

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 4-27-88

Name of Proposed Subdivison BUFFALO CREEK SHOPPING VILLAGE

Name of Subdivider Whittle Development, Inc.

Address 2804 Ridge Road, Rockwall, Texas 75087 Phone 771-5238

Owner of Record Whittle Development, Inc.

Address 2804 Ridge Road, Rockwall, Texas 75087 Phone 771-5238

Name of Land Planner/Surveyor/Engineer Harold L. Evans & Associates

Address P.O. Box 28355, Dallas, Texas 75228 Phone 328-8133

Total Acreage 2.9975 Current Zoning PD-9

Number of Lots/Units 1 Signed [Signature]

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<u>✓</u>	<u> </u>	1. Title or name of subdivison, written and graphic scale, north point, date of plat, and key map
<u>✓</u>	<u> </u>	2. Location of the subdivision by City, County and State
<u>✓</u>	<u> </u>	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	<u> </u>	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<u>✓</u>	<u> </u>	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

ENGINEERING DRAWINGS CHECKLIST

Date: 4-27-88

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Number of Lots/Units 1 Signed 

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City should be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

Information
Included
on Plans

Information
Sufficient
for Review

Item

UTILITY PLAN:

1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
2. Plan view shall also include all existing and proposed easements and rights-of-ways.
3. Plan view shall show street lighting.

STREETS:

1. Paving plan shall show plan and profile of existing and proposed street improvements.
2. Paving profile shall show existing ground grade and the grade of the right and left curb and the existing and proposed utilities.
3. Paving plan shall show existing grade and proposed grade.
4. Paving plan shall show paving width and street classification with standard curve data.
5. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE:

1. The drainage area map showing the entire watershed on which the project is located shall be included. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
_____	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
_____	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map.
_____	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.
_____	_____	8. All existing and proposed drainage easements on the project site shall be shown.
_____	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

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Item

WATER DISTRIBUTION

1. *Answer* The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and fire flow calculations.
2. The plans shall identify the source of water supply.
3. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the Water Distribution Plan.

WASTEWATER COLLECTION

1. The plans shall show existing and proposed wastewater collection improvements.
2. The drainage calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the area served in acres, the type of units served, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.
3. Where proposed facilities tie into existing facilities, the plans shall show the flow line of the existing facilities and how the proposed facilities affect the system.
4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: _____

Sent to Engineer: _____

Engineering Approval: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

Case No: _____

Fee Paid: _____

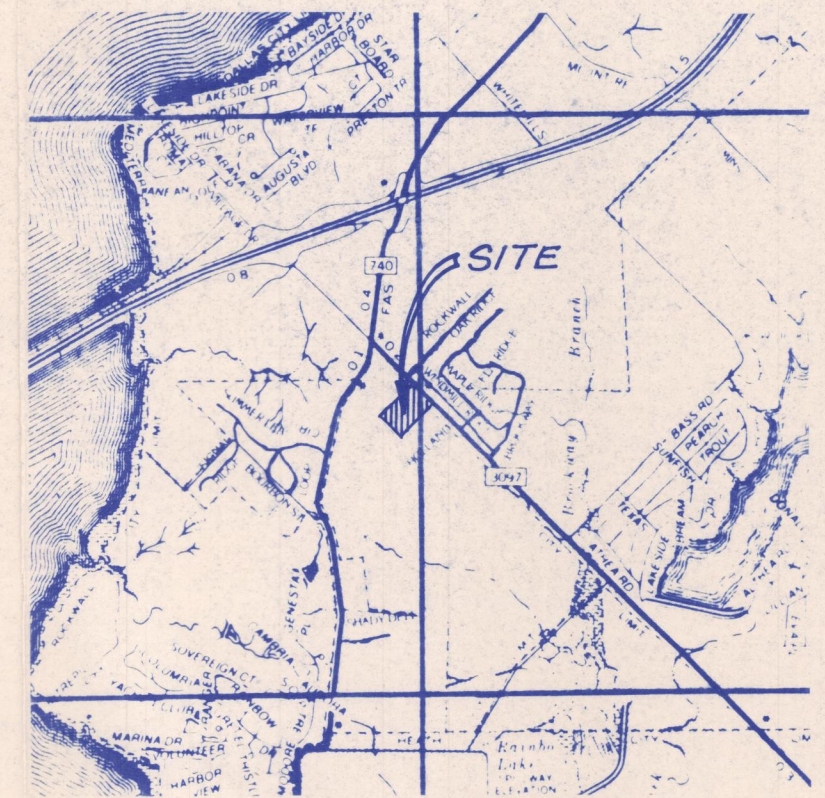
Availability Pd: _____



F.M. ROAD NO. 740

a.L. Steger, Anna Wade Steger,
Emily Sue White head

F.M. ROAD NO. 3097



LOCATION MAP
Scale: 1"=1000'

Point of Beginning

Whittle Dev, Inc.

$N44^{\circ}24'40''E \sim 408.0'$

LOT - 1
BLOCK - "A"

2.9975 ACRES

$N45^{\circ}35'20''W \sim 279.0'$

Whittle Dev, Inc.

$S44^{\circ}24'40''W \sim 408.0'$

EXISTING ZONING PD-9
PROPOSED BOWLING CENTER

~~not~~ (SUBMISSION)

1
2

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

SCALE	DATE	JOB NO.
1"=50'	4-27-88	8816

BUFFALO CREEK SHOPPING VILLAGE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
WHITTLE DEVELOPMENT, INC. - OWNER
2804 RIDGE RD. - ROCKWALL, TEXAS 75087 - PH. 771-9238

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

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

COMMENCING at the intersection of the right-of-way cut back for F.M. 740 with the Southwest line of F.M. 3097;
THENCE: South 45° 35' 20" East a distance of 853.23 feet with said Southwest line to the Point of Beginning;
THENCE: South 45° 35' 20" East a distance of 279.00 feet with said Southwest line to a point for a corner;
THENCE: South 44° 24' 40" West a distance of 468.00 feet to a point for a corner;
THENCE: North 45° 35' 20" West a distance of 279.00 feet to a point for a corner;
THENCE: North 44° 24' 40" East a distance of 468.00 feet to the Point of Beginning and Containing 130,572 Square Feet or 2.9975 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 described property as Buffalo Creek Shopping Village, City of Rockwall, Rockwall, 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
Date _____

I hereby certify that the above and foregoing plat of Buffalo Creek Shopping Village, 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

Lot 1, Block A, Buffalo Creek Shopping Village shall dedicate a minimum 24' access easement on all drive lanes at time of site plan approval, which shall provide continuous access from adjacent properties through said Lot 1, Block A.

2
2

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

SCALE	DATE	JOB NO.
1"=50'	4-27-88	8816

BUFFALO CREEK SHOPPING VILLAGE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
WHITTLE DEVELOPMENT, INC. ~ OWNER
2804 RIDGE ROAD ~ ROCKWALL, TEXAS, 75087 - PH. 771-5238

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Buffalo Creek Shopping Village

* Location of Proposed Subdivision FM3097

* Name of Subdivider Rob Whittle

* Date Submitted 4/27 Date of Review _____

* Total Acreage 2.99 * No. of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 2. Were the proper number of copies submitted?	<u>X</u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1" = 50'</u>	_____	<u>X</u>	_____
* 4. Is the subdivision name acceptable?	<u>X</u>	_____	_____
5. Comments:			

Planning and Zoning

- | | | | |
|---|-----------------------|-------------------------|--------------|
| 1. What is the proposed use? | <u>Bowling Center</u> | | |
| 2. What is the proposed density? | <u>NA</u> | | |
| 3. What is the existing zoning? | <u>PD-GR</u> | | |
| | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
| 4. Is the plan zoned properly? | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| 5. Does the use conform to the Land Use Plan? | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| 6. Is this tract taken out of a larger tract | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| 7. Will the development landlock another property? | <u>_____</u> | <u>✓</u> | <u>_____</u> |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance? | <u>_____</u> | <u>✓</u> | <u>_____</u> |
| 9. Has a Concept Plan been been Provided and Approved | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| 10. Does the plan conform to the Master Park Plan? | <u>_____</u> | <u>_____</u> | <u>✓</u> |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? | | | |
| a. Lot Size | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| b. Building Line | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| c. Parking | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| d. Buffering | <u>_____</u> | <u>_____</u> | <u>✓</u> |
| e. Site Plan | <u>✓</u> | <u>_____</u> | <u>_____</u> |
| f. Other | <u>_____</u> | <u>_____</u> | <u>_____</u> |
| 12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review) | <u>✓</u> | <u>_____</u> | <u>_____</u> |

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

14. Comments:

The plat needs to reflect the easements to adjoining facts to cross access

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: *Site has already been reviewed by the traffic planner, John DeGier*

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? | <u>✓</u> | _____ | _____ |
| 2. Does the final plat conform to the City's Flood Plain Regulations? | _____ | _____ | <u>✓</u> |
| 3. Does the final plat conform to the preliminary plat as approved? <i>- needs access easements</i> | _____ | <u>✓</u> | _____ |
| 4. Staff Comments: | | | |

need access easements

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Lora</u>	<u></u>	<u>30 min</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Buffalo Creek Shop Ulg

Case No.: 88-21-FP

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..... 5/12

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..... ~~1 for Post Office after address assigned~~ ^(3 - 1 for Finance 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..... _____



CITY OF ROCKWALL
"THE NEW HORIZON"

April 28, 1988

Mr. Rob Whittle
2804 Ridge Road
Rockwall, Texas 75087

Dear Mr. Whittle:

We have received your application for a final plat for Buffalo Creek Shopping Village. To date we have not received your filing fee in the amount of \$170.00.

The Planning and Zoning Commission will consider approval of your request on May 12, 1988, at 7:30 P.M. in City Hall, 205 West Rusk. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

CC: Harold Evans
MN/mmp

205 West Rusk

Rockwall, Texas 75087

(214) 771-1111

- GENERAL RETAIL
- OFFICE
- CENTRAL BUSINESS DISTRICT
- NEIGHBORHOOD SERVICE
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT

*Buffalo Creek
Shopping Vlg
(Bowling Center)*

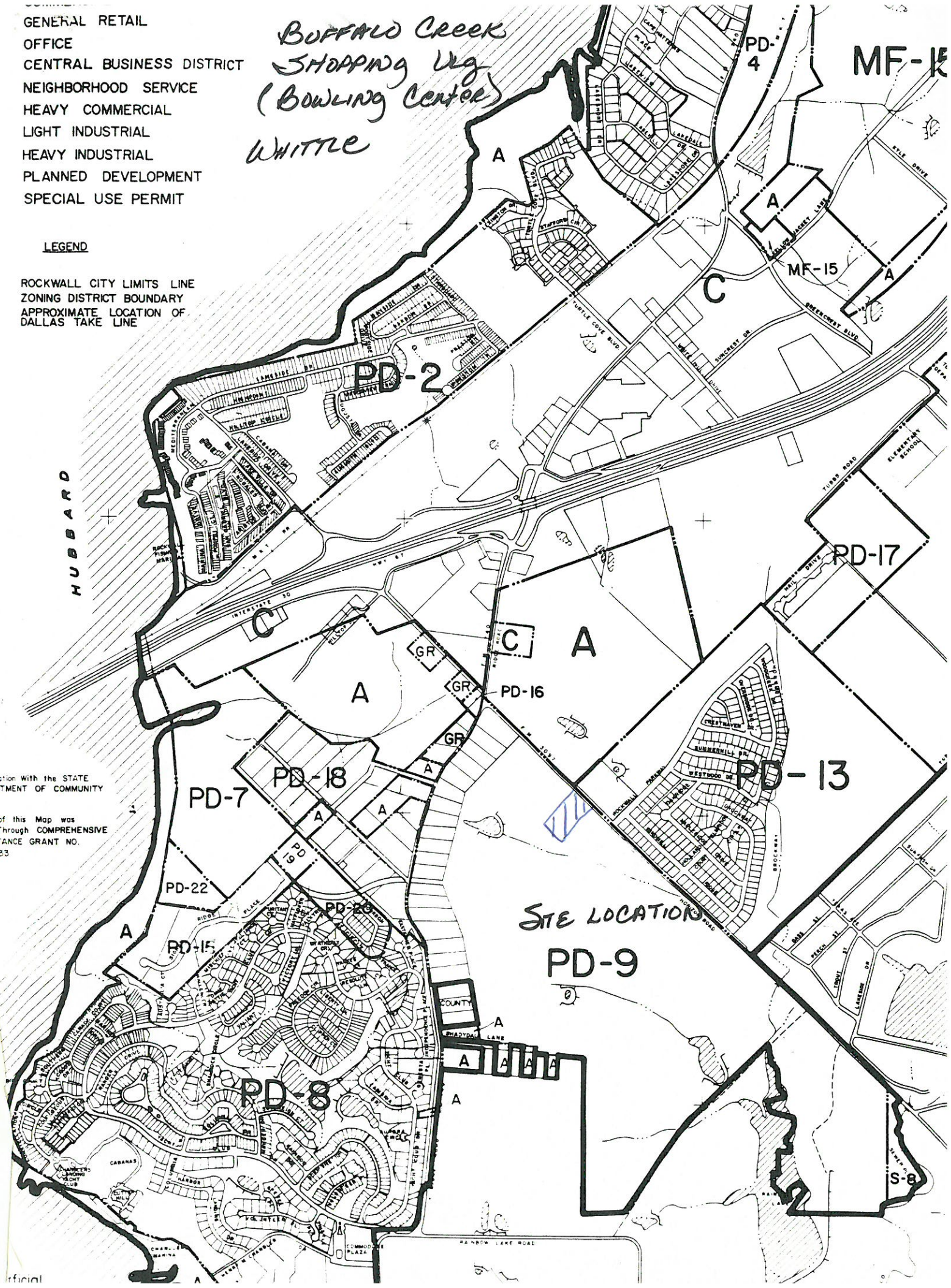
Whittle

MF-15

LEGEND

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

HUBBARD



Agreement With the STATE DEPARTMENT OF COMMUNITY

Version of this Map was 1 Through COMPREHENSIVE DISTANCE GRANT NO. 3-33

SITE LOCATION
PD-9

OL Steger, &
Emily Sue

F.M. ROAD
NO. 740

F.M. ROAD
NO. 3097

EX. B. Water 2



Point of Beginning

$N44^{\circ}24'40''E \sim 408.0'$

$S45^{\circ}35'20''E \sim 279.0'$

LOT - 1
BLOCK - "A"
2.9975 ACRES

$N45^{\circ}35'20''W \sim 279.0'$

$S44^{\circ}24'40''W \sim 408.0'$

Whittle Dev, Inc.

546

546

FINAL PLAT - BUFFALO CREEK SHOPPING CENTER

544

ev, Inc.

556

548

558

560

560

548

MINUTES OF THE PLANNING AND ZONING COMMISSION

May 12, 1988

The Commission met at 7:30 P.M. with the following members present: Hank Crumbley, Bob McCall, Leigh Plagens, Tom Quinn and Bill Sinclair. The first order of business was election of a temporary chairperson pending Council's appointment of two members to the Commission to fill positions left vacant by Don Smith and Norm Seligman. Plagens made a motion to appoint Tom Quinn as temporary chairman. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of the minutes of April 14, 1988. Crumbley made a motion to approve the minutes as submitted. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing to consider amending the Comprehensive Zoning Ordinance to allow paint and body shops as a Conditional Use in "C" Commercial zoning category. Assistant City Manager Julie Couch explained that the Commission had initiated hearings to consider the amendment after an application for Heavy Commercial zoning was denied on SH-205. She explained that originally the applicant had hoped to lease the property as a paint and body shop but he had since leased it for another use. The Commission discussed adding the use with some specific requirements including 1) screening of outside storage with an opaque, masonry screen, 2) limiting the area of outside storage to a specific amount, and 3) putting a time limit on the amount of time vehicles could be stored outside. Plagens made a motion to recommend that paint and body shops not be included as a Conditional Use in the Commercial zoning category. Sinclair seconded the motion. The motion as voted on and passed 3 to 2, with Crumbley and McCall voting against the motion.

The Commission then held a public hearing and 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 as Conditional Uses within the Scenic Overlay District. Couch explained that Council had directed hearings to be held to determine if certain uses should be changed or if they should remain in the District.

Perry Bodin, Jim Whitworth, and Wayne Backus each addressed the Commission to voice their objections to removing any uses that would make the Scenic Overlay District more restrictive than as currently existed. Rob Whittle told the Commission that he had lost a potential tenant due to the excessive requirements recommended by the Architectural Review Board. He stated that although he supported the goals of the District, he was opposed to making it more restrictive. The Commission discussed the existing allowed uses within the District, the conditions under which a full service station may apply for a Conditional Use Permit, goals of the District and whether to recommend amending the District to remove any of the current provisions. Plagens made a motion to recommend amending the District to delete Sections C 1 and C 2 from Conditional Uses to remove the gasoline service stations, retail outlets where gasoline products are sold as an accessory to a retail use,

and car washes as an accessory to a gasoline station. Crumbley seconded the motion. After additional discussion, the motion was voted on and passed 5 to 1 with all in favor except Crumbley who voted against the motion.

The Commission then considered approval of a final plat for Buffalo Creek Shopping Center. Couch explained that the plat met all requirements as submitted, provided for cross access easements and provided dedication of 7-1/2 feet of right-of-way for future widening of FM-3097. Plagens made a motion to approve the plat. McCall seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered amending the Comprehensive Zoning Ordinance as it pertains to Commercial Amusements. Couch outlined some proposed changes that would define when an establishment became a Commercial Amusement, better defines a Commercial Amusement, and allowed application to be made for a Conditional Use Permit for a Commercial Amusement for property within 300 feet of residentially zoned property which is currently not allowed. Sinclair made a motion to approve the proposed changes as submitted. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed a proposed landscape ordinance. The members agreed that a public hearing should be held and directed Staff to make the necessary advertisements for the next regular meeting.

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

APPROVED:

Thomas E Quinn
Chairman

ATTEST:

By Julie Couch