

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 88-20-CUP Date Submitted 4/28/88

Filing Fee \$ 100.00

Applicant ONE STOP (JERRY D. GLENN)

Address P. O. BOX 4789 Phone No. 278-1321  
613-5222

GARLAND, TEX. 75047

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:

*line* The current zoning on this property is GENERAL RETAIL. There <sup>space</sup> ~~are~~ <sup>space</sup> ~~are 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.

<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.

SITE PLAN APPLICATION

Date \_\_\_\_\_

NAME OF PROPOSED DEVELOPMENT ONE STOP

NAME OF PROPERTY OWNER/DEVELOPER ONE STOP

ADDRESS P.O. BOX 4789 GARLAND, TX. 75047 PHONE <sup>278-1321</sup> 613-5222

NAME OF LAND PLANNER/ENGINEER JERRY D. GLENN

ADDRESS 750 INTREPID GARLAND, TEX. 75043 PHONE 278-1321

TOTAL ~~ACREAGE~~ 25,438.54 SQ. FT. CURRENT ZONING GENERAL RETAIL

NUMBER OF LOTS/UNITS X

*TONY ARTERBURN  
676-3972*

SIGNED *Jerry D Glenn*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.
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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

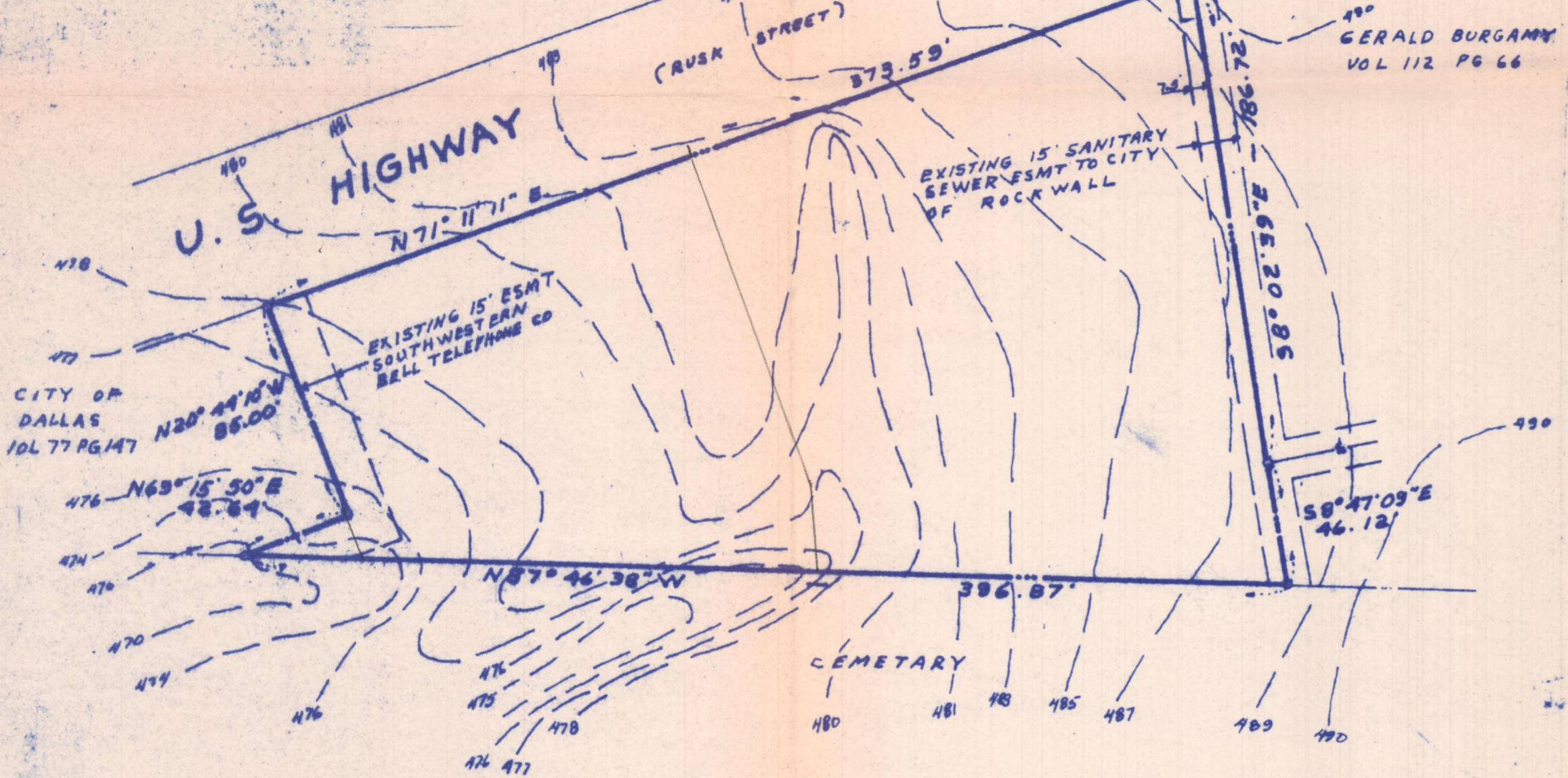
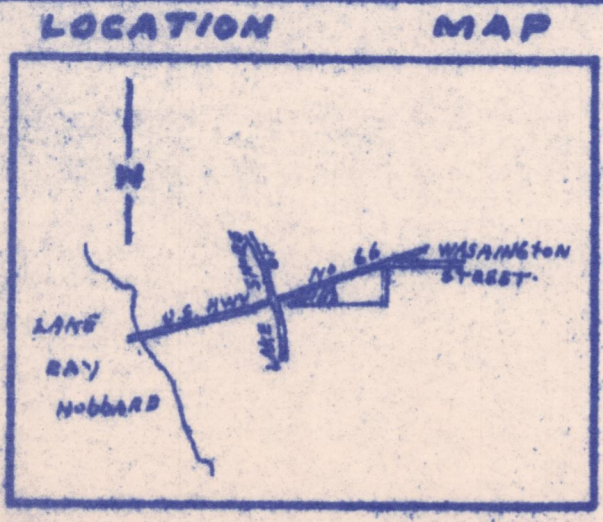
Taken by \_\_\_\_\_

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

Date \_\_\_\_\_

Fee \_\_\_\_\_





**STONEBRIDGE CENTER**  
 ROCKWALL TEXAS  
 B.F. BOYDSTUN SURVEY ABSTRACT NO 14  
 ROCKWALL COUNTY TEXAS

**GERALD BURGAMY** OWNER  
 RIDGE ROAD & HIGHWAY 205 ROCKWALL TEXAS

**BOB O. BROWN** LAND SURVEYOR  
 402 S. GOLIAD ROCKWALL, TEXAS  
 SCALE 1" = 50' DECEMBER 1, 1977

I hereby certify that the above and foregoing plat of the STONEBRIDGE CENTER, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_ 1977.

Witness our hand this \_\_\_\_\_ day of \_\_\_\_\_ 1977

MAYOR \_\_\_\_\_ City Secretary \_\_\_\_\_

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

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS, GERALD BURGAMY, is the owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being described as follows:  
 BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rock wall County, Texas, and further being part of that tract as conveyed to Gerald Burgamy, as recorded in Volume 112, Page 66, Deed Records of Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at a point on the Southeast line of U.S. Highway No. 66 (Rusk Street) said point being S. 71 deg. 11 min. 11 sec. W., a distance of 422.83 feet from the point of intersection of the Southeast line of U.S. Highway No. 66 (Rusk Street) with the South line of Washington Street, an iron stake for corner.  
 THENCE, S. 8 deg. 02 min. 39 sec. E., leaving the said Southeast line of U.S. Highway No. 66 (Rusk Street) a distance of 196.72 feet to an iron stake for corner.  
 THENCE, S. 8 deg. 47 min. 09 sec. E., a distance of 46.12 feet to an iron stake for corner.  
 THENCE, N. 87 deg. 46 min. 38 sec. W., a distance of 396.87 feet to an iron stake for corner.  
 THENCE, N. 69 deg. 15 min. 50 sec. E., a distance of 42.64 feet to an iron stake for corner.  
 THENCE, N. 20 deg. 44 min. 10 sec. W., a distance of 85.00 feet to an iron stake for corner.  
 THENCE, N. 71 deg. 11 min. 11 sec. E., along the Southeast line of U.S. Highway No. 66 (Rusk Street) a distance of 373.59 feet to the PLACE OF BEGINNING, and containing 1.371 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That, GERALD BURGAMY, being owner does hereby adopt this plat designating the herein above described property as STONEBRIDGE CENTER to the 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 systems or any of these easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said easement strips for purpose of construction, reconstruction, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this subdivision.

WITNESS MY HAND at Rockwall, Texas, this 1<sup>st</sup> day of December 1977.

GERALD BURGAMY  
 BY \_\_\_\_\_ OWNER

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared GERALD BURGAMY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office, this 1<sup>st</sup> day of December A.D. 1977

Madeline Brown  
 Notary Public in and for Rockwall County, Texas  
 My Commission Expires April 4-1979

**SURVEYORS CERTIFICATE**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That I, Bob O. Brown, 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.

Bob O. Brown  
 BOB O. BROWN REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned Notary Public in and for the said County and State, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

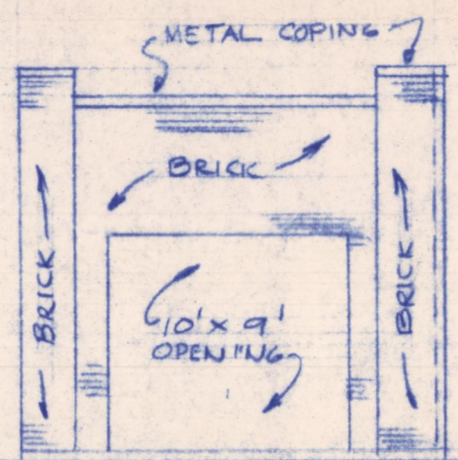
GIVEN under my hand and seal of office, this 1<sup>st</sup> day of December A.D. 1977

Madeline Brown  
 NOTARY PUBLIC in and for Rockwall County, Texas  
 My Commission Expires April 4-1979

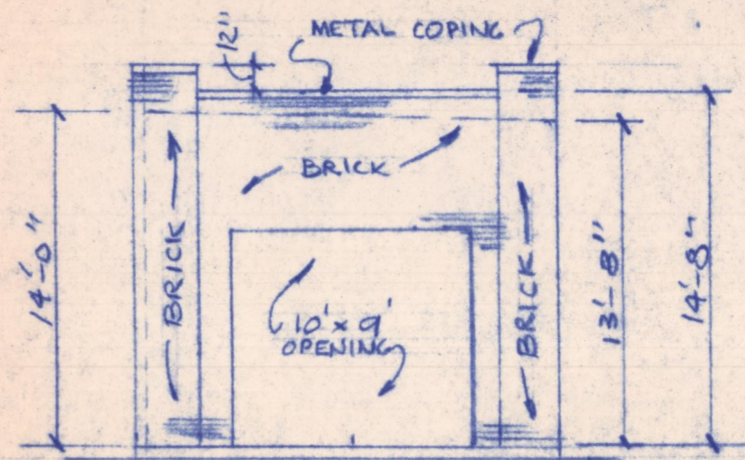
RECOMMENDED FOR FINAL APPROVAL:  
 City Administrator \_\_\_\_\_ Date \_\_\_\_\_



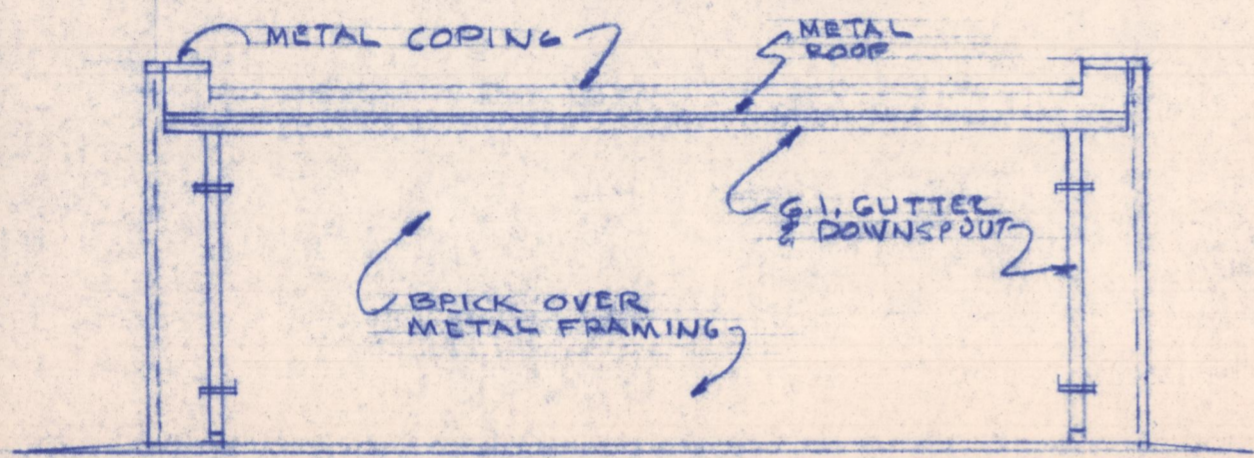




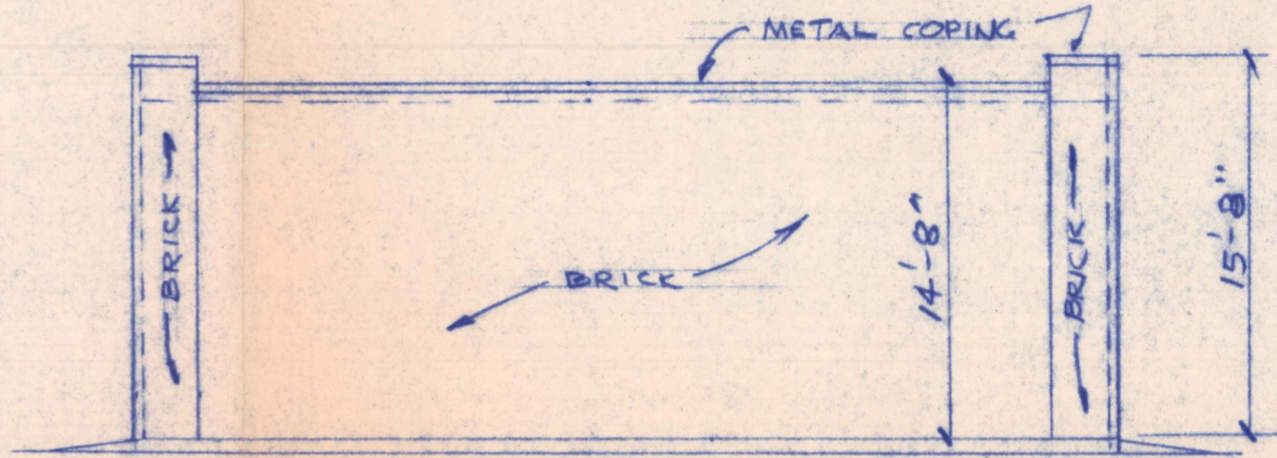
EAST ELEV.



WEST ELEV.



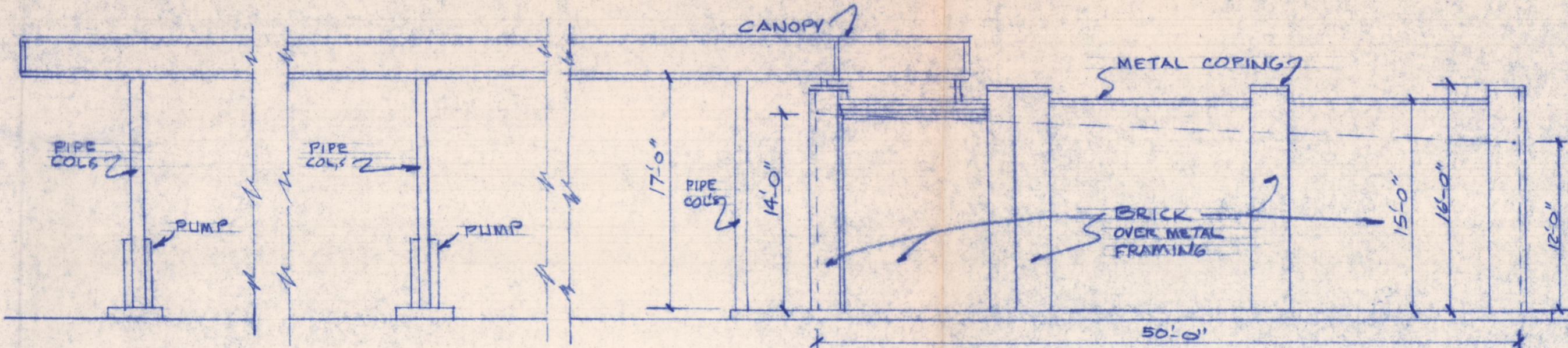
SOUTH ELEV.



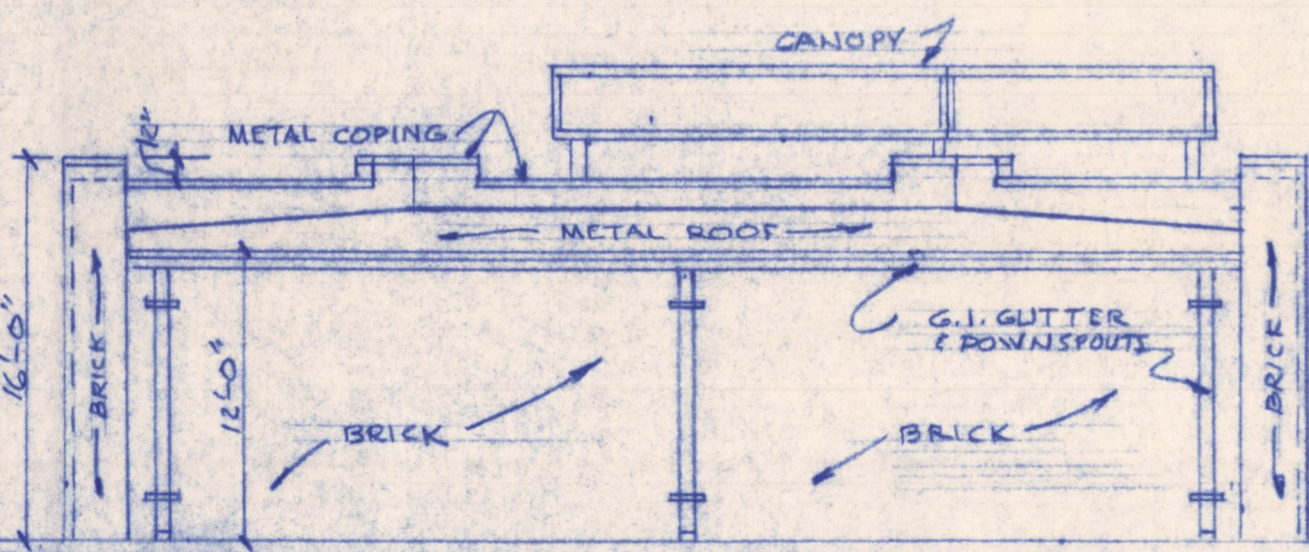
NORTH ELEV.

CAR WASH

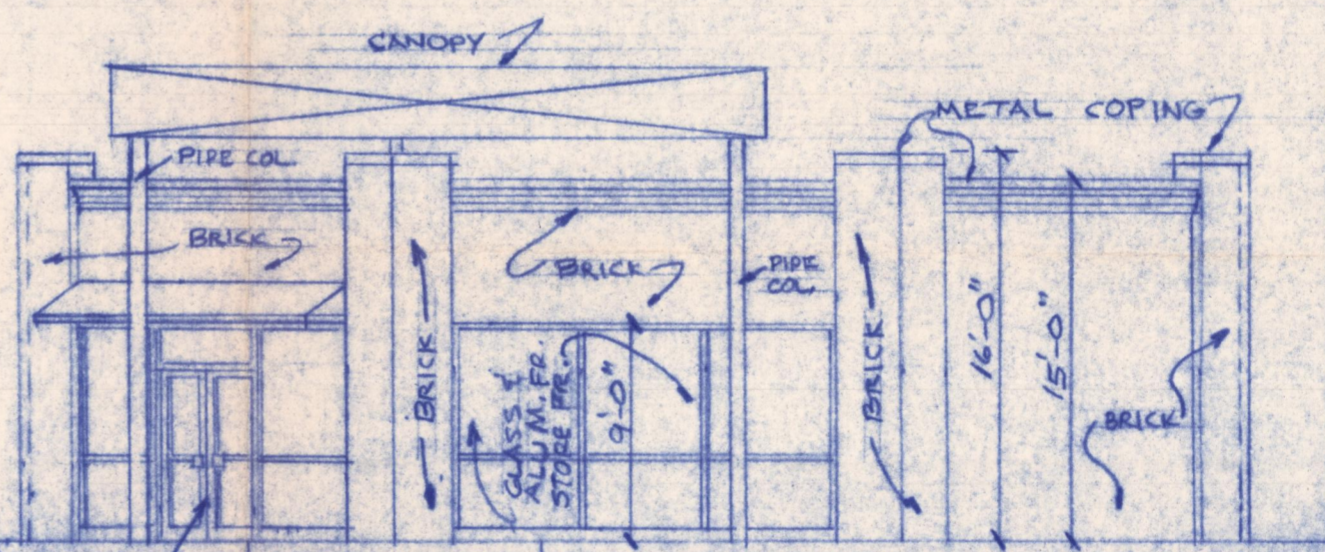
SCALE  $\times \frac{1}{8}'' = 1'-0''$



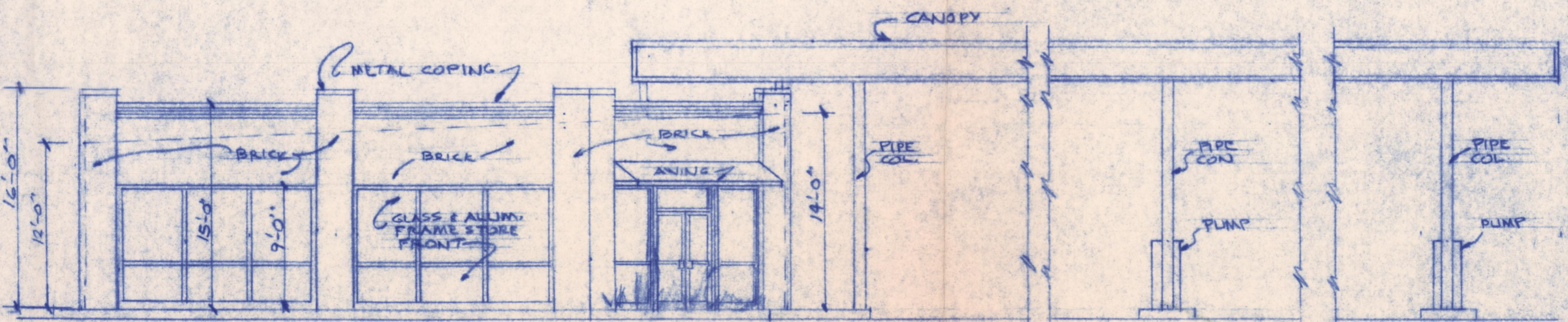
SOUTH ELEV.



EAST ELEV.



WEST ELEV.



NORTH (Hwy. NO. 66) ELEV.

ONE STOP

SCALE  $\times \frac{1}{8}'' = 1'-0''$

SHEET TITLE:

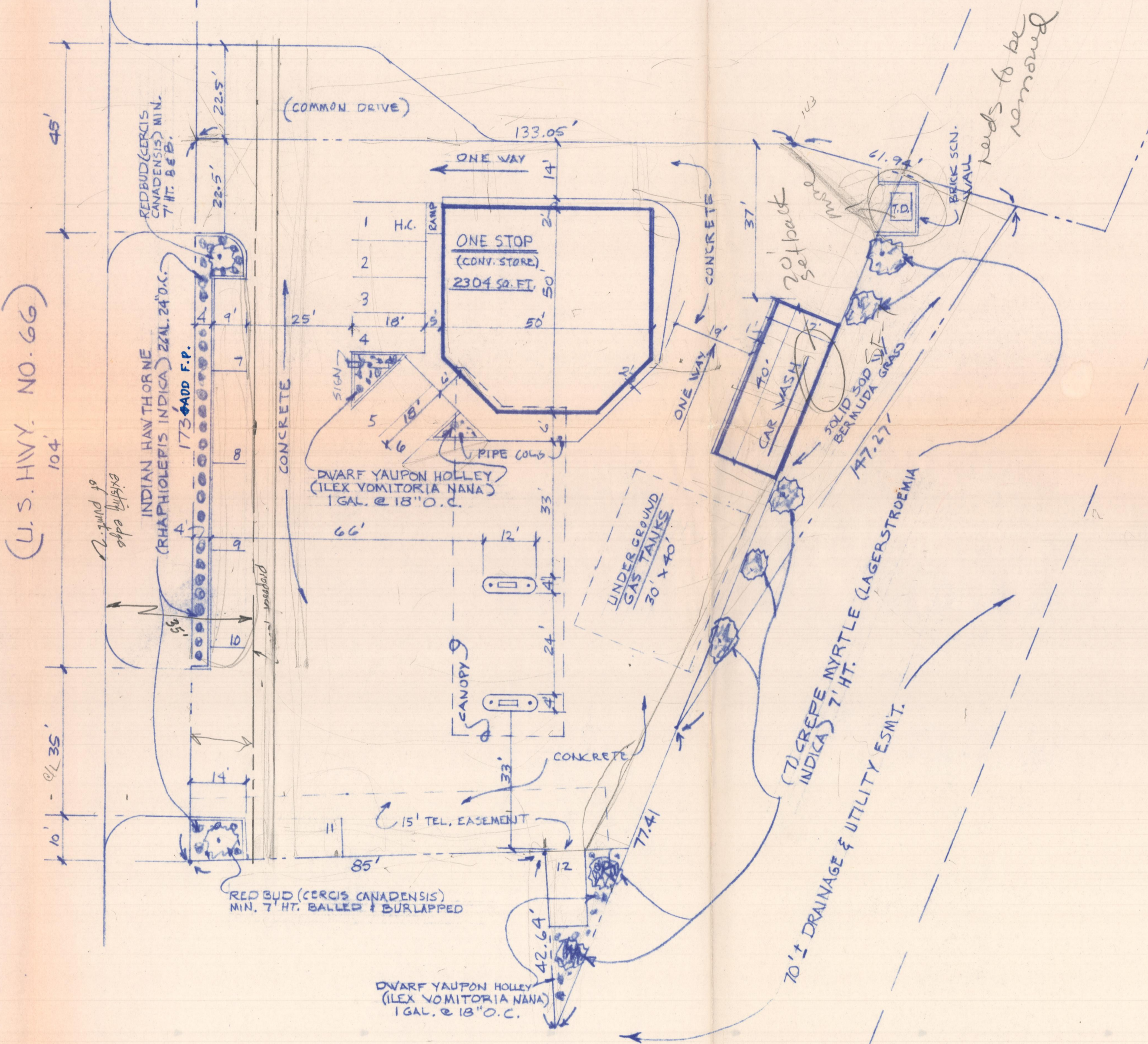
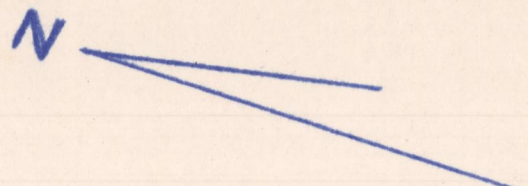
REVISIONS:

3001 SATURN ROAD  
GARLAND, TEXAS 75041  
PHONE 214/278-1321



DATE  
APRIL, 88  
DRAWN BY  
JPG  
PROJ. NO.  
188  
SHT.  
2  
OF  
2

STONEBRIDGE CENTER #1



(U.S. HWY. NO. 66)

**SITE PLAN**  
SCALE 1" = 20'-0"

1st (SUBMISSION)

SHEET TITLE:

REVISIONS:



3001 SATURN ROAD  
GARLAND, TEXAS 75041  
PHONE 214/278-1321

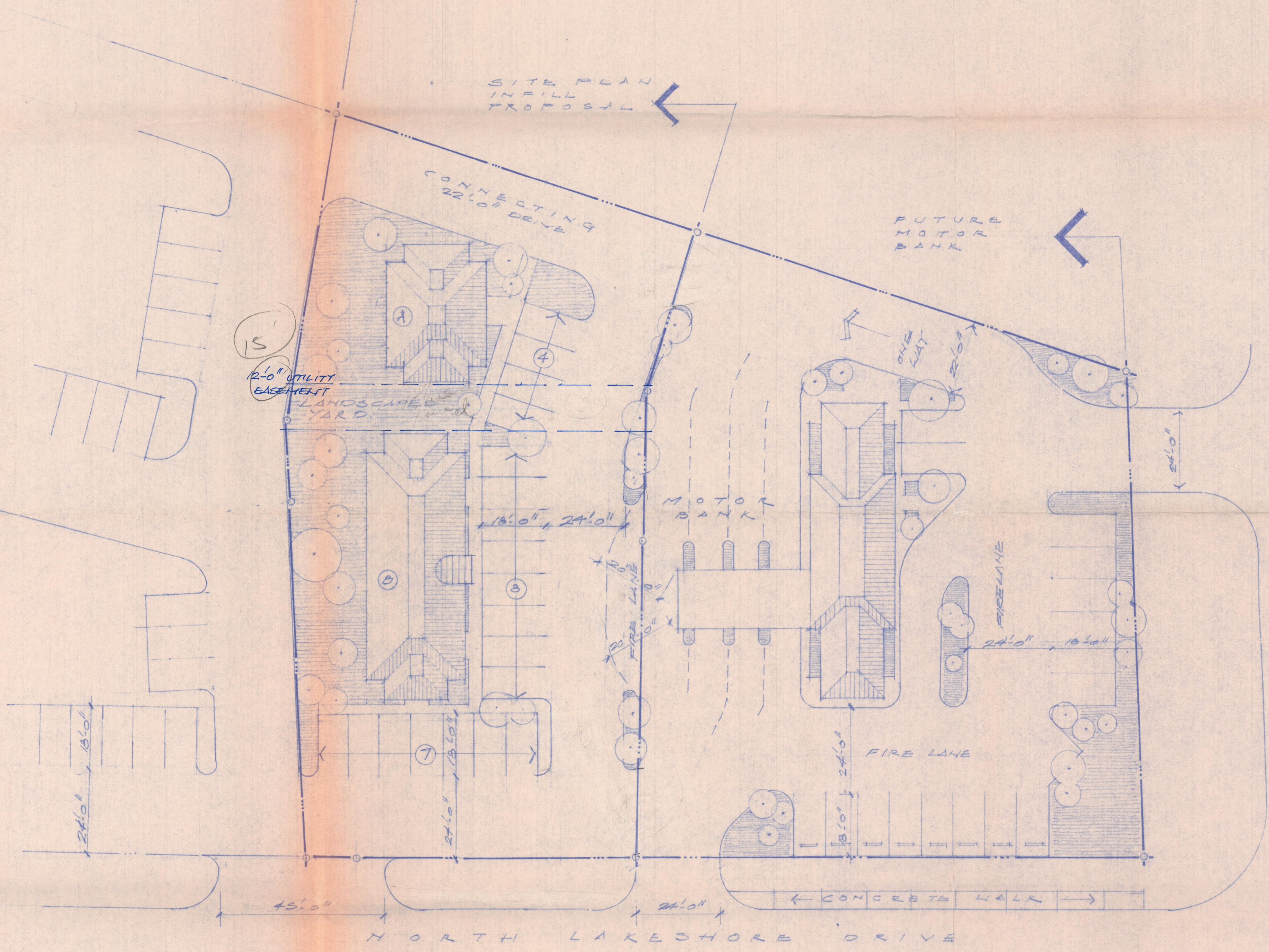
DATE APRIL, 88  
DRAWN BY JDG  
PROJ. NO. 188  
SHT. 1  
OF 2

APPROVED  
CONCEPTUAL  
SITE PLAN

SITE PLAN  
INFILL  
PROPOSAL

FUTURE  
MOTOR  
BANK

(SUBMISSION) *PP*



INFILL SITE PLAN  
INFORMATION

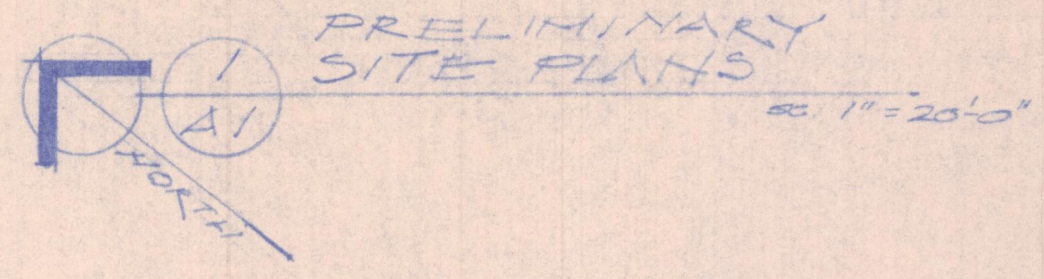
BUILDING - (A) : 1,150 SQUARE FEET

BUILDING - (B) : 2,000 SQUARE FEET

TOTAL PARKING : 12

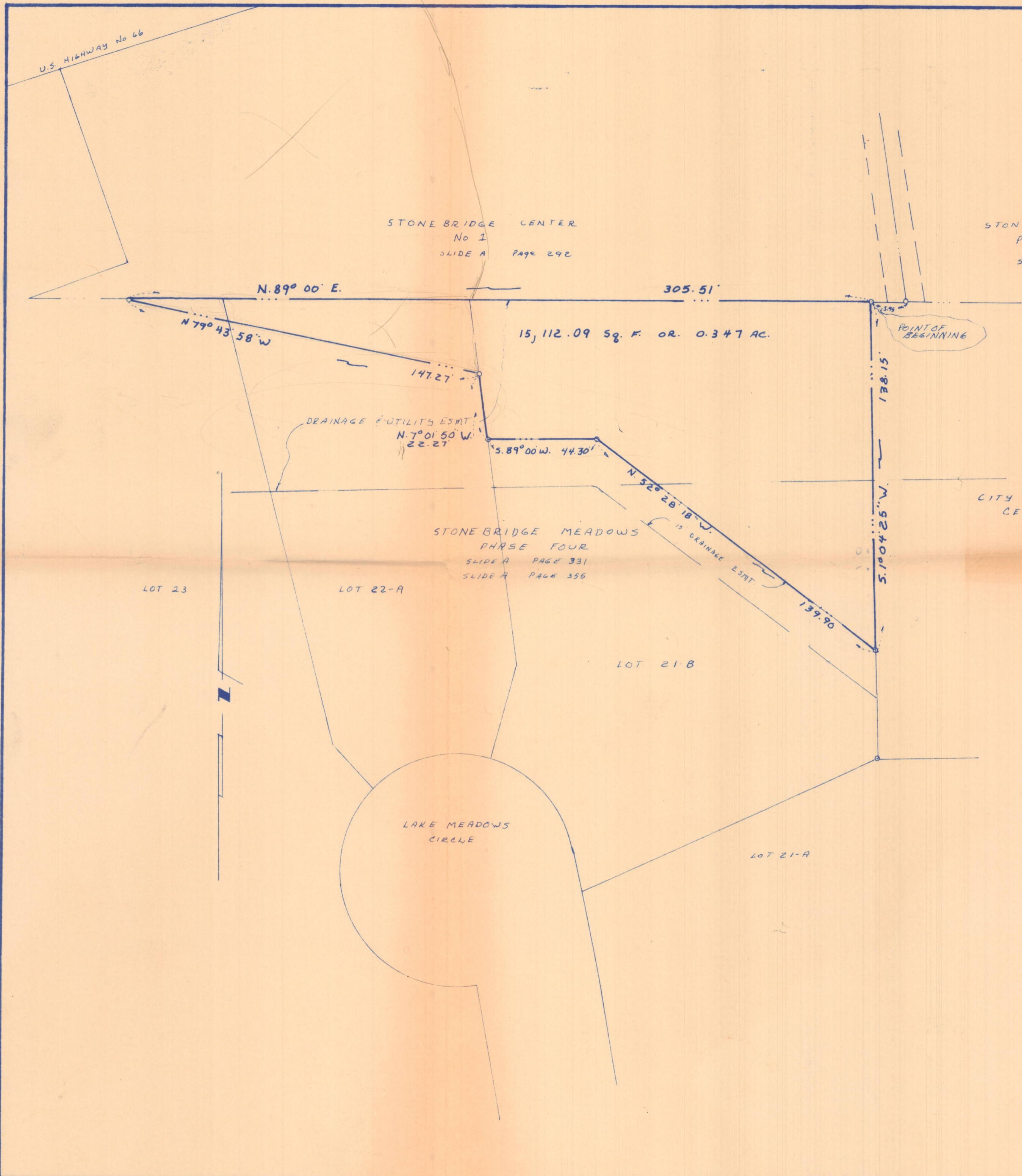
REVISED 23 DEC. 1957

area -  
landscaped area -



NORTHSHORE PLACE  
 CHAS. E. HODGES A.I.A. ARCHITECTS  
 2233 RIDGE ROAD ROCKWELL TEXAS 75087  
 214-771-0044





DESCRIPTION

Being part of Stonebridge Meadows, as recorded in Slide A, page 149 and 150 and part of Stonebridge meadows, phase four a revision to lots 13, 21 and 22, Block J, as recorded in Slide A, page 355, Map and Plat Records, Rockwall County, Texas, and being more particularly described as follows.

Beginning at a point on the north line of Stonebridge Meadows, Slide A, page 149 and 150, and said point being S. 89 deg. 00 min. W., 13.95 feet from the southwest corner of Stonebridge Center Phase Two, Slide A, page 333 and also being the western northwest corner of the City of Rockwall Cemetary, a 1/2" iron stake found for corner.

Thence, S. 1 deg. 04 min. 25 sec. W., along the west line of Rockwall Cemetary, a distance of 138.15 feet to a 1/2" iron stake set for corner.  
 Thence, N. 52 deg. 26 min. 18 sec. W., a distance of 139.90 feet to a 1/2" iron stake set for corner.  
 Thence, S. 89 deg. 00 min. W., a distance of 44.30 feet to a 1/2" iron stake set for corner.  
 Thence, N. 2 deg. 01 min. 50 sec. W., a distance of 22.27 feet to a 1/2" iron stake set for corner.  
 Thence, N. 79 deg. 43 min. 58 sec. W., a distance of 147.27 feet to a point in the South line of Stonebridge Center No. 1 and the north line of Stonebridge Meadows phase four, a 1/2" iron stake set for corner.  
 Thence, N. 89 deg. 00 min. E., along the common line of Stonebridge Center No. 1, and Stonebridge Meadows phase four, a distance of 305.51 feet to the PLACE OF BEGINNING, and containing 15,112.09 feet or 0.347 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered public Surveyor, on July 1, 1980.

CERTIFICATION

I, Kenneth E. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyor Association standards and specifications for a category 1-A condition 2 survey. This plat is for the exclusive use wherein Rockwall-Stonebridge Meadows Corp., grantor conveyed the subject property to Gerald Burgamy et al, grantee, and the undersigned Surveyor is not responsible to any others.

*Kenneth E. Brown*  
 Kenneth E. Brown, Registered Public Surveyor No. 2052



LAND TITLE SURVEY						
CITY OF ROCKWALL						
STONEBRIDGE MEADOWS PHASE FOUR SLIDE A PAGE 331						
STONEBRIDGE MEADOWS PHASE FOUR A REVISION SLIDE A PAGE 355						
BROWN LAND SURVEYORS						
302 W RUSK ROCKWALL TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	SHEET NO.	
	K.B.	6-12-80	1"=30'	R.B.	6618	



**DESCRIPTION**  
 BEING, a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and also being part of Stonebridge Center, an addition to the City of Rockwall, recorded in Slide-A, Page 292, Map Records, Rockwall County, Texas, and also being part of Stonebridge Meadows Phase Four, an addition to the City of Rockwall, recorded in Slide-A, Page 331 and Page 335, Map Records, Rockwall County, Texas, and being more particularly described as follows;  
**BEGINNING**, at a point on the South line of State Highway No. 66, ( Rusk Street ) said point being the Northwest corner of Stonebridge Center, a 1/2" iron stake found for corner;  
**THENCE**, N.71°11'11"E., along the said South line of State Highway No. 66, a distance of 173.00 feet to a 1/2" iron stake set for corner;  
**THENCE**, S.18°48'49"E., leaving the said South line of State Highway No. 66, a distance of 133.05 feet to a 1/2" iron stake set for corner;  
**THENCE**, S.3°48'28"E., a distance of 61.94 feet to a 1/2" iron stake set for corner;  
**THENCE**, N.76°30'36"W., a distance of 147.27 feet to a 1/2" iron stake set for corner;  
**THENCE**, N.87°46'38"W., a distance of 77.41 feet to a 1/2" iron stake set for corner;  
**THENCE**, N.69°15'50"E., a distance of 42.64 feet to a 1/2" iron stake found for corner;  
**THENCE**, N.20°44'10"W., a distance of 85.00 feet to the PLACE OF BEGINNING and containing 25,438.54 square feet of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on April 20, 1988.

**CERTIFICATION**  
 I, Bob O. Brown, Professional Surveyor, do hereby certify that; a) this plat and property description shown hereon are true and correct and prepared from an on the ground survey of the property shown thereon; b) such survey was conducted under my supervision; c) all monuments shown actually exist and the location, size and type of material thereof are shown; d) except as shown hereon, there are no encroachments onto the property or protrusions therefrom; e) there are no improvements on the property, there are no visible easements or rights-of-way on the property, and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; f) the size, location and type of improvements, if any, are shown hereon and set back from the property lines the distances indicated; g) the property has access to and from a Public Roadway; h) all applicable easements, furnished to or known to me, have been labeled and shown hereon; i) the boundaries and dimensions shown hereon are true and correct and this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of Gerald Burgamy and the undersigned surveyor is not responsible to any others.

*Bob O. Brown*  
 Bob O. Brown, Registered Public Surveyor #1744



SHEET TITLE LAND TITLE SURVEY B.F. BOYDSTON SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	PROJECT NO. LOT SURVEY SCALE 1"=20' DATE 4-20-88 DRAWN BY B. B. CHECKED BY Notes K. E. B. DRAWING NO.
PROJECT 25,438.54 SQUARE FEET LOT SURVEY	OF ____ SHTS
<b>B.L.S. &amp; ASSOCIATES, INC.</b> RT. 1 BOX 142 E. SIDS RD. PO. BOX 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	

SITE PLAN REVIEW

\* Date Submitted \_\_\_\_\_

\* Scheduled for P&Z 5/12

\* Scheduled for Council 6/6

\* Applicant/Owner JERRY COLENN

\* Name of Proposed Development ONE STOP

\* Location 5466 E of Lakeshore \* Legal Description Lot 1, Block A Stonebridge Center

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

\* Current Zoning general retail

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

\* Surrounding Zoning CR east, SF-7 North, cemetery south

<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. <u>Vol 5 Pg 44</u>	<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	<input checked="" type="checkbox"/>	_____	_____
rear	_____	<input checked="" type="checkbox"/>	_____
b. Are buildings on same lot adequately separated?	<input checked="" type="checkbox"/>	_____	_____

*our wash must be 20' back*

- 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. *needs 10% for bc*  
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 only 104' apart, need to be 200*  
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 request*  
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. *need landscape calculation*  
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.)

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. *add ROW needed in future*  
Do points of access align with adjacent ROW?
- 3. *104 - not 200*  
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?
- 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? \_\_\_\_\_
- 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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

ACTION RECORD

Case No: 88-20-SP/COP

Location: SH 66 E at Lakeshore

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..... 5/12

Notice Sent:

Newspaper..... <sup>(4/26)</sup> ✓

Surrounding property owners..... <sup>(4/29)</sup> \_\_\_\_\_

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



4-14-88

City of Rockwall  
City Hall  
Rockwall, Tx 75087

To Whom it May Concern,

Mr. Jerry Glenn of Glenn + Associates is to represent me on the application of conditional use permit + site plan on my property on Hwy. 66 at Lakeshore Dr. -

David Buzay



**RE/MAX** of rockwall, inc.  
104 kenway at goliad  
rockwall, texas 75087  
phone: (214) 722-8227



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

April 28, 1988

Mr. Jerry Glenn  
P. O. Box 4789  
Garland, Texas 75043

Dear Mr. Glenn:

The Planning and Zoning Commission will hold a public hearing on May 12, 1988, at 7:30 P.M. in City Hall and consider approval of your request for a Conditional Use Permit for a car wash as an accessory to a retail use and a site plan.

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

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

MN/mmp



May 9, 1988

City of Rockwall  
Rockwall, Texas 75087

Dear Sir:

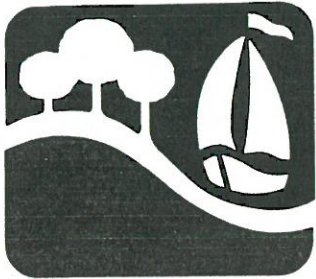
We would request your withdrawal of our application for conditional use permit on property located at Hwy 66 and Lakeshore. We would like to review our plans and will submit them at a later date.

Sincerely,

A handwritten signature in cursive script that reads "Jerry D. Glenn".

Jerry D. Glenn

JDG/gp



# CITY OF ROCKWALL

## "THE NEW HORIZON"

June 14, 1988

Mr. Jerry Glenn  
P. O. Box 4789  
Garland, Texas 75043

Dear Mr. Glenn:

On June 9, 1988, the Planning and Zoning Commission recommended approval of a site plan for a proposed convenience store to be located at SH-66 and Lakeshore Drive subject to the following conditions:

1. allowing less than 200 feet of drive separation for drives 173 feet apart
2. that the eastern drive be a shared access drive with the adjacent lot and that an access easement be provided prior to issuance of a building permit
3. providing a brick parapet wall along the roof line
4. pole supports for the gasoline canopy to be bricked to match building
5. lighting to be designed so that there is no spillage onto the residential area
6. a grading and drainage plan submitted and approved by the City Engineer prior to issuance of a building permit.

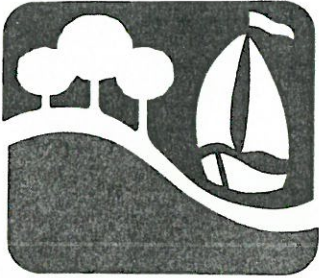
The Rockwall City Council will consider approval of the site plan on June 20, 1988, at 7:00 P.M. in City Hall, 205 West Rusk. Please call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

MN/mmp



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

June 21, 1988

Mr. Jerry Glenn  
P. O. Box 4789  
Garland, Texas 75047

Dear Mr. Glenn:

On June 20, 1988, the Rockwall City Council approved a site plan for a proposed convenience store to be located at SH-66 and Lakeshore Drive subject to the following conditions:

1. allowing less than 200 feet of drive separation for drives 173 feet apart
2. that the eastern drive be a shared access drive with the adjacent lot and that an access easement be provided prior to issuance of a building permit
3. providing a brick parapet wall along the roof line
4. pole supports for the gasoline canopy to be bricked to match building
5. lighting to be designed so that there is no spillage onto the residential area
6. a grading and drainage plan submitted and approved by the City Engineer prior to issuance of a building permit.

Please call me if you have any questions.

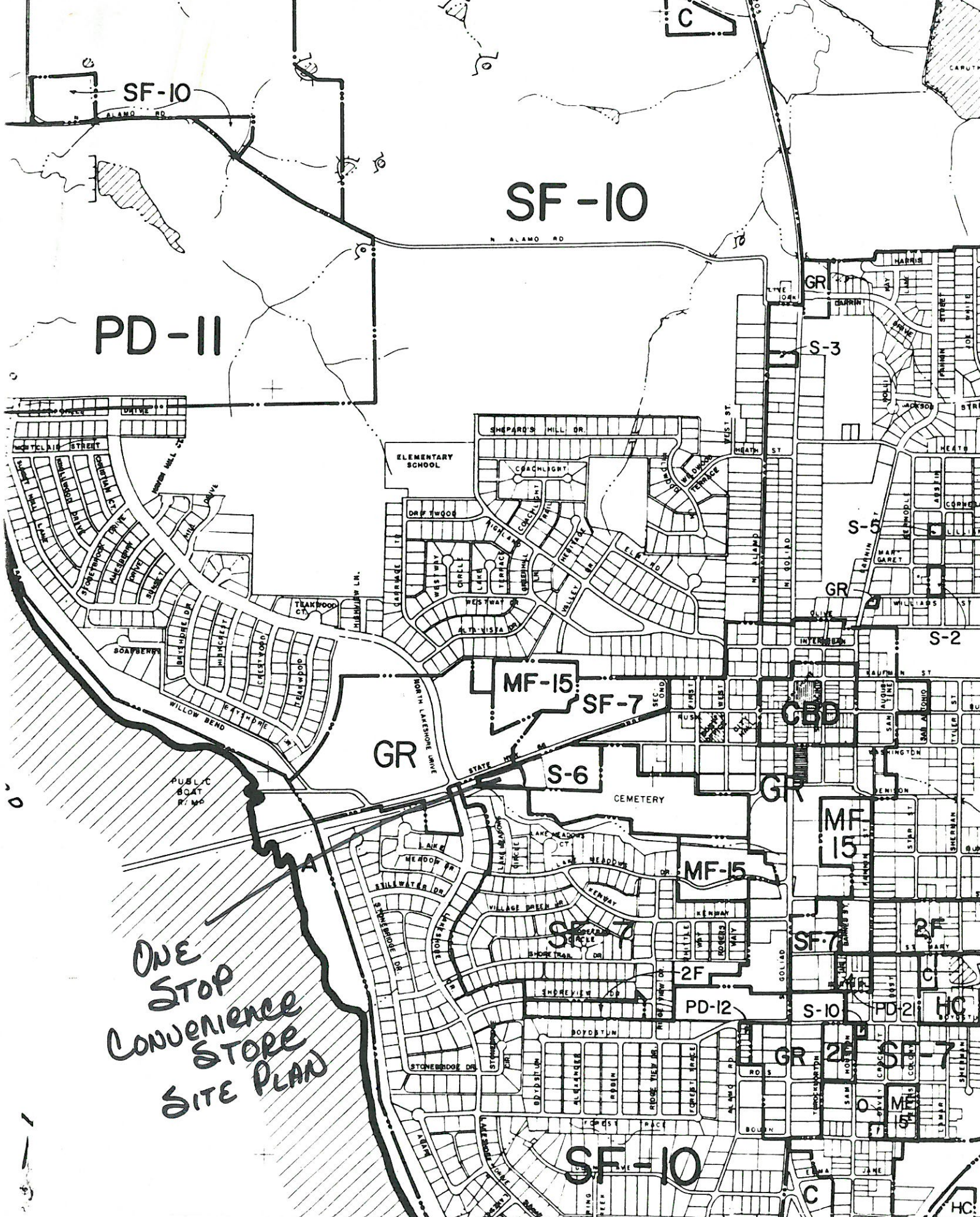
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

MN/mmp

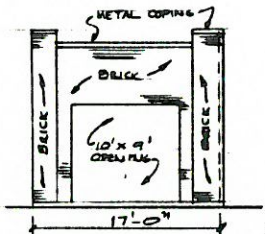




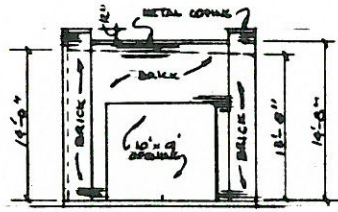
ONE  
STOP  
CONVENIENCE  
STORE  
SITE PLAN



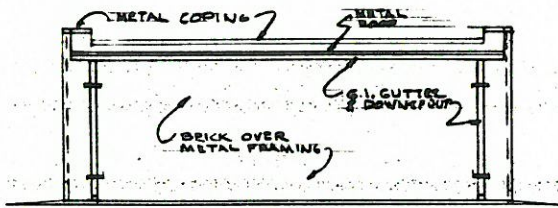
# ONE STOP - CONVENIENCE STORE CUP FOR CAR WASH



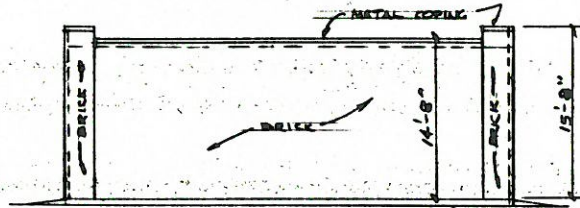
EAST ELEV.



WEST ELEV.



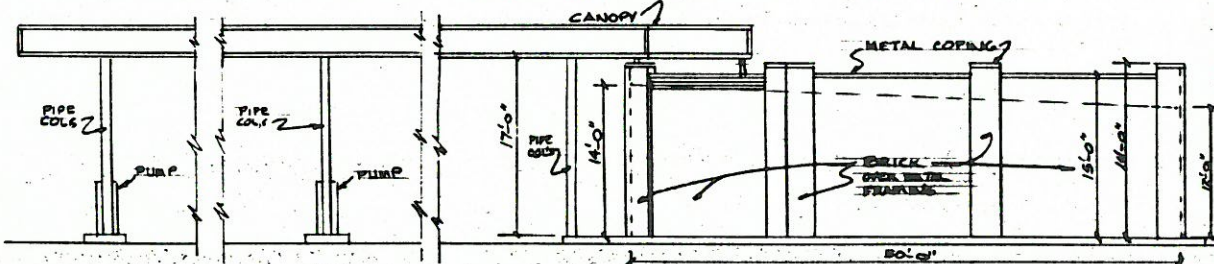
SOUTH ELEV.



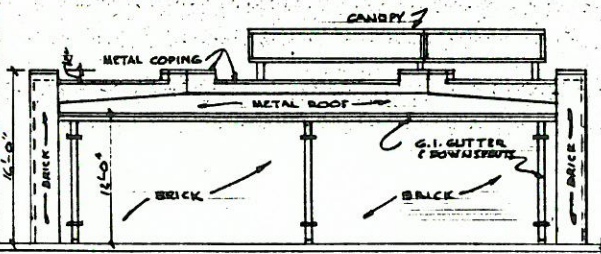
NORTH ELEV.

## CAR WASH

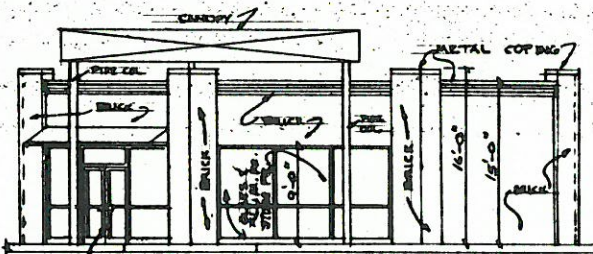
SCALE 1/8" = 1'-0"



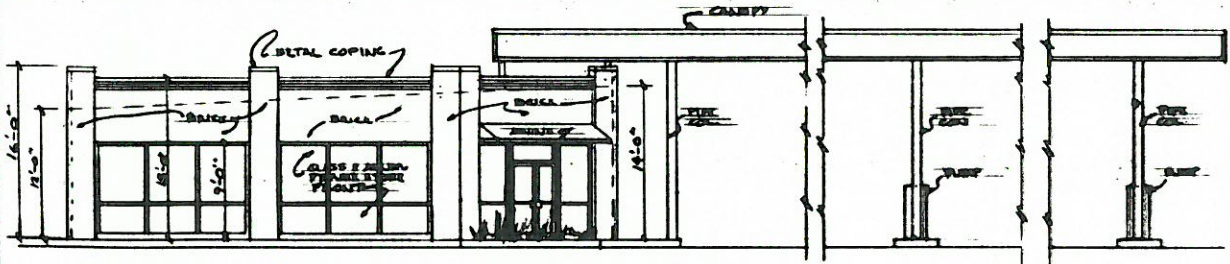
SOUTH ELEV.



EAST ELEV.



WEST ELEV.



NORTH (Hwy. No. 66) ELEV.

## ONE STOP

SCALE 1/8" = 1'-0"

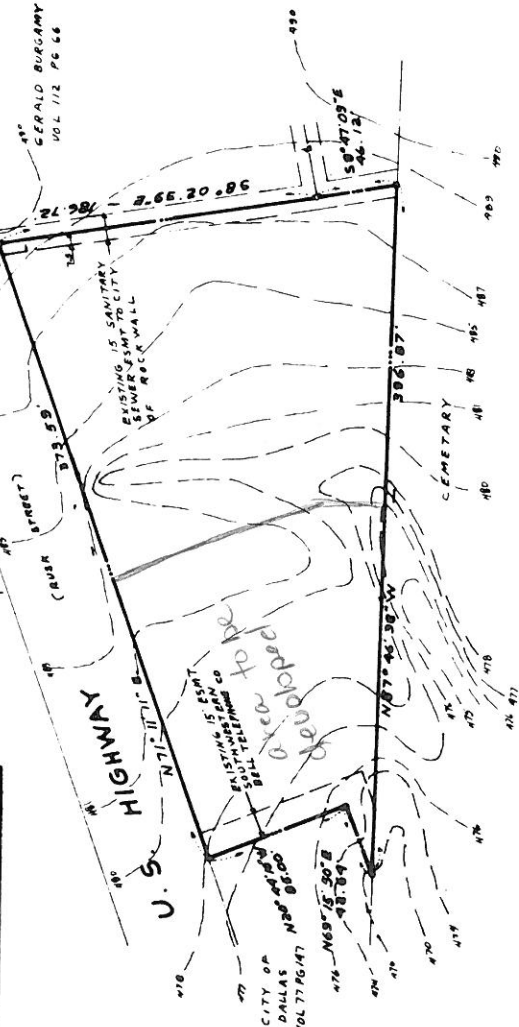
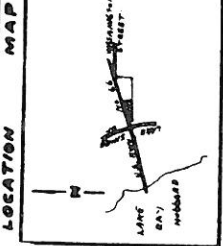
SHEET TITLE:

REVISIONS:

3001 SATURN ROAD  
GARLAND, TEXAS 75047  
PHONE 514/278-1581



DATE	2
APPROVED BY	2
DRAWN BY	2
PROJECT NO.	2
SHEET	2
TOTAL SHEETS	2



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS, GERALD BURGAMY, is the owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being described in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rock County, Texas, and without being part of that tract as conveyed to Gerald Burgamy, as recorded in the County Records of Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at a point on the Southeast line of U.S. Highway No. 66 (Rusk Street) said point being 5.71 deg. 11 min. 11 sec. W., a distance of 427.03 Feet from the point of intersection of the Southeast line of U.S. Highway No. 66 (Rusk Street) with the South line of Washington Street, an Iron stake for corner;  
 THENCE S. 8 deg. 02 min. 39 sec. E., leaving the said Southeast line of U.S. Highway No. 66 (Rusk Street) a distance of 146.72 feet to an iron stake of 46.52 feet to an iron stake for corner;  
 THENCE S. 8 deg. 45 min. 38 sec. E., a distance of 306.17 feet to an iron stake for corner;  
 THENCE N. 69 deg. 45 min. 50 sec. E., a distance of 42.64 feet to an iron stake for corner;  
 THENCE N. 20 deg. 44 min. 10 sec. W., a distance of 45.00 feet to an iron stake for corner;  
 THENCE N. 71 deg. 11 min. 15 sec. E., along the Southeast line of U.S. Highway No. 66 (Rusk Street) a distance of 173.50 feet to the PLACE OF BEGINNING, and containing 1.377 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, That, GERALD BURGAMY, being owner does hereby adopt this plat designating the herein above described property as STONEBRIDGE CENTER to the City, and allow, when thereon, and does hereby reserve the easement of utility dealing to use or using same, any public utility shall have the right to install 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 systems or any of these easement strips and any public utility shall have the right of ingress and egress to, from and upon the said easement strips for purpose of construction, reconstruction, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this subdivision.

WITNESS MY HAND at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1977.  
 GERALD BURGAMY  
 OWNER

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared GERALD BURGAMY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1977.  
 Notary Public in and for Rockwall County, Texas  
 My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1977.  
 Notary Public in and for Rockwall County, Texas  
 My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1977.

**STONEBRIDGE**  
 ROCKWALL  
 B.F. BOYDSTON SURVEY  
 ROCKWALL COUNTY

**CENTER**  
 TEXAS  
 ABSTRACT NO 14  
 TEXAS

**OWNER**  
 ROCKWALL TEXAS  
**LAND SURVEYOR**  
 ROCKWALL, TEXAS  
 DECEMBER 15, 1977

I hereby certify that the above and foregoing plat of the STONEBRIDGE CENTER, and addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

Witness our hand this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

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

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

\_\_\_\_\_  
 Date

APPROVED:

\_\_\_\_\_  
 Date

CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION  
Agenda

AGENDA DATE: June 9, 1988

AGENDA NO. V. C.

AGENDA ITEM: P&Z 88-20-SP - Discuss and Consider Approval of a Site Plan for a Convenience Store with Gasoline Sales to be Located at SH-66 and Lakeshore Drive

ITEM GENERATED BY: One Stop Convenience Stores

ACTION NEEDED: Discuss item and make recommendations for Council

BACKGROUND INFORMATION:

We have received a request for approval of a One Stop convenience center on SH-66 east of Lakeshore Drive. The property is zoned General Retail and the uses shown are in conformance with the Zoning Ordinance. The property is platted and has been for over 10 years as the Stonebridge Center Addition. The plat actually encompasses a larger tract than just the area currently proposed for development, as indicated on the attached survey of the site. Our comments regarding the plan are as follows:

1. The site was originally being proposed for a convenience facility with both gasoline sales and a drive through car wash, which required a public hearing. They have deleted the car wash and therefore all that is required is submission of a site plan.
2. The site will ultimately need to lose 20 feet of frontage when SH-66 is widened. If the property were being platted today, the Right-of-Way would be dedicated. Because it is already platted, we at least need to ensure that no buildings or required drive lanes or parking are located in the area that will be required for Right-of-Way. We have had John Reglin complete an alignment study on SH-66 to determine how much right-of-way we will need and where it will need to be located. The site plan, as submitted, meets our alignment plan. As you can see, the only improvements they have in this area are landscaping and some extra width in their drive area. Even when the right-of-way is obtained the site will meet the percentage requirement for landscaping.
3. The entrances on SH-66 are too close under our minimum separation requirements of 200 feet on arterials. The entire site only has 173.00 feet of frontage and they propose 2 entrances, one at each end of the property. We indicated to them that one of the entrances needed to be a shared access entrance in order to alleviate a request for two additional drives on the adjacent undeveloped site. They have proposed a shared access drive. An access easement should be provided prior to issuance of a building permit.
4. The rear property line for the site actually follows the rear property line of two residential lots to the south. There is, however, a drainage ditch approximately 70 feet wide separating this property from the residential area. Under our screening requirements they would be required to construct a 6 foot opaque fence along this property line to separate it from the residential property. Due to the wide separation that already exists the applicant is proposing to plant a row of wax leaf ligustrums 4 feet in height along this property line in lieu of building a fence. They would screen the dumpster area and the adjacent parking area with a fence up to the planting areas on both sides.
5. The rear elevation currently shows a sloped metal roof which is exposed to the rear adjacent to the residential area. The applicant has agreed to add a brick parapet along this roof line.
6. I have indicated to the applicant that we have required that the pole supports for the gasoline canopy be bricked to match the building in the last several plans approved by the City. They have indicated that they would comply with this requirement.

7. It should be specifically mentioned that any lighting must be designed so that there is no spillage onto the residential area.
8. A fire hydrant will need to be installed if they are not within the required distance from an existing hydrant. We will have this information Thursday night.
9. A drainage and grading plan should be submitted to the City Engineer prior to the issuance of a building permit.

- ATTACHMENTS:
1. Location map
  2. Boundary Survey
  3. Site Plan
  4. Elevations

MINUTES OF THE PLANNING AND ZONING COMMISSION

June 9, 1988

Interim Chairman Tom Quinn called the meeting to order with the following members of the Commission present; Leigh Plagens, Mike Reid, Robert Wilson, Bill Sinclair, and Hank Crumbley.

The first order of business was to elect a chairperson. Plagens made a motion to appoint Tom Quinn as Chairman. Crumbley seconded the motion. Sinclair moved to close nominations. Crumbley seconded the motion. Both motions were voted on and passed unanimously with Quinn abstaining. The Commission then considered appointment of a vice-chairman. Crumbley nominated Bob McCall. Assistant City Manager Julie Couch pointed out that Mr. McCall would be out of town most of the summer. Sinclair nominated Leigh Plagens who declined the nomination. Plagens nominated Bill Sinclair. Reid seconded the nomination. The motion was voted on and passed with all in favor except Sinclair who abstained from voting.

The Commission then considered approval of the minutes of May 12, 1988. Sinclair made a motion to approve the minutes as submitted. Plagens seconded the motion. The motion was voted on and passed with all in favor except Reid and Wilson who abstained from voting.

The next item on the agenda was to hold a public hearing and consider approval of a request from Michael Stephenson for a Conditional Use Permit for a Private Club for a proposed restaurant to be located with the Harbor, a development located off the south service road of I-30 at Lake Ray Hubbard. The Commission opted to postpone consideration of this item until later in the meeting pending the arrival of the applicant or his representative.

The Commission then held a public hearing and considered approval of a proposed landscape ordinance. Couch outlined in general the provisions of the ordinance which would

- \* eliminate landscape requirements from the zoning ordinance and place them in a regulatory ordinance
- \* provide for submission of a formal landscape plan during the site plan process
- \* require certain buffers between commercial properties and arterial streets
- \* require certain buffers between commercial properties and residential properties
- \* defines acceptable landscaping plants and materials
- \* defines certain prohibited plants and landscaping materials in and around rights of way and easements
- \* required masonry screens to meet City standards
- \* Provided for minimum landscaping and maintenance requirements within

rights of way

- \* raised the current minimum of interior landscaping in parking areas from 2% to 5% and provided for a certain number of trees on lots of 20,000 square feet or more
- \* provided certain screening requirements for trash receptacles
- \* raised the overall minimum landscaping requirement by 5% in each category while providing for certain credits to be given for enhanced landscaping which could reduce the percentage back to the current minimums (except that Commercial properties shall be required to meet a 10 % landscaping requirement regardless of credits).

Quinn opened the public hearing and as there was no one wishing to address the Commission on this issue the public hearing was closed. Sinclair pointed out some technical and typographical corrections and changes that could be made in the ordinance. The Commission discussed some specific changes with regard to screening of off-street loading docks. Discussion centered on whether to require screening for docks in industrial areas which did not face an arterial street. The Commission discussed requirements for off street loading docks in Commercial zoning categories and off street loading docks in Industrial areas which faced or had frontage on an arterial street. Sinclair made a motion to recommend approval of the proposed landscape ordinance with specific changes which he had previously outlined and providing that section VI.B.3 read as follows "The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and masonry walls." Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a replat of a portion of the Sanger Addition. Couch explained that the lot was originally platted as one lot which was 200 feet deep and had 100 feet of frontage on two streets, and was currently owned by two persons. She stated that while there was a house on one side of the lot, the other side was vacant but could not be built on unless replatted as two homes could not be built on one lot. Couch explained that the property owners planned to live in the house once constructed and was therefore also requesting a waiver of the escrow requirements. Marilyn Slaughter, representing the applicant Nell Papas, offered to answer questions. Reid made a motion to approve the replat and the requested waiver of escrow requirements for street improvements. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing a considered approval of a request from Michael Stephenson for a Conditional Use Permit for a private club for a proposed restaurant to be located within the Harbor, a development located off the south service road of I-30 at Lake Ray Hubbard. Quinn opened the public hearing and as there was no one present wishing to address the commission on this issue, the public hearing was closed. Upon discovery that the applicant was not present, Plagens made a motion to postpone action on the item until the next worksession. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed PD-28, Total Car Care and reviewed the



Planned Development for compliance with parking, landscaping, and outside storage requirements as specified in the ordinance authorizing the PD. Couch outlined the provisions within the ordinance and explained that although the applicant had installed some landscaping, the shrubs had not survived. Diane Payne stated that although she did leave vehicles outside overnight while waiting to be picked up or repaired, she did not store anything outside. Couch explained that any vehicles parked outside overnight that did not belong to an employee were considered outside storage. Payne suggested making some amendments in her site plan regarding areas of landscaping and amending the listed uses within PD-28 to allow outside storage with a minimum number of allowed vehicles to be stored outside. Couch explained that these changes would require a public hearing to amend the PD ordinance. Plagens made a motion to instruct the applicant to submit the necessary application so that the Commission may consider the amendments requested at a public hearing at the next regular meeting of the Commission. Crumbley seconded the motion. Sinclair offered an amendment to clarify that the amendments to be considered would be a revision in the development plan pertaining to landscaping and listed uses. Plagens seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

The Commission then reviewed a Conditional Use Permit issued for a temporary gun club located on FM-549 between I-30 and SH-276. Couch explained that when the CUP for the gun club was issued, one of the requirements in the ordinance authorizing the permit state that the Commission would review the permit in one year to verify that all conditions had been complied with and that no development had occurred adjacent to the property. Frank Springer, the applicant, explained to the Commission that no changes had been made since the permit had been approved and that it appeared that there were no present plans for development in the proximity.

The Commission then considered approval of a site plan for a proposed Whataburger restaurant to be located on I-30 west of SH-205. Couch explained that the wood paneling shown on the elevations drawings would be stucco to meet the 90% masonry requirements, that the front drive lane would be changed from 20 feet to the required 24 feet in width, that some additional landscaping needed to be provided in the front of the building, and that the applicant proposed to meet the required parking minimums through a shared access agreement with Folsom Properties. John Heiman Jr., Whataburger of Mesquite, addressed the Commission regarding proposed landscaping and parking. After a lengthy discussion regarding landscaping, drive locations, and maneuverability, Sinclair made a motion to approve the site plan subject to submission and approval of a grading and drainage plan by the City Engineer, and providing that the curb shown along the east parking area be expanded to a two to three foot landscaped area to connect the island at the east entrance into the site to the landscaping around the dumpster location. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Roadrunner Addition and a site plan for a proposed convenience store to be located at I-30 and FM-740. Couch explained that the Commission might consider requesting landscaping of the right of way with grass, brick treatment of the supports for the gasoline canopy, and requiring a cross access

easement to be dedicated and a grading and drainage plan to be approved prior to issuance of a building permit. She further explained that the plat did not meet the minimum site size requirements for sites with frontage along I-30 but that application had been made for appearance before the Board of Adjustments. She added that approval of the plat should be contingent upon approval of the variance request by the Board of Adjustments. Michael Craven, Truman Arnold Company, showed photographs of other Roadrunner stores and stated that extensive market studies and traffic reviews had been conducted prior to deciding on this location. The Commission discussed with Craven extending the parapet around the entire building, bricking the gasoline canopy support columns, landscaping the right of way, hours of operation proposed and the color scheme. After a lengthy discussion, Plagens made a motion to recommend approval of the final plat subject to approval of a variance to the minimum site size requirements by the Board of Adjustments and approval of the site plan subject to 1) bricking the support columns for the gasoline canopy, 2) dedication of a cross access easement 3) submission and approval of a grading and drainage plan by the City Engineer 4) extension of the parapet around the entire roof line 4) screening of the dumpster. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a One Stop convenience store to be located at SH-66 and Lakeshore Drive. Couch outlined the applicant's site plan and explained the necessary amount of right of way for future improvement of SH-66. The Commission discussed the drive separation proposed of 173 feet, proposed landscaping to provide a buffer between the store's lot and the adjacent residential properties. Tom Welch, representing the applicant, stated that he proposed to screen the dumpster, that the lot contained more than the minimum amount of landscaping, that the lighting would be directional to prevent spillage, and that some ligustrums would be planted along the south property line to screen the residences. Sinclair made a motion to recommend approval of the site plan subject to the following conditions: 1) that the lighting be directional for minimal spillage 2) that cross access easements be provided to the east 3) allowing less than 200 feet drive separation 4) that a grading and drainage plan be submitted to and approved by the City Engineer prior to issuance of a building permit 5) that a fire hydrant be installed. Plagens seconded the motion. The motion was voted on and passed with all in favor except Reid who abstained from voting.

As there was no further business to come before the Commission for consideration, the meeting adjourned at 11:30 P.M.

Julie Couch

Thomas E. Plagens  
Chairman

CITY OF ROCKWALL CITY COUNCIL  
Agenda

AGENDA DATE: June 20, 1988

AGENDA NO. VI. D.

AGENDA ITEM: P&Z 88-20-SP - Discuss and Consider Approval of a Site Plan for a Convenience Store with Gasoline Sales to be Located at SH-66 and Lakeshore Drive

ITEM GENERATED BY: One Stop Convenience Stores

ACTION NEEDED: Discuss and consider approval of the site plan with any conditions included in the motion.

BACKGROUND INFORMATION:

We have received a request for approval of a One Stop convenience center on SH-66 east of Lakeshore Drive. The property is zoned General Retail and the uses shown are in conformance with the Zoning Ordinance. The property is platted and has been for over 10 years as the Stonebridge Center Addition. The plat actually encompasses a larger tract than just the area currently proposed for development, as indicated on the attached survey of the site. Our comments regarding the plan are as follows:

1. The site was originally being proposed for a convenience facility with both gasoline sales and a drive through car wash, which required a public hearing. They have deleted the car wash and therefore all that is required is submission of a site plan.
2. The site will need to lose 20 feet of frontage when SH-66 is widened. If the property were being platted today, the Right-of-Way would be dedicated. Because it is already platted, we at least need to ensure that no buildings or required drive lanes or parking are located in the area that will be required for Right-of-Way. We have had John Reglin complete an alignment study on SH-66 to determine how much right-of-way we will need and where it will need to be located. The site plan, as submitted, meets our alignment plan. As you can see, the only improvements they have in this area are landscaping and some extra width in their drive area. Even when the right-of-way is obtained the site will meet the percentage requirement for landscaping.
3. The entrances on SH-66 are too close under our minimum separation requirements of 200 feet on arterials. The entire site only has 173.00 feet of frontage and they propose 2 entrances, one at each end of the property. We indicated to them that one of the entrances needed to be a shared access entrance in order to alleviate a request for two additional drives on the adjacent undeveloped site. They have proposed a shared access drive. An access easement should be provided prior to issuance of a building permit.
4. The rear property line for the site actually follows the rear property line of two residential lots to the south. There is, however, a drainage ditch approximately 70 feet wide separating this property from the residential area. Under our screening requirements they would be required to construct a 6 foot opaque fence along this property line to separate it from the residential property. Due to the wide separation that already exists the applicant is proposing to plant a row of wax leaf ligustrums 4 feet in height along this entire property line in lieu of building a fence.
5. The rear elevation currently shows a sloped metal roof which is exposed to the rear adjacent to the residential area. The applicant has agreed to add a brick parapet along this roof line.
6. I have indicated to the applicant that we have required that the pole supports for the gasoline canopy be bricked to match the building in the last several plans approved by the City. They have indicated that they would comply with this requirement.

7. It should be specifically mentioned that any lighting must be designed so that there is no spillage onto the residential area.
8. A fire hydrant will need to be installed to meet our current requirements. hydrant. We will have this information Thursday night.
9. A drainage and grading plan should be submitted to the City Engineer prior to the issuance of a building permit.

The Planning and Zoning Commission arecommended approval of the plan with the condition that the gas canopy supprotts be bricked to match the building.

- ATTACHMENTS:
1. Location map
  2. Boundary Survey
  3. Site Plan
  4. Elevations

*One Stop*

MINUTES OF THE ROCKWALL CITY COUNCIL MEETING

JUNE 20, 1988

Mayor Frank Miller called the meeting to order at 7:00 P.M. with the following Councilmembers present; Nell Welborn, Don Smith, Alma Williams, Norm Seligman and Pat Luby.

Council considered approval of the Consent Agenda which consisted of:

- a) the minutes of June 6, 1988
- b) an ordinance regulating the rental and display of video cassettes on second reading
- c) an ordinance increasing the number of members on the Park Board on second reading.

Assistant City Manager Julie Couch read the two ordinance captions. Smith made a motion to approve the Consent Agenda. Seligman seconded the motion. The motion was voted on and passed unanimously.

Councilmembers Williams, Smith, Seligman and Welborn each briefly discussed portions of the Annual General Assembly Meeting for the benefit of those Councilmembers who couldn't attend. The Councilmembers discussed a luncheon address by Henry Cisneros, Mayor of San Antonio, suggestions for streamlining Council meetings, training aids, and cutback management during the budget process.

Tom Quinn, Chairman of the Planning and Zoning Commission, discussed items reviewed by the Commission at the last regular meeting and outlined recommendations made by the commission on the Sanger replat, Whataburger site plan, Roadrunner site plan and final plat, and One Stop site plan which were to be considered by Council that evening. Quinn answered questions of Council regarding these items.

Council then held a public hearing and considered approval of a replat of a portion of the Sanger Addition. Couch explained that the owner of the vacant half of a large lot couldn't build on that portion unless it was replatted into two lots since a residence existed already on the other half. She further explained that the applicant intended to live in the house, once built, and was requesting a waiver on the escrow requirements for street improvements. Marilyn Slaughter, representing the applicant Nell Pappas, was present to answer Council questions. After a brief discussion, Welborn made a motion to approve the replat and the waiver request. Williams seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a site plan for a proposed Whataburger restaurant to be located on the north service road of I-30 west of SH-205. She explained that the Commission had recommended approval subject to submission to the City

Engineer of a grading and drainage plan and she handed out revised site plans indicative of the curbing and landscaping changes suggested by the Commission. John Heiman, the applicant, discussed the elevation design and changes that were made in the site plan to address concerns by the staff and Commission. Miller stated opposition to the A frame design. Council discussed the shared parking agreement with Folsom, the location of the main entry drive, the landscaping, screening of the dumpster, and tighteners of the sight. After a lengthy discussion, Welborn made a motion to approve the site plan with landscaping changes subject to the recommendations of the P&Z as previously stated. Seligman seconded the motion. The motion was voted on and passed 5 to 1 with Miller voting against the motion.

Council then considered approval of a final plat for the Roadrunner Addition and a site plan for a proposed convenience store on the south service road of I-30 at FM-740. She explained that Commission recommended approval of the site plan subject to dedication of a cross access easement for the property to the south, that a grading and drainage plan be submitted and approved prior to issuance of a building permit, and that the gas canopy supports be bricked to match the building. She explained that the final plat should be subject to approval by the Board of Adjustments of a variance to the minimum site size requirements to allow a site less than one acre with frontage on I-30. Michael Craven, representing the Truman Arnold Company, gave a brief history of the company, discussed the inability to acquire additional property to increase the site size, and the number of pumps and islands proposed. Luby stated opposition to the color scheme. Craven explained that the colors had been researched through a focus study, and was standard color scheme for Roadrunner Stores. After Council discussion, Seligman made a motion to approve the site plan subject to recommendations by the Commission and the final plat subject to approval of the aforementioned variance by the Board of Adjustments. Smith seconded the motion. The motion was voted on and passed 5 to 1 with Luby voting against the motion.

Council then considered approval of a site plan for a One Stop convenience store to be located on SH-66 at Lakeshore Drive. Couch outlined the location of the site, the amount of right of way along SH-66, and the landscape screening proposed adjacent to the residential properties. Tony Arterburn, representing Jerry Glenn, presented a rendering of the proposed building. After a brief discussion, Welborn made a motion to approve the site plan subject to the recommendations of the commission which were as follows:

- 1) allowing less than 200 feet drive separation
- 2) requiring a shared access easement to the east
- 3) adding a brick parapet along the entire roof line

- 4) that the gas canopy supports be bricked to match the building
- 5) that lighting be designed for minimal spillage on residential properties
- 6) that a fire hydrant be installed to meet current requirements.
- 7) that a grading and drainage plan be submitted and approved by the City Engineer prior to the issuance of a building permit.

Williams seconded the motion. The motion was voted on and passed unanimously.

Council adjourned into Executive Session at 8:50 P.M. under Article 6252-17 V.A.C.S. to discuss Land Acquisition regarding future office space, Personnel regarding appointments to the Parks & Recreation Board, and Litigation: Rogers vs. the City of Rockwall. Upon reconvening into regular session at 9:40 P.M. Williams made a motion to appoint Carolyn Gehring to the Park Board. Seligman seconded the motion. The motion was voted on and passed unanimously. Luby made a motion to appoint Greg Fox. Smith seconded the motion. The motion was voted on and passed unanimously.

The Council then considered amending the Comprehensive Zoning Ordinance as it pertains to gasoline service stations and retail outlets where gasoline products are sold as an accessory to a retail use, and car washes as an accessory to a gasoline service station within the Scenic Overlay district. Couch outlined the proposed changes regarding full service stations that had been drafted based on Council direction. Council discussed whether to retain the one acre minimum site size, whether to allow four or six bays, whether to allow a wrecker to be parked within the walled area, and whether to allow car washes as an accessory to an outlet where gasoline was sold. Williams made a motion to accept the proposed amendments to the ordinance through section G.7.e.3) as shown on the attached appendix, except that 7.e)1 be changed to show no more than 6 bays and that item e) read "... shall meet the following standards in addition to items A through D above." Seligman seconded the motion. The motion was voted on and passed unanimously. Seligman made a motion to require that number 4) read "all vehicles left overnight for service shall be stored in the service bays." Smith seconded the motion. The motion was voted on and failed three to three with Welborn, Smith and Luby voting against the motion. Welborn then made a motion to amend section 5) of 7.e to read "the site for such facility must be a minimum of 40,000 square feet." Williams seconded the motion. The same was voted on and passed unanimously. Williams then made a motion to accept Section 8 as submitted. Seligman seconded the motion. The motion was voted on and passed unanimously.

Couch told Council that the changes would be drafted into ordinance form for first reading at the next meeting.

Council then considered approval of an ordinance setting the date for public hearing on the Heritage Heights Public Improvement District for July 18 on second reading. Couch read the ordinance caption. Welborn made a motion to approve the ordinance. Smith seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance declaring the necessity for improvements and assessment of certain streets within the City on second reading. Couch read the ordinance caption. Seligman made a motion to approve the ordinance. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance regulating sexually oriented businesses on first reading. City Manager Bill Eisen explained that the percentage for gross revenues, floor area or inventory had been changed from 20% to 15%. He stated that although Council had approved the ordinance on one reading already, the change had been major enough to place the ordinance back on first reading. Couch read the ordinance caption. Smith made a motion to approve the ordinance. Williams seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Council for consideration, the meeting adjourned at 10:30 P.M.



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

10/07

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 9th day of June, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Jerry Glenn

for a Conditional Use Permit for a car wash as an accessory to  
a retail use for a proposed convenience store

on the following described property:

SH-66 east of Lakeshore drive further described as Lot 1,  
Block A, Stonebridge Center

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. P+Z 88-20-SP/CWP

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 88-20-SP/CWP

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 PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 12th day of May, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Jerry Glenn

for a Conditional Use Permit for a car wash as an accessory to  
a retail use for a proposed convenience store

on the following described property:

SH-66 east of Lakeshore drive further described as Lot 1,  
Block A, Stonebridge Center

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. P+Z 88-20-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 88-20-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 \_\_\_\_\_

Lot 1, Block A Stonebridge Center

Arthur H. Kuhlman  
714 Alexander Lane  
Rockwall

Independant Equities  
9533 Loda Dr  
Dallas 75218

Elmer Morgan + Edith Morgan  
203 Lakeshore Dr

Ceene Burks  
603 Wooded Trail

Ralph O and Hazel Marie Duguid  
201 Lakeshore Dr

Citizens 1st Mtg Co  
P.O. Box 218  
Arkadelphia, Ark  
71923

James W and Cindy Head  
809 Lake Meadows Cir

James R. Welborn  
810 Lake Meadows Cir

Michael and Calenda Reid  
812 Lake Meadows Circle

Jallison Construction Inc  
703 Ridgerview

Jeffrey O McInnes  
807 Lake Meadows Circle

Cerald Burgamy  
Rt 1 Box 119-F

Ada Greene  
702 W Rusk

Sherman Sparks  
224 Alta Vista

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 12th day of May, 1988  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Jerry Glenn  
for a Conditional Use Permit for a car wash as an accessory to  
a retail use for a proposed convenience store  
on the following described property:

SH-66 east of Lakeshore drive further described as Lot 1,  
Block A, Stonebridge Center

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. P+Z 88-20-SP/CWP

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 88-20-SP/CWP

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

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

1. much too close to an established residential section.
2. too much congestion at that particular intersection.
3. The excess water on the road at that intersection may be a hazard to traffic.

Signature Nancy McAver  
Address 807 Lake Meadows Circle  
Rockwall, TX. 75087

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 12th day of May, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Jerry Glenn

for a Conditional Use Permit for a car wash as an accessory to  
a retail use for a proposed convenience store

on the following described property:

SH-66 east of Lakeshore drive further described as Lot 1,  
Block A, Stonebridge Center

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. P+Z 88-20-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 88-20-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. With a cemetery adjacent to this property there is a limited number of developments that could spend the money to provide public service. If their developers intend to make a nice looking
2. place of business, it should not hurt the value of near by property.
- 3.

Signature Al Sherman Decker  
Address 710 W. Rusk, Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 12th day of May, 1988  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Jerry Glenn  
for a Conditional Use Permit for a car wash as an accessory to  
a retail use for a proposed convenience store  
on the following described property:

SH-66 east of Lakeshore drive further described as Lot 1,  
Block A, Stonebridge Center

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. P+Z 88-20-SP/CWP

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 88-20-SP/CWP

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

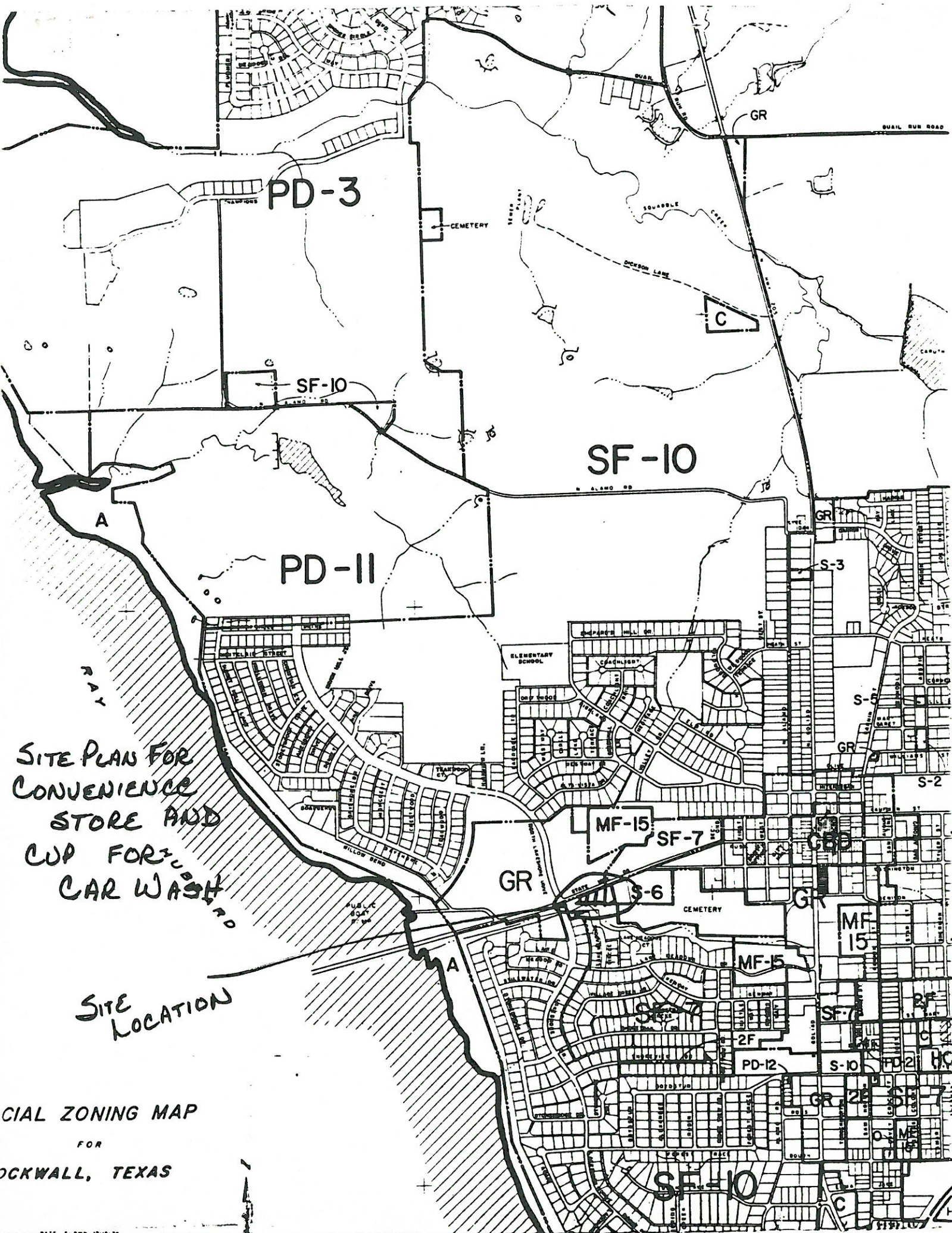
I am opposed to the request for the reasons listed below. ✓

- 1. Operation Time - 24 hrs a day!
- 2. Noise
- 3. Lights
- 4. Safety hazard for this intersection. Too much come and go traffic from these type businesses.

*I would prefer to keep this area as business offices operating during normal business hours.*

*I would appreciate your consideration for our neighborhood - Thanks.*

Signature Mike Keil  
Address 812 Lake Meadows Circle  
*(directly behind proposed store and car wash)*



SITE PLAN FOR  
 CONVENIENCE  
 STORE AND  
 CUP FOR  
 CAR WASH

SITE  
 LOCATION

ICIAL ZONING MAP  
 FOR  
 ROCKWALL, TEXAS

Lot 1, Block A Stonebridge Center

Arthur H. Kuhlman  
714 Alexander Lane  
Rockwall

Independant Equities  
9533 Loda Dr  
Dallas 75218

Elmer Morgan + Edith Morgan  
203 Lakeshore Dr

Ceene Burks  
603 Wooded Trail

Ralph O and Hazel Marie Duguid  
201 Lakeshore Dr

Citizens 1st Mtg Co  
P.O. Box 218  
Arkadelphia, Ark  
71923

James W and Cindy Head  
809 Lake Meadows Cir

James R. Welborn  
810 Lake Meadows Cir

Michael and Calenda Reid  
812 Lake Meadows Circle

Jallison Construction Inc  
703 Ridgesview

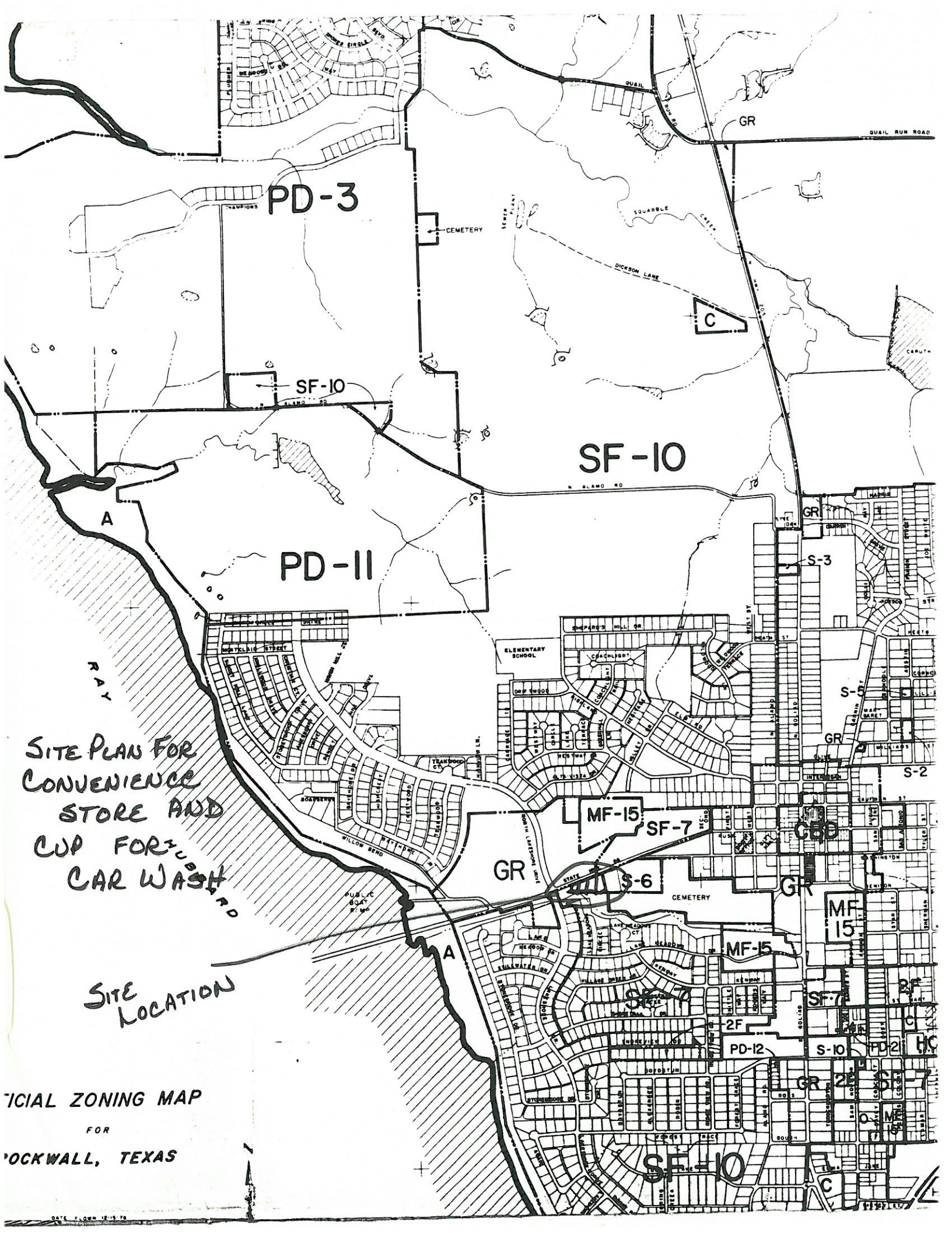
Jeffrey O McInnes  
807 Lake Meadows Circle

Cerald Burgamy  
Rt 1 Box 119-F

Ada Greene  
702 W Rusk

Sherman Sparks  
224 Alta Vista





SITE PLAN FOR  
 CONVENIENCE  
 STORE AND  
 CUP FOR  
 CAR WASH

SITE  
 LOCATION

OFFICIAL ZONING MAP  
 FOR  
 ROCKWALL, TEXAS

PLANNING AND ZONING ACTION SHEET

Applicant Jerry Coleen Case No. 88-20-SP/COP

Property Description One Stop - SH-66

Case Subject Matter \_\_\_\_\_

site plan + COP for car wash

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>5/12</u>	_____	_____	_____

Conditions <u>4/9</u>	✓	_____	_____
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Date to City Council <u>June 20</u>	✓	_____	_____
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Conditions _____	_____	_____	_____
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Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

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

Plat/Site Plan Cases

- \_\_\_\_\_ Application
- \_\_\_\_\_ Filing Fee
- \_\_\_\_\_ Plat/Plan
- \_\_\_\_\_ Engineer's Review
- \_\_\_\_\_ Consultant's Review
- \_\_\_\_\_ Agenda Notes
- \_\_\_\_\_ Minutes
- \_\_\_\_\_ Correspondence
- \_\_\_\_\_ County File Number
- \_\_\_\_\_ Applicant Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on May 12, 1988, at 7:30 P.M. in City Hall, 205 West Rusk to consider approval of the following:

1. A request from Gary Bodin for a Conditional Use Permit for a truck wash to be located on Kristy Lane within Bodin Industrial Park
2. A request from Jerry Glenn for a Conditional Use Permit for a car wash as an accessory to a retail use for a proposed convenience store to be located on SH-66 east of Lakeshore Drive