

APPLICATION AND FINAL PLAT CHECKLIST

Date May 16, 1988

Name of Proposed Development Road Runner Addition

Name of Developer Truman Arnold Companies c/o Mike Craven

Address 700 S. Robinson Road/ P.O. Box 973 Phone 214-838-8391  
Texarkana, Texas 75501

Owner of Record Billy W. Peoples and Dwight Bookout

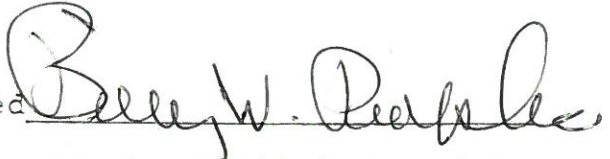
Address P.O. Box 35 Rockwall, Texas 75087 Phone 214-771-8481

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates, Inc.

Address Rt. 1 Box 142-E Sids Road/P.O. Box 65 Phone 214-771-3036  
Rockwall, Texas 75087

Total Acreage 0.682 Current Zoning commercial

Number of Lots/Units 1

Signed 

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 on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

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

Provided or  
Shown on Plat

Not  
Applicable

X

\_\_\_\_\_

1. Title or name of development, written and graphic scale, north point, date of plat and key map

X

\_\_\_\_\_

2. Location of the development by City, County and State

- |                   |                   |   |
|-------------------|-------------------|---|
| <u>          </u> | <u>  x  </u>      | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark  |
| <u>  x  </u>      | <u>          </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines   |
| <u>          </u> | <u>  x  </u>      | 5. If no engineering is provided show contours of 5 ft. intervals   |
| <u>  x  </u>      | <u>          </u> | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |
| <u>  x  </u>      | <u>          </u> | 7. Approved name and right-of-way width of each street, both within and adjacent to the development   |
| <u>  x  </u>      | <u>          </u> | 8. Locations, dimensions and purposes of any easements or other rights-of-way   |
| <u>  x  </u>      | <u>          </u> | 9. Identification of each lot or site and block by letter and number and building lines   |
| <u>  x  </u>      | <u>          </u> | 10. 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 by deed record volume and page |
| <u>  x  </u>      | <u>          </u> | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development   |
| <u>  x  </u>      | <u>  x  </u>      | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)   |



Page 4 of 4

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

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

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

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

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

T R A V E R S E   P R O G R A M

TRAVERSE: ROADRUNNER

NBR/POINTS  
6

PERIMETER  
683.3900

AREA  
29,693,732 = 0.6816742 ACRES

FROM: POINT	TO: POINT/SS	BEARING	DISTANCE	NORTHING	EASTING	ELEVATION
	1			0.0000	0.0000	0.0000
1	2	8.1800 SW	140.0000	-138.5336	-20.2099	0.0000
2	3	81.1300 NW	155.3100	-114.8180	-173.6985	0.0000
3	4	26.2100 NW	138.5400	9.3276	-235.1900	0.0000
4	5	63.3900 NE	80.0000	44.8359	-163.5020	0.0000
5	6	74.4000 SE	169.5400	0.0037	0.0030	0.0000

SITE PLAN APPLICATION

Date 5-19-88

NAME OF PROPOSED DEVELOPMENT ROAD RUNNER ADDITION

NAME OF PROPERTY OWNER (DEVELOPER) TRUMAN ARNOLD COMPANIES


ADDRESS P.O. Box 973 TEXARKANA, TX 75504 PHONE (214) 838-8591

NAME OF LAND PLANNER/ENGINEER BOB. O. BROWN

ADDRESS P.O. BOX 65 ROCKWALL TX PHONE 722-3036

TOTAL ACREAGE .682 ACRES CURRENT ZONING COMM.

NUMBER OF LOTS/UNITS 1

SIGNED   
**MIKE MONROE**

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".

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>	
<u>✓</u>	<u>    </u>	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
<u>✓</u>	<u>    </u>	2. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	<u>    </u>	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
<u>✓</u>	<u>    </u>	4. <u>Calculation</u> of landscaped area provided
<u>✓*</u>	<u>    </u>	5. <u>Location</u> and <u>dimensions</u> of ingress and egress

\* EXISTING DRIVES WILL BE UTILIZED

- ✓ \_\_\_\_\_
- ✓ \_\_\_\_\_
- ✓ \_\_\_\_\_
- ✓ \_\_\_\_\_
- \_\_\_\_\_
- ✓ \_\_\_\_\_
- \_\_\_\_\_
- ✓ \_\_\_\_\_

- 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:

✓ → SEE NOTE → ✓  
 \_\_\_\_\_

WE SUGGEST THE ADDITION OF  
A ONE-HOUR FIREWALL AT  
THE BACK AND LEFT SIDE  
TO ALLOW THE INDICATED  
SETBACKS

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 \_\_\_\_\_







CITY OF ROCKWALL

"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

No 9222

(214) 771-1111

Cash Receipt

Name B. G. D. and Associates Date 7-19-88

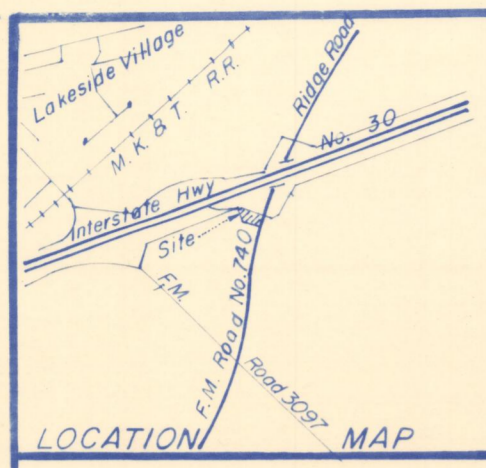
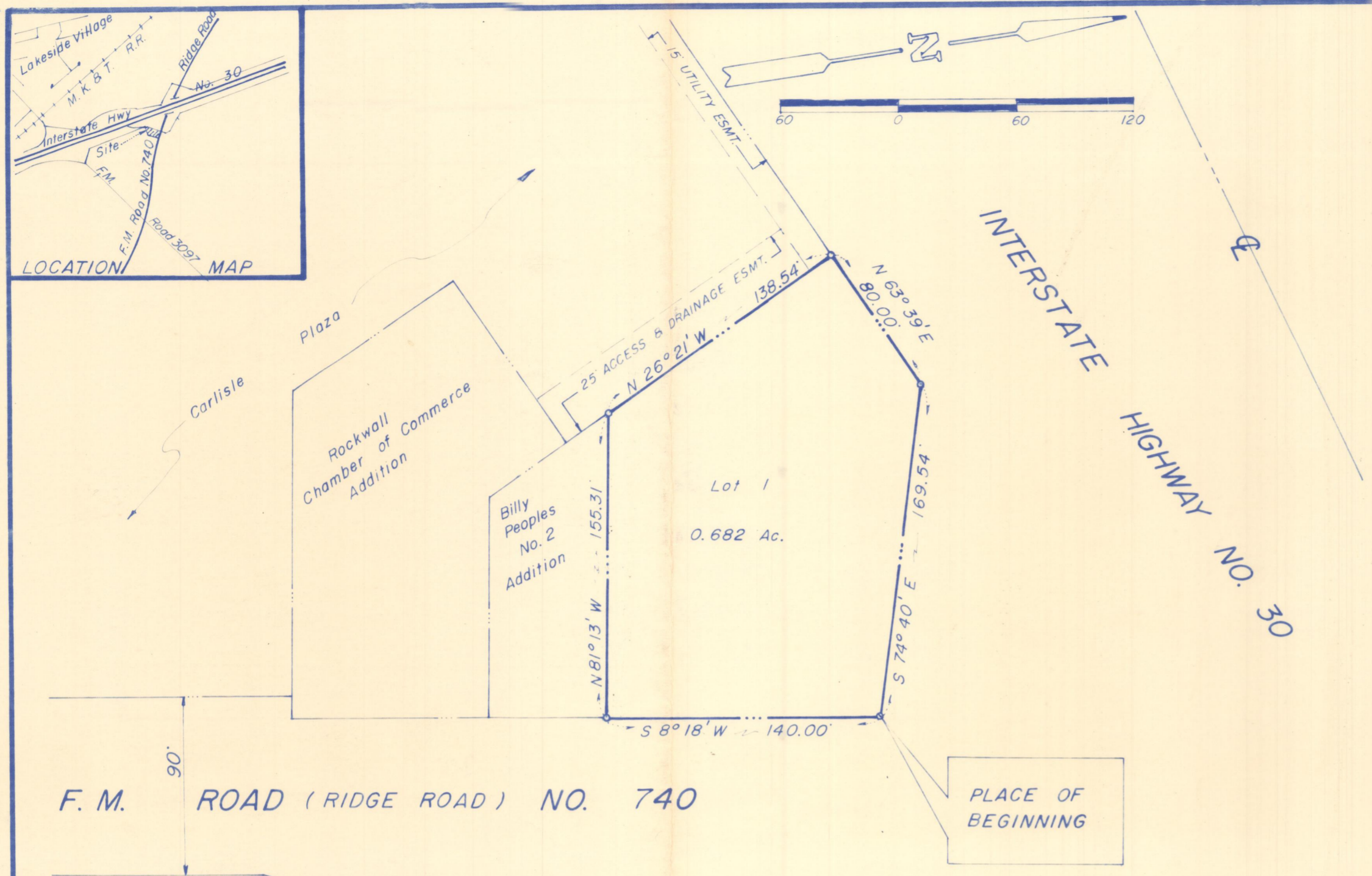
Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  1103 Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	<u>13500</u>	Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 13500 Received by



FINAL PLAT

**ROAD RUNNER ADDITION**  
 CITY OF ROCKWALL  
 JAMES SMITH SURVEY ABSTRACT NO. 200  
 ROCKWALL COUNTY, TEXAS

**OWNERS**

**BILLY W. PEOPLES AND DWIGHT BOOKOUT**  
 P.O. BOX 35 (214-771-8481) ROCKWALL, TEXAS 75087

**DEVELOPER**

**TRUMAN ARNOLD COMPANIES** (214-838-8591) % **MIKE CRAVEN**  
 700 SOUTH ROBINSON ROAD P.O. BOX 973 TEXARKANA, TEXAS 75501

**B.L.S. & ASSOCIATES, INC. SURVEYORS**  
 RT. BOX 142-E SIDS ROAD P.O. BOX 65 (214-771-3036) ROCKWALL, TEXAS 75087

SCALE 1"=60'

MAY 16, 1988

OWNERS CERTIFICATE

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS, Billy W. Peoples and Dwight Bookout, being owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:  
 BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and also being that tract as recorded in Volume 235, Page 385, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at the point of intersection of the West line of F.M. Road No. 740 ( Ridge Road ) with the South line of Interstate Highway No. 30, a right-of-way marker for corner;  
 THENCE, S.8°18'W., along the West line of F.M. Road No. 740, ( Ridge Road ) a distance of 140.00 feet to an iron stake for corner;  
 THENCE, N.81°13'W., leaving the said West line of F.M. Road No. 740 ( Ridge Road ) and along the North line of Billy Peoples No. 2 Addition, a distance of 155.31 feet to an iron stake for corner;  
 THENCE, N.26°21'W., along the East line of Carlisle Plaza, a distance of 138.54 feet to an iron stake for corner;  
 THENCE, along the Southerly line of Interstate Highway No. 30 the following:  
 N.63°39'E., a distance of 80.00 feet to a right-of-way marker for corner  
 S.74°40'E., a distance of 169.54 feet to the PLACE OF BEGINNING and containing 29,694 square feet or 0.682 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That Billy W. Peoples and Dwight Bookout being owners, does hereby adopt this plat designating the herein aboved described property as ROAD RUNNER ADDITION, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose 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 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 thier respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the 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 any grades of streets in this addition A) 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, B) 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.

WITNESS our hand at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.  
 By \_\_\_\_\_ By \_\_\_\_\_  
 Billy W. Peoples Dwight Bookout

STATE OF TEXAS  
 Before Me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Billy W. Peoples and Dwight Bookout, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.  
 \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
 Notary Public in and for the State of Texas

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 placed under my personal supervision.

Bob O. Brown Registered Public Surveyor # 1744  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned Notary Public in and for the State of Texas, 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. 1988.

Notary Public in and for the State of Texas My Commission expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL APPROVED  
 \_\_\_\_\_ City Manager \_\_\_\_\_ Chairman Planing and Zoning Commission

I hereby certify that the aboved foregoing plat of ROAD RUNNER ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.

WITNESS our hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.  
 \_\_\_\_\_ Mayor \_\_\_\_\_ City Secretary

## Legal Description

The legal description for the subject property was provided by the owner. The survey was dated April, 1977. I did not commission a current survey of the subject property and it is suggested that the following legal description be verified before being used as a legal document or conveyance.

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, and further being part of a tract of land conveyed by warranty deed from Dwight Bookout to Billy W. Peoples, filed for record April 26, 1974, of the Deed Records of Rockwall county Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the West line of FM 740 with the South R.O.W. line of U.S. Highway No. 67 (IH30) said point further being the Southeast corner of an 0.182 acre tract of land as conveyed to the State of Texas, as recorded in Volume 73, at page 601 of the Deed Records of Rockwall county, Texas, a R.O.W. marker found for corner;

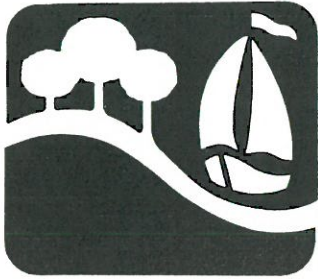
THENCE S 8 deg. 18 min. W, along the West line of FM 740 a distance of 140.00 feet to an iron stake set for corner;

THENCE N 81 deg. 13 min W, leaving the said West line of FM 740, a distance of 155.31 feet to an iron stake set for corner;

THENCE N 26 deg. 21 min. W, a distance of 138.54 feet to a point in the Southeast line of U.S. Highway No. 67 (IH30), an iron stake set for corner;

THENCE N 63 deg. 39 min. E, along the Southeast line of U.S. Highway No. 67 (IH30) a distance of 80.00 feet to a R.O.W. marker found for corner;

THENCE S 74 deg. 40 min. E, along the South line of U.S. Highway No. 67 (IH30) a distance of 169.54 feet to the PLACE OF BEGINNING and containing 29,691 sq.ft. or 0.682 acres of land.



# CITY OF ROCKWALL

## "THE NEW HORIZON"

June 14, 1988

Mr. Michael Craven  
Truman Arnold Companies  
700 South Robinson Road  
Texarkana, Texas 75501

Dear Mr. Craven:

On June 9, 1988, the Planning and Zoning Commission recommended approval of a final plat for the Roadrunner Addition subject to approval by the Board of adjustments of a variance to the minimum site size requirements of the Zoning Ordinance. A site plan was recommended for approval subject to:

1. dedication of a cross access easement
2. submission to and approval of a grading and drainage plan by the City Engineer
3. brick treatment of the supports for the gasoline canopy
4. brick screen and opaque door surrounding dumpster
5. extension of parapet around entire building.

The Rockwall City Council will consider approval of your request on June 20, 1988, at 7:00 P.M. in City Hall, 205 West Rusk. The Board of Adjustments will hold a public hearing and consider approval of the variance previously mentioned on July 5, 1988, at 6:00 P.M. in City Hall.

Please call me if you have any questions.

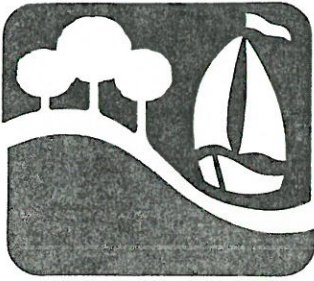
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

CC: Billy W. Peoples  
Bill Eisen, City Manager

MN/mmp



# CITY OF ROCKWALL

## "THE NEW HORIZON"

June 21, 1988

Mr. Michael Craven  
Truman Arnold Companies  
700 South Robinson Road  
Texarkana, Texas 75501

Dear Mr. Craven:

On June 20, 1988, the Rockwall City Council approved a final plat for the Roadrunner Addition subject to approval by the Board of Adjustments of a variance to the minimum site size requirements of the Comprehensive Zoning Ordinance. The Board of Adjustments will hold a public hearing on Tuesday, July 5, 1988, at 6:00 P.M. in City Hall to consider approval of your variance request.

The City Council also approved a site plan subject to:

1. dedication of a cross access easement
2. submission to and approval of a grading and drainage plan by the City Engineer
3. brick treatment of the supports for the gasoline canopy
4. brick screen around trash receptacle and opaque door
5. extension of parapet around entire building

Upon approval of a final plat, the plat must be filed of record with the County Clerk by this office within 120 days or the plat approval becomes void. In addition, no building permit may be issued prior to the filing of this plat. Please submit 16 executed copies of the plat and two mylars not later than September 30, 1988, to ensure timely filing. We cannot guarantee timely filing of plats returned after that date.

Since you have indicated the desire to apply for a building permit immediately following a decision by the Board of Adjustments, I would recommend that you return executed copies of the plat as soon as possible to prevent further delays.

Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols". The signature is written in black ink and is positioned above the typed name.




Mary Nichols  
Administrative Assistant

CC: Billy W. Peoples  
B.L.S. Associates  
MN/mmp

**ZONING DISTRICTS**

A	AGRICULTURE
SF-16	SINGLE-FAMILY DWELLING
SF-10	SINGLE-FAMILY DWELLING
SF-7	SINGLE-FAMILY DWELLING
2F	TWO-FAMILY DWELLING
MF-15	MULTI-FAMILY DWELLING
C	COMMERCIAL
GR	GENERAL RETAIL
OF	OFFICE
CBD	CENTRAL BUSINESS DISTRICT
NS	NEIGHBORHOOD SERVICE
HC	HEAVY COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
PD	PLANNED DEVELOPMENT
S	SPECIAL USE PERMIT

**LEGEND**

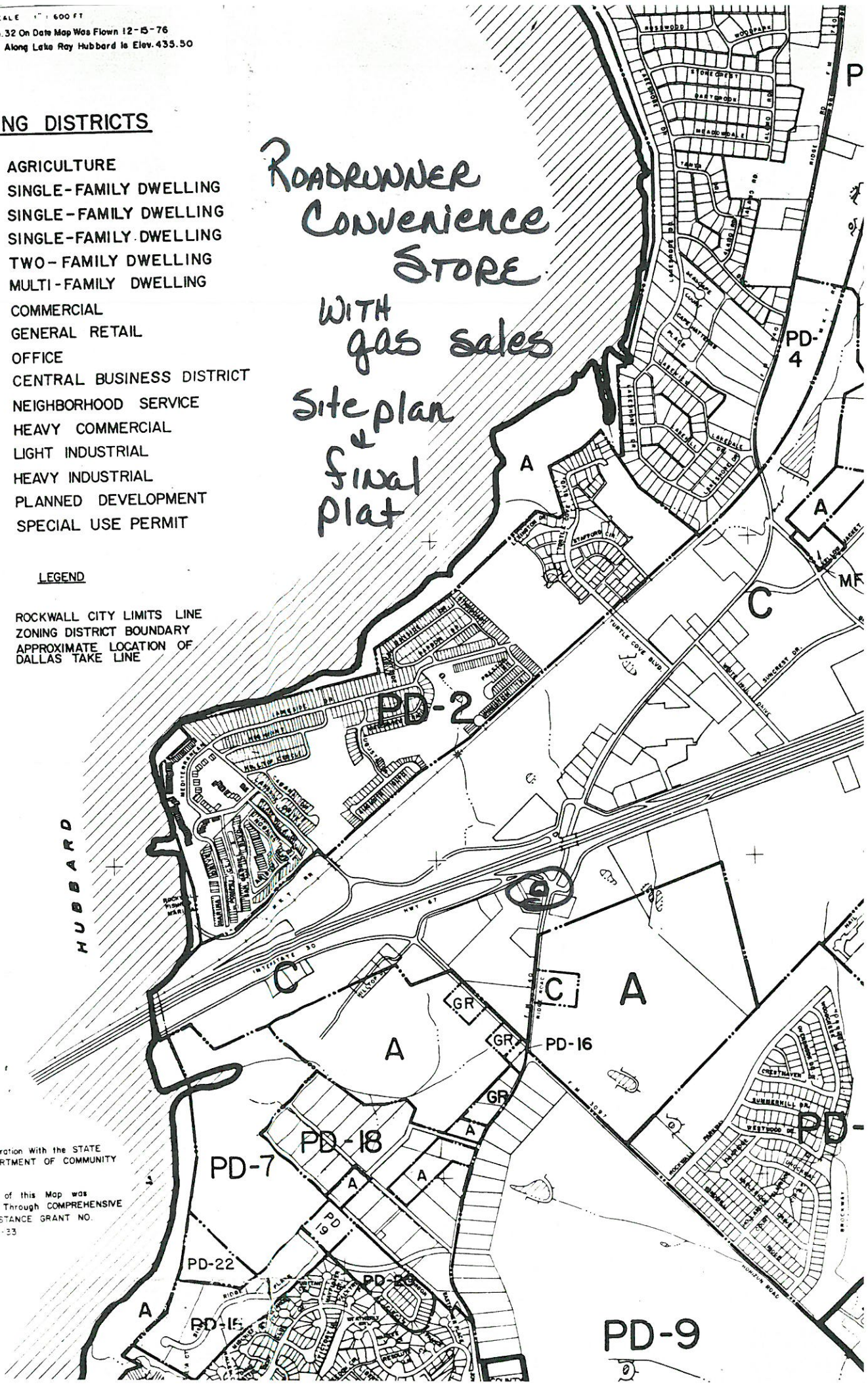
-  ROCKWALL CITY LIMITS LINE
-  ZONING DISTRICT BOUNDARY
-  APPROXIMATE LOCATION OF DALLAS TAKE LINE

*Roadrunner  
 Convenience  
 Store  
 WITH  
 gas sales  
 Site plan  
 &  
 final  
 plat*

HUBBARD

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX - 06-16-1183-33



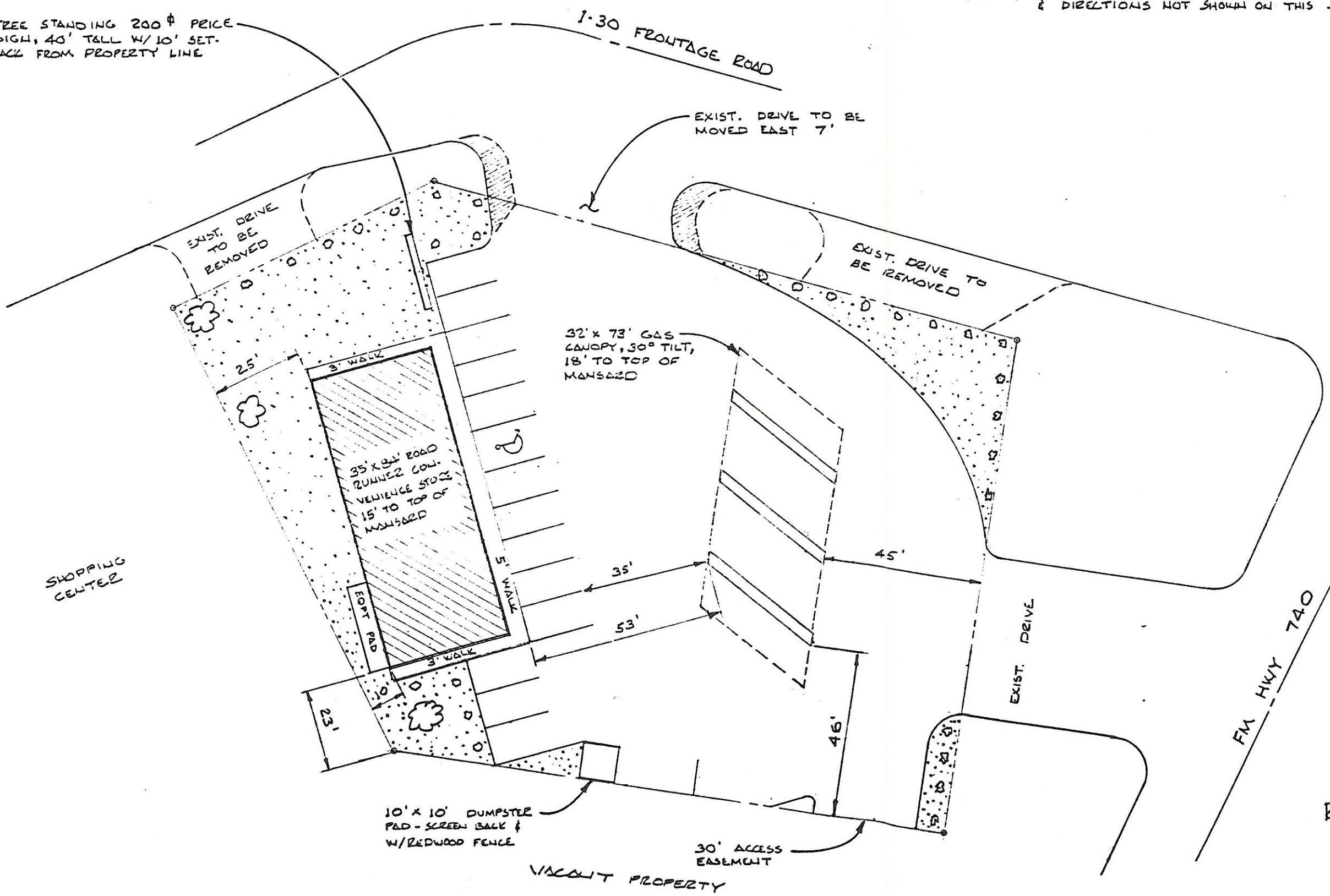


NOTES:

- 1 - LANDSCAPING - LOT SIZE IS 29,691<sup>sq</sup>, FRONT & SIDE AREAS (4660<sup>sq</sup>) TO BE PLANTED W/ 10" MIN ELAEAGNUS SHRUBS AS SHOWN & RYE/BURMUDA MIX. BACK AREAS TO BE RYE/BURMUDA MIX ONLY, UNLESS SHOWN. 3 LARGE CLOUDS REPRESENT 6' TALL MIN BEDFORD PEAR
2. PROVIDE 16 PARKING SPACES AS FOLLOWS:  
 1 HC @ 12' x 18'  
 13 STRAIGHT-W @ 10' x 18'  
 2 PARALLEL @ 10' x 22'
3. REFER TO ATTACHED "EXISTING STRUCTURAL PLAN" FOR PROPERTY DIMENSIONS & DIRECTIONS NOT SHOWN ON THIS SHEET.

**(APPROVED SITE PLAN)**

FREE STANDING 200<sup>#</sup> PRICE SIGN, 40' TALL W/ 10' SET-BACK FROM PROPERTY LINE



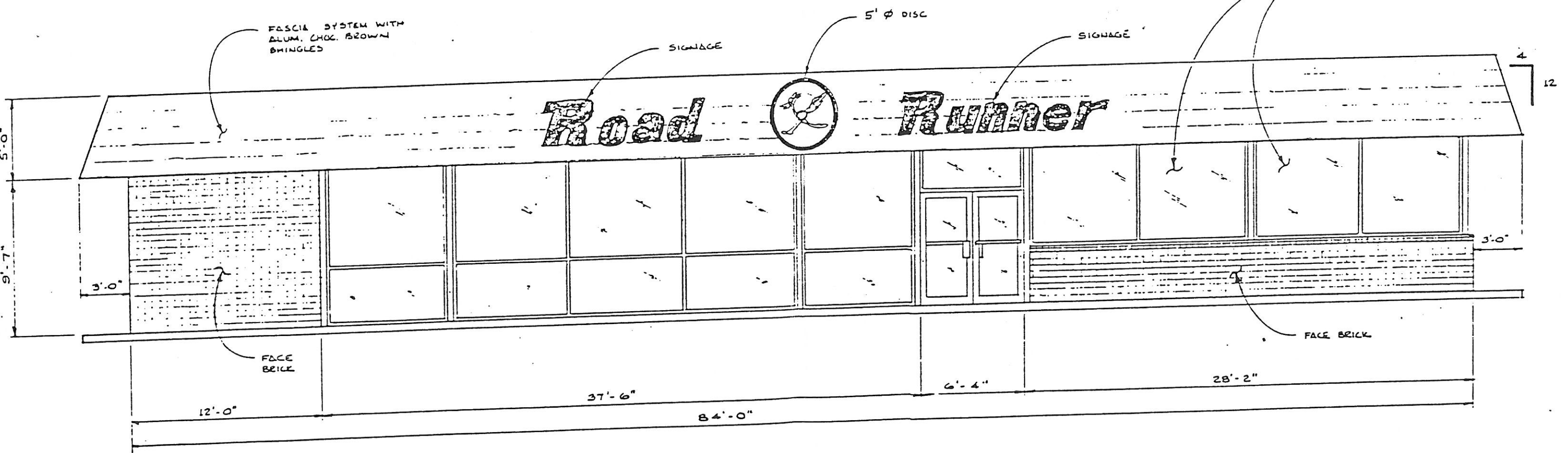
SITE PLAN

SCALE: 1" = 30'

ROAD RUNNER No. 133

ROCKWALL, TEXAS

NOTE : GLASS TO BE 1/2" CLEAR PLATE  
AND WHERE REQD BY CODE TO E



FRONT ELEVATION

SCALE : 1/4" = 1'-0"

CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION  
Agenda

AGENDA DATE: June 9, 1988                      AGENDA NO. V.B.

AGENDA ITEM: P&Z 88-26-SP - Discuss and Consider Approval of a Site Plan and Final Plat for a Convenience Store with Gasoline Sales to be Located on FM-740 at I-30

ITEM GENERATED BY: Roadrunner

ACTION NEEDED: Consider approval of site plan for Convenience Store with Gasoline sales

BACKGROUND INFORMATION:

We have received a request for a convenience store with gasoline sales for a proposed Roadrunner facility located at 740 and I-30 where the existing Jetts grocery is located. That building would be removed from the site and this facility constructed. The builder has also submitted a request for a Final Plat for this site. The zoning is correct for this type of facility. Our comments regarding the site plan and plat are as follows:

Site PLa

1. The existing site has three entrances on the service road. They are proposing to eliminate two of those drives, which we would encourage.
2. The rest of the site plan meets our minimum requirements regarding parking and landscaping.
3. The Commission might want to discuss the possibility of landscaping the ROW with grass and some brick treatment of the supports for the gasoline canopy.
4. Prior to the issuance of a building permit a cross access easement should be dedicated.
5. Prior to the issuance of a building permit a grading and drainage plan should be submitted and approved.

Plat

1. The plat as submitted does not meet our minimum lot size requirements for lots on I-30. The prospective buyers have submitted a request for a variance to this requirement because they cannot meet it with available land. As we have done in the past, any approval should be subject to the Board granting a variance.
2. Other than the above requirement, the plat as submitted meets our requirements.

ATTACHMENTS:

1. Location Map
2. Plat
3. Site Plan

AGENDA ITEM: Roadrunner Convenience Store

ITEM NO: V. B.

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 9, 1988 AGENDA NO. VI.C.

AGENDA ITEM: P&Z 88-26-SP - Discuss and Consider Approval of a Site Plan and Final Plat for a Convenience Store with Gasoline Sales to be Located on FM-740 at I-30

ITEM GENERATED BY: Roadrunner

ACTION NEEDED: Consider approval of site plan for Convenience Store with Gasoline sales

BACKGROUND INFORMATION:

We have received a request for a convenience store with gasoline sales for a proposed Roadrunner facility located at 740 and I-30 where the existing Jetts grocery is located. That building would be removed from the site and this facility constructed. The builder has also submitted a request for a Final Plat for this site. The zoning is correct for this type of facility. Our comments regarding the site plan and plat are as follows:

Site Plan

1. The existing site has three entrances on the service road. They are proposing to eliminate two of those drives, which we would encourage.
2. The rest of the site plan meets our minimum requirements regarding parking and landscaping.
3. The applicant has indicated that he will landscape the right-of-way with grass and will design the irrigation system so that some water will be available for maintenance of the right-of-way.
4. Prior to the issuance of a building permit a cross access easement should be dedicated for the property to the south.
5. Prior to the issuance of a building permit a grading and drainage plan should be submitted and approved.
6. The applicant will construct the building fascia trim all around the building and will enclose the dumpster location with a brick enclosure on three sides and an opaque door at the entrance.

Plat

1. The plat as submitted does not meet our minimum lot size requirements for lots on I-30. The prospective buyers have submitted a request for a variance to this requirement because they cannot meet it with available land. As we have done in the past, any approval should be subject to the Board granting a variance.
2. Other than the above requirement, the plat as submitted meets our requirements.

The Commission recommended approval with the above stated conditions and with the condition that the gas canopy supports be bricked to match the main structure.

ATTACHMENTS:

1. Location Map
2. Plat
3. Site Plan
4. Elevations

AGENDA ITEM: Roadrunner Convenience Store

ITEM NO: VI. C.



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.

MINUTES OF THE PLANNING AND ZONING COMMISSION  
July 14, 1988

Chairman Tom Quinn called the meeting to order with the following members present; Bob McCall, Leigh Plagens, and Hank Crumbley. The Commission first considered approval of the minutes of June 9, 1988. Plagens made a motion to approve the minutes as submitted. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Quinn opened a public hearing and the Commission considered approval of a replat of a portion of the Ridgell Addition. Assistant City Manager Julie Couch explained that the current owner of Lots 1 and 2 of the Ridgell Addition has a residence that is in the middle of these two lots. He wished to combine the two lots into one lot and eliminate the lot that went through the center of his house. At this time Mike Reid joined the meeting. Couch explained that an additional five feet of right of way had been requested along the Sherman Street side and that the plat reflected the dedication. She further stated that the applicant was requesting a waiver of the requirement that 1/2 of the estimated cost of the improvements to Boydston and Sherman Streets be escrowed as this would be a one lot owner occupied subdivision. Harold Evans addressed the Commission on behalf of the applicant. McCall made a motion to approve the replat including the recommendation that the waiver request be approved. 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 Phase 18, Section II, Chandlers Landing. At this time Bill Sinclair joined the meeting. Couch explained that the applicant proposed to make the unsold lots in the area larger and was therefore wanting to combine smaller lots. She explained that the average lot would increase in size from 4,000 feet to 7,500 square feet. She pointed out that the Commission would be receiving an application at their next meeting to redesignate the lots along the lake as Single Family as opposed to the present zero lot line. Harold Evans, engineer representing the applicant, explained the proposed changes in the lots. Bob McCloy, a property owner, questioned a greenbelt area near his lot. Evans explained that the greenbelt would not be affected by the changes. Rob Whittle stated for the record that FraCorp wouldn't contractually agree to allow expansion in Phase 17. As there was no one else wishing to address the commission on this issue, the public hearing was closed. Plagens made a motion to approve the replat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Rockwall Harbor Corporation for a Conditional Use Permit for a building over 5000 square feet with less than 100% non-combustible materials for proposed restaurant to be located on Lot 4, the Harbor Phase I. Couch explained that the applicants wanted to use wood frame construction and also wanted some exposed beams in the interior of the building. She pointed out that in similar applications, a condition was added that the structure be sprinklered and that non-combustible materials be used in the kitchen area. Rob Whittle, Rockwall Harbor Corporation, stated that the underground plumbing had already been completed for a sprinkler system, that they proposed an open beam look on the interior, a wood structure, stucco and tile roof, and a concrete block wall common with the future adjacent building. As

there was no one else wishing to address the Commission on this issue, the public hearing was closed. McCall made a motion to approve the Conditional Use Permit with the condition that the structure be sprinklered and that non-combustible materials be used in the kitchen area. Reid seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Elaine Tibbetts for a Conditional Use Permit for a guest house as an accessory to a residence at 703 Kernodle. Couch explained that the applicant proposed to build a guest house for a relative and that staff's only concern was to provide that this portion of the lot was never sold separately or rented separately from the main residence. This was a violation of the Zoning Ordinance in residential zoning. Mrs. Tibbetts addressed the commission and outlined her building and improvement plans. She stated agreement to filing a deed restriction that would address staff's concerns. Sinclair made a motion to recommend approval of the request for a CUP providing that 1) a deed restriction be filed stating that the guest house may not be sold separately or rented separately from the main house and 2) that an annual review be conducted by staff to verify the terms of the ordinance granting the variance are being met. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Gary Bodin for a conditional Use Permit for a truck wash at 2020 Kristy Lane. Couch explained that the applicant met drainage requirements but that the site plan desired some parking adjustments. She told the Commission that access from the adjacent lot was proposed to provide adequate turn space for semi-trucks and that an access easement should be provided. Gary Bodin outlined his proposed plans for improvement of the site but stated that he had already been utilizing the property as a truck wash for the last three years. The Commission discussed the existing miniwarehouses and how this affected the applicant's overall parking requirements, the location of the proposed parking, the lack of striping, possibly prohibiting waiting customers from parking on the street and blocking access to other business on Kristy, and tying the permit to the applicant and not the land. Jim Whitworth, representing the applicant, stated that a verbal access agreement had been made with the adjacent property owner but that a written easement could be obtained. After much discussion, Crumbley made a motion to recommend approval of the permit subject to the following conditions; 1) that parking would be moved closer to the exit drive and striped 2) that the Commission would review the CUP for compliance in one year 3) that an access easement with the adjacent property owner would be filed of record and 4) that the permit would be valid only as long as the applicant was the business operator. McCall seconded the motion. The motion was voted on and passed 5 to 1 with the Chair voting against the motion.

Quinn then opened a public hearing regarding an amendment to the Comprehensive Zoning Ordinance as it pertains to sexually oriented business. As there was no one wishing to address the Commission on this issue the hearing was closed. Couch explained that the City Attorney was in the process of reviewing the proposed amendment and that staff would be prepared to present it to the Commission at the worksession. The Commission discussed the existing definition of a sexually oriented business and the recommendation that the City Attorney was reviewing. Sinclair made a motion to table action

on the item until the July 25th Worksession. Reid seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a site plan and preliminary plat application for a Roadrunner convenience store to be located on SH-205 at SH-276. Couch explained that due to the odd configuration of the lot the applicant feels the site will not work if they must meet the 20 foot rear setback, and have applied for a variance to the Board of Adjustments to be considered August 4, 1988. She explained that the applicant agreed to meet with the adjacent property owner to determine if joint access for both properties could be located further east of the intersection. In addition, the applicants had agreed to provide some additional trees although the new landscape ordinance was not in effect.

Greg Arnold with Truman Arnold and Associates addressed the Commission and agreed to meet the conditions suggested. Sinclair made a motion to recommend approval of the preliminary plat and to table consideration of the site plan pending revisions to the landscaping and the joint access drive. Reid seconded the motion. The motion was voted on and passed unanimously.

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

APPROVED:

Thomas E. Quinn  
Chairman

ATTEST:

Cherie Couch

PLANNING AND ZONING ACTION SHEET

Applicant Mike Cranen Case No. 88-26-SP/FP

Property Description I30/FM740

Case Subject Matter site plan / final plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>June 9</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to City Council <u>4/30</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Variance to min lot size granted by Bd of Adj. 7/5/88

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