

SITE PLAN APPLICATION

Date 2-22-88

NAME OF PROPOSED DEVELOPMENT Buffalo Creek Shopping Village No 2

NAME OF PROPERTY OWNER/DEVELOPER Buffalo Creek Development Corp

ADDRESS PO Box 369, Rockwall, TX PHONE 771-5238

NAME OF LAND PLANNER/ENGINEER Chuck Hodges, Harold Evans

ADDRESS Ridge Rd, Rockwall TX PHONE 771-0044

TOTAL ACREAGE 2 acres CURRENT ZONING P.D.

NUMBER OF LOTS/UNITS 1

SIGNED [Signature]

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. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

Provided or Shown Not  
On Site Plan Applicable

not shown see plat

1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned

✓

2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

type

3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

✓

4. Calculation of landscaped area provided

✓

5. Location and dimensions of ingress and egress

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

6. Location, number and dimensions of off-street parking and loading facilities

7. Height of all structures

8. Proposed uses of all structures

9. Location and types of all signs, including lighting and heights

10. Elevation drawings citing proposed exterior finish materials and proposed structural materials

11. Location and screening of trash facilities

12. Location of nearest fire hydrant within 500 ft.

13. Street names on proposed streets

14. The following additional information:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



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

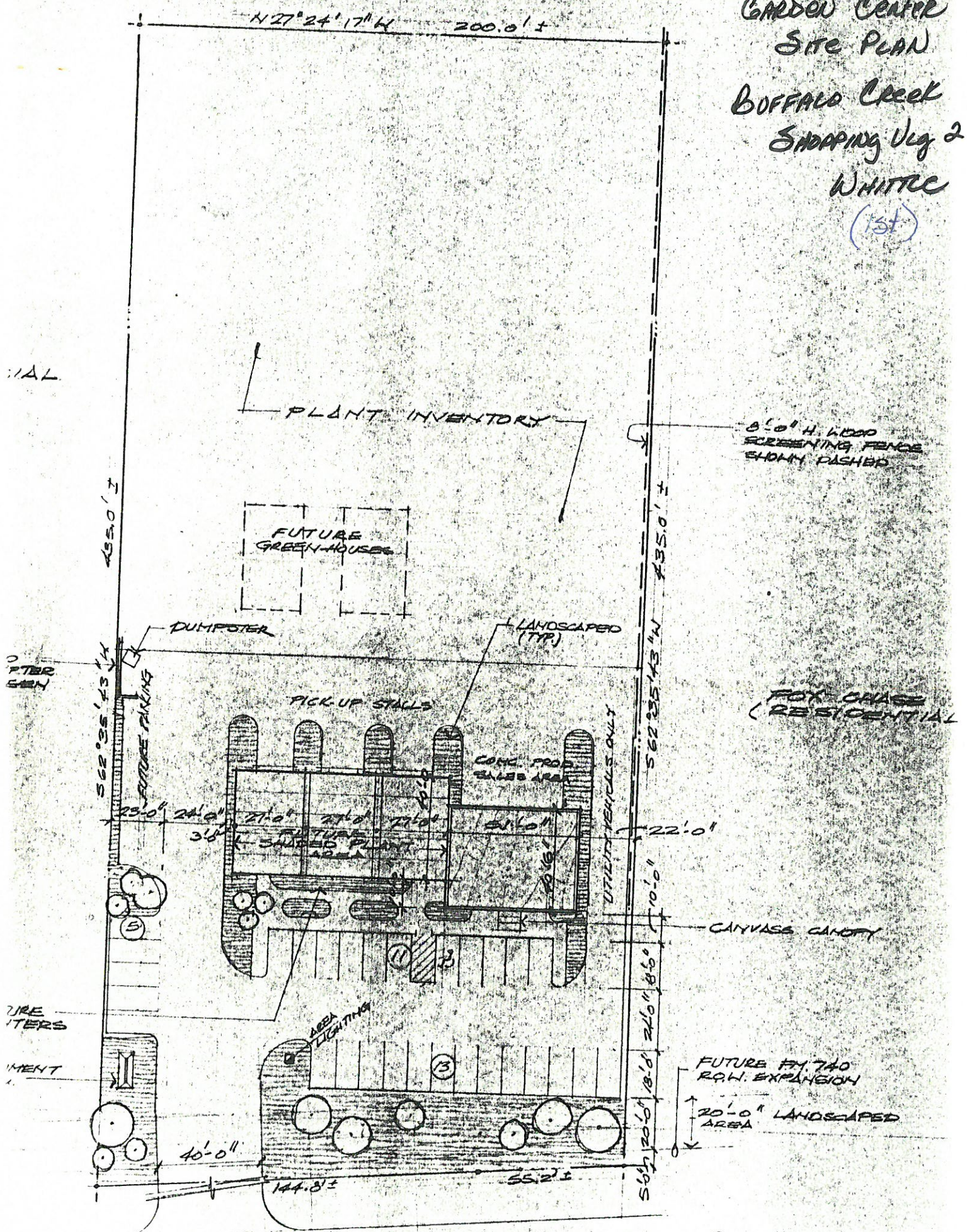
File No. \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_



GARDEN Center  
 SITE PLAN  
 BUFFALO Creek  
 SHOPPING Vlg 2  
 WHITTE  
 (1st)



N 27° 24' 17" W 200.0' ±

435.0' ±

8'-0" H. WOOD SCREENING FENCE SHOWY PASHED

FUTURE GREENHOUSE

DUMPSTER

LANDSCAPED (TYP.)

PICK UP STALLS

CONC. PROP. SALES AREA

SILVER

UTILITY VEHICLES ONLY

FOX CHASE (RESIDENTIAL)

CANVASS CANOPY

AREA LIGHTING

FUTURE FM 740 R.O.W. EXPANSION

20'-0" LANDSCAPED AREA

Ridge ROAD

ROAD



APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date \_\_\_\_\_

NAME OF PROPOSED SUBDIVISION Buffalo Creek Shoppes Village No 2, Lot 1, Bk 4

NAME OF SUBDIVIDER Whittle Development, Inc

ADDRESS PO Box 369, Rockwall, TX Phone 471-5238

OWNER OF RECORD Whittle Development, Inc

ADDRESS PO Box 369, Rockwall, TX PHONE 471-5238

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Chuck Hodges, Harold Evans

ADDRESS Ridge Rd Rockwall TX PHONE 771-0044

TOTAL ACREAGE 2 CURRENT ZONING PD

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.

Provided or Shown Not 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-ways, 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 pattern of contiguous subdivisions; approved concept plans or preliminary plat

✓ \_\_\_\_\_

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.

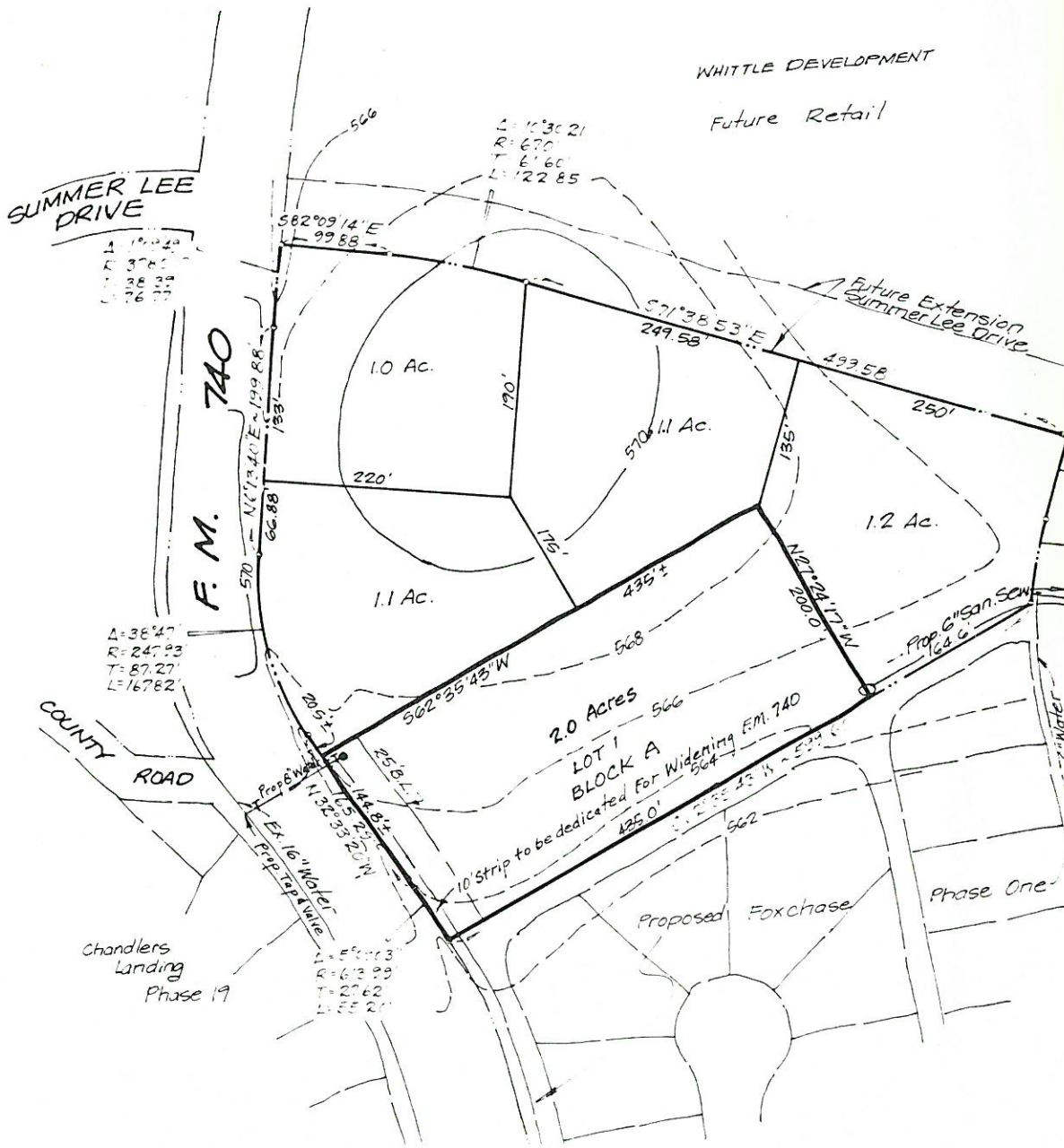
Taken by \_\_\_\_\_

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

Date \_\_\_\_\_

Fee \_\_\_\_\_

Receipt No. \_\_\_\_\_





CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 88-13 CUP Date Submitted 2-22-88

Filing Fee \$ 120.00

Applicant Buffalo Creek Development Corp.

Address P.O. Box 369  
Rockwall, TX 75087

Phone No. 972-5238

Owner  Tenant<sup>1</sup>  Prospective Purchaser <sup>1</sup>

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:)<sup>2</sup>

I hereby request that a Conditional Use Permit be issued for the above described property for: GARDEN CENTER / PLANT NURSERY

line The current zoning on this property is P.D.. There <sup>is/are</sup> are <sup>is/are</sup> not 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.

[Signature]

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

<sup>2</sup>The 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.



RETAIL

NE

CENTRAL BUSINESS DISTRICT

NEIGHBORHOOD SERVICE

HEAVY COMMERCIAL

LIGHT INDUSTRIAL

HEAVY INDUSTRIAL

PLANNED DEVELOPMENT

SPECIAL USE PERMIT

*BUFFALO CREEK  
SHOPPING Vlg 2  
(GARDEN CENTER)  
WHITTLE*

**LEGEND**

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



MF-1

PD-4

MF-15

PD-17

PD-13

PD-9

PD-7

PD-18

PD-22

PD-15

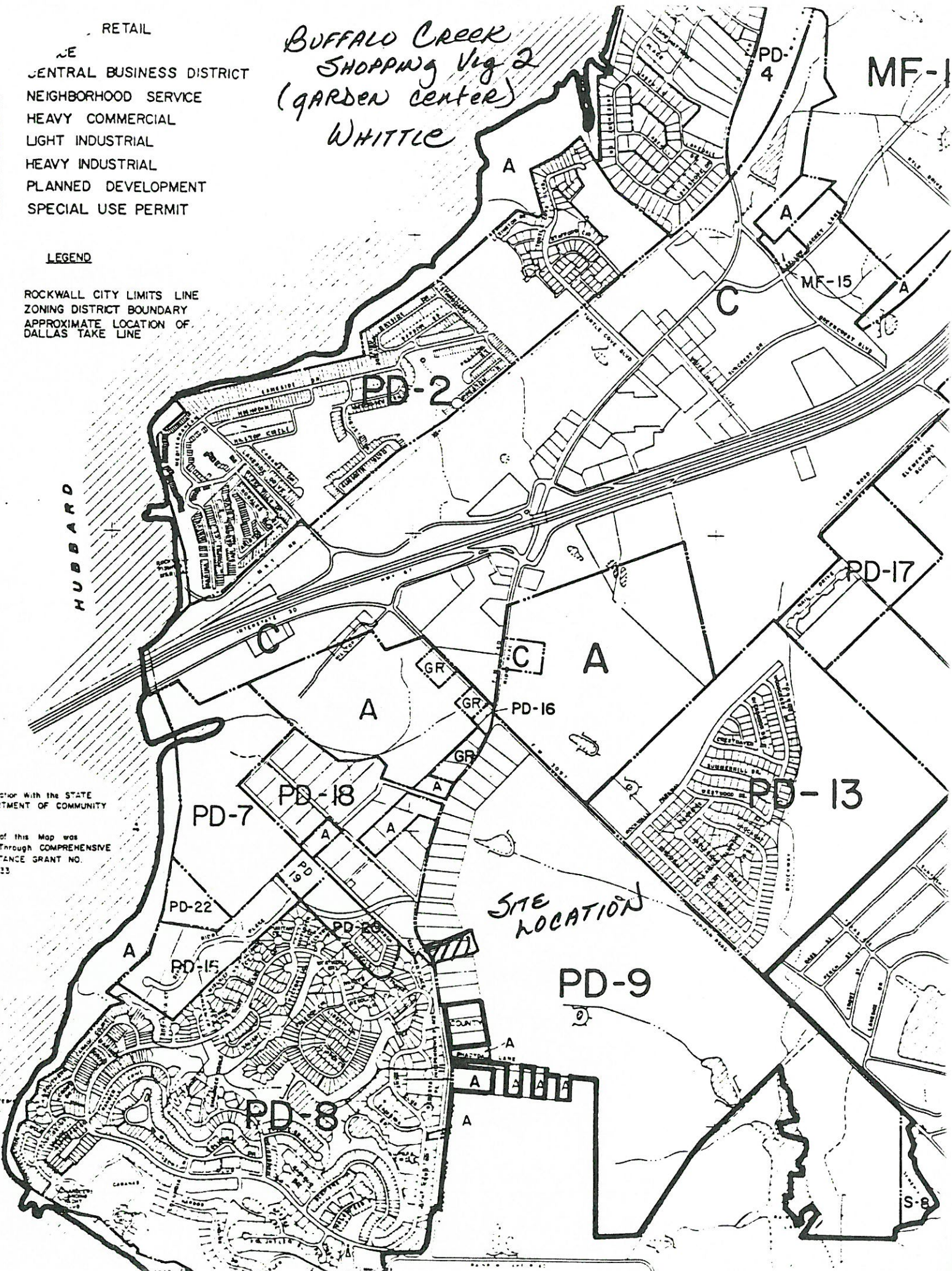
PD-8

HUBBARD

*SITE  
LOCATION*

Cooperation With the STATE  
DEPARTMENT OF COMMUNITY

Version of this Map was  
1971 Through COMPREHENSIVE  
DISTRICTS ASSISTANCE GRANT NO.  
83-23





**City of Rockwall**  
**Planning and Zoning Applicant Receipt**

Date 2/22/88

Applicant Rob Whittle Phone \_\_\_\_\_

Address \_\_\_\_\_

Development Buffalo Creek Shop Wlg #2

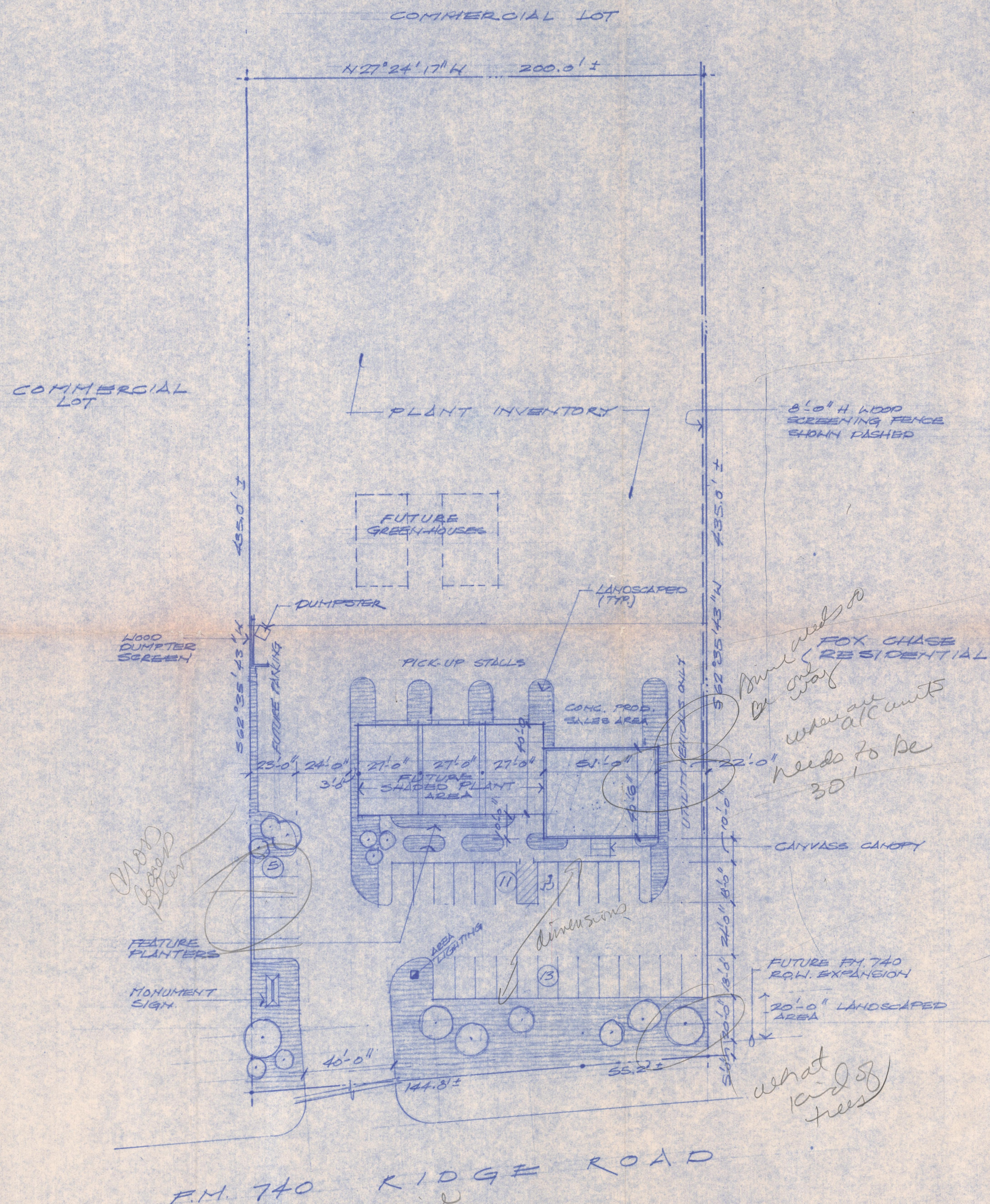
The following items have been received on this date by the City of Rockwall Administrative Office:

- 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
- ( ) sets/site plans - Submission # \_\_\_\_\_
- ( ) sets/prel. plats - Submission # \_\_\_\_\_
- ( ) sets/final plats - Submission # \_\_\_\_\_
- ( ) sets/executed final plats/mylars
- ( ) sets/engineer drawings - Submission # \_\_\_\_\_
- Filing fee \$ 120
- Other \_\_\_\_\_

With this application, you are scheduled to appear before the  
P+Z Commission  
on March 10, \_\_\_\_\_  
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: MW





*Power lines to  
be  
where all units  
needs to be  
30'*

*show  
ground plan*

*what  
kind of  
trees*

**SITE INFORMATION**

LOT SIZE :	87,120 SF. OR 2.0 AC. ±
BUILDING AREA :	2,000 SF.
SHADED AREA :	3,240 SF.
PARKING :	25 SPACES
REQUIRED LANDSCAPING :	
5% OF LOT :	4,356 SF.
DESIGNED LANDSCAPING IN FRONT YARD :	6,600 SF.

FM. 740 RIDGE ROAD

RETAIL NURSERY  
SITE PLAN

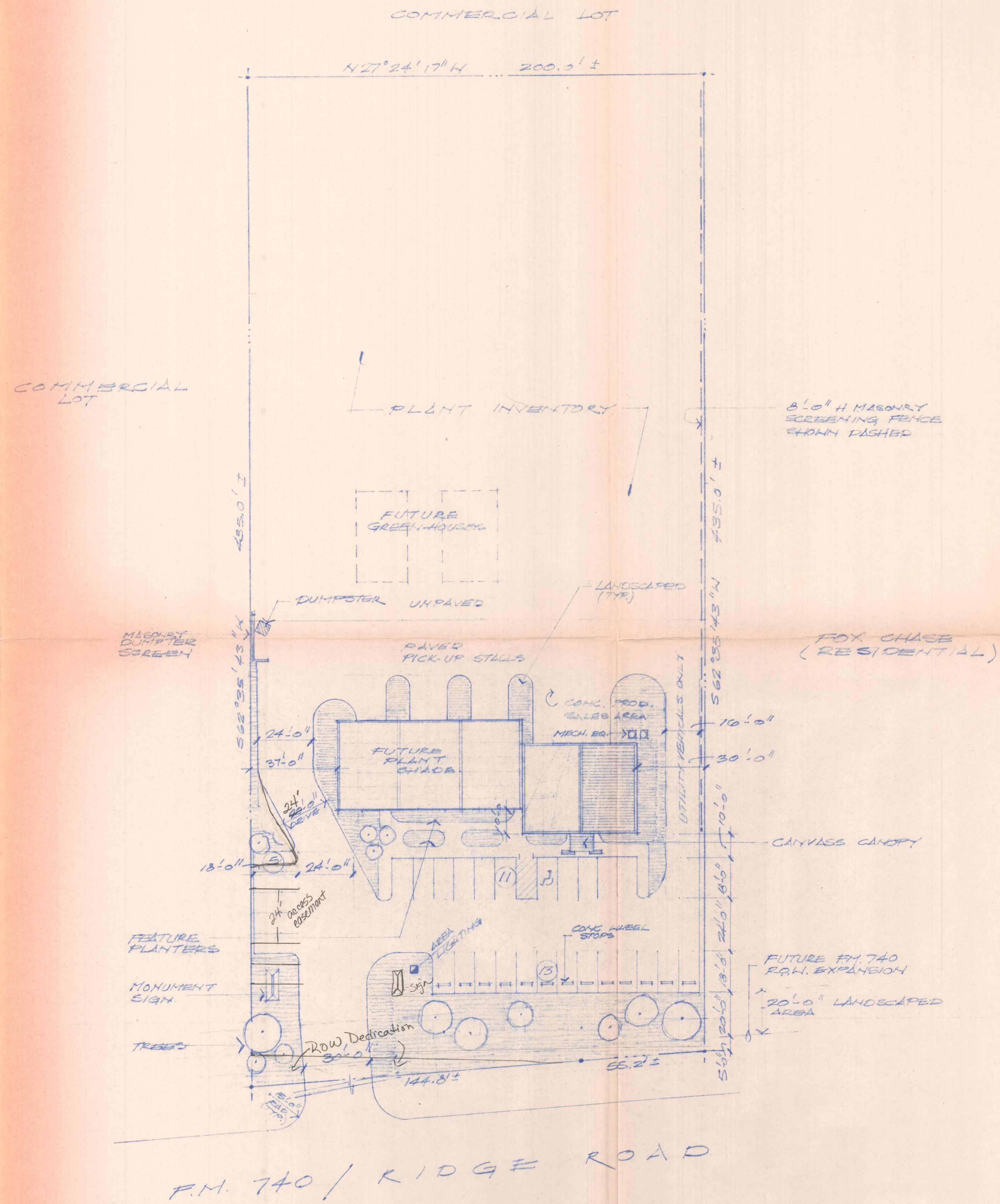
Scale: 1" = 30'-0"

SHEET  
1 OF TWO



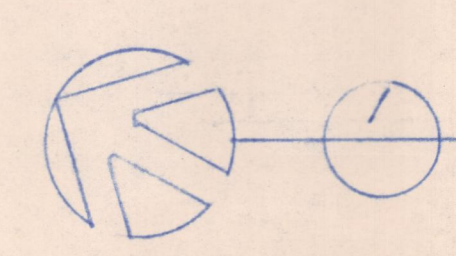


*revisions per*



**SITE INFORMATION :**

LOT SIZE :	87,120 SF. OR 2.0 AC. ±
BUILDING AREA :	2,000 SF.
SHADED AREA :	3,240 SF.
PARKING :	27 SPACES
REQUIRED LANDSCAPING :	5% OF LOT
DESIGNED LANDSCAPING :	4,356 SF.
IN FRONT YARD :	5,600 SF.



RETAIL NURSERY  
SITE PLAN

1/8" = 30'-0"

SHEET  
1 OF 2





OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;  
 THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;  
 THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to the Point of Beginning;  
 THENCE: Continuing along said curve and with said East line through a central angle of 5° 09' 03" an arc distance of 55.20 feet to a point for a corner;  
 THENCE: North 32° 33' 20" West a distance of 145.47 feet with said East line to a point for a corner;  
 THENCE: North 62° 35' 43" East a distance of 450.54 feet to a point for a corner;  
 THENCE: South 27° 24' 17" East a distance of 200.00 feet to a point for a corner;  
 THENCE: South 62° 35' 43" West a distance of 435.00 feet to the Point of Beginning and Containing 88,351 Square Feet or 2.0283 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Whittle Development, Inc., being owner, does hereby adopt this plat designating the hereinabove property as Buffalo Creek Shopping Village No. 2, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity at any time of procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
 WHITTLE DEVELOPMENT, INC.

Robert S. Whittle, President

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Robert S. Whittle, the President of Whittle Development, Inc., a Texas corporation, on behalf of said corporation.

Notary Public  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Harold L. Evans.

Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager APPROVED \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Chairman, Planning and Zoning Commission APPROVED \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of Buffalo Creek Shopping Village No. 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

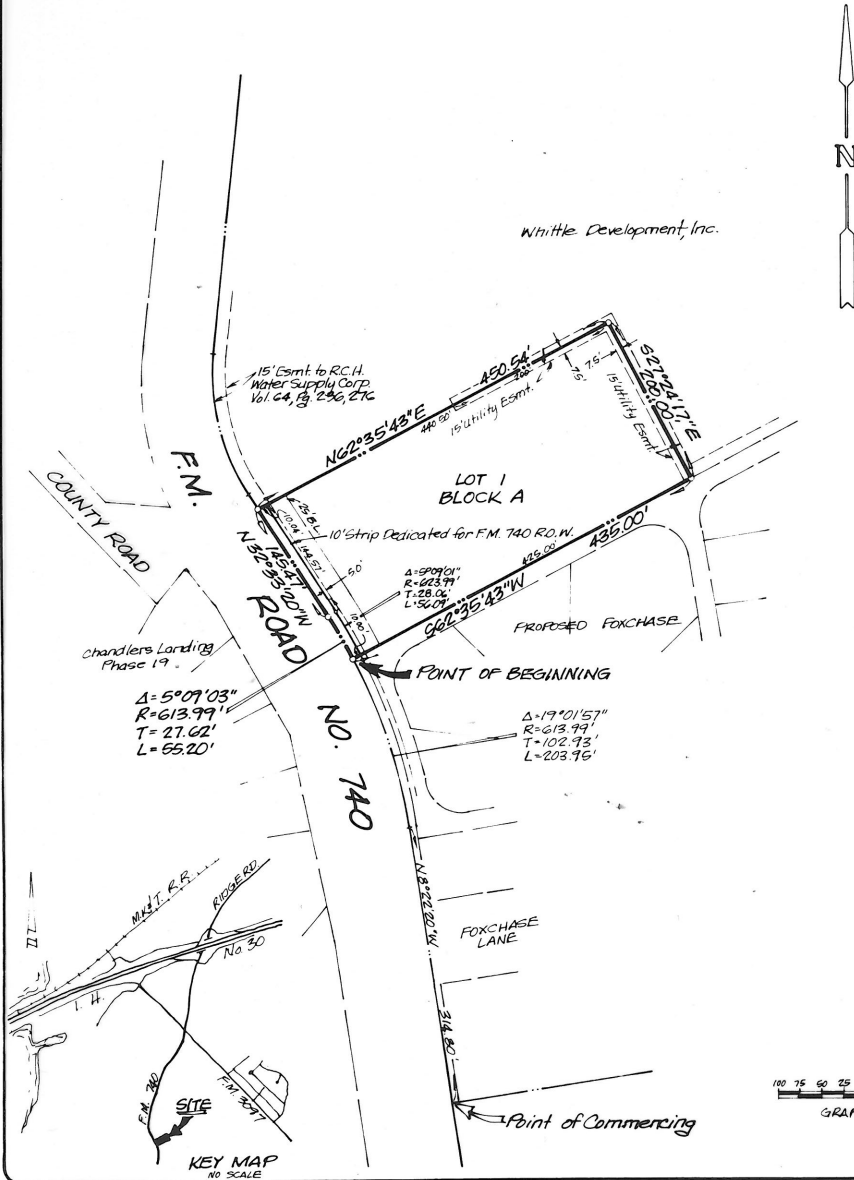
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

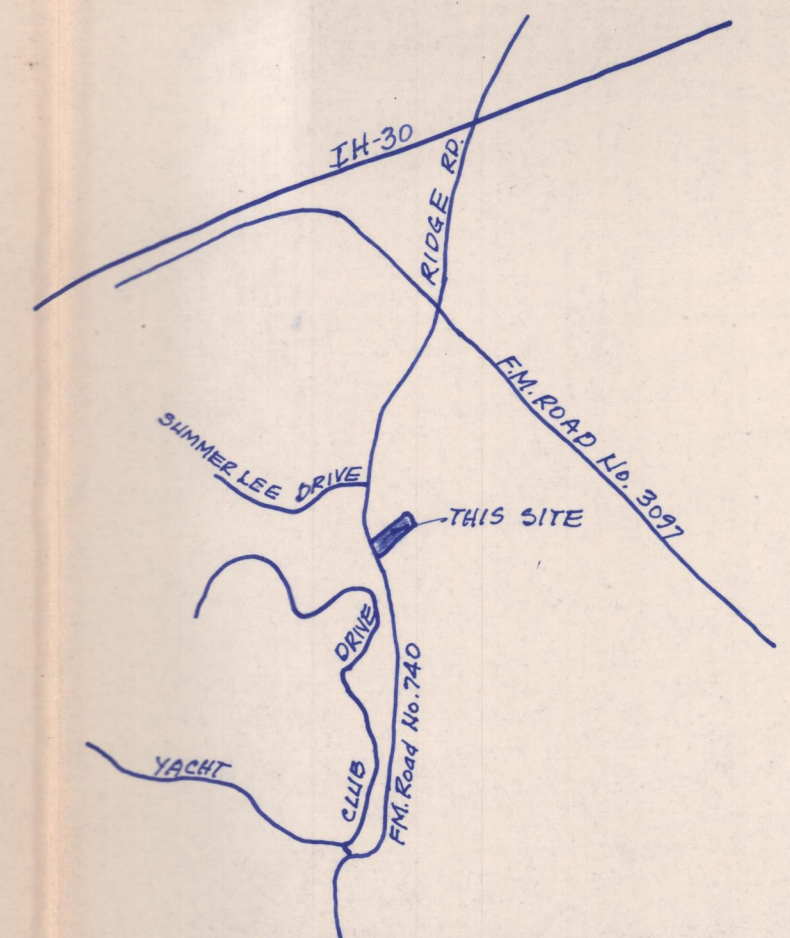
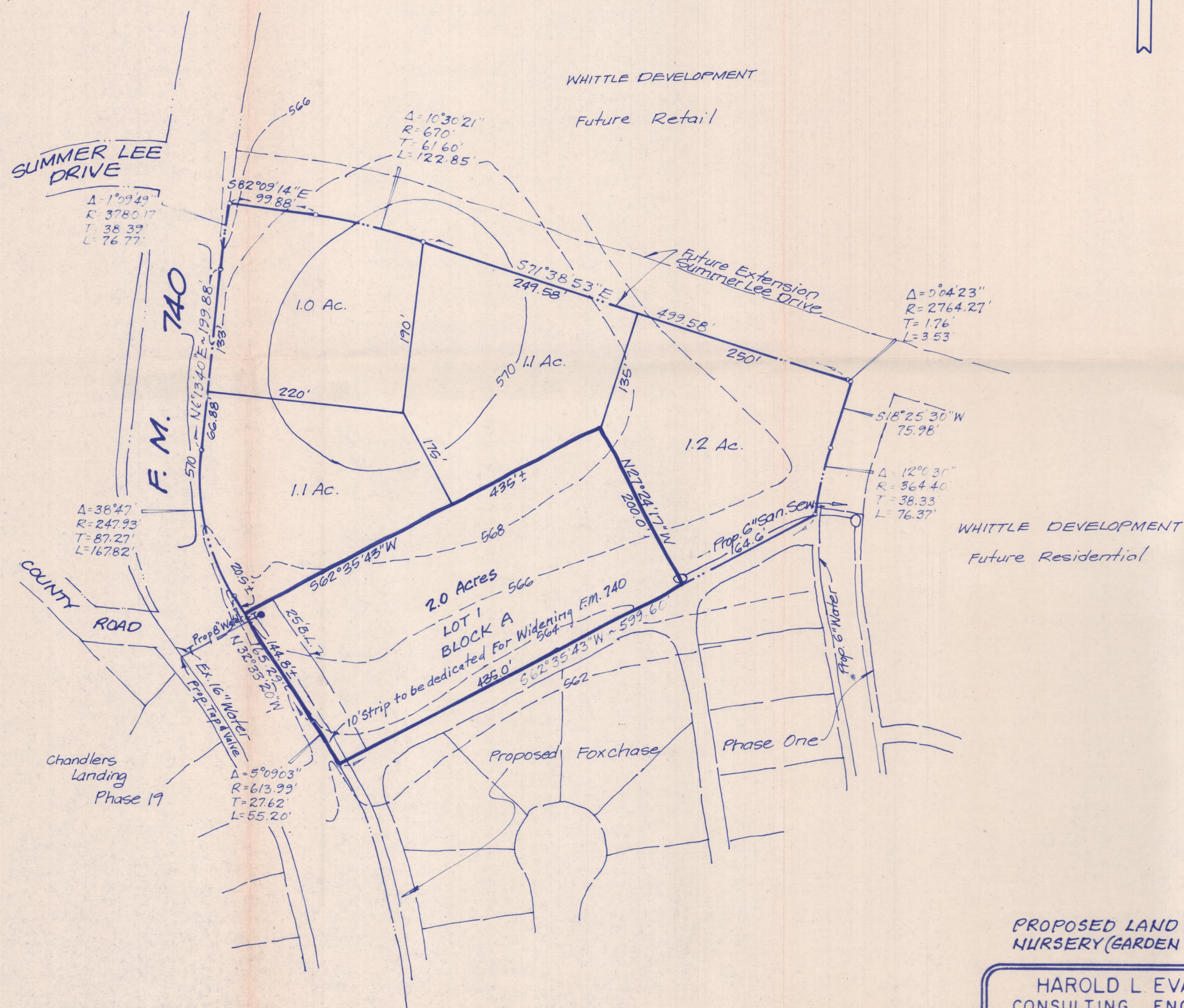


**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	3-28-88	8021

**BUFFALO CREEK SHOPPING VILLAGE NO. 2**  
**E. TEAL SURVEY ~ ABSTRACT NO. 207**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
WHITTLE DEVELOPMENT, INC. ~ OWNER  
2804 RIDGE ROAD, ROCKWALL, TEXAS - 75087 TEL. 771-8228





PROPOSED LAND USE--  
NURSERY (GARDEN CENTER)

LOCATION MAP  
SCALE: 1"=2000'

HAROLD L EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO
1"=100'	2-22-88	8821

**BUFFALO CREEK SHOPPING VILLAGE NO.2**  
**EDWARD TEAL SURVEY ~ ABST. NO. 207**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
WHITTLE DEVELOPMENT INC. ~ OWNER  
2804 RIDGE ROAD, ROCKWALL, TEXAS - 75087 TEL. 771-5228



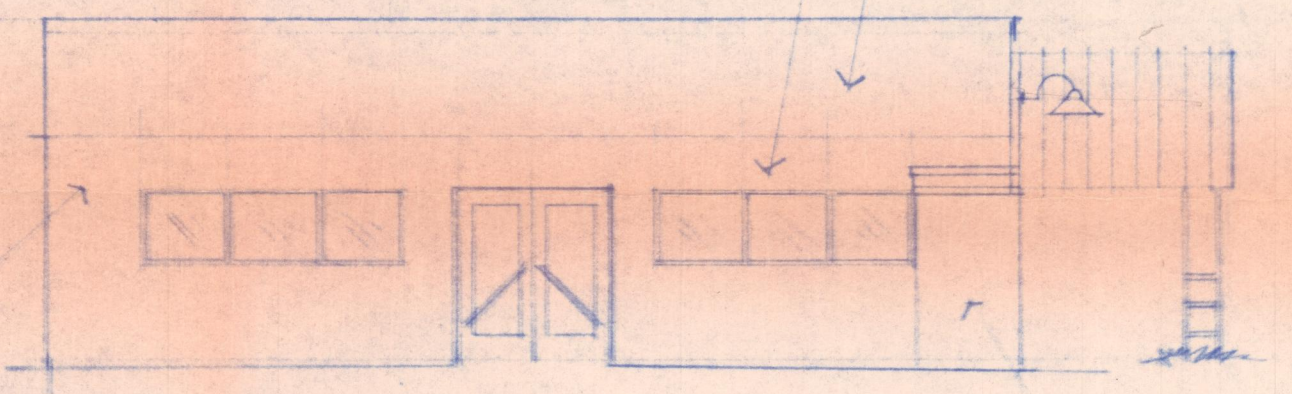
LANDSCAPE NURSERY  
 2235 RIDGE RD. ROCKWALL, TX

CHAS. E. HODGES, A.I.A.  
 2235 RIDGE RD. SUITE 201  
 ROCKWALL, TX 75087  
 214-771-0044

SHEET # 2 OF TWO  
 22 FEB 1985

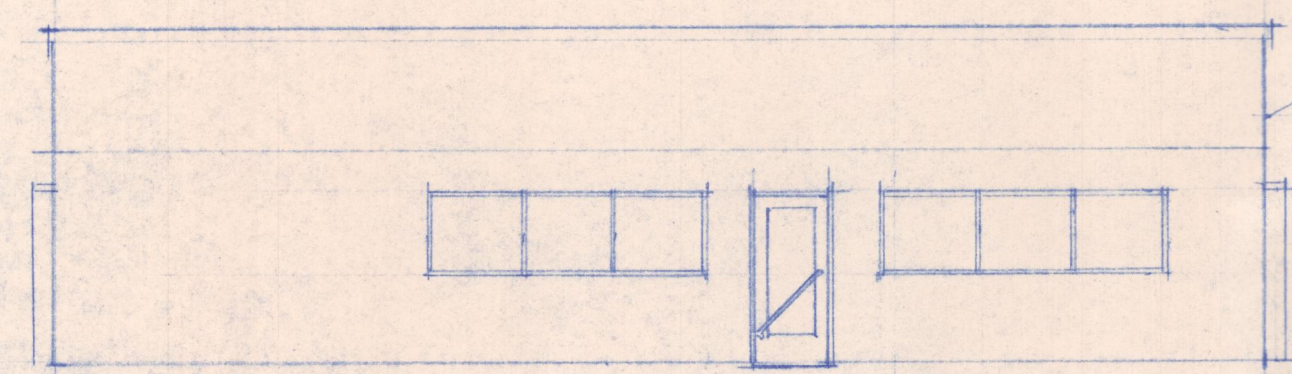
ALL NOTES TYPICAL

COLOR #1  
 COLOR #2



LEFT ELEVATION

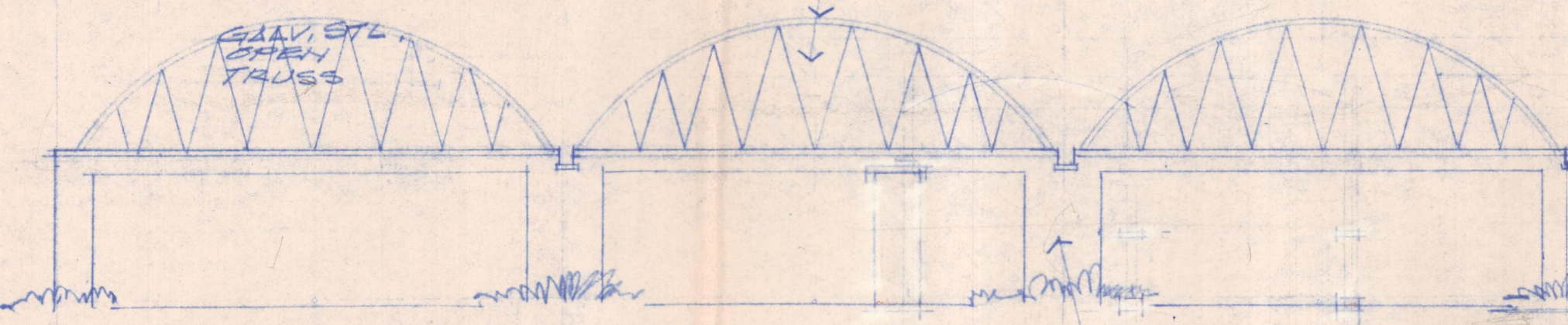
SC. 1/8" = 1'-0"



REAR ELEVATION

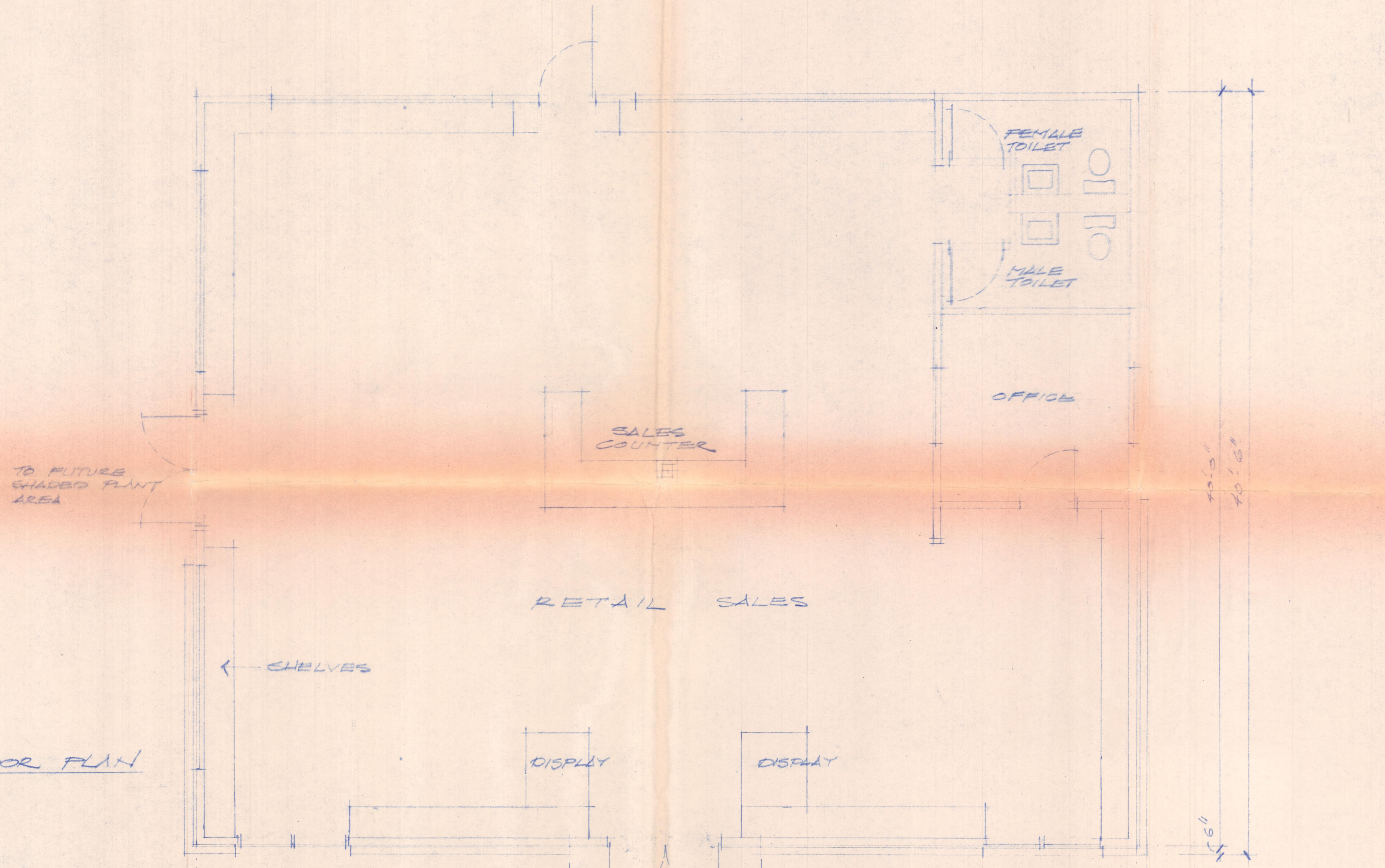
(FUTURE EXPANSION NOT SHOWN)

3" x 1/2" STRETCHED  
 POLY. SKIN



FRONT ELEVATION

SC. 1/8" = 1'-0"



FLOOR PLAN

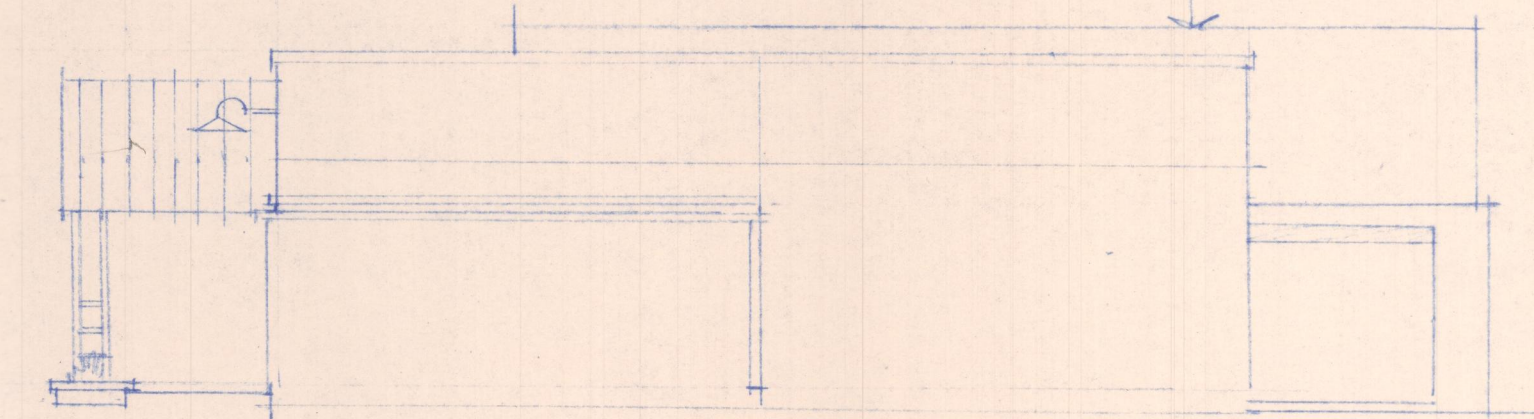
FUTURE

CONC. PANEL  
 BRICK GILL  
 3/4" REVEAL

CANVASS CANOPY

LIGHTING (TYP)

LINE OF CANVASS CANOPY



RIGHT ELEVATION



SITE PLAN REVIEW

\* Date Submitted 2/22/88

\* Scheduled for P&Z 3/10

\* Scheduled for Council 4/4

\* Applicant/Owner Rob Whittle

\* Name of Proposed Development Buffalo Creek Shopping Ulg 2

\* Location FM 740 south of Summer \* Legal Description Sea Drive

\* Total Acreage 2 \* No. Lots/Units 1

\* Current Zoning PD-9

Special Restrictions \_\_\_\_\_

\* Surrounding Zoning PD-9 adjacent to proposed residential within PD

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly? <i>app has been made</i>	_____	<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. _____	_____	<input checked="" type="checkbox"/>	_____
* 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 <i>not in comp w/ Ord</i>	_____	<input checked="" type="checkbox"/>	_____
rear	_____	_____	_____
b. Are buildings on same lot adequately separated?	_____	_____	<input checked="" type="checkbox"/>



- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct?
- f. Are structural materials correct?
- g. Is coverage correct?
- h. Is adequate area in landscaping shown?
- i. Is it irrigated?
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated?
- l. Is floor area ratio correct?
- m. Is building height correct?
- n. Are correct number of parking spaces provided?
- o. Are driving lanes adequate in width?
- p. Are parking spaces dimensioned properly?
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided?
- s. Is it adequate in width?
- t. Are drive entrances properly spaced?
- u. Are drive entrances properly dimensioned?
- ....Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed?
- w. Are sidewalks required?
- x. Are sidewalks provided?
- y. Is a screen or buffer required?
- ....Is it sized properly?
- ....Is it designed properly?
- ....Is it of correct materials?

- \* 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? *about trash question location*
- \* 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.)

Comments:

Building Codes

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

Comments:

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? *designing*
- 8. Are all utilities adequate?
- 9. Are adequate drainage facilities present?
- 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? Does the plan adversely impact development of remaining land?
- 13. Are access easements necessary? *crossacres*
- 14. Are street and drive radii adequate?
- 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

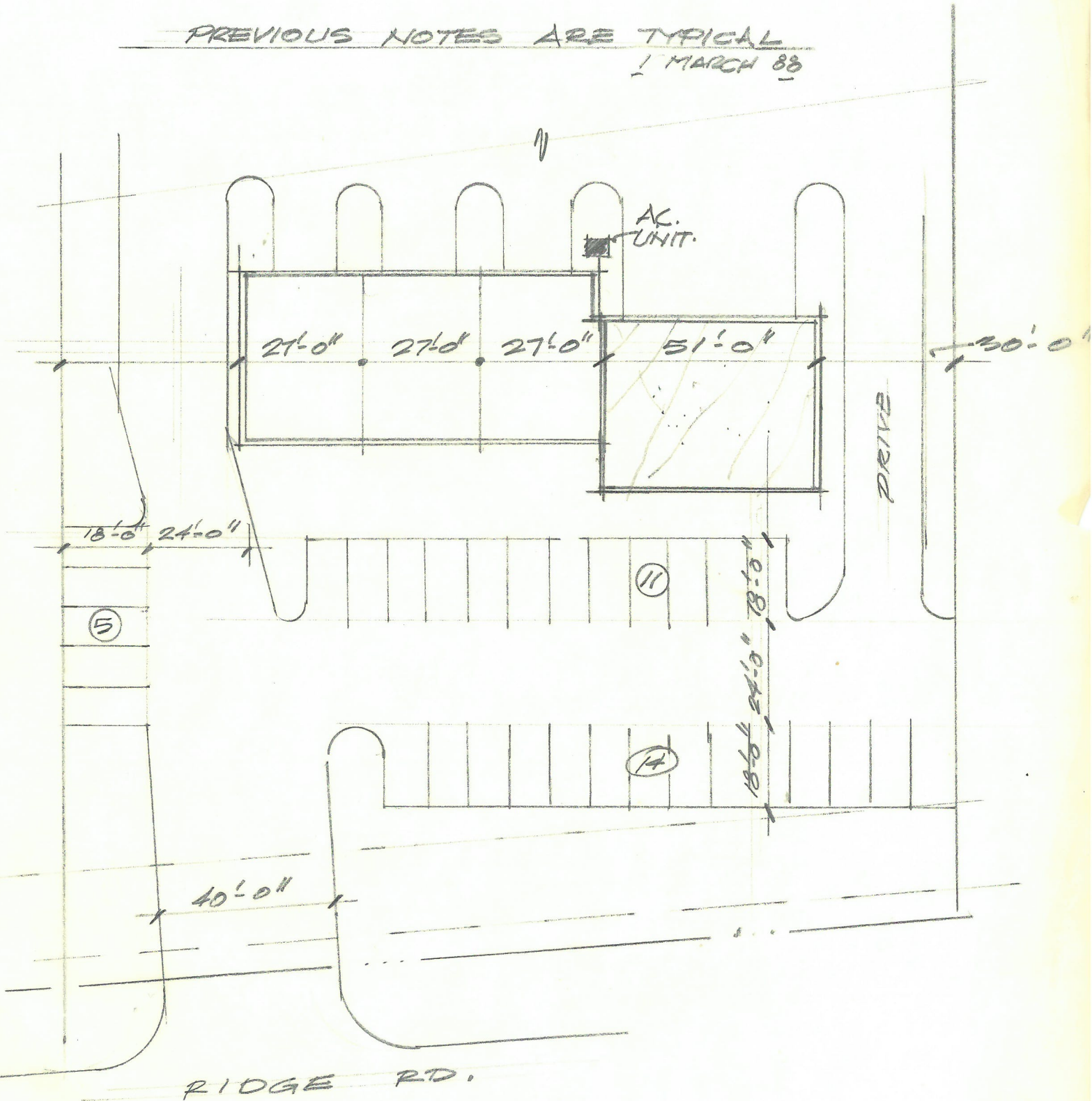
<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>John G...</i>	<i>2/24/88</i>	<i>1 hr</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



S C H E M E T W O  
B U I L D I N G P O S I T I O N O N  
S I T E

C H A S E, H O D G E S  
24.771.0044

P R E V I O U S N O T E S A R E T Y P I C A L  
1 M A R C H 8 8



PLAT REVIEW

\*  Preliminary Plat

\*  Final Plat

\* Name of Proposed Subdivision Buffalo Creek Shopping Ulg 2

\* Location of Proposed Subdivision FM 740 south of Summer Sea

\* Name of Subdivider Rob Whittle

\* Date Submitted 2/22 Date of Review \_\_\_\_\_

\* Total Acreage 2 acres \* No. of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted <del>and checklist?</del> (attach copy)		<i>need more site plans and elevations</i>	
* 2. Were the proper number of copies submitted?	✓	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	✓	_____	_____
* 4. Is the subdivision name acceptable?	✓	_____	_____
5. Comments:			



Planning and Zoning

1. What is the proposed use? Garden Center
2. What is the proposed density? N/A
3. What is the existing zoning? PD

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	_____	✓	_____
5. Does the use conform to the Land Use Plan? <i>app has been made</i>	✓	_____	_____
6. Is this tract taken out of a larger tract	✓	_____	_____
7. Will the development landlock another property?	_____	✓	_____
8. Is this project subject to the provisions of the Concept Plan Ordinance?	_____	✓	_____
9. Has a Concept Plan been provided and Approved	_____	✓	_____
10. Does the plan conform to the Master Park Plan?	_____	_____	✓
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size	✓	_____	_____
b. Building Line	✓	_____	_____
c. Parking	_____	_____	✓
d. Buffering <i>need to check</i>	_____	_____	_____
e. Site Plan	✓	_____	_____
f. Other	_____	_____	_____
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	_____	✓	_____

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

14. Comments:

*need to check ST*

Yes                      No                      N/A

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 sub-standard roads be required?

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. Are the street names acceptable? \_\_\_\_\_ ✓
- j. Is a traffic analysis needed? ✓ \_\_\_\_\_
- k. 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 off site easements required? \_\_\_\_\_
- h. Have all appropriate agencies reviewed and approved plans?
  - 1. Electric \_\_\_\_\_
  - 2. Gas \_\_\_\_\_
  - 3. Telephone \_\_\_\_\_
  - 4. Cable \_\_\_\_\_



- i. Does the drainage conform to City regulations and specifications?
- j. Do the water and sewer plans conform to City regulations and specifications?
- k. Is there adequate fire protection existing or planned?
- l. 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:

_____	_____	_____
_____	_____	_____
_____	_____	_____



ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/  
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-13-CUP/SP/PP

Location: 740 south of Summer Lea

Application Reviewed.....

File Created ..... ✓

Filing Fee Paid/Receipt in File.....

Issued Receipt for Application..... ✓

Review form prepared/<sup>initial</sup>partial review completed..... ✓

Circulated Review through:

Staff Review:.....

Assistant City Manager.....

Scheduled for P&Z meeting..... 3/10

Notice Sent:

Newspaper..... 2/23

Surrounding property owners.....

Sign placed on property.....

Tallied responses to notices .....

Prepared notes and supporting  
information for P&Z.....

Notified applicant of results. <sup>and of</sup>  
Council date



after Pt 2 consideration.

~~If approved:~~

Scheduled for City Council.....\_\_\_\_\_

Notice sent to newspaper.....\_\_\_\_\_

Notice sent to property owners.....\_\_\_\_\_

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.....\_\_\_\_\_

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).....\_\_\_\_\_

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Buffalo Creek Shop Uty 2

Case No.: 88-13-CVP/SP/PP

Application Reviewed..... ✓

File Created..... ✓

Fee paid/receipt in file..... \_\_\_\_\_

Issued receipt for application..... ✓

Review Form prepared/initial review completed..... ✓

Circulated review through:

Staff Review..... \_\_\_\_\_

Assistant City Manager..... \_\_\_\_\_

Community Services..... \_\_\_\_\_

Engineering..... \_\_\_\_\_

Scheduled for P&Z meeting..... 3/10

Prepared notes & supporting documents for P&Z..... \_\_\_\_\_

Notified applicant of results of P&Z meeting and date of Council meeting..... \_\_\_\_\_

If Approved:

Scheduled for City Council..... \_\_\_\_\_

Prepared notes and supporting information for council..... \_\_\_\_\_

Notified applicant of results..... \_\_\_\_\_

If final plat approved:

Changes required made to plat.....\_\_\_\_\_

Copies of plat signed by:

Owner.....\_\_\_\_\_

Surveyor.....\_\_\_\_\_

Notary.....\_\_\_\_\_

Approval dates for P&Z & Council on plats.....\_\_\_\_\_

Plats signed by:

P&Z Chairman.....\_\_\_\_\_

Mayor.....\_\_\_\_\_

City Secretary.....\_\_\_\_\_

Mylar filed with County.....\_\_\_\_\_

Slide No. recorded on all others.....\_\_\_\_\_

Listed in Plat Indexes.....\_\_\_\_\_

Added ~~to Plat~~ to plat map  
Copy files with: \_\_\_\_\_

Permanent Plat File (Mylar).....\_\_\_\_\_

Map update file.....\_\_\_\_\_

RISD (residential).....\_\_\_\_\_

Inspection Department.....(3 - 1 for Finance ~~after addresses~~ and 1 for Post Office after address assigned)

Street Department.....\_\_\_\_\_

~~(3 - 1 for Finance after addresses and 1 for Post Office after addresses)~~

Water and Sewer Department.....\_\_\_\_\_

Case File.....\_\_\_\_\_

Beta Cable.....\_\_\_\_\_

Southwestern Bell.....\_\_\_\_\_

Lone Star Gas.....\_\_\_\_\_



Texas Utilities..... \_\_\_\_\_  
County Tax office..... \_\_\_\_\_  
Property Owner..... \_\_\_\_\_  
Chamber of Commerce..... \_\_\_\_\_  
Appraisal District..... \_\_\_\_\_

## Notes on Whittle Garden Center

Whittle Development has submitted a request to amend PD-9 to add a garden center as a listed use, to approve a CUP for a garden center, and to approve a site plan/preliminary plat. The underlying zoning in this area is General Retail and that classification does not include a garden center as a listed use. The Overlay District does allow a garden center with a CUP. The applicant is proposing a Calloway's type facility at this location, to be constructed in two phases. Our comments regarding this plan are as follows:

### Site Plan

1. One major concern, as with the other sites in PD-9, was the lack of a Concept Plan for the entire area. We requested the developer to provide a Concept Plan and he has done so. A copy of the Concept Plan is included in the packet.
2. Cross access easements need to be provided for connection with sites to the north.
3. All other technical concerns were addressed by the developer at the time P&Z reviewed the application.

### Plat

1. A determination needs to be made by the time of final plat as to what right-of-way might be needed to address the problem of the curve that exists on FM-740.

The Architectural Board of Review has reviewed this request and their recommendations are as follows:

1. That the use be approved provided that the structure is a permanent structure, that the screening is masonry, not wood, and that adequate right-of-way is provided on FM-740 to correct the alignment of FM-740.
  2. That the front and sides be all brick.
  3. That the fence be a 6 ft. concrete flat formed wall with a brick cap and 2 ft. brick pilasters every 30 ft. from face of building to rear property line.
  4. That the entrance not exceed 30 ft. in width.
  5. That the sales area/office have a hip or gable roof with minimum 6/12 pitch or a mansard roof a minimum of 8 ft. from the plate line; constructed of tile or metal standing seam.
-

6. That should the area proposed for Phase 2 ever be used for storage, the brick facade of Phase 2 would be built, and that when Phase 2 is built the poly-covered trusses would be screened from FM-740.
7. If a vehicle is left on the site it should be located behind the building in the area designated as concrete products sales area and the sales area should be relocated.

The Planning and Zoning Commission has recommended approval of this request with the following conditions.

1. That all of the recommendations of the Architectural Review Committee be met with the exception of No. 6.
  2. That access easements be provided to the north.
  3. That the necessary right-of-way to realign FM-740 be provided at final plat on all property within PD-9 adjacent to the curve.
  4. That the building be a medium beige tone and that the standing seam roof be a forest green.
-



Notes on Whittle Garden Center

We have a request to amend PD-9 to add a garden center as a listed use, to approve a CUP for a garden center, and to approve a site plan/preliminary plat. The underlying zoning in this area is General Retail and that classification does not include a garden center as a listed use. The Overlay District does allow a garden center with a CUP. The applicant is proposing a Calloway's type facility at this location, to be constructed in two phases. Our comments regarding this plan are as follows:

Site Plan

1. One major concern, as with the other sites in PD-9, is that we don't have a Concept Plan for the entire area. We have requested the developer to provide a Concept Plan.
2. Cross access easements need to be provided for connection with sites to the north.
3. The building needs to be set back off of the side property line 30 feet, adjacent to the residential.
4. A timetable for completion of Phase 2 may be an item to discuss.
5. The dumpster screen needs to be of the same material as the main structure.
6. Under the Overlay District, the screening fence must be of masonry unless otherwise approved by P&Z and Council.
7. The brick used on this facility needs to blend with the brick used on Mr. M.

Plat

1. A determination needs to be made as to what right-of-way might be needed to address the problem of the curve that exists on FM-740.

The Architectural Board of Review has reviewed this request and their recommendations are as follows:

1. That the use be approved provided that the structure is a permanent structure, that the screening is masonry, not wood, and that adequate right-of-way is provided on FM-740 to correct the alignment of FM-740.
2. That the front and sides be all brick.
3. That the fence be a 6 ft. concrete flat formed wall with a brick cap and 2 foot brick pilasters every 30 feet from face of building to rear property line.
4. That the entrance not exceed 30 feet in width.
5. That the sales area/office have a hip or gable roof with minimum 6/12 pitch or a mansard roof a minimum of 8 ft. from the plate line; constructed of tile or metal standing seam.
6. That should the area proposed for Phase 2 ever be used for storage, the brick facade of Phase 2 would be built, and that when Phase 2 is built the poly-covered trusses would be screened from FM-740.
7. If a vehicle is left on the site it should be located behind the building in the area designated as concrete products sales area and the sales area should be relocated.

## Garden Center

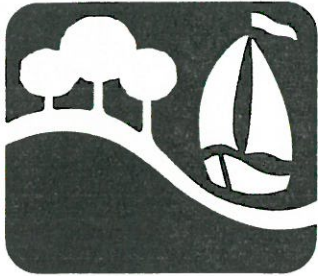
1. need concept plan
2. need reductions
3. need legal desc.
4. How does this tie into 1997 & Phase 1
5. Don't need 10' dedication - check w/ John
6. need more site plans, elevations, ~~also~~ no legal description
7. Fence needs to mention entire layout of pipeline, wood?
8. What type of landscaping
9. what is timing on future - what will be done until then
10. need dimensions on parking area
11. what will the sign look like
12. Wood dumpster screen?
13. set back not correct
14. where are up units - needs to be secured
15. cross access easement
16. what color brick - what about structured steel - masonry?

17. Where is brick and where is  
cilt wall

18. Need to look at dumpster access

19. Drive needs to be under or  
one way





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

26 February, 1988

Mr. Rob Whittle  
2804 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

The Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk to consider your request for a Conditional Use Permit for a garden center to be located on FM-740 south of Summer Lea Drive.

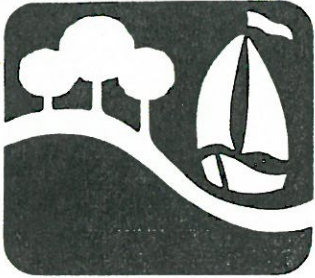
As the applicant, it is important that you are represented at this hearing. Please call if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Harold Evans  
Chuck Hodges  
MN/mmp



# CITY OF ROCKWALL

## "THE NEW HORIZON"

14 March, 1988

Mr. Rob Whittle  
2804 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

On March 10, 1988, the Planning and Zoning Commission held a public hearing and recommended approval of:

1. an amendment to PD-9 to include a garden center as a listed use;
2. a Conditional Use Permit for a garden center located on Ridge Road south of Summer Lea Drive;
3. a preliminary plat subject to:
  - a. provision of access easements for cross access to the north;
  - b. additional right-of-way dedication at the final plat stage to provide room for realignment of FM-740;
4. A site plan subject to the following conditions:
  - a. the building is a permanent structure
  - b. screening is masonry, not wood
  - c. front and sides are all brick
  - d. entrance not to exceed 30 feet in width
  - e. brick to be medium beige tone
  - f. forest green standing seam roof.
  - g. dumpster screen to be of the same materials as the main structure
  - h. any vehicle left on the site will be located behind the building in the area designated as concrete products sales area
  - i. cross access drive needs to be shown on the site plan

The Rockwall City Council will hold a public hearing on April 4, 1988, at 7:00 P.M. in City Hall, 205 West Rusk and consider approval of your request. Please provide seven additional copies of the site plan showing location of cross access drive,

preliminary plat showing a cross access easement, and elevations folded to fit in an 8-1/2 x 11 envelope and submitted to this office not later than Wednesday, March 30th.

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

Sincerely, .

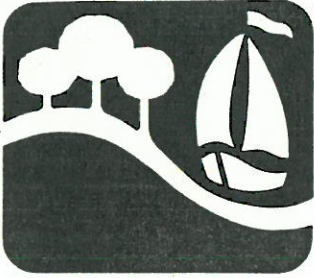
*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Harold Evans & Assoc.  
Chuck Hodges

MN/mmp





# CITY OF ROCKWALL

## "THE NEW HORIZON"

April 11, 1988

Mr. Rob Whittle  
Whittle Development Co.  
Rockwall, Texas 75087

Dear Mr. Whittle:

On April 4, 1988, the Rockwall City Council held a public hearing and approved the following:

1. An amendment to PD-9 to include a garden center as a listed use
2. A preliminary plat subject to:
  - a. A provision of access easements for cross access to the north
  - b. Additional right-of-way dedication at the final plat stage to provide room for realignment of FM-740
3. A site plan subject to the following conditions:
  - a. The building is a permanent structure
  - b. Screening is masonry, not wood
  - c. Front and sides are all brick
  - d. Entrance not to exceed 30 feet in width
  - e. Brick to be medium beige tone
  - f. Forest green standing seam roof
  - g. Dumpster screen to be of the same materials as the main structure
  - h. Any vehicle left on the site will be located behind the building in the area designated as concrete products sales area
  - i. Cross access drive needs to be shown on the site plan
  - k. That the fence be a 6 foot concrete flat formed wall with a brick cap and 2 foot brick pilasters every 30 feet from face of building to rear property line



4. A Conditional Use Permit for a garden center located on FM-740 south of Summer Lea as illustrated on the approved site plan, subject to the same conditions placed on the site plan, and providing that there may be no outside storage in Phase II.

The Council further required in conjunction with the final plat that a traffic study be conducted to review alternatives for access improvements off of FM-740 for both this phase and the rest of the development. This may impact the final plat for Buffalo Creek Phase II.

Please submit four copies of a revised site plan indicating cross access easements to the north where parking is currently shown. These must be submitted for our permanent files prior to issuance of a building permit. Please call if you have any questions.

Sincerely,

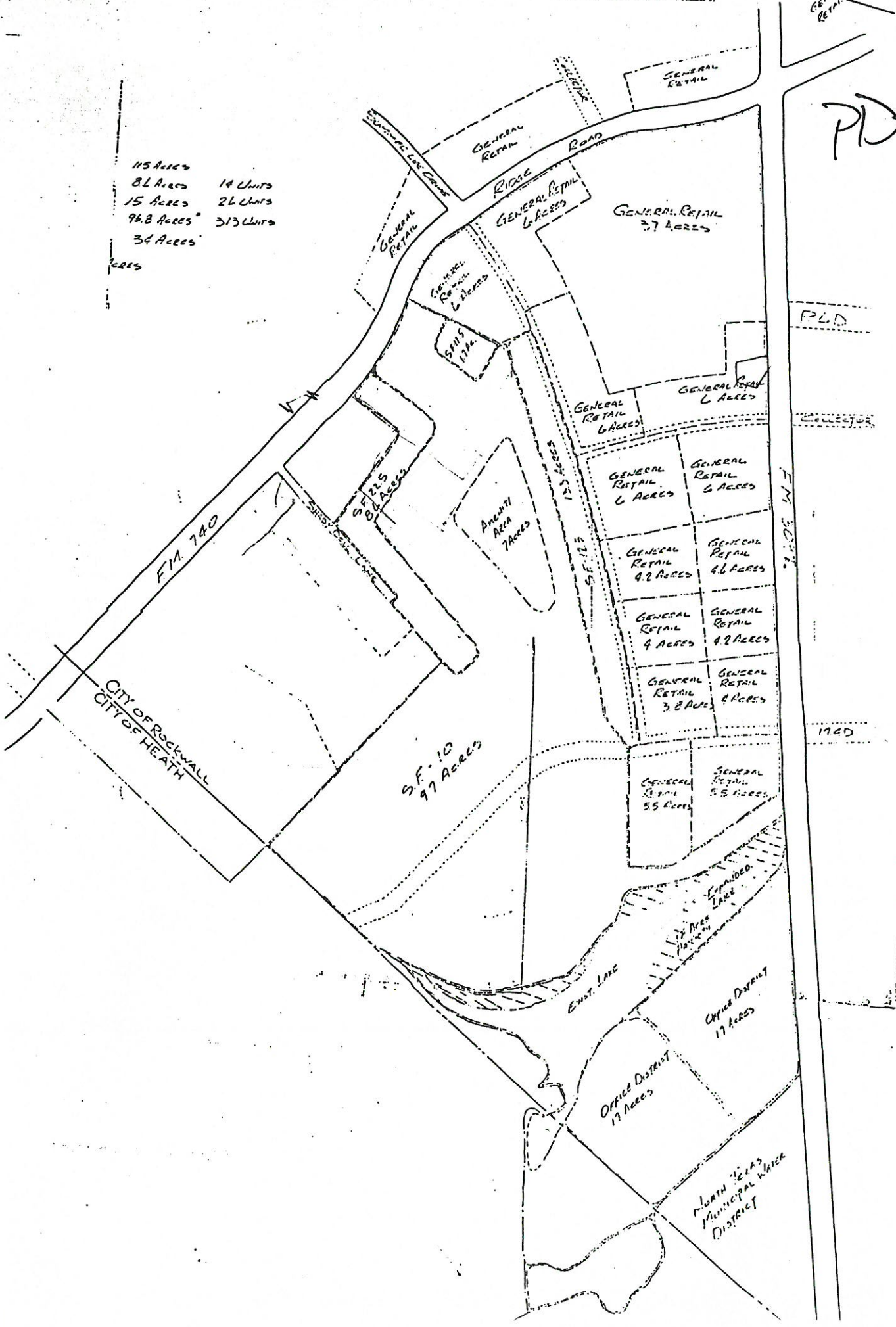


Mary Nichols  
Administrative Assistant

CC: Harold Evans  
Chuck Hodges  
MN/mmp

PD 9

115 Acres  
 81 Acres 14 Units  
 15 Acres 26 Units  
 96.8 Acres 213 Units  
 34 Acres  
 lots



CITY OF ROCKWALL  
CITY OF HEATH

S.F. 10  
9.7 Acres

Empty Area  
7 Acres

S.F. 2.5  
2.5 Acres

Office District  
17 Acres

Office District  
17 Acres

North Texas  
Municipal Water  
District

P.L.D.

1740

GENERAL RETAIL  
37 ACRES

GENERAL RETAIL  
6 ACRES

GENERAL RETAIL  
6 ACRES

GENERAL RETAIL  
6 ACRES

GENERAL RETAIL  
6 ACRES

GENERAL RETAIL  
6 ACRES

GENERAL RETAIL  
4.2 ACRES

GENERAL RETAIL  
4.2 ACRES

GENERAL RETAIL  
4.2 ACRES

GENERAL RETAIL  
4.2 ACRES

GENERAL RETAIL  
3.8 ACRES

GENERAL RETAIL  
3.8 ACRES

GENERAL RETAIL  
5.5 ACRES

GENERAL RETAIL  
5.5 ACRES

17 Acre  
Lake

EAST LAKE

GEN RETAIL

GENERAL RETAIL

GENERAL RETAIL

GENERAL RETAIL

GENERAL RETAIL

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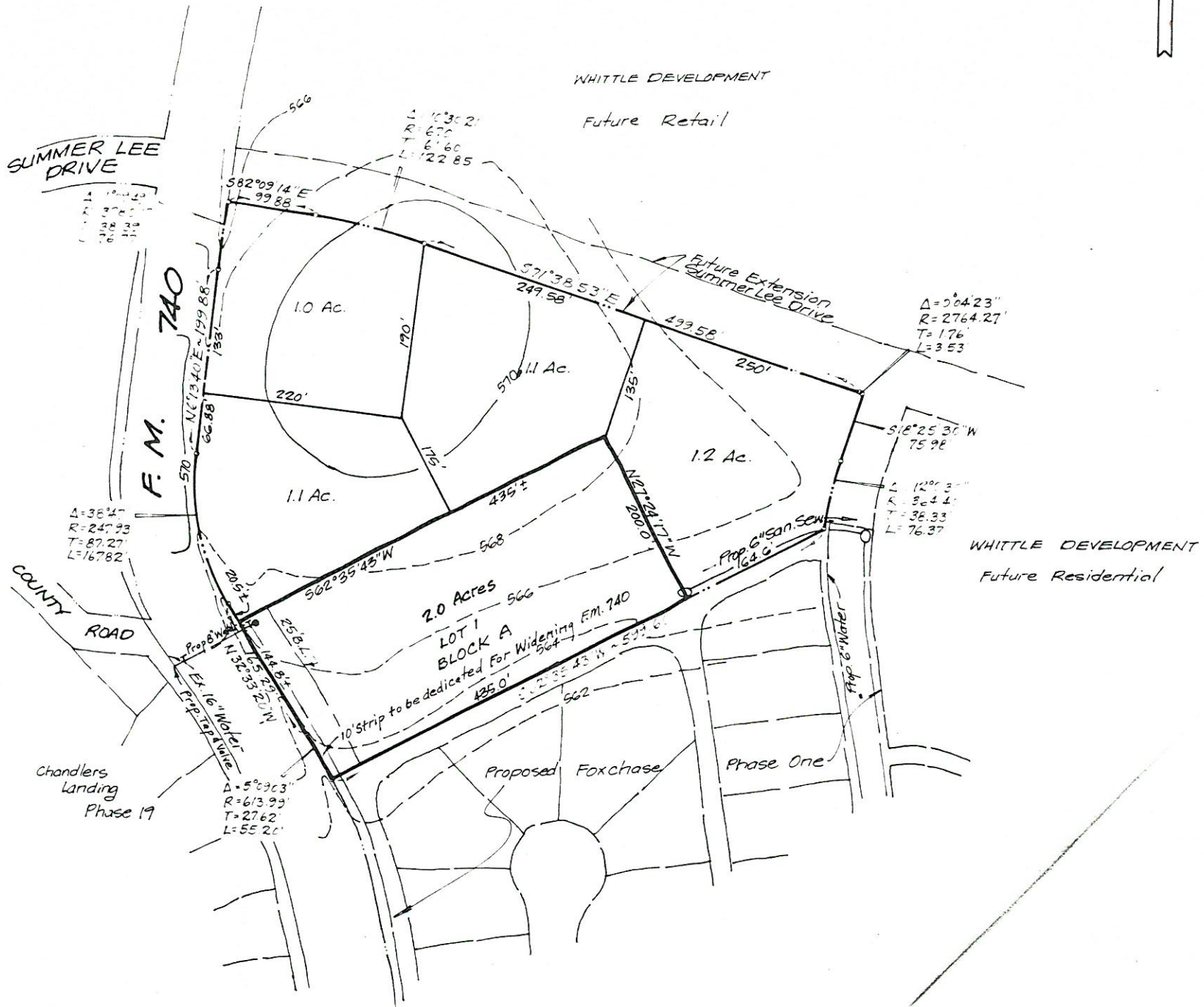
GENERAL RETAIL

GENERAL RETAIL

# BUFFALO CREEK Ulg 2 (GARDEN CENTER) WHITTLE



PREL.  
PLAT



SUMMER LEE DRIVE

F.M. 740

COUNTY ROAD

Chandlers Landing Phase 19

WHITTLE DEVELOPMENT

Future Retail

Future Extension Summer Lee Drive

WHITTLE DEVELOPMENT  
Future Residential

2.0 Acres

LOT 1  
BLOCK A

10' strip to be dedicated for widening FM 740

Proposed Foxchase

Phase One

Proposed Sewer

Proposed Water

$\Delta=38.47$   
 $R=247.93$   
 $T=87.27$   
 $L=16782$

$\Delta=503.03$   
 $R=613.99$   
 $T=2762$   
 $L=5520$

$L=10302$   
 $R=676$   
 $T=6160$   
 $L=2285$

$\Delta=904.23$   
 $R=2764.27$   
 $T=176$   
 $L=353$

$\Delta=120.3$   
 $R=304.4$   
 $T=38.33$   
 $L=76.37$

$582^{\circ}09'14'' E$   
 $99.88$

$571^{\circ}38'53'' E$   
 $249.58$

$N 173^{\circ}40' E$   
 $199.88$

$570^{\circ}11' Ac.$

1.0 Ac.

1.1 Ac.

1.2 Ac.

2.0 Acres



AGENDA

ARCHITECTURAL BOARD OF REVIEW

CITY HALL

March 3, 1988

8:00 P.M.

- I. Call to Order
- II. Consider Approval of the Minutes of February 4, 1988
- III. Discuss and Consider Recommendations on a Request from Whittle Development for a Site Plan on a Proposed Garden Center Located on FM-740 South of Summer Lea Drive
- IV. Adjournment

Agenda Notes  
rchitectural Board of Review  
March 3, 1988

III. Discuss and Consider Recommendations on a Request from Whittle Development for a Site Plan on a Proposed Garden Center Located on FM-740 South of Summer Lea Drive

We have received a request for approval of a site plan for a garden center proposed for a site on FM-740, south of Summer Lea Drive. This use is proposed as a part of Rob Whittle's 288 acre tract known as PD-9. He has made application for this use to be added to his PD and for a Conditional Use Permit under the Overlay District.

Enclosed you will find a copy of the original site plan, a copy of the preliminary plat, a location map, and a copy of an alternative design to address some of the Staff comments. Our comments regarding the original submission of the site plan are as follows:

1. A Concept Plan of the entire area is needed to understand the relationship of this proposal to the entire tract.
2. Cross access easements should be provided on all sites along FM-740 to allow through access to Summer Lea when that is developed.
3. A determination needs to be made on whether the screening wall should be extended to the property line along the wall.
4. The screen around the dumpster needs to be masonry to match the building.
5. The side setback along the property line adjacent to the residential development to the south needs to be increased.
6. The a/c units need to be identified and screened.

CITY OF ROCKWALL  
Council Agenda

AGENDA DATE: April 4, 1988

AGENDA NO. V. E.

AGENDA ITEM: P&Z 88-13-CUP/SP/DP - Hold Public Hearing and Consider Approval of a Request from Whittle Development for an Amendment to "PD" to Include a Garden Center as a Listed Use in the "General Retail" Area and Consider Approval of a Conditional Use Permit for a Proposed Garden Center to be Located on FM-740 South of Summer Lea Drive

ITEM GENERATED BY: Rob Whittle, Applicant

ACTION NEEDED: Hold Public hearing and consider approval of request with any conditions included in the motion.

BACKGROUND INFORMATION:

See Attached Notes

ATTACHMENTS:

1. Concept Plan
2. Site Plan
3. Elevations
4. Location Map
5. PRELIMINARY PLAT

AGENDA ITEM: Whittle Garden Center

ITEM NO: V. E.



Need Plans  
site plan  
and elevations  
received only  
one

Need  
title fee  
and  
legal  
description

PLANNING AND ZONING ACTION SHEET

Applicant Rob Whittle Case No. P1Z 88-13-CWP/SP/PP

Property Description FM740 South of Summer Lea

Case Subject Matter CWP, site plan, prel plat for garden center

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>March 10</u>	_____	_____	_____
Conditions <u>April 14</u>	<input checked="" type="checkbox"/>	_____	_____

Date to City Council May 2

Conditions \_\_\_\_\_

Ordinance no. 88-18 Date \_\_\_\_\_

ITEMS IN FILE

- | <u>Zoning Cases</u>                                 | <u>Plat/Site Plan Cases</u>                     |
|---|---|
| <input checked="" type="checkbox"/> Application     | <input checked="" type="checkbox"/> Application |
| <input checked="" type="checkbox"/> Site Plan       | _____ Filing Fee                                |
| _____ Filing Fee                                    | <input checked="" type="checkbox"/> Plat/Plan   |
| <input checked="" type="checkbox"/> Notice to Paper | _____ Engineer's Review                         |
| _____ Notice to Residents                           | _____ Consultant's Review                       |
| _____ List of Residents Notified                    | _____ Agenda Notes                              |
| _____ Residents' Responses                          | _____ Minutes                                   |
| _____ Consultant's Review                           | _____ Correspondence                            |
| _____ Agenda Notes                                  | _____ County File Number                        |
| _____ Minutes                                       | _____ Applicant Receipts                        |
| _____ Ordinance                                     |   |
| _____ Correspondence                                |   |
| _____ Applicant Receipts                            |   |



PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk to consider the following:

1. A request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, child care and arcade uses to be located within Rockwall Business Park East on Plaza Drive north of Rockwall Parkway.
2. A request from Whittle Development for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, miniature golf, child care and arcade uses to be located on FM-3097 southeast of FM-740.
3. A request from Wayne Rogers for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre tract of land located at 1013 South Goliad.
4. A request from Chandlers Landing Development Corporation for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center for Chandlers Landing on a 1.2 acre tract of land located on FM-740 south of Shadydale Lane and approval of a development plan.
5. A request from David Adams for a change in zoning from "SF-7" Single Family to "GR" General Retail on a tract of land located at 307 North Fannin.
6. A request from Whittle Development for an amendment to PD-9 to include a garden center as a listed use in the "General Retail" area and to consider a Conditional Use Permit for a garden center within PD-9 to be located on FM-740 south of Summer Lea Drive.
7. A request from Whittle development for a Conditional Use Permit for a private club as an accessory to a proposed restaurant to be located on I-30 at Lake Ray Hubbard.