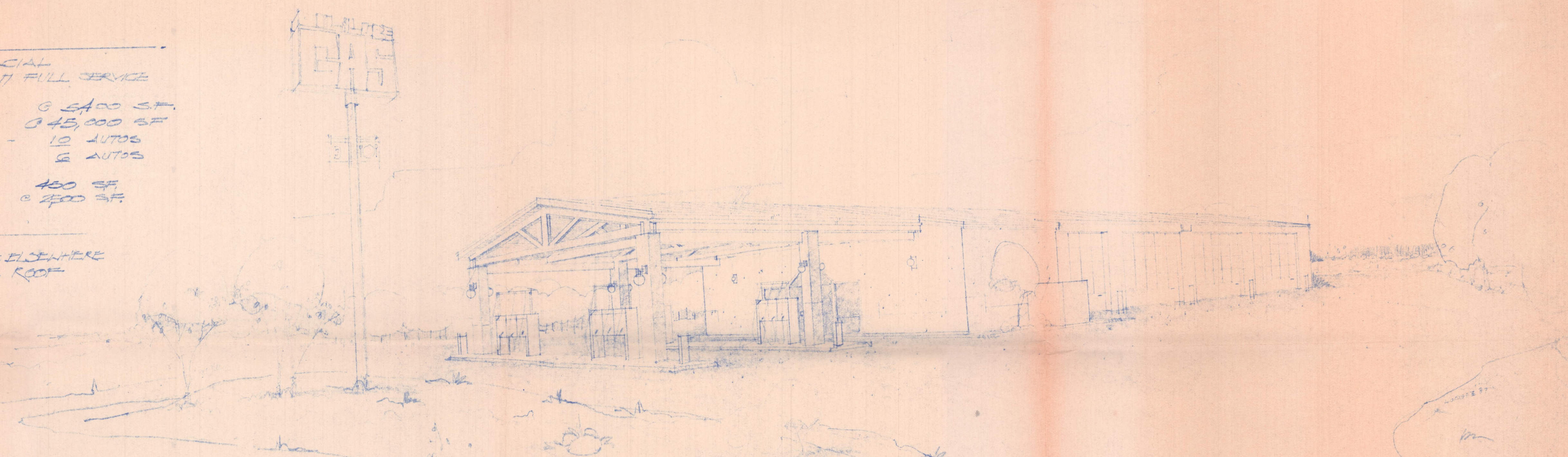


VICINITY MAP

NORTH PRELIMINARY SITE PLAN

PROGRAM INFORMATION

- EXISTING ZONING ~ COMMERCIAL
 - PROPOSED USE ~ CONVENIENCE STORE W/ FULL SERVICE GAS STATION
 - TOTAL SQUARE FEET UNDER ROOF ~ 6,540 SF.
 - TOTAL LOT AREA ~ 1.03 ACRES ~ 45,000 SF
 - PARKING STALLS FOR RETAIL OFFICE - 10 AUTOS
 - ZONING REQUIRES 6 AUTOS
 - LANDSCAPING REQUIRED BY ZONING
 - FRONT YARD ~ 400 SF
 - LANDSCAPING DESIGNED ~ 2,500 SF.
- BUILDING FINISHES
 EXTERIOR TILT UP CONCRETE PANELS
 KING'S POST TRUSS & CANOPY RIGID FRAME ELSEWHERE
 ARCAD STEELOX STANDING SEAM METAL ROOF

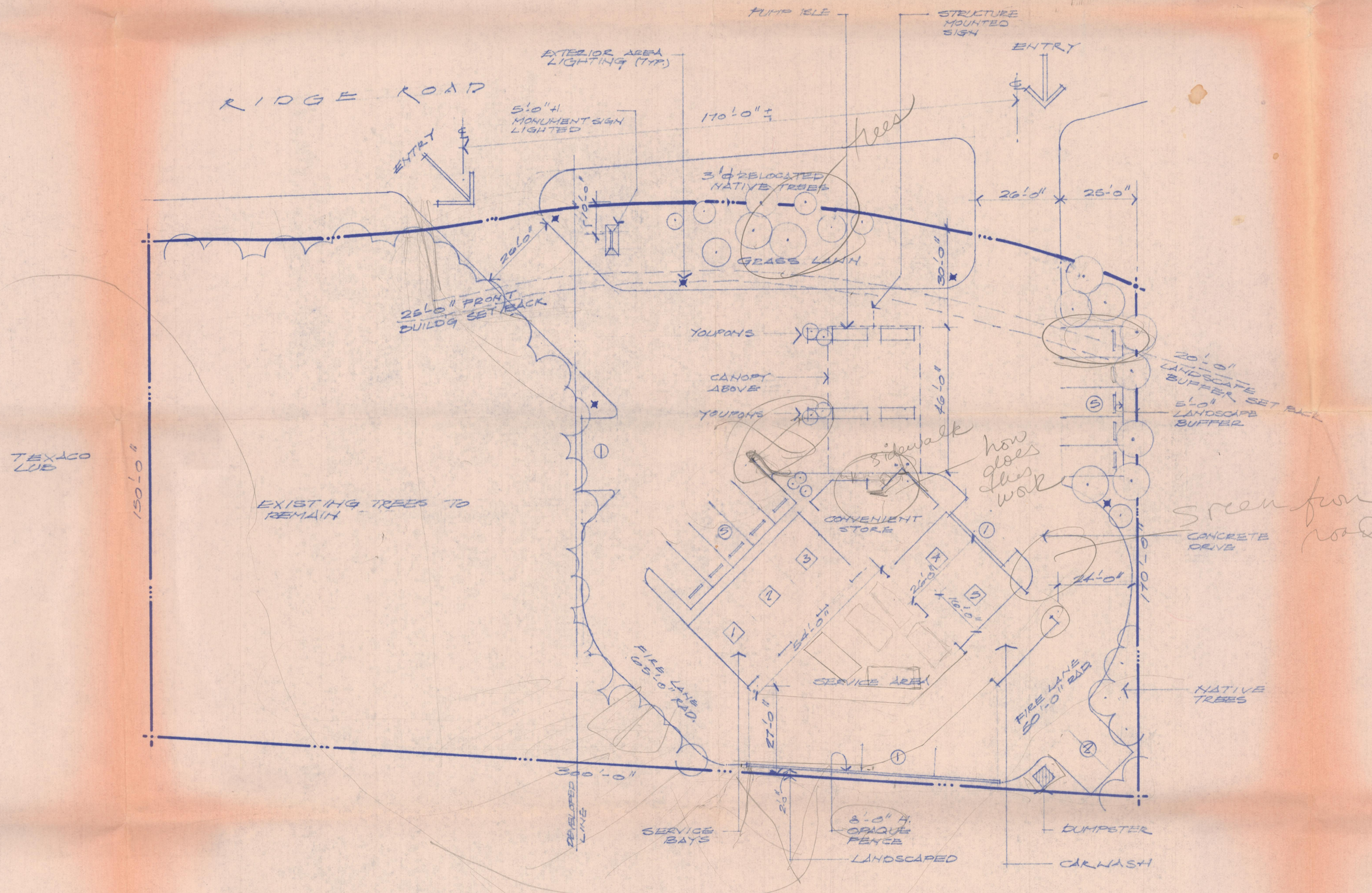


PERSPECTIVE ELEVATION

CHAS. E. HODGES A.I.A.
 2233 RIDGE ROAD SUITE 201
 ROCKWALL TEXAS 75087
 214-722-0044

CHAS. E. HODGES A.I.A.

ARCHITECTS

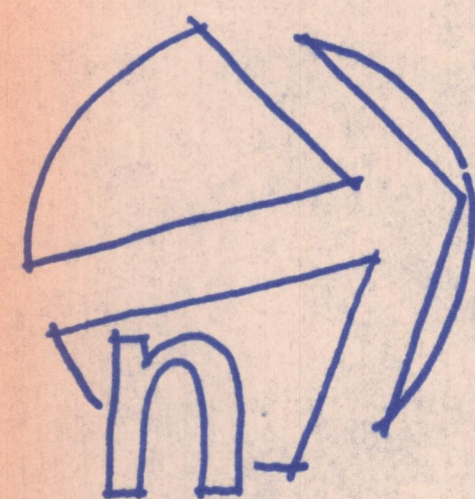


PROGRAM INFO:

LOT AREA @ 43,000 SF
 LOT DEVELOPED: 27,000 SF OR 62%
 PARKING DESIGNED - 15
 REQUIRED - 15
 ZONED - COMMERCIAL
 WITH OVERLAY REQUIREMENTS
 STORE & SERVICE BAYS: 3,927 SF
 LANDSCAPING: 10% OR 2700 SF
 DESIGNED: 4,705 SF OF WHICH
 66% IN FRONT LAWN AREA

NOTES:

- FIRE HYDRANT BY DEVELOPERS WITHIN 50 FT OF STRUCTURE
- OFF WHITE AND EARTH TONE ACCENTS
- AG. SCREENED BY BUILDING PEDIMENT OVER STORE ENTRY
- UNDERGROUND POWER FEED TO BUILDING



AUTOMOTIVE SERVICE CENTER
 REVISED SCHEMATIC

site plan

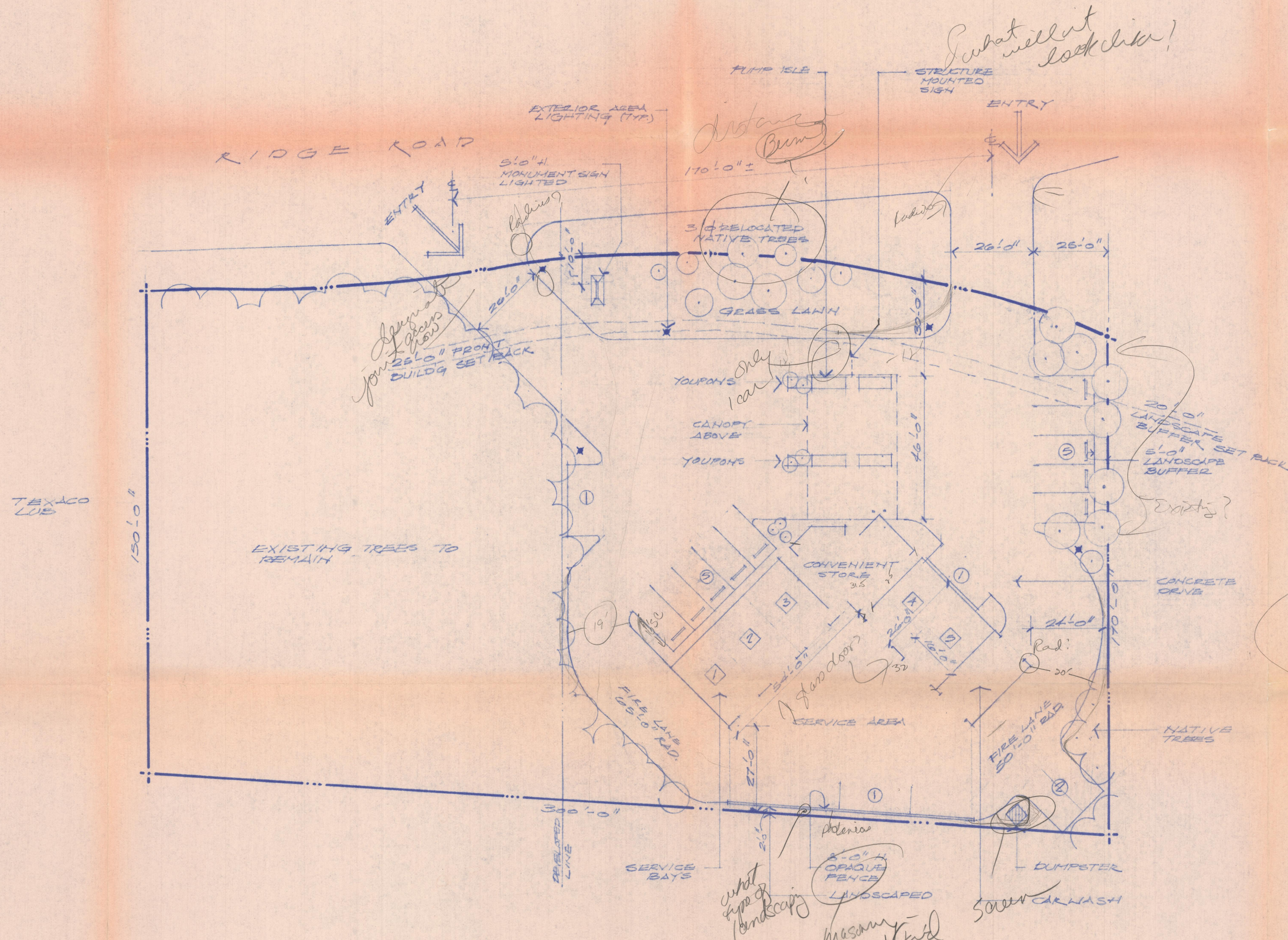
4 NOV. 1987

WATNE BACKUS OWNER

*roof line
 buck wall
 no windows
 mow parking spaces
 sign - mow regional
 topography
 pitched roof
 post modern look*

CHAS. E. HODGES A.I.A.

ARCHITECTS



What will it look like!

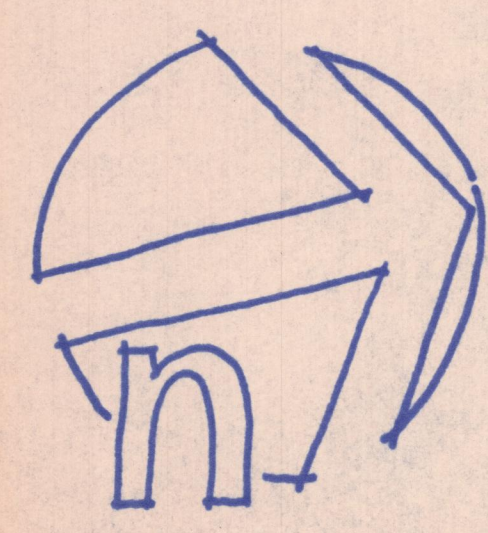
PROGRAM INFO:

- LOT AREA @ 48,000 SF
- LOT DEVELOPED: 27,000 SF OR 56%
- PARKING DESIGNED - 15
- REQUIRED - 15
- ZONED - COMMERCIAL WITH OVERLAY REQUIREMENTS
- STORE & SERVICE BAYS: 39,27 SF
- LANDSCAPING: 10% OR 2700 SF
- DESIGNED: 4,705 SF OF WHICH 66% IN FRONT LAWN AREA

parking?

- NOTES:
- FIRE HYDRANT BY DEVELOPER WITHIN 500 FT OF STRUCTURE
 - OFF WHITE AND EARTH TONE ACCENTS
 - AC. SCREENED BY BUILDING PEDIMENT OVER STORE ENTRY
 - UNDERGROUND POWER FEED TO BUILDING

wall lines to be marked 15 ft radius



AUTOMOTIVE SERVICE CENTER REVISED SCHEMATIC site plan

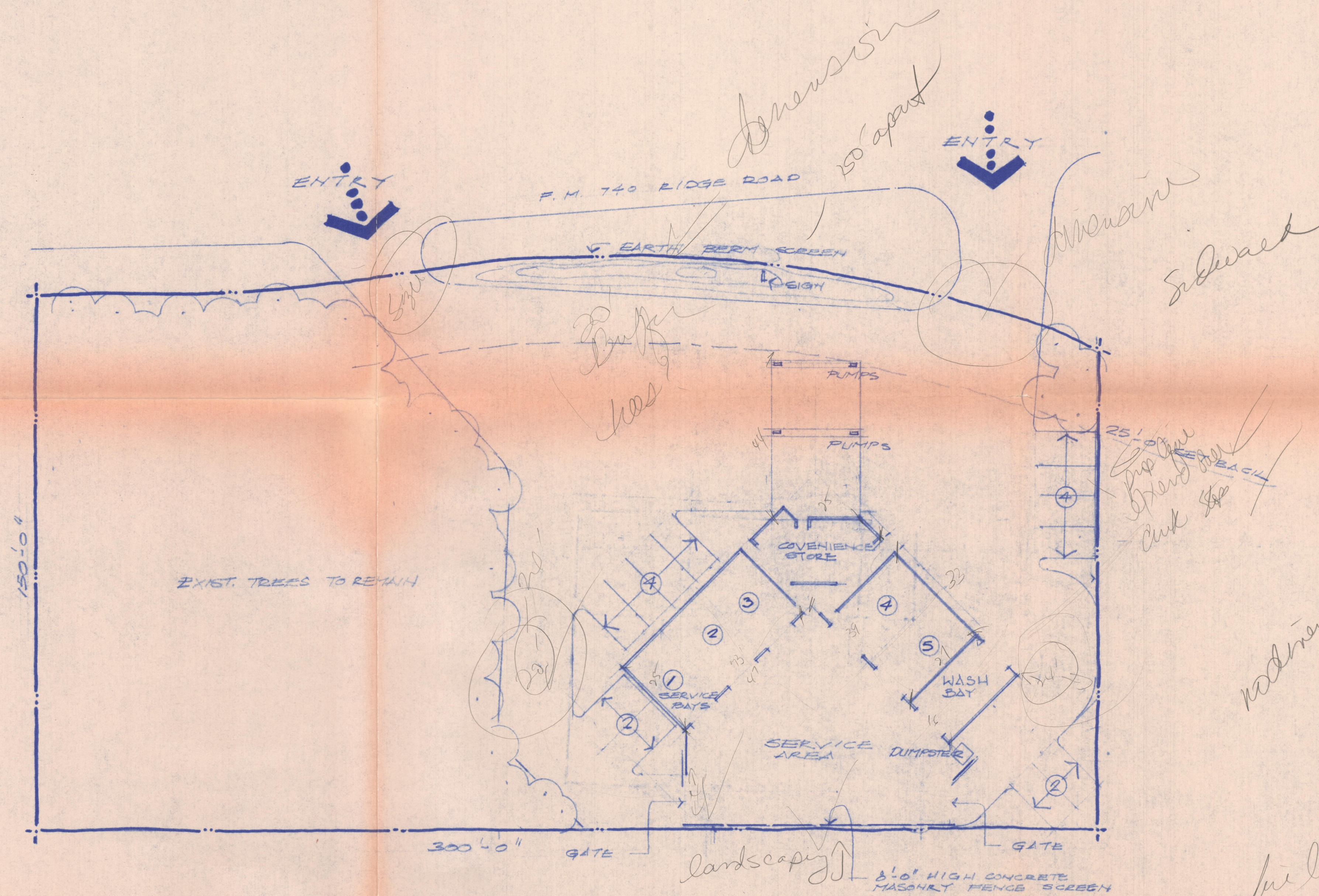
4 NOV. 1987

30:1" = 20'-0"

WATNE BACKUS OWNER

what type of landscaping
potenias
opaque fence
landscaped
masonry what will left well

ROCKWALL AUTO SERVICE CENTER



PROGRAM INFO

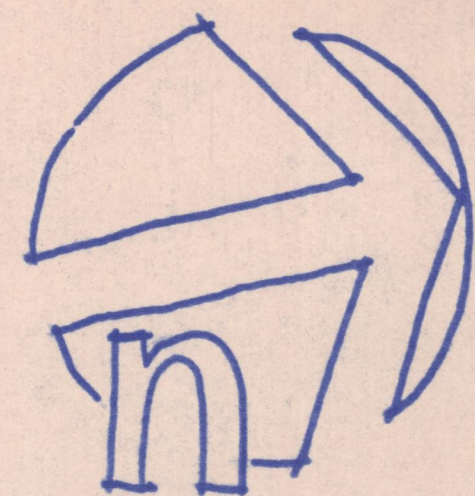
LOT AREA - 345,000 S.F.
 PARKING SPACES - 12
 ZONED - COMMERCIAL
 UNDER ROOF - 7,057 S.F.

DESCRIPTION

SUPER STRUCTURE: RIGID STEEL FRAME
 WALLS: 6" THICK TILT CONCRETE
 ROOF: SLOPED LIGHT GAUGE STEEL

ARCHITECT:

CHAS. E. HODGES A.I.A.
 ROCKWALL TEXAS 214-722-0044

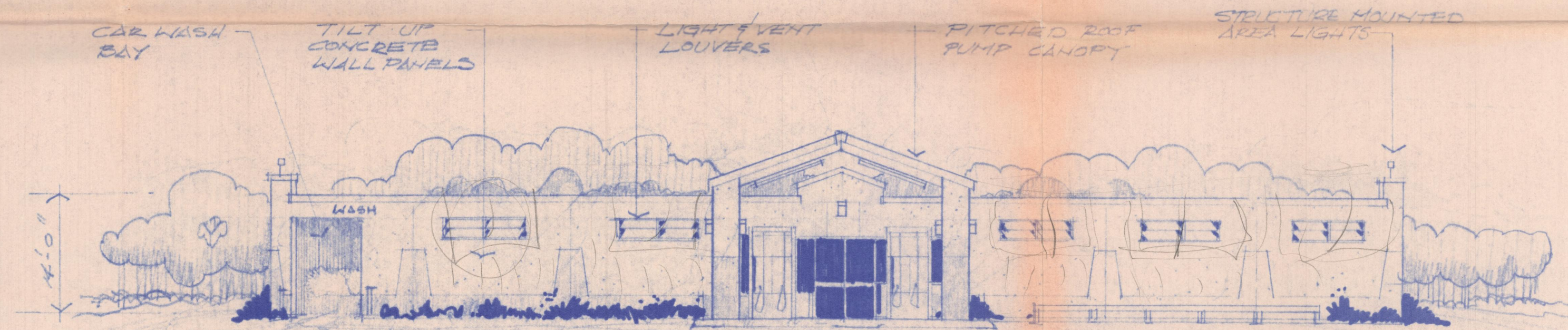


SCHEMATIC
site plan

scale 0 10 20 50 100

OWNER:

WAYNE BACKUS



front elevation

after P+2 consideration.

~~If approved:~~

Scheduled for City Council..... 1/4/88

Notice sent to newspaper..... 12/15

Notice sent to property owners..... 12/18

Prepared notes and supporting information for City Council..... ✓

If approved:

Notified applicant of results..... ✓

Prepared ordinance..... ~~_____~~

1st reading of ordinance..... ~~_____~~

2nd reading of ordinance..... ~~_____~~

Caption to newspaper..... ~~_____~~

Update office map..... _____

Notified Inspection Dept. of change. *denial*..... ✓

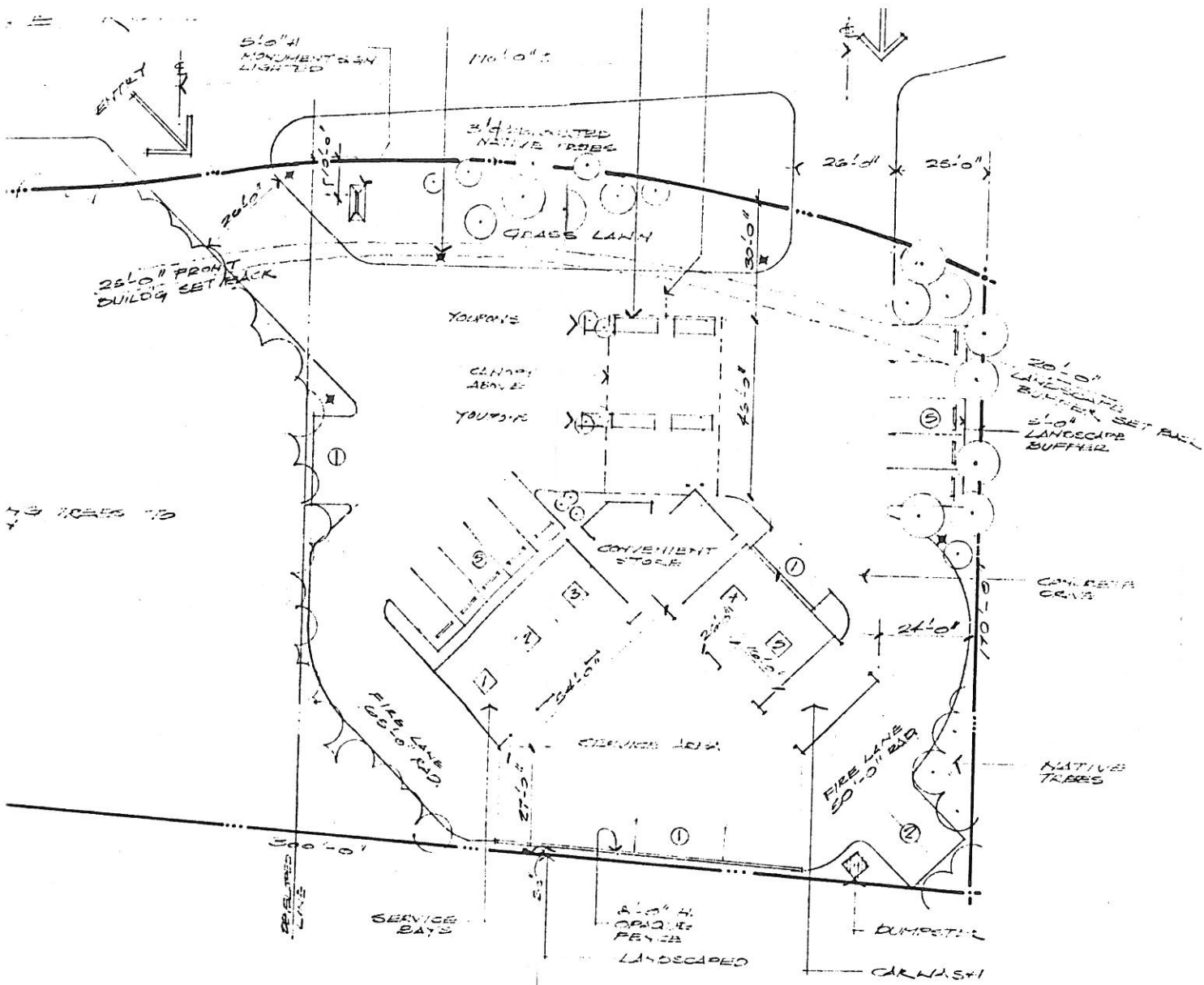
Included map in update file..... _____

Included in CUP list (if applicable)..... _____

→ Permit activated within 6 months..... _____

→ If not activated, applicant notified permit is void..... _____

Included in PD file (if applicable)..... _____



AUTOMOTIVE SERVICE CENTER

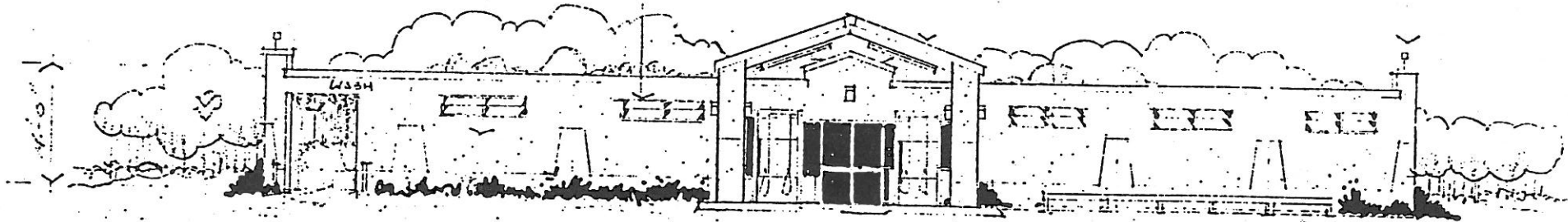
CAR WASH -
SLY

TILT UP
CONCRETE
WALL PANELS

LIGHT & VENT
LOUVERS

PITCHED ROOF
PUMP CANOPY

STRUCTURE MOUNTED
AREA LIGHTS



front elevation

SCALE 1" = 4'

DESCRIPTION

SUPER STRUCTURE :

RIGID STEEL FRAME

WALLS :

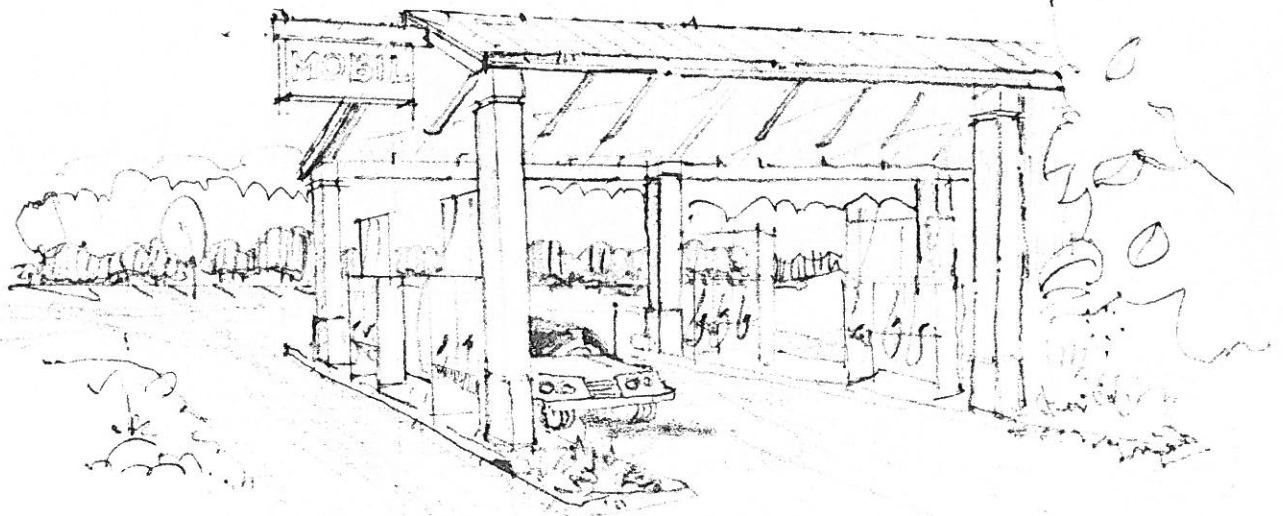
5" THICK TILT CONCRETE

ROOF :

SLOPED LIGHT GALVANIZED STEEL

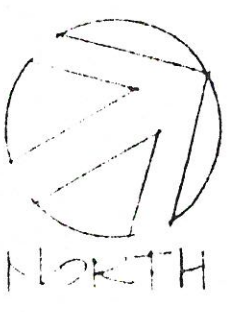
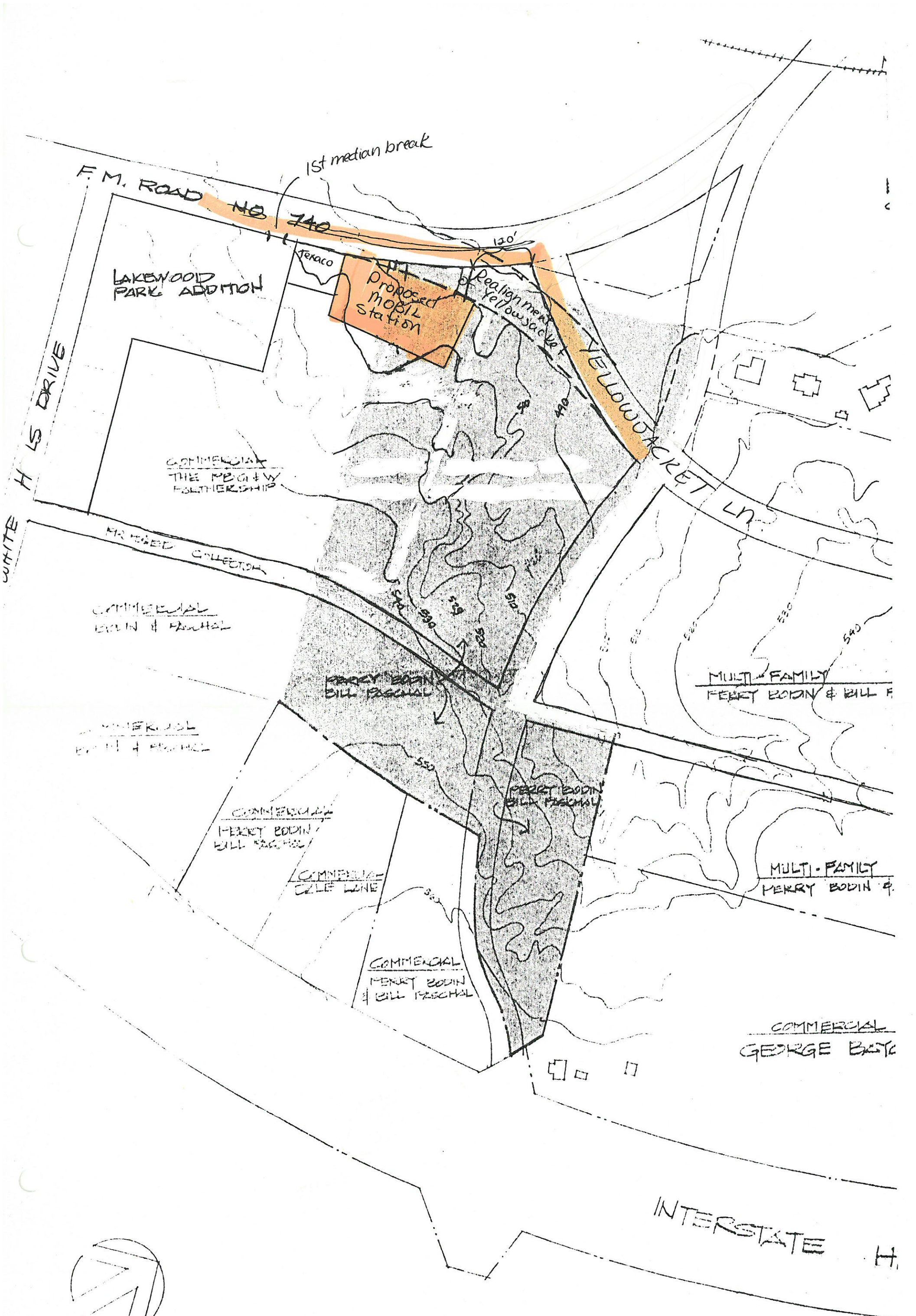
CHAS. E. HODGES AIA.
ARCHITECTS
2233 RIDGE RD. SUITE 201
ROCKWALL TEXAS 75087

WAYNE BACKUS
OWNER



SIGN ATTACHED TO CANOPY STUDY
ROCKWALL SERVICE CENTER

11 NOV 1987



NOTES:
 PROPOSED DEDICATED BLVD WITH REVERSION

TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: (name, address) Proposed Convenience Store w/Full Serve Gas Station + DRIVE THRU CAR WASH

ARCHITECT'S PROJECT NO:

DATE: May 26, 1987

TO: City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

If enclosures are not as noted, please inform us immediately.

If checked below, please:

ATTN: Julie Couch

- () Acknowledge receipt of enclosures.
- () Return enclosures to us.

WE TRANSMIT:

- (x) herewith () under separate cover via _____
- () in accordance with your request _____

FOR YOUR:

- (x) approval (x) distribution to parties (x) information
- (x) review & comment (x) record
- () use () _____

THE FOLLOWING:

- (x) Drawings () Shop Drawing Prints () Samples
- () Specifications () Shop Drawing Reproducibles () Product Literature
- () Change Order () _____

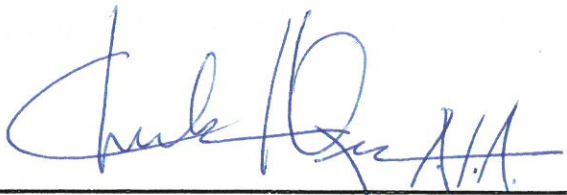
COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
9			Schematic Site Plan and Perspective Elevation	

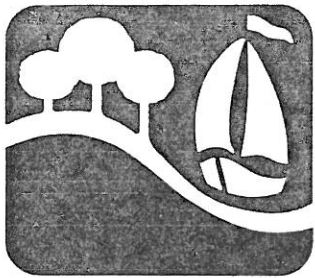
ACTION CODE A. Action indicated on item transmitted B. No action required C. For signature and return to this office D. For signature and forwarding as noted below under REMARKS E. See REMARKS below

REMARKS _____

COPIES TO: (with enclosures)

-
-
-
-
-

BY: 



CITY OF ROCKWALL

"THE NEW HORIZON"

July 6, 1987

Wayne Baccus
Rt. 1, Box 70B
Forney, Texas 75126

Dear Mr. Baccus:

On July 6, 1987, you submitted a check in the amount of \$95.00 and a site plan for a proposed gas station at the intersection of Yellowjacket Lane and FM-740. You have indicated that, under the terms of your contract for purchase of this land, you are required to submit your site plan for consideration by this date.

The City Council, by Resolution 87-13, has established a delay in consideration of zone changes, plats and site plans during a review of the zoning requirements along FM-740. The City Council will be considering the adoption of an ordinance establishing an Overlay District along FM-740 that will impact the proposed development.

Because of your situation on the purchase of the land, we can acknowledge receipt of your application, but we cannot accept it for consideration until the current delay in accepting such applications for processing is removed. When a final decision is made on the proposed Overlay District, the requirements of the District could result in required additions or deletions to your application in order for the application be be considered by the City.

If you have any further questions please don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

JC/mmp

August 20, 1987

Honorable Frank Miller
Mayor of Rockwall
205 W. Rusk
Rockwall, Texas 75087

The Honorable Mayor Miller and Members of the City Council of
Rockwall, Texas.

Ladies and Gentlemen:

Regarding the Scenic Overlay District currently under review, I would like to submit the following as comments and concerns I have in reference to one specific item therein.

The specific item of my concern is the "automobile servicing and repair" in Item 1, Page 5 under Section "C", conditional uses. It occurs to me that "servicing and repair" of automobiles is a business separate and apart from the function of today's gasoline retail outlet, and because of various inherent problems of aesthetics related with this use, that this use should not be a permitted or conditional use in a Scenic Overlay District.

Some of my concerns are as follows:

1. Auto repair means one or more tow trucks must be available; Tow trucks are usually parked in front of the business as an advertising tool for the repair business.
2. All repair and service businesses must park autos in need of service somewhere, this can be one to ten cars awaiting service at all times; Some disabled autos may sit in disrepair for weeks waiting for parts, etc.
3. Storage and disposal of used tires, batteries, mufflers, tailpipes, parts, etc. is dirty and unsightly at best.
4. Towing disabled autos in and out of a busy intersection can be dangerous.
5. A business which is a retail gasoline and quick shop combination with multiple service bays, and sells hot, prepared, fast food must have a number of employees which all have cars to park somewhere. A very successful business of this type could have a large number of employee autos, service vehicles, tow trucks and disabled vehicles to park and store all on a very small site.

certainly be more site requests for quick lubes, tune up shops, window tint shops, stereo shops, brake and muffler shops, auto service centers, auto malls, etc., which could all be permitted as conditional uses. Each one of these businesses on an individual basis may be built in an aesthetically pleasing building, however, the end result can very rapidly become a Lemon Avenue area or a Samuel Blvd. which is also a Scenic District having a major city park and golf course directly across the street from all of the above uses and the Scenic District has no impact whatsoever. Please be assured, I am in no way opposed to gasoline stations, or convenience stores or fast food, but I believe that in an area such as this Scenic District it is important to attract the upscale aspect of all of these uses and in my opinion "Repair and Service" business and Scenic Districts are conflicting and non-compatible concepts.

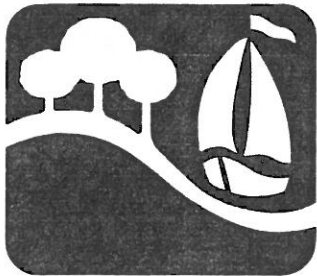
I am a property owner with a long term enthusiastic outlook for the Proposed Scenic District of Rockwall. I consider the subject area to be a very sensitive and fragile environment, by that I mean the entire District is comprised of small ownerships and small land parcels; There is no major parcel controlled by one entity that can set the barometer for everyone else to follow, therefore, the development of this area must be very carefully executed in which case it can become an area of great pride for the community, a very successful business environment, and a beautiful entry into the city. I also suggest this new ordinance should set forth some guidelines regarding signage and exterior lighting.

Thank you very much for allowing me to submit these comments and thank you for your time, efforts and consideration.

Respectfully submitted,

Cecil Unruh

CU/lu



CITY OF ROCKWALL
"THE NEW HORIZON"

November 5, 1987

Mr. Wayne Backus
Rt. 1, Box 70B
Forney, Texas 75126

Dear Mr. Backus:

Your request for a Conditional Use Permit and approval of a site plan have been scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, November 12, 1987, at 7:30 P.M. in City Hall, 205 West Rusk.

As the applicant, it is important that you are represented at this meeting. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp

CECIL UNRUH PROPERTIES, INC.

Commercial • Development • Finance

November 11, 1987

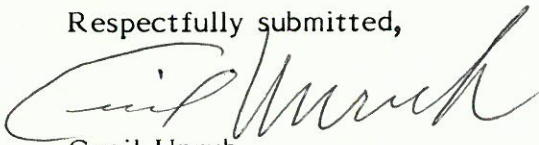
The Planning and Zoning Commission
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Members of the Commission:

I have attached a letter which was sent to the Rockwall City Council expressing my concerns about auto service facilities which propose to locate within the Scenic Overlay District.

Please consider this letter as my comments and concerns regarding the Case No. 87-47-SP/CUP, which includes an auto service facility.

Respectfully submitted,



Cecil Unruh
CUP/rl
enclosure

Turtle Creek Centre
3811 Turtle Creek
LB-13, Suite 470
Dallas, Texas 75219
(214) 651-4001

Texas Centre
2255 Ridge Rd.
LB-17, Suite 200
Rockwall, Texas 75087
(214) 226-5413

TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: Rockwall Service Center
(name, address) Wayne Backus, Owner

ARCHITECT'S
PROJECT NO: 87007

DATE: November 11, 1987

TO:
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

If enclosures are not as noted, please
inform us immediately.

If checked below, please:

ATTN: Julie Couch

- () Acknowledge receipt of enclosures.
() Return enclosures to us.

WE TRANSMIT:

- (x) herewith () under separate cover via _____
() in accordance with your request _____

FOR YOUR:

- () approval (x) distribution to parties () information
() review & comment () record
() use () _____

THE FOLLOWING:

- (x) Drawings () Shop Drawing Prints () Samples
() Specifications () Shop Drawing Reproducibles () Product Literature
() Change Order () _____

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
9	11-11-87		Sign Attached to Canopy Study for Rockwall Service Ctr.	

ACTION CODE A. Action indicated on item transmitted
B. No action required
C. For signature and return to this office
D. For signature and forwarding as noted below under REMARKS
E. See REMARKS below

REMARKS _____

COPIES TO: (with enclosures)

-
-
-
-
-

BY: *Susan Dunlop*

December 2, 1987

City of Rockwall
205 W. Rusk
Rockwall, Texas 75087
Attn: Julie Couch

Re: Wayne Backus Auto Service Center

Wayne Backus / Auto Service Center
@ Ridge Road & Yellowjacket Lane

Architectural Review Board Site Plan
Comments and Questions

Comment: The site seems tight.

Response: In other terms, the site is efficient.

Comment: Topographic information.

Response: The land has not been purchased by the party submitting the proposal. Prior to purchase the purchaser wishes City acceptance of the use which precludes investing in information that may prove wasted if not granted.

Comment: The use of brick facade.

Response: The use of a brick veneer does not, in itself, guaranty an attractive building. In this case, a Dantex finish to the panels will respond similarly to the grey Dryvit panels on the Independent Bank Building and the stucco panels as applied on the Lakewood Office Park development. Both use a flat monochromatic effect which will also be achieved by a concrete panel.

Comment: One parking space partially in buffer zone.

Response: Parking space to be relocated to the rear southeast corner of the site.

Comment: Service area seems tight.

Response: Remove one parking stall in area to lower southeast corner of building.

Comment: Could grouping of trees in front be spread out?

Response: If trees are imported, yes. If trees are native, the natural clustering of existing trees are preferred.

Comment: Could dumpster be screened?

Response: Yes.

Comment: Roof ridge on service bay building.

Response: The visual impact of a ridge over this portion of the building is less because the building is over 100 feet from Ridge Rd. and will be elevated. The gas canopy is closer and there is more attention paid to this building element.

Comment: Fire lane.

Response: Fire lanes will be clearly marked.

City of Rockwall Re:
Wayne Backus
Dec. 1, 1987
Page 2

Comment: Screening for car wash entry.

Response: As indicated on the site plan, directly across from the entry is a heavily landscaped parking island that will restrict visual access from Ridge Road.

Comment: Will front door extend into gas island traffic?

Response: No. There is a 36" walk plus the doors are recessed an additional 30" to provide standing area.

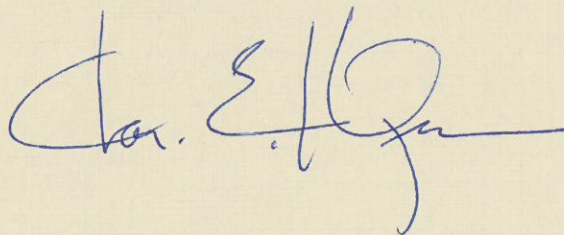
The walk-up pay window penetrating into the drive area will be changed so that it is in the same plan with the rest of the convenience store front.

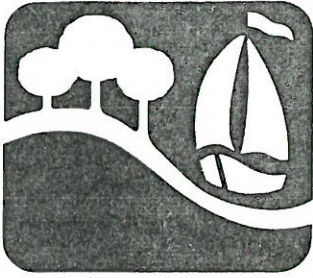
Comment: Could south entry along Ridge Road be 90 to street?

Response: Yes.

Comment: Extreme westerly parking stall configuration.

Response: A raised concrete curb will be designed at the west end of the space to better define the roadway and the parking area.





CITY OF ROCKWALL

"THE NEW HORIZON"

14 December, 1987

Mr. Wayne Backus
Rt. 1, Box 70B
Forney, Texas 75126

Dear Mr. Backus:

On December 10, 1987, the Rockwall Planning and Zoning Commission recommended denial of your request for a Conditional Use Permit for a full service gasoline station including automobile servicing proposed to be located within the Scenic Overlay District at FM-740 and Yellowjacket Lane.

The Rockwall City Council will hold a public hearing on January 4, 1988, and consider approval of the Conditional Use Permit and a site plan for the proposed station. Please note that a positive vote of three quarters of the members of the City Council is necessary to overturn a negative recommendation by the Commission.

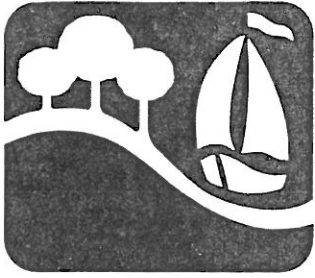
Please provide nine additional copies of the site plan as you intend to submit it to Council folded to fit in an 8-1/2 x 14" file folder. These must be submitted not later than December 30, 1987, to allow adequate review time by Council. Please feel free to contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Chuck Hodges
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

January 11, 1988

Mr. Wayne Backus
Rt. 1, Box 70B
Forney, Texas 75126

Dear Mr. Backus:

On January 4, 1988, the Rockwall City Council denied your request for a site plan and a Conditional Use Permit for a full service station with auto servicing and repair. This request was denied without prejudice which means that you may resubmit your request to the Planning and Zoning Commission without meeting the required waiting period.

Please note that the deadline for the next available Planning and Zoning Commission meeting is January 25, 1988. Your application must be submitted by this date in order to be placed on the February 11th meeting of the Commission. Feel free to contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Chuck Hodges & Assoc.
MN/mmp

P&Z Agenda Notes
December 10, 1987

- IV. A. P&Z 87-47-SP/CUP - Discuss and Consider Approval of a CUP for a Full Service Station with Auto Servicing within the Scenic Overlay District and a Site Plan for a Mobile Station Located on Ridge Road at Yellowjacket Lane

At your last meeting you tabled consideration of this item in order to allow the Architectural Review Board an opportunity to review the proposal. The Board has reviewed it and their comments are as follows:

Site Plan

1. Concern was expressed about the depth of the cut that will be necessary at the rear of the property and what effect that cut would have on drainage and surrounding vegetation in the area. There was also a question about what a 6 to 8 ft. retaining wall would look like with an 8 ft. masonry wall on top of that.
2. It was suggested that a preliminary building foot print on the vacant site be reviewed to ensure that the joint access will function for that site.
3. It was also suggested that, although the car wash bay does not directly face Yellowjacket Lane, a screening wall be added to the landscaping in front of the entrance to further block its visibility.
4. Ensure that the entrance into the convenience area and the walkup bay window are protected by a sidewalk.
5. There was concern about the closest parking space to the convenience store and its proximity to the gas pump lane.
6. It was suggested that the trees along the buffer in front not just be grouped but spread out along the front.
7. Relocate the parking space partially in the buffer and the space located by the screening wall be relocated.
8. That the joint entrance be redesigned to provide a 90° intersection with FM-740.
9. There was some concern about the overall site being too small. The service area seemed quite tight.
10. One member of the Committee has expressed concern that this site does not meet the intent of the District in that, because it is a curve rather than a standard 90°

intersection, it does not qualify. The ordinance does not, however, specify that the intersection must be 90°. We believe it does meet the terms of the ordinance as it is written. The problem is that it is difficult to pinpoint where the intersection is when there is no corner. We have attached a location map that shows where the property is in relation to the intersection. You may want to discuss this issue Thursday night.

Building Design

1. There was a question as to whether or not there should be a pitched roof over the bay area rather than a flat roof.
2. There was concern about the use of tilt wall as opposed to a brick exterior. The applicant has proposed a fluted texture on the lower portion of the building face and a smooth surface above. This is a change from the original submission which was the use of 2 tone earth tones on a smooth surface.
3. There was some concern about the use of clearstory windows along the bay area. It was suggested that light could be provided from the roof rather than the side. The applicant has also made this change from the original drawing which showed louvered vents as opposed to true windows.
4. There was some concern about the design being too harsh for the area.

Our comments regarding the plan are as follows:

1. There are several technical corrections that need to be made on the site plan including widening of the fire lane to 24 ft as it rounds the corner, the provision of photinias as the landscaping to be provided along the back wall and the realignment of the intersection of the westernmost entrance on FM-740 to a 90° intersection.

We have enclosed a copy of the plan and a copy of the notes from the last meeting.

Agenda Notes -
Planning and Zoning Commission

III. Public Hearings

- A. P&Z 87-47-SP/CUP - Hold Public Hearing and Consider Approval of a Conditional Use Permit for a Full Service Station with Auto Servicing within the Scenic Overlay District and a Site Plan for a Mobile Station Located on Ridge Road at Yellowjacket Lane

We have received the request for the full service station/car wash/and convenience center for Wayne Backus which is proposed for FM-740 at Yellowjacket Lane.

The property is currently zoned Commercial and is platted as a part of Goldencrest. The applicant is requesting a Conditional Use Permit for a full service station and car wash under the Overlay District and site plan approval. The site plan as submitted meets the technical requirements of the Overlay District and generally conforms to our other requirements. Comments regarding specific aspects of the site plan are as follows:

1. Compliance with Overlay District

The Overlay District requires that the site be 1 acre unless applicant can meet all requirements on less land. This site is 27,000 sq. ft. The District requires a 50 ft. setback on service bays and car wash, a 20 ft. landscape buffer along FM-740, 3 in. caliper trees equal to 1/30 ft. of developed frontage, bay doors not facing a street, screening of service area with an 8 ft. screen. The site plan meets these requirements.

2. Landscaping

Applicant proposes to use existing trees where possible. We would want these trees marked prior to any dirt work beginning on the project. He proposes youpon hollies by the gas canopy and in front of the building. He is proposing photinias along the back of the screening wall.

3. Entrances

Applicant proposes 2 entrances off of FM-740. Our standard separation would be 200 ft. These entrances are approximately 130 ft. apart. Applicant proposes that the entrance adjacent to the undeveloped tract serve as the entrance to that property as well. If that parcel is sold off it would be allowed one entrance as well, and under this proposal it would serve both parcels. We would want a condition that an access easement on this entrance be filed prior to a building permit.

4. Elevations

If we had our Architectural Board of Review, they would be commenting on the site plan and elevations. Since that committee has not yet been appointed the Commission can serve in that capacity. The building is proposed to be constructed of masonry tilt wall with off white and earth tone accents. The canopy supports will also be of tilt wall material. The roof will be a brown sloped steel roof. Applicant proposes clear story window vents for ventilation located in the front of the building. I have asked the applicant for a drawing of the canopy and the sign they propose to put on it.

5. Site Plan comments

The plans you have need some corrections that include stating that the western entrance will serve as access to adjacent tract and serve as joint access; the fire lane to the rear needs to be 24 ft. wide; the dumpster needs to be screened; the plan needs to indicate photinias along the rear of the wall. As in other cases along State roads, the applicant is exempt from any escrow requirements for sidewalks.

Attached you will find a copy of the site plan, elevations, location map, and copy of the minimum requirements for a CUP under the Overlay District.

We have received the request for the full service station/car wash/and convenience center for Wayne Backus which is proposed for FM-740 at Yellowjacket Lane.

The property is currently zoned Commercial and is platted as a part of Goldencrest. The applicant is requesting a Conditional Use Permit for a full service station and car wash under the Overlay District and site plan approval. The site plan as submitted meets the technical requirements of the Overlay District and generally conforms to our other requirements. Comments regarding specific aspects of the site plan are as follows:

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4. Site Plan comments

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The Planning and Zoning Commission initially tabled this item in order to allow the Architectural Review Committee an opportunity to review the plans. Following is a summary of that Committee's review.

Site Plan

1. Concern was expressed about the depth of the cut that will be necessary at the rear of the property and what effect that cut would have on drainage and surrounding vegetation in the area. There was also a question about what a 6 to 8 ft. retaining wall would look like with an 8 ft. masonry wall on top of that.
2. It was suggested that a preliminary building foot print on the vacant site be reviewed to ensure that the joint access will function for that site.
3. It was also suggested that, although the car wash bay does not directly face Yellowjacket Lane, a screening wall be added to the landscaping in front of the entrance to further block its visibility.
4. Ensure that the entrance into the convenience area and the walkup bay window are protected by a sidewalk.
5. There was concern about the closest parking space to the convenience store and its proximity to the gas pump lane.
6. It was suggested that the trees along the buffer in front not just be grouped but spread out along the front.
7. Relocate the parking space partially in the buffer and the space located by the screening wall be relocated.
8. That the joint entrance be redesigned to provide a 90° intersection with FM-740.
9. There was some concern about the overall site being too small. The service area seemed quite tight.
10. One member of the Committee has expressed concern that this site does not meet the intent of the District in that, because it is a curve rather than a standard 90° intersection, it does not qualify. The ordinance does not, however, specify that the intersection must be 90°. We believe it does meet the terms of the ordinance as it is written. The problem is that it is difficult to pinpoint where the intersection is when there is no corner. We have attached a location map that shows where the property is in relation to the intersection. You may want to discuss this issue Thursday night.

Building Design

1. There was a question as to whether or not there should be a pitched roof over the bay area rather than a flat roof.
2. There was concern about the use of tilt wall as opposed to a brick exterior. The applicant has proposed a fluted texture on the lower portion of the building face and a smooth surface above. This is a change from the original submission which was the use of 2 tone earth tones on a smooth surface.
3. There was some concern about the use of clearstory windows along the bay area. It was suggested that light could be provided from the roof rather than the side. The applicant has also made this change from the original drawing which showed louvered vents as opposed to true windows.
4. There was some concern about the design being too harsh for the area.

Our comments regarding the plan are as follows:

1. There are several technical corrections that need to be made on the site plan including widening of the fire lane to 24 ft as it rounds the corner, the provision of photinias as the landscaping to be provided along the back wall and the realignment of the intersection of the westernmost entrance on FM-740 to a 90° intersection.

After considerable discussion the Planning and Zoning Commission has recommended denial of the CUP. Reasons cited were concern about the use itself and the functionability of the proposed site plan.

Attached you will find a copy of the site plan, elevations, location map, and copy of the minimum requirements for a CUP under the Overlay District.

MINUTES OF THE ROCKWALL CITY COUNCIL
January 4, 1988

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

Council considered approval of the Consent Agenda which consisted of A) the minutes of December 21, 1987, and B) an ordinance amending the Comprehensive Zoning Ordinance to amend the minimum dwelling size requirement in "SF-7" zoning category on second reading. Assistant City Manager Julie Couch read the ordinance caption. Welborn made a motion to approve the Consent Agenda. Bullock seconded the motion. The motion was voted on and passed unanimously.

Don Smith then gave the Planning and Zoning Commission Chairman's report in which he outlined the Commission's recommendations on 1) a zoning request and site plan submitted by Kip Estep, 2) a Conditional Use Permit request and site plan/preliminary plat for a Mr. M, and 3) a Conditional Use Permit request and site plan for a Mobil Station. At this time, 7:10 p.m. Ken Jones joined the meeting. Smith briefly explained the comments of the Architectural Board of Review on the two applications located within the Scenic Overlay District.

Randy Sanders of Tejanos Cantina addressed Council and requested an amendment to the private club ordinance to allow gaming devices in areas where alcoholic beverages are not served. Council discussed the State sales tax on gaming devices, a possible City permit fee and a possible maximum number of machines per restaurant. After lengthy discussion, Holt made a motion to amend Ordinance 85-2 to read that "no gaming devices shall be permitted inside a private club except in hotels and restaurants so long as the games are not located in areas where alcoholic beverages are sold". Jones seconded the motion. The motion was voted on and passed 4 to 3 with Welborn, Bullock, and Miller voting against the motion.

Council then held a public hearing and considered approval of an ordinance authorizing a change in zoning from Agricultural to Commercial and a site plan/preliminary plat on a one acre lot on SH-205 south of Sids Road. Couch outlined the applicant's request and explained that it generally conformed with current requirements except for the existing parking which was shorter than required. Kip Estep, the applicant, stated that that the parking was used for employees and deliveries. After Council discussion, Couch read the ordinance caption. Fox made a motion to approve the

change in zoning and the site plan/preliminary plat. Bullock seconded the motion. The motion was voted on and passed unanimously.

Miller opened a public hearing on a request for a Conditional Use Permit for gasoline sales as an accessory to a retail use and Council considered approval of a site plan and preliminary plat for a Mr. M located on FM-740 and Horizon Road. Couch outlined the applicant's request and the recommendations of the Planning and Zoning Commission and Architectural Board of Review. She explained that the site plan submitted before Council met almost all conditions recommended by the Commission. Rob Whittle, the current property owner, explained that although the plan originally submitted was a typical Mr. M store, the applicants had attempted to meet all suggestions made by the Commission and the intent of the Scenic Overlay District. Don Smith pointed out that the revised plan did not illustrate a four-sided roof which was a recommendation made by the Commission. Paul Kangus, the applicant, stated that this condition would be met. After Council discussion, Jones made a motion to approve the Conditional Use Permit and site plan/preliminary plat subject to the recommendations of the Planning and Zoning Commission. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Wayne Backus for a Conditional Use Permit for a full service station with auto repair within the Scenic Overlay District and a site plan for a Mobil Station located on Ridge Road at Yellowjacket Lane. Couch explained recommendations of the Planning and Zoning Commission and Architectural Board of Review. Tom Briscoe of Mobil Oil Wholesale Distributors stated that the three service stations in downtown Rockwall had non-conforming status and could not be enlarged or renovated and that the other two service stations in town were located on I-30. He stated the need for another station, the success of Backus' business history, and the need for competition among service stations. Cecil Unruh addressed Council and voiced opposition to the Conditional Use Permit, stating that it did not meet the intent of the Scenic Overlay District. He stated that the use was not appropriate, the site plan was not workable, and the site was too small for the number of items it was proposed to contain. Wayne Backus offered to make substantial changes to the site plan and to illustrate how the adjacent tract would affect traffic flow of the site. Chuck Hodges, the architect, answered Council's questions regarding additional square footage. He stated that if the applicant did utilize extra square footage he would need to re-design the site and its traffic flow. Jim Hendricks spoke on behalf of the Architectural Board of Review and pointed out the

tightness of the site and the high cost of necessary drainage improvements. After much Council discussion, Welborn made a motion to deny the request without prejudice to allow the applicant to resubmit a revised site plan to the Commission which may then be brought before the Council. Bullock seconded the motion. The motion was voted on and passed unanimously.

After a brief recess, Bill Eisen gave the City Manager's report in which he discussed the actuarial study on self-insurance and bids for commercial insurance, the verification process taking place regarding a petition from Heritage Heights property owners for a Public Improvements District, an upcoming request for an extension of an agreement with Cambridge Companies, and an update on progress of the Airport Advisory Committee and Charter Review Commission.

Council then discussed a 911 Emergency System. Miller asked Council to indicate whether they wished Staff to begin investigating costs and other factors involved in establishing this system. Bullock asked the Police Chief's opinion. Chief Bruce Beaty told Council that if the system were established, he would advise investigation of a countywide 911 system. Council directed Staff to research the system and keep Council informed of their findings.

Eisen then outlined an ordinance setting a date for a public hearing for street assessment proceedings on certain streets. He explained that the enhancement study would be complete on January 20th, recommended a hearing date of February 29th, and discussed the public notices and assessment role. Couch read the ordinance caption. After Council discussion, Welborn made a motion to approve the ordinance setting a hearing date for February 29, 1988. Holt seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before Council, the meeting adjourned at 10:20 P.M.

APPROVED:

ATTEST:

By _____

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEX

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 12th day of November, 1987

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Wayne Baccus

for a Conditional Use Permit for a full service gas station to include
automobile servicing

on the following described property:

A lot on Ridge Road at Yellowjacket Lane further described as
being a portion of Lot 1, Block D, Goldencrest Addition

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. The decision of the Planning and Zoning
Commission will be a recommendation for approval or denial which will be
forwarded to the City Council for a final decision. In replying please
refer to Case No. 87-47-SP/CUP

Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. P&Z 87-47-SP/CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Canceled
12/18

Wayne Backus
Lot 1, Block D
Coldencrest

Lot 1, BKA
Skov's Park
Burgoyne-Miller Inc
319 Yacht Club Dr

Coldencrest JV
4817 Rowlett Rd
Suite B
Rowlett 75088

Cecil Orsak
1722 Ridge Road

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 4th day of January, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Wayne Backus
for a Conditional Use Permit for a full service gas station to
include automobile servicing

on the following described property:

A lot on Ridge Road at Yellowjacket Lane further described
as being a portion of Lot 1, Block D, Goldencrest Addition

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 87-47-SP/CUP

Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 87-47-SP/CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEX

107011

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 4th day of January, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Wayne Backus
for a Conditional Use Permit for a full service gas station to
include automobile servicing

on the following described property:

A lot on Ridge Road at Yellowjacket Lane further described
as being a portion of Lot 1, Block D, Goldencrest Addition

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 87-47-SP/CUP

Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 87-47-SP/CUP

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

X

1. The Primary use is auto service, bus and grocery is secondary.
2. auto service is not compatible with a Junior District.
3. this will set a precedent for transmissions shops, tune up, window tinting etc.
4. The site is too small and crowded, not logical.

Signature Cecil W. W. W.

Address 1722 Ridge Rd.

EXHIBIT "C"

ARTICLE IV. Conditional Use Permits:

Section 4.1 Permit Requirements

G. Conditions of Conditional Use

7. Gasoline Service Stations and retail outlets where gasoline products are sold as an accessory to a retail use located in the Scenic Overlay District shall meet the following requirements to apply for a Conditional Use Permit:
 - a. The site must be located at the intersection of two major arterial streets. Major Arterial Street is defined as either a four-lane divided or six-lane divided street that is shown on the Thoroughfare Plan.
 - b. Service bay doors, including those of a tunnel car wash, shall not face any public street.
 - c. The automobile servicing area and waiting/storage area, excluding a tunnel car wash, shall be screened from view by an 8 ft. tall masonry fence. Landscaping along the entire length of the outside wall shall be provided. All service vehicles must be stored inside the walled area when not in use.
 - d. The service bays, including a tunnel car wash, shall be set back a minimum of 50 ft. from the street frontage.
 - e. There shall be no outside storage or display of any merchandise, inventory or equipment.
 - f. Indoor service areas shall provide space for no more than six vehicles, in addition to one car wash tunnel.
 - g. Sites for such facilities shall be a minimum of one acre, unless the applicant can demonstrate that all requirements can be met on a smaller site.
 - h. A minimum 20 foot landscape buffer strip along all street frontages shall be required.
8. The Planning and Zoning Commission and City Council may impose additional restrictions or conditions to carry out the spirit and intent of this Ordinance and to mitigate adverse effects of the proposed use. These requirements

may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

PLANNING AND ZONING ACTION SHEET

Applicant Wayne Backas Case No. 87-47-SP/CVP
 Property Description FM740/gulley jacket
 Case Subject Matter site plan, CVP for full service station within Overlay District

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>11/12/87</u>			<input checked="" type="checkbox"/>
Conditions <u>Architectural Bd of Review 11/30</u> <u>12/10 - denied CVP</u>			

Date to City Council 1/4/88 Disapproved
 Conditions Denied without prejudice

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

Need
 P+Z
 minutes
 11/12 + 12/10
 Council
 1/4/88

ence
 e Number
 Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on November 12, 1987, at 7:30 P.M. in City Hall, 205 West Rusk to consider:

- 1) a request from Paul Kangus for a Conditional Use Permit to allow gas sales as an accessory to a retail use for a proposed convenience store located at FM-740 and Horizon Road
- 2) a request from Wayne Backus for a Conditional Use Permit for a full service gasoline station including automobile servicing proposed to be located at Ridge Road and Yellowjacket Lane