

SITE PLAN APPLICATION

Date 6-15-88

NAME OF PROPOSED DEVELOPMENT ROAD RUNNER

NAME OF PROPERTY OWNER/ DEVELOPER TRUMAN ARNOLD CO.

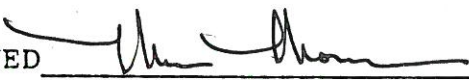
ADDRESS P.O. BOX 973 TEXARKANA, TX. 75501 PHONE (214) 838-8591

NAME OF LAND PLANNER/ENGINEER BROWN LAND SURVEYORS

ADDRESS P.O. BOX 65, ROCKWALL, TX. 75087 PHONE (214) 722-3036

TOTAL ACREAGE .68 ACRES (29,656 #) CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS _____

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>	_____	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>	_____	2. <u>Location</u> , <u>dimensions</u> , and <u>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>	_____	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
<u>✓</u>	_____	4. <u>Calculation</u> of landscaped area provided
<u>✓</u>	_____	5. <u>Location</u> and <u>dimensions</u> of ingress and egress

- ✓
- ✓
- ✓
- ✓ - SEE SITE PLAN NOTE
- ✓
- ✓
- ✓
- ✓

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:

A FIRE WALL MAY BE ADDED
TO BACK OR SIDES OF
BUILDING IF REQUIRED

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 _____

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 6-15-88

NAME OF PROPOSED SUBDIVISION HALDEMAN SUBDIVISION

NAME OF SUBDIVIDER TRUMAN ARNOLD COMPANIES

ADDRESS P.O. BOX 973 TEXARKANA, TX 75501 Phone (214) 838-8591

OWNER OF RECORD CATHY HALDERMAN

ADDRESS BOX 640 ROCKWALL, TX. 75087 PHONE (214) 771-5261

NAME OF LAND PLANNER/SURVEYOR/ENGINEER BROWN LAND SURVEYORS

ADDRESS P.O. BOX 65, ROCKWALL, TX. 75087 PHONE (214) 772-3036

TOTAL ACREAGE .68 ACRES CURRENT ZONING COMMERCIAL

NO. OF LOTS/UNITS 1

SIGNED [Signature] MIKE MONROE

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

- Checklist items A-D: Vicinity map, Subdivision Name, Name of record owner, subdivision, land planner/engineer, Date of plat preparation, scale and north point.

II. Subject Property

✓

LOT 2 OF BLOCK 1

✓

✓

✓

✓ - WILL VERIFY
W/UTILITY CO.

✓

✓

✓

✓

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by _____

File No. _____

Date _____

Fee _____

Receipt No. _____



CITY OF ROCKWALL

"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-1111

NO 8878

Cash Receipt

Name Suma Anwar Coqpin Date 6-20-01

Mailing Address _____

Job Address _____ Permit No. _____

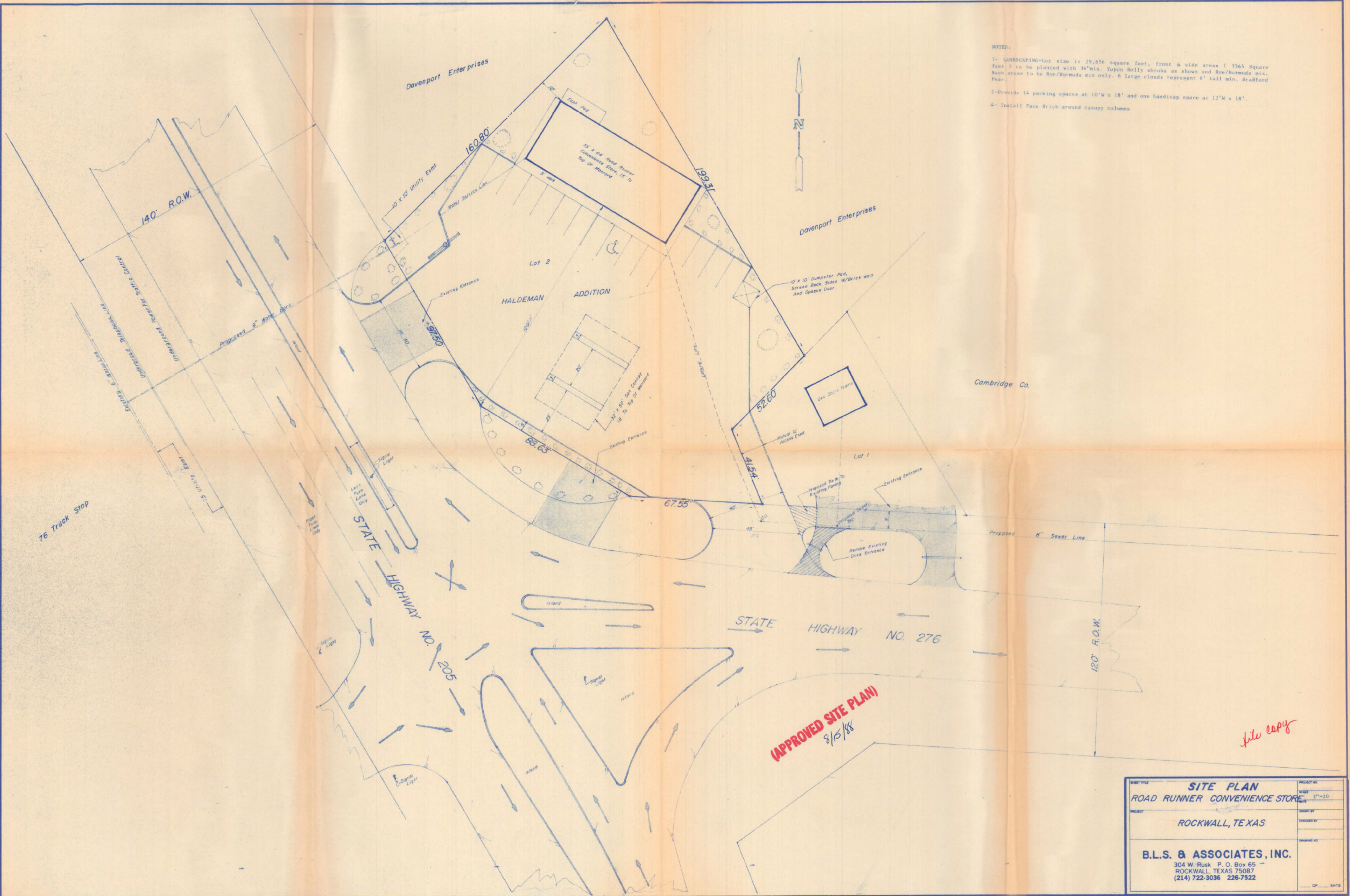
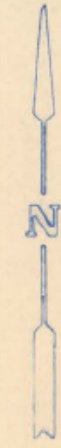
Check 663 Cash Other

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	<u>115 00</u>	Meter Deposit	02-2201	
Subdivision Plats	01-3412		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 115.00 Received by [Signature]

NOTES:

- 1- LANDSCAPING-Lot size is 29,656 square feet, front & side areas (3365 Square feet) to be planted with 3/6" min. Topon Holly shrubs as shown and Rye/Burmuda mix. Back areas to be Rye/Burmuda mix only. 6 large clouds represent 6' tall min. Bradford Pear.
- 2- Provide 14 parking spaces at 10'W x 18' and one handicap space at 12'W x 18'.
- 4- Install Face Brick around canopy columns



(APPROVED SITE PLAN)
8/15/88

file copy

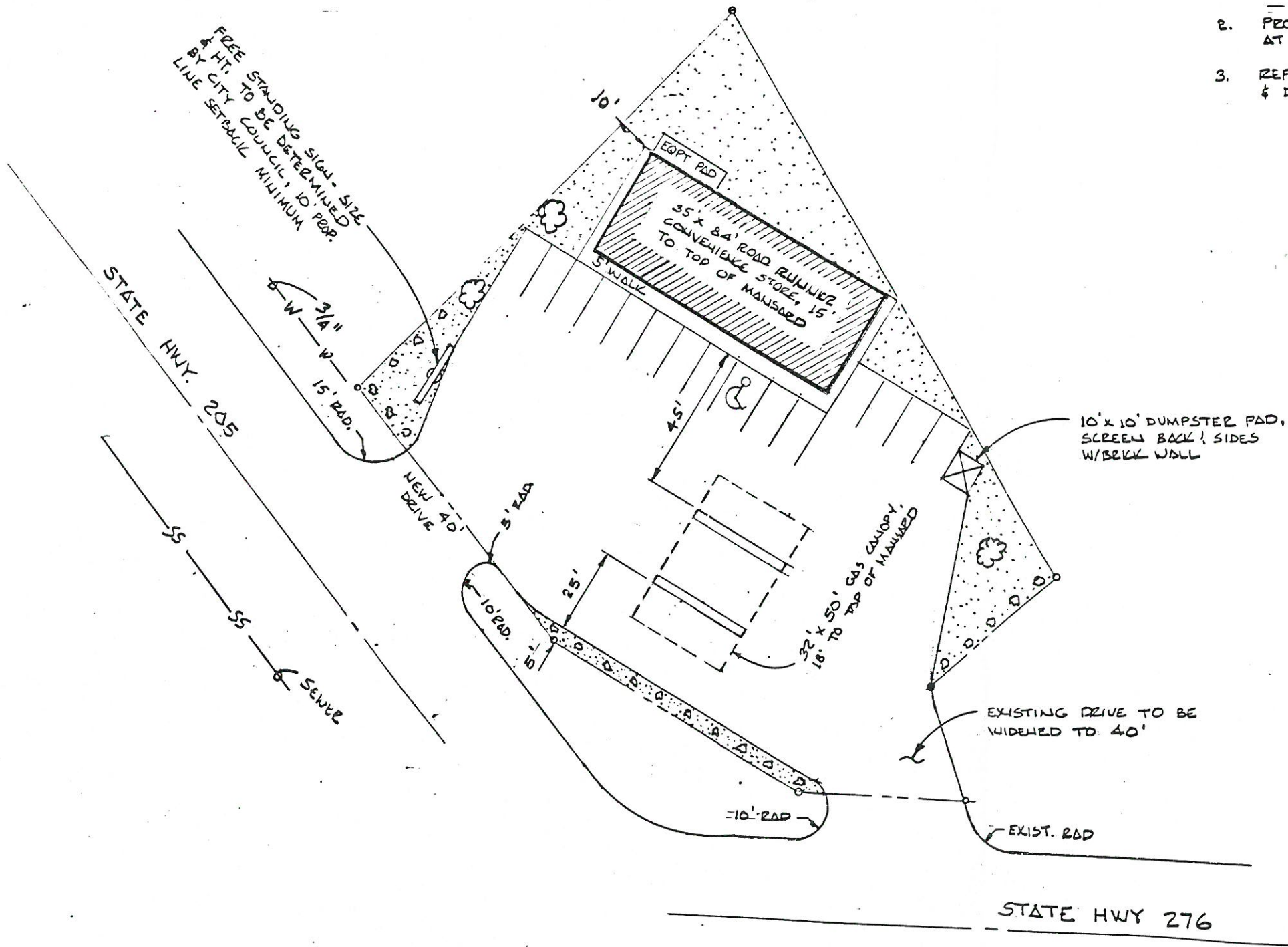
SITE PLAN		PROJECT NO.
ROAD RUNNER CONVENIENCE STORE		SCALE 1"=20'
ROCKWALL, TEXAS		DRAWN BY
B.L.S. & ASSOCIATES, INC.		CHECKED BY
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522		ISSUING NO.
		OF _____ SHEETS



SHEET TITLE		PROJECT NO.	
INTERSECTION IMPROVEMENTS		SCALE	
HIGHWAY 276 & 205		1"=20'	
DATE		DRAWN BY	
ROCKWALL, TEXAS		CHECKED BY	
PROJECT		DRAWING NO.	
B.L.S. & ASSOCIATES, INC.		OF _____ SHEETS	
304 W. Rusk P. O. Box 65			
ROCKWALL, TEXAS 75087			
(214) 722-3036 226-7522			

NOTES:

1. LANDSCAPING - LOT SIZE IS 29,656 #, FRONT & SIDE AREAS (3365 #) TO BE PLANTED WITH 12" MIN. YOPON HOLLY SHRUBS AS SHOWN & RYE/BUENUDA MIX. BACK AREAS TO BE RYE/BUENUDA MIX ONLY. 3 LARGE CLOUDS REPRESENT 6' TALL MIN. BRADFORD PEAR.
2. PROVIDE 14 PARKING SPACES AT 10'W X 18' AND ONE HC SPACE AT 12'W X 18'
3. REFER TO ATTACHED PLAN BY BROWN LAND SURVEY FOR PROPERTY DIMENSIONS & DIRECTIONS NOT SHOWN ON THIS SHEET



SITE PLAN
SCALE : 1" = 40'

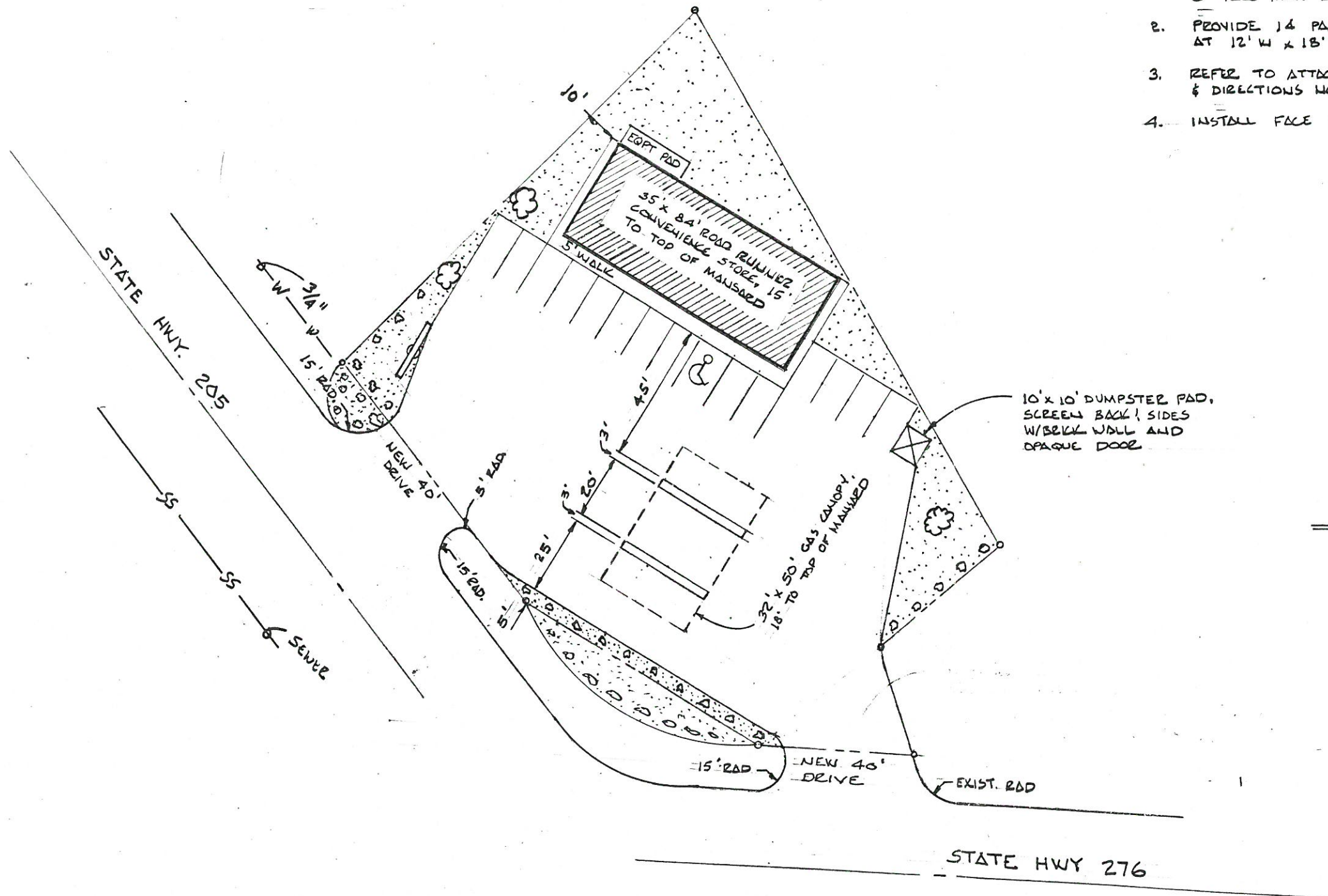
1st (SUBMISSION)

JUNE 15, 1988

ROAD RUNNER CONVENIENCE STORE
ROCKWALL, TEXAS

NOTES :

1. LANDSCAPING - LOT SIZE IS 29,656 #, FRONT & SIDE AREAS (3365 #) TO BE PLANTED WITH 12" MIN. YOPON HOLLY SHRUBS AS SHOWN & RYE/BUERMUDA MIX. BACK AREAS TO BE RYE/BUERMUDA MIX ONLY. 3 LARGE CLOUDS REPRESENT 6' TALL MIN. BRADFORD PEAR.
2. PROVIDE 14 PARKING SPACES AT 10'W X 18' AND ONE HC SPACE AT 12' W X 18'
3. REFER TO ATTACHED PLAN BY BROWN LAND SURVEY FOR PROPERTY DIMENSIONS & DIRECTIONS NOT SHOWN ON THIS SHEET
4. INSTALL FACE BRICK AROUND CANOPY COLUMNS



SITE PLAN

SCALE : 1" = 40'

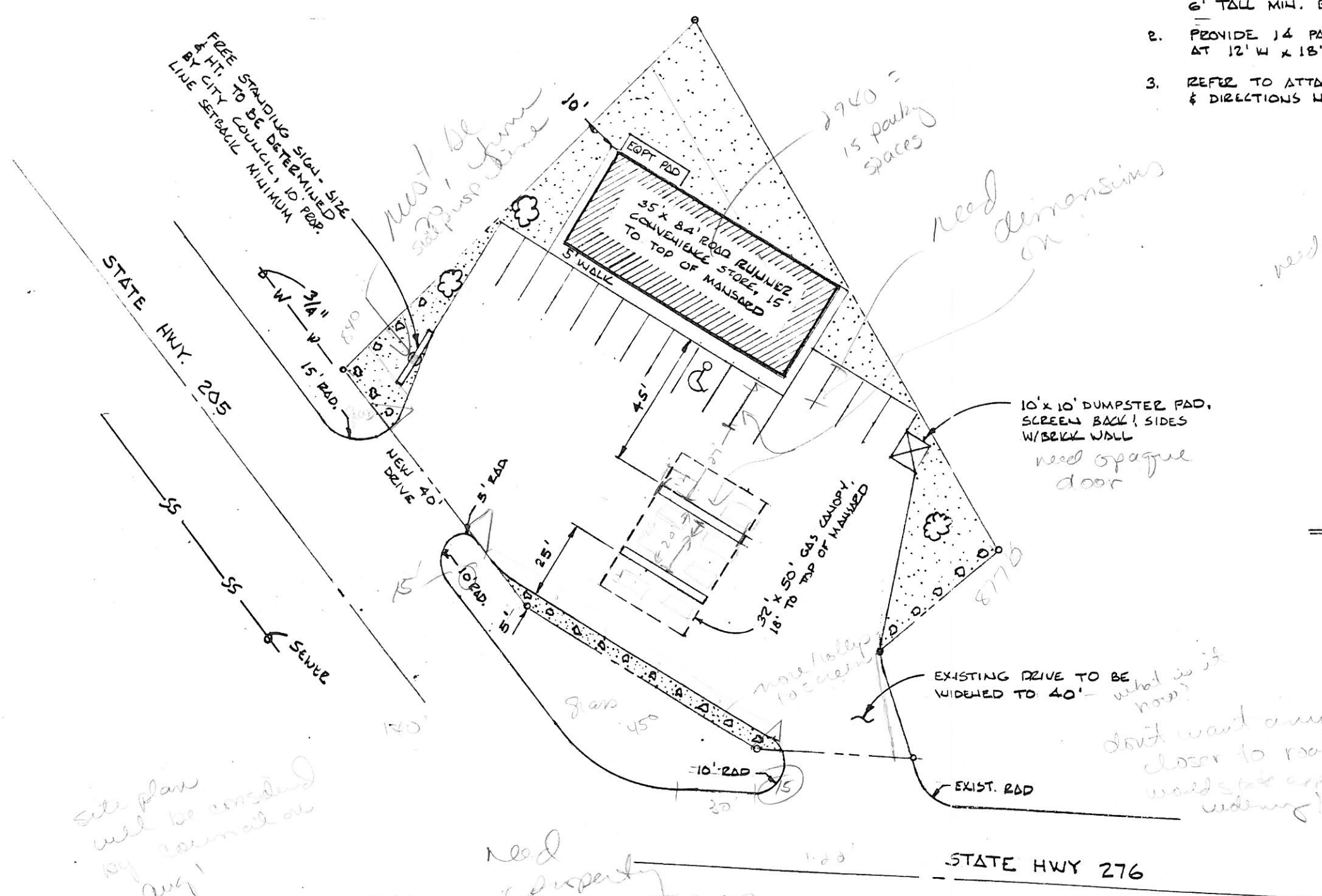
Ind (SUBMISSION)

JUNE 15, 1988

ROAD RUNNER CONVENIENCE STORE
ROCKWALL, TEXAS

NOTES:

1. LANDSCAPING - LOT SIZE IS 29,656 #, FRONT & SIDE AREAS (3365 #) TO BE PLANTED WITH 12" MIN. YOPON HOLLY SHRUBS AS SHOWN & RYE/BUERMUDA MIX. BACK AREAS TO BE RYE/BUERMUDA MIX ONLY. 3 LARGE CLOUDS REPRESENT 6' TALL MIN. BRADFORD PEAR.
2. PROVIDE 14 PARKING SPACES AT 10'W X 18' AND ONE HC SPACE AT 12' W X 18'.
3. REFER TO ATTACHED PLAN BY BROWN LAND SURVEY FOR PROPERTY DIMENSIONS & DIRECTIONS NOT SHOWN ON THIS SHEET



SITE PLAN
SCALE : 1" = 40'

would need
1485 sq ft
would be in front
sides

is landscaped
area curbed?

need 5 trees in
buffer -
need to increase
the budget to 10ft

site plan
will be amended
by council on
Aug 1

but can't
copy

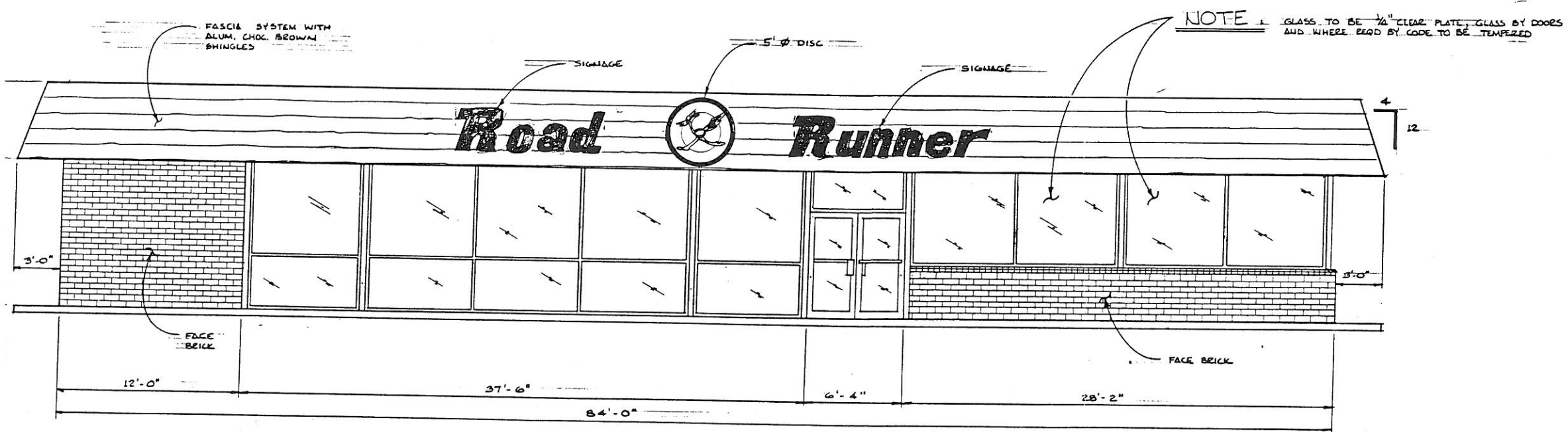
Need
property
dimensions

EXISTING DRIVE TO BE
WIDENED TO 40' - what is it
now?

don't want any
closer to road
would take approx
widthing!

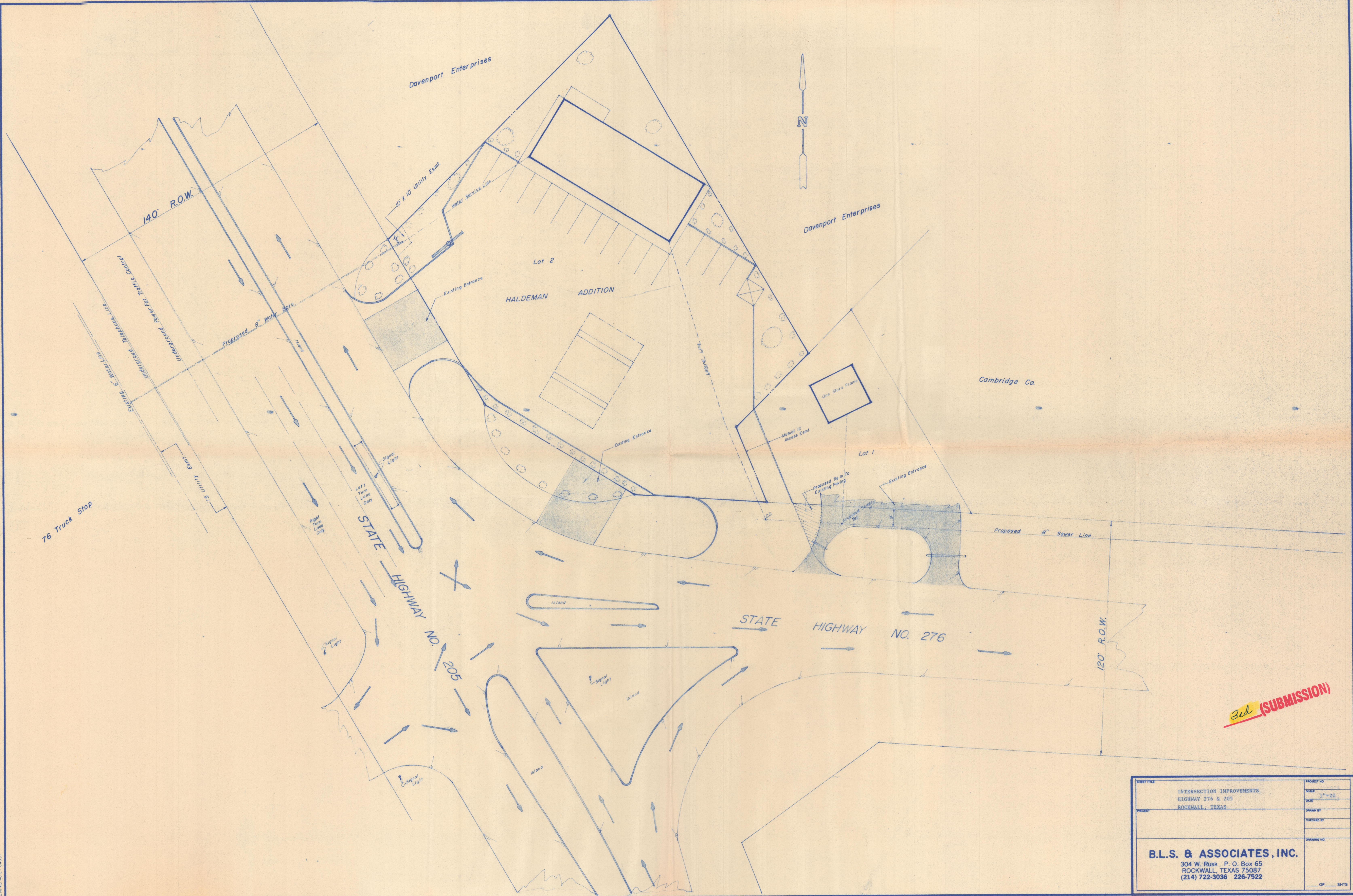
JUNE 15, 1988

ROAD RUNNER CONVENIENCE STORE
ROCKWALL, TEXAS



FRONT ELEVATION

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



3rd (SUBMISSION)

SHEET TITLE INTERSECTION IMPROVEMENTS HIGHWAY 276 & 205 ROCKWALL, TEXAS		PROJECT NO. SCALE DATE
PROJECT B.L.S. & ASSOCIATES, INC. 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522		DRAWN BY CHECKED BY DRAWING NO. OF SHEETS

EXHIBIT A

TRACT 1 (Previous)

STATE OF TEXAS:
COUNTY OF ROCKWALL:

ALL: all that certain lot, tract or parcel of land now or hereafter owned by the State of Texas, and being the property as described in a Deed recorded in the Public Records of Rockwall County, Texas, along with the same, as recorded in Volume 105 Page 303 of the Deed Records of Rockwall County, Texas, and more particularly described as follows:

BEGINNING at a nail found in a wood right of way marker at the Southeast corner of said Highway No. 205 and Highway No. 276, said nail in monument bears North 86 degrees 04 minutes West, 04 seconds a distance of 17.55 feet and North 34 degrees 12 minutes West a distance of 88.62 feet from the Southeast corner of the said 69,100 Acres tract of land;

THENCE North 30 degrees West along the Northwesterly line of said Highway No. 205 a distance of 97.50 feet to an iron rod set for corner being the West corner of the tract herein described;

THENCE North 45 degrees 03 minutes East departing said Highway No. 205, right of way, a distance of 160.80 feet to an iron rod set for corner;

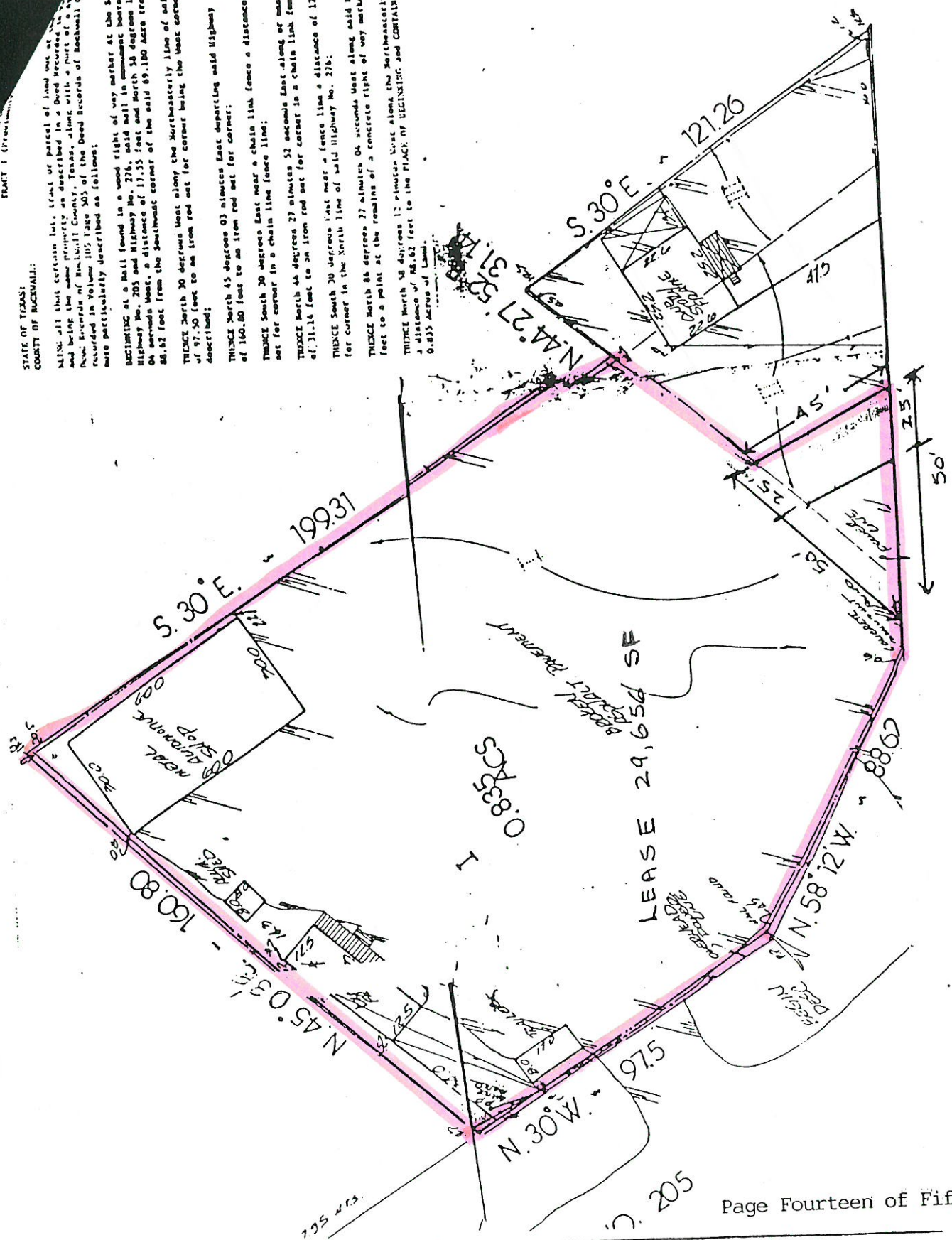
THENCE South 30 degrees East near a chain link fence a distance of 199.31 feet to an iron rod set for corner in a chain link fence line;

THENCE North 44 degrees 27 minutes 52 seconds East along or near a chain link fence a distance of 31.16 feet to an iron rod set for corner in a chain link fence line;

THENCE South 30 degrees East near a fence line a distance of 121.26 feet to an iron rod set for corner in the North line of said Highway No. 276;

THENCE North 84 degrees 27 minutes West along said North line a distance of 172.16 feet to a point at the remains of a concrete right of way marker;

THENCE North 58 degrees 12 minutes West along the Northwesterly line of said Highway No. 276, a distance of 88.62 feet to the PLACE OF BEGINNING and CONTAINING 36,332 Square Feet or 0.835 acres of Land.



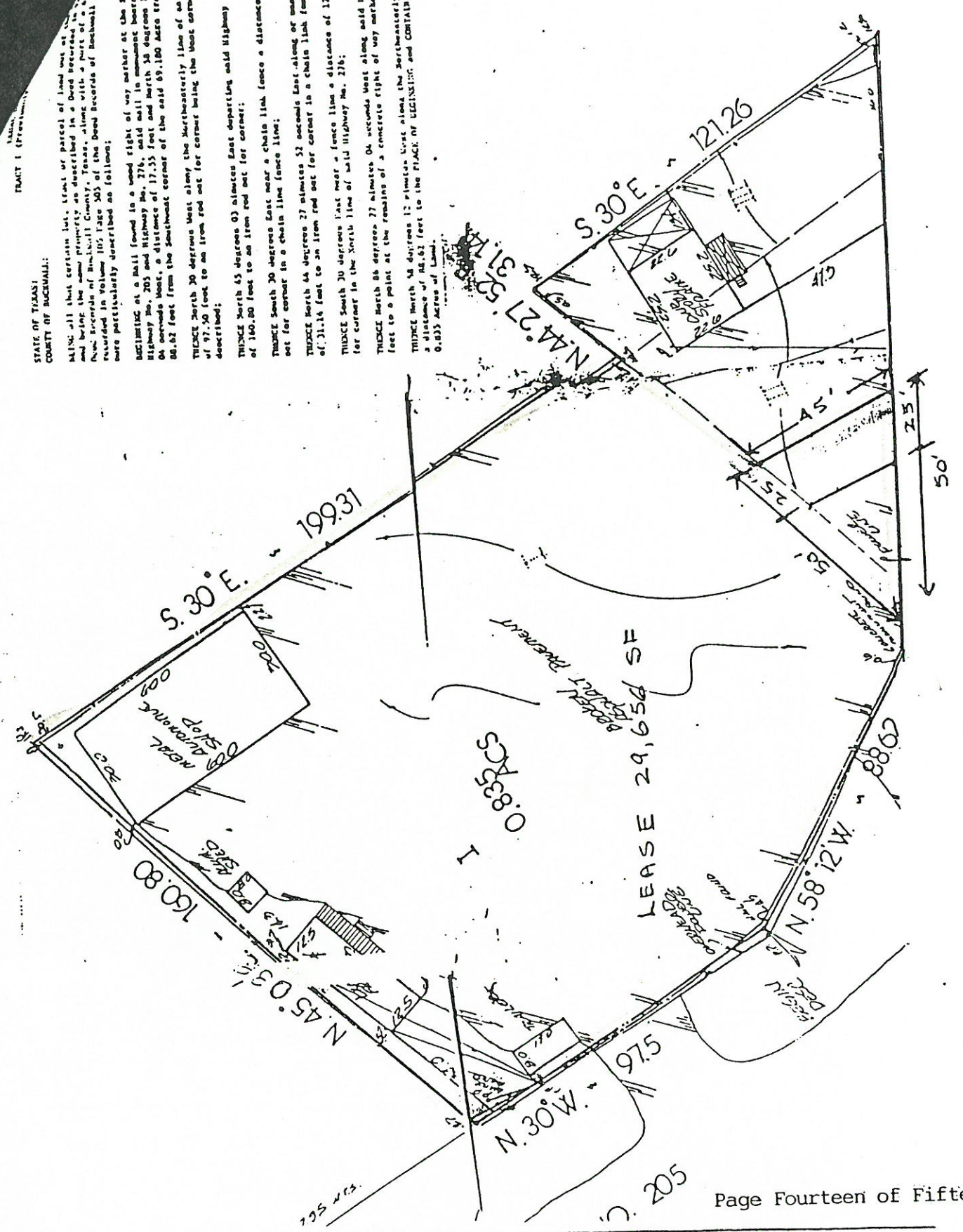
STATE OF TEXAS
COUNTY OF BUCKNALL:

TRACT 1 (Previous)

ALLING all that certain lot, tract or parcel of land out at
and being the same property as described in a Deed Recorded in
New Records of Bucknall County, Texas, along with a part of a
recorded in Volume 105 Page 205 of the Deed Records of Bucknall County,
were particularly described as follows:

TRUCKE North 45 degrees 03 minutes East departing said Highway No. 205, right of way, a distance of 172.16 feet to an iron rod set for corner;
of 140.80 feet to an iron rod set for corner;
TRUCKE South 30 degrees East near a chain link fence a distance of 199.31 feet to an iron rod set for corner in a chain link fence line;
TRUCKE North 44 degrees 27 minutes East along or near a chain link fence a distance of 21.16 feet to an iron rod set for corner in a chain link fence line;
TRUCKE South 20 degrees East near a fence line a distance of 121.26 feet to an iron rod set for corner in the North line of said Highway No. 276;
TRUCKE North 88 degrees 27 minutes 04 seconds West along said North line a distance of 172.16 feet to a point at the remains of a concrete right of way marker;

TRUCKE North 88 degrees 12 minutes West along the Northwesterly line of said Highway No. 276, a distance of 82.62 feet to the PLACE OF BEGINNING and CONTAINING 36,332 Square Feet or 0.833 Acres of Land.

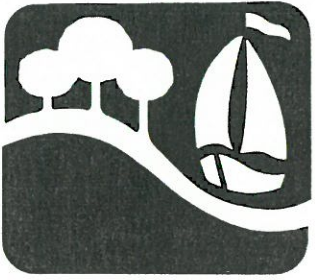


Road Berme Site Plan

- 1) need dimensions on Bob Brown - preferably 5' or 5' 6" reviewed
2. what will be deleted on lot 1 for drive - looks ~~to~~ too wide
3. need 5 trees
4. what about a berm - The PRZ is going to be interested in a berm

Road Runner

- 1) access of f of 276 is too close - is there one already there - what width is it
- 2) The plan needs to be dimensioned - parking - space between canopy supports
- 3) Setback of 20' on rear
- 4) Sign needs to be 20' from side property line
- 5) need opaque door on dumpster.
- 6) would ~~like~~ ^{require} to see 15' radius at entrances
- 7) Landscaping ordinance compliance
 - a) landscaped areas need to be curbed
 - b) need 5 trees in buffer
 - c) need to increase buffer to 10 feet - this would ~~the~~ increase the total area to 12.5% - then need to comply w/ 1 credit. - term on frontage w/ plants will act as screens. - 3ft
 - e) need to landscape the POW + design irrigation to
- 8) Plat - what is the problem w/ combining entrances w/ the ambulance center - want joint access with this site (over)



CITY OF ROCKWALL
"THE NEW HORIZON"

June 23, 1988

Mr. Mike Monroe
Truman Arnold Co.
P. O. Box 973
Texarkana, Texas 75501

Dear Mr. Monroe:

Your application for site plan approval and filing fee of \$115.00 have been received by this office and your application is scheduled for consideration by the Planning and Zoning Commission on July 14, 1988, at 7:30 P.M.

Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

July 19, 1988

Mr. Mike Craven
Truman Arnold Co.
P. O. Box 973
Texarkana, Texas 75504

Dear Mr. Craven:

On July 18, 1988, the Rockwall City Council denied your request for an amendment to the Sign Ordinance to allow a mechanism for variance to the maximum area allowed for a free standing general business sign.

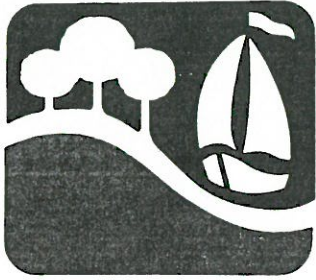
As you know, you are limited to sixty square feet in area and twenty feet of height. Although Council may not grant variances to the area, the Council does have the ability to grant a variance to the height. Please notify me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

July 26, 1988

Mr. Mike Monroe
Truman Arnold Co.
P.O. Box 973
Texarkana, Texas 75501

Dear Mr. Monroe:

On July 14, 1988, the Planning and Zoning Commission recommended approval of a preliminary plat and tabled consideration of a site plan for a proposed Roadrunner convenience store to be located on SH205 at SH276.

The Rockwall City Council will consider approval of the preliminary plat on August 1, 1988 at 7:00 P.M. in City Hall, 205 W. Rusk. The revised site plan and the recently submitted final plat application will be considered by the Planning & Zoning Commission on August 11, 1988 at 7:30 P.M. in City Hall.

Please call me if you have any questions.

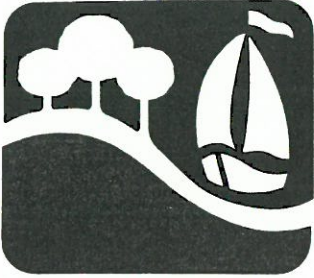
Sincerely,

Mary Nichols

Mary Nichols
Asst. City Secretary

MN/gl

cc: B.L.S. & Associates
P.O.Box 65
Rockwall, Texas 75087



CITY OF ROCKWALL
"THE NEW HORIZON"

August 17, 1988

Mr. Mike Monroe
Truman Arnold Co.
P. O. Box 973
Texarkana, Texas 75501

Dear Mr. Monroe:

On August 15, 1988, the Rockwall City Council approved a site plan for a Roadrunner Convenience store to be located at SH-205 and SH-276. Council also approved a replat for the Haldeman Addition.

A final plat/replat must be filed with the County by this office within 120 days of the date of approval or the plat is void. Please return sixteen (16) executed copies of the final plat and two (2) mylars not later than November 23, 1988. We cannot guarantee timely filing of plats received after this date. Please not also that a building permit may not be issued until executed plats are received.

Feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

CC: B.L.S. & Associates
MN/mmp

CITY OF ROCKWALL
Planning and Zoning Agenda

AGENDA DATE: July 14, 1988

AGENDA NO. IV.A.

AGENDA ITEM: P&Z 88-31-SP/FP Discuss and Consider Approval of a Site Plan for A Roadrunner Convenience Store and a Replat of the Haldeman Addition

ITEM GENERATED BY: Applicant - Truman Arnold Companies

ACTION NEEDED: Consider approval of the site plan and preliminary plat with any conditions included in the motion

BACKGROUND INFORMATION:

The Roadrunner Corporation has submitted a siteplan and preliminary plat for a second site in Rockwall. The site is located on the northeast corner of SH-205 and SH-276. This site is zoned Commercial and is currently occupied with a used car lot and a welding shop. They propose to clear the site and construct a new facility. Our comments regarding the plan are as follows:

Site Plan

1. The site plan as submitted meets all of our current requirements with the exception of the rear setback and the sign. Our zoning ordinance requires a 20 foot rear setback when there is no alley. Due to the odd configuration of the property, the applicant feels the site will not work if they must meet this setback. They have therefore requested a variance from the Board of Adjustments for permission to keep the building in its current proposed location. The Commission can consider approving the siteplan subject to approval by the Board of Adjustment, or you could delay final approval of the siteplan until consideration of the final plat, which will occur after the Board has considered the variance request. The applicant plans to request some consideration from the Council regarding the proposed sign. They understand that if that is not approved the sign must meet our current requirements.
2. While the drive located on SH-276 shown on the site plan is an existing drive, I have asked the applicant to meet with the current property owner to determine if a joint entrance for both properties could be located further east of the intersection. This entrance is very close to the intersection and a shift to the east of 30-40 feet would make the site more accessible.
3. Landscaping Ordinance- Although the landscaping ordinance is not finally adopted yet I have compared this development to those requirements. The landscaping shown exceeds 10% but does not equal 15%. Under the new requirements they would have to provide additional area or meet 2 of the credits available. The applicants have agreed to meet the street screening credit and the landscaping of ROW credit. The enclosed site plan indicates the additional landscape improvements. The only other items that would be needed to comply with the ordinance are the provision of 5 street trees and the buffer along the street in front of the pump area would need to be increased to 10 feet rather than the 5 feet shown. They have also agreed to provide the trees, but they feel the additional 5 feet in front of the pumps would make the site too tight.

Plat

1. The preliminary plat as submitted meets all of our requirements. We have reviewed the ROW on both 205 and 276 and it is adequate in both locations. We are not able to require escrow of funds on state roads so this is not an issue.
2. The final plat will be a replat of a portion of the Haldeman Addition as well as a plat because some of the site is already platted.

ATTACHMENTS:

1. Location Map
2. Site Plan and Preliminary Plat
3. Elevations

AGENDA ITEM: Roadrunner Site Plan

ITEM NO: IV. A.

CITY OF ROCKWALL

Planning and Zoning Agenda

AGENDA DATE: August 11, 1988 AGENDA NO. IV.A.

AGENDA ITEM: Discuss and Consider Approval of a Site Plan for a Roadrunner Convenience Store and a Final Plat of the Haldeman Addition on a Tract of Land Located at SH-205 and SH-276

ITEM GENERATED BY: Roadrunner Store

ACTION NEEDED: Recommend approval or denial of site plan and final plat

BACKGROUND INFORMATION:

We have received the revised site plan for the Roadrunner facility at SH-276 and SH-205 as well as the final plat. At the last meeting the Commission wanted to see if the entrance on 276 could be moved further to the east away from the intersection and you wanted to see where the additional landscaping would be located. They have revised the plan to move the entrance 12 feet to the east which places it partially on their site and partially on the adjacent site. This is about as far east as the entrance can be placed and not substantially hurt the useability of the second site. They will remove a portion of the existing asphalt and gravel drive to limit the width to 45 feet, which is our maximum width. They have shown the additional trees on the site, although they are not located along the frontage. There were some comments at the worksession about the possibility of using a berm along the frontage rather than 3 ft. shrubs. There are several problems with a berm that include the problem of the location of the berm. They only have 5 feet of landscaping on their property. A berm 3 feet tall at a 3 to 1 slope would put the top of the berm 9 feet into ROW. It is unlikely that the state would approve this in ROW. The applicant will be ready to discuss this at the meeting.

The Board of Adjustment has approved their variance request so there is no problem with the rear setback. The plat as submitted meets all of our minimum requirements.

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Plat
4. Notes from last meeting

AGENDA ITEM: Roadrunner site plan/final plat

ITEM NO: IV. A

M:PZ08114A.AGN

Minutes of the Planning and Zoning Commission
August 11, 1988

Vice Chairman Bill Sinclair called the meeting to order with the following members present: Bob McCall, Leigh Plagens, Robert Wilson and Hank Crumbley.

The Commission first considered approval of the minutes of July 14 and July 25, 1988. Plagens made a motion to approve both sets of minutes with the correction of certain typographical errors. 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 Eugene and Luanne Franks for a Conditional Use Permit for a single family use on less than ten acres in an Agricultural Zoning Classification on a tract of land located at FM-740 and Shadydale Lane. Assistant City Manager, Julie Couch explained that the applicants wished to build a garage to house a semi-truck. She stated that no building permit could be issued until permanent zoning was established or a CUP was issued. She explained that the applicants didn't wish to rezone to single family because they would not be allowed to park the truck in single family zoning.

Luanne Franks told the Commission that the garage would be located to the rear of lot and was 4 to 6 feet lower than the house on the lot. She stated that the garage would have an automatic door, would be built to match the house with three feet of brick around the sides, and would completely conceal the truck.

Bob McKinney, No. 3 Shadydale, stated the Shadydale Lane would not withstand regular truck traffic and he was opposed to the CUP. George Hatfield, No. 1 Shadydale, stated that he lived directly across from the applicant's lot, he was opposed to allowing the permit, and that the asphalt road wouldn't withstand the weight of the truck. Mrs. Franks stated that the truck weighted 17,500 pounds which was less than the city garbage truck. Anita McKinney voiced her opposition. Sarah Whittle stated that she was unopposed. McCall confirmed with Rob Whittle that Shadydale would eventually tie into Phase III of Foxchase. Don Smith, a resident of Chandler's Landing, stated that with or without the garage a truck could be parked in Agricultural Zoning but that a truck parking there was temporary and a garage was permanent. He was opposed to the CUP. Sue O'Brian, No. 5 Shadydale stated that the lots in the City Limits deserved the protection of City Ordinances.

The Commission discussed turn space at Shadydale and FM-740, the Scenic Overlay District, view of the garage from adjacent lots, the height and landscaping around the garage and the current zoning on the lot. Plagens made a motion to recommend approval of the CUP with the following conditions:

1. The sides visible from adjacent residences would be landscaped with evergreen shrubs

2. No truck maintenance or repair would be conducted outside of the garage
3. No other buildings or outside storage would be allowed related to the truck
4. Garage materials would match the house and include three feet of brick around perimeter

McCall seconded. The motion was voted on and passed 3 to 2 with Wilson and Crumbley voting against the motion.

Council then held a public hearing and considered approval of a request from P.D. Crawford for a change in zoning from "GR" general retail to "SF-7" single family on a tract of land located at Kaufman Street and San Augustine and considered approval of a final plat. Couch explained that the applicant lost non-conforming status when his residence burned down. She stated that prior to issuance of a building permit, the property would have to be zoned for residential and platted. She stated that as this would be a one lot owner occupied subdivision, the applicant was requesting a waiver of street escrow requirements. Bob Brown, B.L.S. and Associates was present to represent the applicant. Jimmy Massey, an adjacent property owner confirmed that the zone change would be one lot only. The public hearing was closed. Plagens made a motion to recommend approval of the zone change, final plat, and waiver request. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a request from Realvest Corporation to amend the Preliminary Plan for PD-8, to change the land use designation on lots 9 through 23, Phase 18, Section 2, from zero lot line to single family and the proposed area requirements. Sinclair opened the public hearing. Harold Evans explained that these lots had recently been replatted and the zone change would contribute to reducing overall density. Rob Whittle told the Commission that Whittle Development owned lots in Phase 17 and was under a contractual obligation not to expand the lots. The public hearing was closed. McCall made a motion to approve the amendment. Plagens seconded the motion. The motion was voted on and passed unanimously.

Sinclair opened a public hearing on a request from Buddy Haldeman for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on SH-205 south of Rockwall Parkway. As there was no one present to address this issue, the public hearing was closed. Crumbley made a motion to table consideration until the worksession pending appearance of applicant representation. Plagens seconded the motion. The motion was voted on and passed unanimously.

Couch outlined an application from First Assembly of God Church for renewal of a Conditional Use Permit for a portable building exceeding the maximum permitted area in an "SF-7" Single Family Classification. Sinclair opened the public hearing. As there was no one present wishing to address the Commission on this issue, the public hearing was closed. Plagens made a motion to table the item until the worksession. McCall seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a Roadrunner Convenience Store and a final plat for the Haldeman Addition on a tract of land located at SH-205 and SH-276. Couch outlined the application. The Commission discussed the application. The Commission discussed the drive locations, the landscaping and the location of the sewer main. Plagens made a motion to approve the site plan and final plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Foxchase Phase 1, a 32 lot subdivision on FM-740. Couch explained certain changes recently made in PD-9. She stated that the final plat conformed with the preliminary plat as it was approved and outlined recommended conditions for approval. Rob Whittle, Whittle Development, was present to address questions. The Commission discussed a possible developer's contract pertaining to future park land. Plagens made a motion to recommend approval of the final plat with the following conditions:

1. Any proposed improvements to the median must be approved by Council
2. Execution of a developer's contract regarding future dedication of park land

McCall 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.

Thomas G. Quinn
Chairman

Julie Coet

CITY OF ROCKWALL

City Council Agenda

AGENDA DATE: August 1, 1988AGENDA NO. VIII.A.AGENDA ITEM: P&Z 88-31-SP/FP - Discuss and Consider Approval of a Preliminary Plat for a Proposed Convenience Store at SH-205 and SH-276ITEM GENERATED BY: Applicant - Truman Arnold CompaniesACTION NEEDED: Consider approval of the preliminary plat with any conditions included in the motionBACKGROUND INFORMATION:

The Roadrunner Corporation has submitted a siteplan and preliminary plat for a second site in Rockwall. The site is located on the northeast corner of SH-205 and SH-276. This site is zoned Commercial and is currently occupied with a used car lot and a welding shop. They propose to clear the site and construct a new facility. The Planning and Zoning Commission considered this request at their last meeting. The site plan as submitted met most of our current requirements with the exception of the rear setback. Our zoning ordinance requires a 20 foot rear setback when there is no alley. Due to the odd configuration of the property, the applicant feels the site will not work if they must meet this setback. They have therefore requested a variance from the Board of Adjustments for permission to keep the building in its current proposed location. The Commission also wanted to see if the drive on SH-276 could be shifted to the east further away from the intersection. While the plan was submitted prior to the adoption of the landscape ordinance the applicant has made some changes to bring the site generally into conformance with the ordinance. The Commission also wanted to see some modifications to their landscaping. The Commission tabled their consideration of the site plan until next month with the review of the final plat in order to answer these questions. They approved the preliminary plat subject to the variance being granted by the Board of Adjustments.

The Council is only considering the preliminary plat at this time. The site plan will be formally submitted for your consideration along with the final plat. We have however included a copy of the site plan for your information to see how they intend to develop the site. Our comments regarding the plat are as follows:

1. The preliminary plat as submitted meets all of our requirements. We have reviewed the ROW on both 205 and 276 and it is adequate in both locations. We are not able to require escrow of funds on state roads so this is not an issue.
2. The final plat will be a replat of a portion of the Haldeman Addition as well as a plat because a some of the site is already platted.
3. Approval should be subject to approval of the variance by the Board of Adjustments.

ATTACHMENTS:

1. Location Map
2. Site Plan and Preliminary Plat

AGENDA ITEM: Roadrunner Site PlanITEM NO: VIII.A.

MINUTES OF THE ROCKWALL CITY COUNCIL

August 1, 1988

Mayor Frank Miller called the meeting to order with the following Councilmembers present: John Bullock, Nell Welborn, Pat Luby, Don Smith, Alma Williams, and Norm Seligman. Smith conducted the invocation and led the Pledge of Allegiance. City Secretary Julie Couch then read aloud resolutions expressing appreciation for service of former Councilmembers Bill Fox and Ken Jones. Seligman made a motion to approve the resolutions. Welborn seconded the motion. The motion was voted on and passed unanimously. Mayor Miller then explained although Mr. Fox was unable to attend the meeting, he would be presented with a copy of the resolution and a plaque expressing appreciation at a later date. The Mayor then presented a copy of the resolution and a plaque to former Councilmember Jones. Jones expressed great confidence in the current City Council and stated that it had been a pleasure to serve on the Council.

Council then considered approval of the Consent Agenda which consisted of:

- a) the minutes of July 18, 1988
- b) an ordinance authorizing a Conditional Use Permit for a building over 5,000 square feet and less than 100% non-combustible materials for a proposed restaurant to be located on Lot 4, the Harbor, on first reading
- c) an ordinance amending Ordinance 87-9 pertaining to the use of flexible metal bends on second reading
- d) an ordinance abandoning a portion of a utility easement at 317 Shepherds Hill on second reading.

Couch read the ordinance captions. Williams pulled Item B. Miller pulled the Minutes and Item C. Smith made a motion to approve Item D. Welborn seconded the motion. The motion was voted on and passed unanimously. Williams stated that one of the conditions in the ordinance authorizing the Conditional Use Permit for non-combustible materials needed to clarify that an interior sprinkler system would be installed with adequate water pressure to provide complete fire control throughout the building. Luby refrained from participating in this item and left the room due to a conflict of interest. After additional discussion, Smith made a motion to approve the ordinance on first reading with the changes as specified by Councilmember Williams. Williams seconded the motion. The motion was voted on and passed unanimously.

Miller stated with regard to Item A, the minutes, the staff had recommended these be postponed for consideration at the next regular meeting. He then stated there was a citizen present who wished to speak on Item C, the ordinance regulating the use of mechanical duct materials in residential construction. Tom Bolin addressed the City Council and stated that he was a five year resident of Rockwall and that he supported the

homebuilders freedom of choice to use any air system which was engineered according to Code. Council discussed the recommendations of the Mechanical Board. Seligman made a motion to approve the ordinance on second reading. Smith seconded the motion. The motion was voted on and passed unanimously.

Tom Quinn then addressed the Council and gave the Planning and Zoning Commission Chairman's report in which he addressed the items on the Council Agenda which the Commission had considered at their last regular meeting. He outlined the Commission's recommendations with regard to a proposed revision to the preliminary plan for PD-21, a replat of a portion of the Ridgell Addition, a Conditional Use Permit request for a guest house, a Conditional Use Permit Request for a truck wash, a replat of a portion of Phase 18, Chandlers Landing, and a preliminary plat for a convenience store at SH-205 and SH-276. He further outlined some proposed amendments to the Zoning Ordinance with regard to sexually oriented businesses and explained that this item would come before Council at a later date.

Council then held a public hearing and considered a request from Holley Development for a revision to the preliminary plan for PD-21 to amend the height requirements for certain lots within the Planned Development. Miller asked the Council if there were any further questions or clarifications regarding this case of staff prior to opening the public hearing. There being none, the public hearing was opened and Doris McKee, 108 St. Mary's Street, addressed the Council. She stated that she had built her home in 1949 and had lived in it since. She explained that upon approval of the original Planned Development Ordinance the adjacent homeowners left satisfied that a compromise had been reached and she left with the understanding that no two story homes would be built directly in front of her home. She stated that two story homes meant larger families and more children with no place to play. She advised Council not to change the existing ordinance. Richard Jordan, 109 St. Mary's, stated that he concurred with Mrs. McKee and was opposed to allowing more than the original four two story homes that were approved. Jesse McDaniel, 603 South Fannin, stated that the lots were too small for homes larger than the ones currently approved. Alta Sellers, 222 St. Mary's, stated that at present the children in the neighborhood played in the street and played in her yard. She stated that the lots were too small for two story homes and too small for the additional children that the additional story would attract. Joe Smartt, 603 South Goliad, gave a brief history of these properties and urged the Council to continue to enforce the existing ordinance. Danny Holley, the current builder for St. Mary's, stated that he had bought five lots with the intent to build on them. He explained that the current construction was generating value in the area and that he himself owned a home on St. Mary's. Holley explained that the copy of the Planned Development Ordinance he obtained did not contain the height restrictions in the body of the ordinance. He further explained that he had redrawn the proposed two story homes so that they were only one and one half feet higher than the single story homes already on the street. He explained that he had also redrawn the back of the homes so that it appeared to be a single story home from the rear, particularly the lot facing Mrs. McKee's house. Council discussed the changes that had been made in the elevations of the buildings and questioned the audience as to their opinion of the revised plan. Nan Smartt addressed the Council and explained that she was still opposed to the plan. Doris McKee stated that she disapproved of the revision even though the elevations had been changed. Smith pointed out that the redrawing did not address the

limitation to the number of rooms within the house. After a lengthy discussion, Smith made a motion to deny the request. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a replat of the Ridgell Addition. Couch explained that the applicant wished to combine two lots that he owns into one lot, thus eliminating a lot line that ran through the center of his residence. She stated the applicant was also requesting a waiver of the escrow requirements which would require him to escrow one half of the estimated cost of the improvements to Boydston and Sherman Streets because they are both considered substandard. She stated that this would be a one lot, owner occupied subdivision. She further explained that he was dedicating an additional five feet of right-of-way along the Sherman side in order to provide 50 ft. of right-of-way. Harold Evans, the engineer, was present to address Council's questions. Welborn made a motion to approve the replat and the waiver request. Seligman seconded the motion. Miller confirmed that Mr. Gamez, the applicant, had been assessed for improvements along Boydston street. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of an ordinance authorizing a request form Elaine Tibbetts for a Conditional Use Permit for a guest house as an accessory to a residence at 703 Kernodle. Couch explained that the homeowner at 703 Kernodle proposed to construct a detached garage with guest quarters attached to the garage to house an elderly relative. The structure as proposed met all the material requirements and setback requirements and the Planning and Zoning Commission had recommended that the Council require that a deed restriction be filed that would run with the land stating that quarters could never be sold separately from the main lot and that it would never be rented separately from the main lot. Terry Tibbetts addressed the Council and explained that his original plan had been to divide his lot into two lots, but that he could not meet the necessary requirements in order to do that. Couch read the ordinance caption. Welborn made a motion to approve the request and the ordinance on first reading with the conditions as outlined by the Assistant City Manger. Williams seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a truck wash at 2020 Kristy Lane. Couch explained that the applicant proposed to operate on an existing site which is currently occupied with miniwarehouses. She stated he did not propose to construct any additional physical structures, but to do the washing on the existing drive. She outlined the conditions in the ordinance, including a condition that required filing of an access easement from the adjacent property owner with the County and a condition that the CUP be reviewed by the Planning and Zoning Commission in one year. Gary Bodin addressed the Council and explained his request. Jim Whitworth addressed the Council and stated that the applicant intended to abide by the Code, that the miniwarehouse would not be rented, and that as there is already much traffic on Kristy Lane, the additional truck traffic would not damage the road. Council discussed the landscaping, the adequacy of the sand traps, adequacy of turn-around space for the trucks, and the availability of additional property if the business expanded. Seligman made a motion to approve the request and

the ordinance on first reading with an addition of an eighth condition within the ordinance which would specify that the existing buildings would not be used for rental or public storage for the duration of the Conditional Use Permit. Williams seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a replat of a portion of Phase 18, Section 2 Chandlers Landing. Couch explained that the applicant proposed to make the unsold lots in this area larger and was therefore wanting to combine lots. She explained the original plat of the lots averaged 4,000 square feet, and the replat of these lots would average 7,500 square feet. She stated that the replatted lots still met the area requirements for Phase 18 which was designated for Zero Lot Line. She added, however, that they had submitted a request to redesignate the larger lots along the lake as single family. After a brief discussion, Smith made a motion to approve the replat. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a preliminary plat for a proposed convenience store to be located at SH-205 and SH-276. Couch explained that the plat as submitted met all requirements and that the right-of-way on both SH-205 and SH-276 had been found to be adequate in both locations. She explained that while Council was not considering approval of a site plan at this time, approval of the preliminary plat should be subject to approval by the Board of Adjustments of a variance to the rear setback requirements of the Zoning Ordinance which had been submitted in conjunction with the site plan. After a brief discussion, Smith made a motion to approve the preliminary plat subject to approval of the variance by the Board of Adjustments. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance levying assessment for paving and utility improvements within the Heritage Heights Public Improvements District on first reading. Welborn made a motion to approve the ordinance. Smith seconded the motion. The motion was voted on and passed unanimously. Eisen explained that as this area was formerly a part of the Mt. Zion Water Supply Corporation system, improvements could not begin until a release was obtained from the Farmer's Home Administration. He suggested Council consider tabling the award of bid of the contract for paving, drainage and utility improvements until FMHA approval was received. Smith made a motion to table consideration of the award of the contracts. Williams seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he discussed the upcoming budget workshop and the planning taking place for a future pump station to accommodate a waterline extension planned by the North Texas Municipal Water District.

Council then discussed the Enhancement Study for Phase II of the Capital Improvements Program and considered approval of an ordinance setting a date for public hearings pertaining to the assessments on second reading. Mark Hipes, of Marlin Blake and Associates, outlined the method of analysis used during the appraisal process of Phase II of the Capital Improvements Program. He explained that enhancement was found equal to or greater than the amount

CITY OF ROCKWALL

Council Agenda

AGENDA DATE: August 15, 1988

AGENDA NO. VIII.A.

AGENDA ITEM: P&Z 88-31-FP - Discuss and Consider Approval of a Site Plan for a Proposed Roadrunner Convenience Store at SH-276 and SH-205 and Approval of a Final Plat for the Haldeman Addition

ITEM GENERATED BY: The Applicant, Roadrunner Stores

ACTION NEEDED: Motion to approve site plan and final plat with any recommendations included in motion

BACKGROUND INFORMATION:

We have received the revised site plan for the Roadrunner facility at the northeast corner of SH-276 and SH-205, as well as the final plat. The applicant proposes to clear the site which is currently occupied with a used car lot and a welding shop. At the last meeting the Council approved a preliminary plat for the proposed development. The Planning and Zoning Commission tabled consideration of the site plan to allow the developer an opportunity to work with the adjacent property owner to see if the entrance on 276 could be moved further to the east away from the intersection and to review some changes in the landscaping. The applicant had also submitted a request for a variance to the rear setback requirements and the Commission wanted to hold a decision until action could be taken on that request. The applicants have revised the plan to move the entrance 12 feet to the east which places it partially on their site and partially on the adjacent site. This is about as far east as the entrance can be placed and not substantially hurt the useability of the second site. They will remove a portion of the existing asphalt and gravel drive to limit the width to 45 feet, which is our maximum width. They have shown the additional trees on the site, although they are not located along the frontage. The Board of Adjustment has approved their variance request to the rear setback requirement. Our comments regarding the proposed development are as follows:

1. The site plan meets all of our requirements with the exception of the rear setback and that has been approved by the Board of Adjustments.
2. Although the site plan was submitted to the City prior to the adoption of the current landscape ordinance the applicant has attempted to meet all of the new requirements. The landscaping shown exceeds 10% but does not equal 15%. Under the new requirements they would have to provide additional area or meet 2 of the credits available. The applicants have agreed to meet the street screening credit and the landscaping of ROW credit. The plan indicates the provision of these two items. The only other item that would be needed to comply with the ordinance is the provision of a wider landscaped street buffer. They currently provide a 5 foot wide landscaped area. The new ordinance provides a minimum width of 10 feet. They do not feel they can meet this requirement without hurting the circulation of the site.
3. The plat as submitted meets all of our requirements.

The Planning and Zoning Commission will review this request Thursday night. We will forward their recommendation under separate cover.

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Plat

AGENDA ITEM: Roadrunner - SH-276 & SH-205

ITEM NO: VII. A.

M:CC08158A.AGN

CITY OF ROCKWALL

Council Agenda

AGENDA DATE: August 15, 1988 AGENDA NO. VIII. A.

AGENDA ITEM: P&Z 88-31-FP - Discuss and Consider Approval of a Site
Plan for a Proposed Roadrunner Convenience Store at SH-
276 and SH-205 and Approval of a Final Plat for the
Haldeman Addition

ITEM GENERATED BY: Applicant

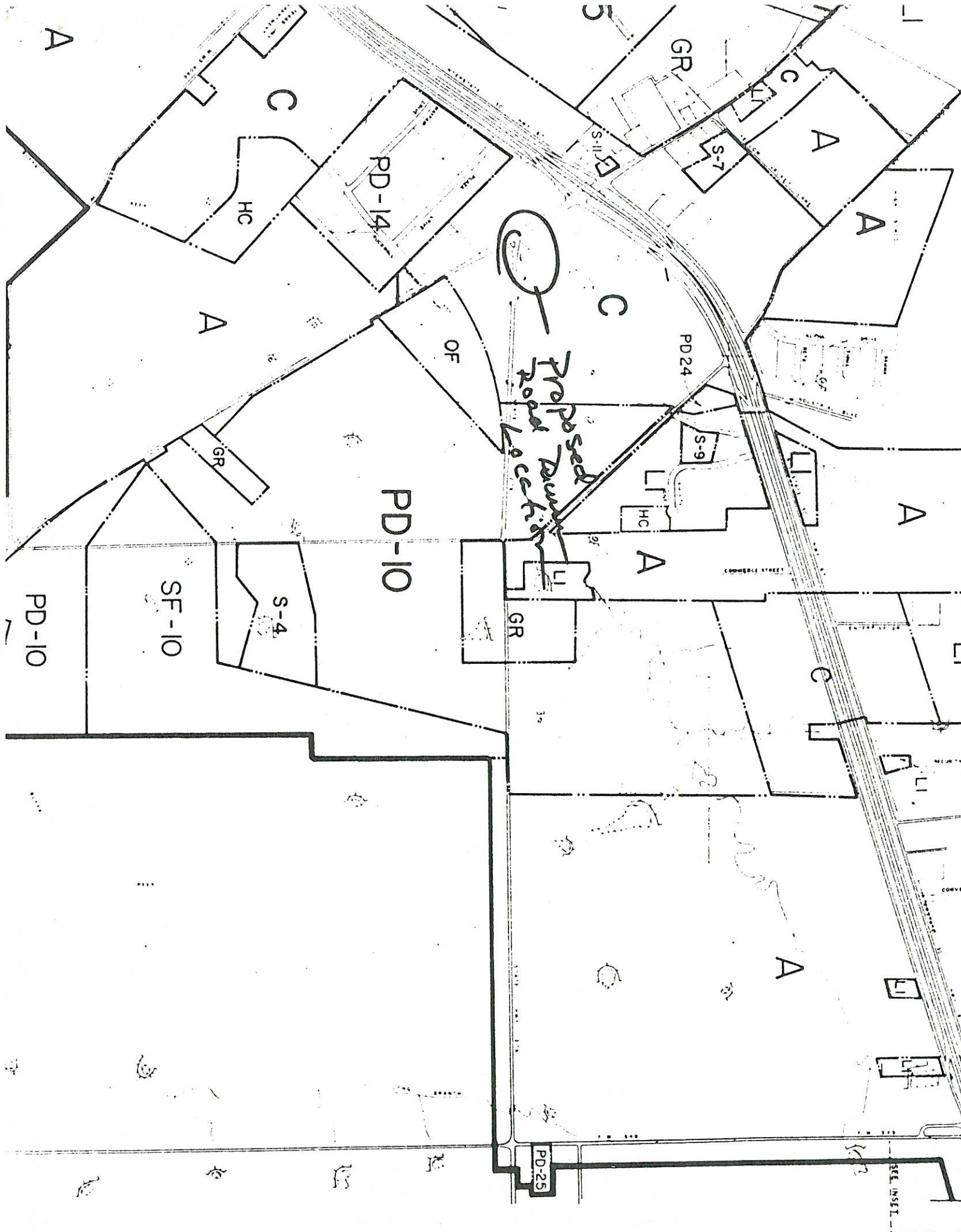
ACTION NEEDED: Motion to approve with any recommendations
included in the motion.

BACKGROUND INFORMATION:

The Planning and Zoning Commission met Thursday night and recommended approval of the site plan as submitted and approval of the final plat.

ATTACHMENTS:

AGENDA ITEM: Roadrunner at SH-276 & SH-205 ITEM NO: VIII.A



Proposed Road Location

PD-10

PD-14

PD-24

PD-25

S-4

S-9

S-7

SF-10

HC

HC

OF

GR

GR

GR

A

C

A

A

A

C

A

SEE INSET

COMMERCE STREET

A

C

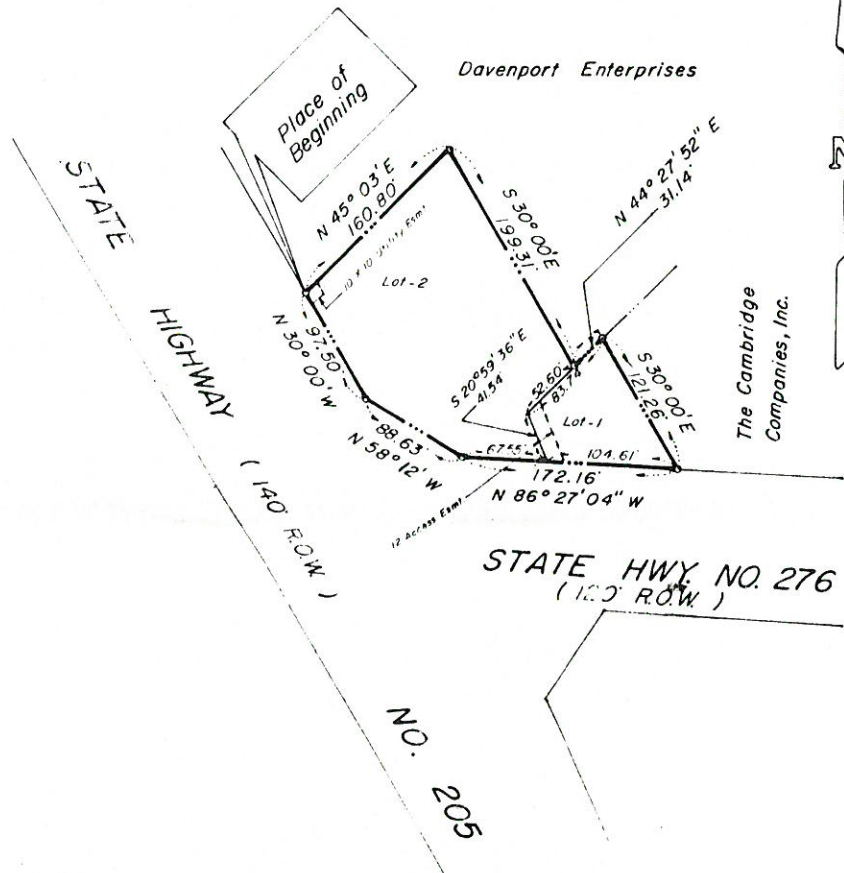
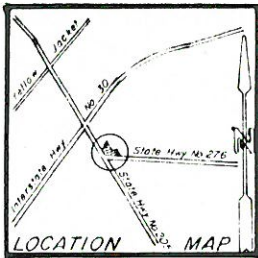
C

L

S

S-11

SEE INSET



REVISED FINAL PLAT

HALDEMAN ADDITION

CITY OF ROCKWALL

JOSEPH CADLE SURVEY ABSTRACT NO. 65
 ROCKWALL COUNTY, TEXAS

HALDEMAN INC. (1-214-771-5261) OWNER
 P.O. BOX 640 ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. (1-214-771-3036) SURVEYORS
 RT. 1 BOX 142-E SIDS ROAD ROCKWALL, TEXAS 75087

SCALE 1"=100'

JULY 5, 1988

Minutes of the Rockwall City Council
August 15, 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, John Bullock, Norm Seligman and Pat Luby.

Council first considered approval of the Consent Agenda which consisted of:

- a. The minutes of July 18 and August 1, 1988
- b. An ordinance authorizing a Conditional Use Permit for a building over 5,000 square feet and less than 100% non-combustible materials for a restaurant on Lot 4, the Harbor on second reading
- c. An ordinance authorizing a Conditional Use Permit for a guest house as an accessory to a residence at 703 Kernodle on second reading.
- d. An ordinance authorizing a Conditional Use Permit for a truck wash at 2020 Kristy Lane on second reading

Luby pulled item B from the Consent Agenda. City Manager, Bill Eisen read the ordinance captions. Seligman made a motion to approve the remainder of the Consent Agenda. Smith seconded the motion. The motion was voted on and passed unanimously. Seligman made a motion to approve Item B. Welborn seconded the motion. The motion was voted on and passed with all in favor except Luby who abstained due to a conflict of interest.

Council then held a public hearing and considered approval of a request for a variance to the height restrictions of the Sign Ordinance to allow a general business sign in excess of thirty feet for the Goodyear store located at 630 I-30. Assistant City Manager, Julie Couch explained that the applicant was requesting a variance to allow a forty foot sign. Ken Rico, the store manager stated that the sign would be located adjacent to the building and that the sign, if limited to 30 feet wouldn't clear the eaves of the roof. Rick Adams, also speaking on behalf of Goodyear, stated that the sign couldn't be placed in another location without losing required parking or interfering with a TP&L easement. Council discussed setbacks, the size of the proposed sign, and alternate locations for the sign. Welborn made a motion to defer consideration of the item until later in the meeting while staff researches the location of the easement. Smith seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from W.C. Webster for a variance to setback requirements of the Sign Ordinance to allow placement of a sign within ten feet of the side property line at 107 East Kaufman. Bill Webster told Council that he planned to open a thrift shop, but hoped to relieve parking on the square by identifying his business in the rear. However, he added that meeting the 10 foot side setback would remove some of his parking. The Council discussed the type and location of the sign, and possible concerns of the adjacent property owner.

Smith made a motion to approve a variance to the ten foot setback subject to the City receiving a letter from the adjacent property owner indicating no objection to the request. Luby seconded the motion. The motion was voted on and passed unanimously.

Regarding the Goodyear application, Couch explained that a fifteen foot utility easement did run the length of the front of the lot. After Council discussion, Smith made a motion to approve the variance to allow a 40' sign as shown on the site plan (the Southwest corner of the building). Williams seconded the motion. The motion was voted on and passed 5 to 2 with Miller and Seligman voting against the motion.

Bill Sinclair, vice chairman of the Planning and Zoning Commission, outlined the Commission's recommendation on the site plan and final plat for the Haldeman Addition.

Bill Eisen then gave the City Manager's report in which he discussed a drainage problem on Boydstun which had been resolved, the staff's report on a request BMX trail for a city park, and status of plans for temporary improvements at I-30 and FM-740.

Council next considered approval of a site plan for a proposed roadrunner convenience store at SH-276 and SH-205 and approval of a final plat for the Haldeman Addition. Couch outlined the application and the recommendation of the Commission. Williams made a motion to approve the site plan and final plat. Smith seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance amending the Code of Ordinances establishing the duties and responsibilities of the Parks and Recreation Board on first reading. Director of Parks and Recreation, Rick Crowley outlined the provisions of the ordinance. Couch read the ordinance caption. Smith made a motion to approve the ordinance. Seligman seconded the motion. The motion was voted on and passed unanimously.

Traffic planner, John Reglin then discussed recommendations that could be made to the Highway Department regarding widening of I-30. The Highway Departments plans included reconstruction of the north service road west of Lakeside Drive for an additional entrance ramp to I-30 and relocation of the FM740 exit ramp closer to the lake. Reglin outlined some alternatives that could be requested which would provide better access to Summer Lea as well as address some concerns stated by property owners along I-30. Welborn made a motion to instruct staff to notify the property owners of the proposed plans prior to meeting with the highway department and to not proceed with the recommendation if property owners were opposed. Seligman seconded the motion. The same was voted on and passed unanimously.

Regarding the next item, award of bid for the City's depository, Mayor Miller abstained due to a conflict of interest and turned the chair over to Mayor Pro Tem Welborn. Director of Finance, Mike Phemister explained that there were two bids submitted, both responsible bids, but that staff recommended the bid be awarded to Independent, the City's depository for the past four years. Bullock made a motion to award the bid to Independent. Williams seconded the motion. The motion was voted on and passed

PLANNING AND ZONING ACTION SHEET

Applicant Sumner Arnold Co Case No. 88-31-SP

Property Description SH-205 / SH-276

Case Subject Matter site plan/preliminary plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>July 14</u>	_____	_____	✓
Conditions <u>site plan tabled to July Aug 11 - approved</u>	_____	_____	_____

Date to City Council <u>Aug 15</u>	✓	_____	_____
Conditions _____	_____	_____	_____

Ordinance no. _____ Date _____

ITEMS IN FILE

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