

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 1989-4-CUP

Date Submitted 1-23/89

Filing Fee \$ 101-

Applicant Buffalo Creek Development Corp

Address P.O. Box 369  
Rockwall TX

Phone No. 972-5238

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


Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

I hereby request that a Conditional Use Permit be issued for the above described property for: Garden Center

line The current zoning on this property is PD.  
There <sup>space</sup> are/are not <sup>space</sup> deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

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

  
Robert S. Whitte  
President

<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;

THENCE: North  $8^{\circ} 22' 20''$  West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of  $19^{\circ} 01' 57''$  and a radius of 613.99 feet;

THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to the Point of Beginning;

THENCE: Continuing along said curve and with said East line through a central angle of  $5^{\circ} 09' 03''$  an arc distance of 55.20 feet to a point for a corner;

THENCE: North  $32^{\circ} 33' 20''$  West a distance of 145.47 feet with said East line to a point for a corner;

THENCE: North  $62^{\circ} 35' 43''$  East a distance of 450.54 feet to a point for a corner;

THENCE: South  $27^{\circ} 24' 17''$  East a distance of 200.00 feet to a point for a corner;

THENCE: South  $62^{\circ} 35' 43''$  West a distance of 435.00 feet to the Point of Beginning and Containing 88,351 Square Feet or 2.0283 Acres of Land.

*Coarden  
Center*

COMMERCIAL LOT

N 27° 24' 17" H 200.0' ±

5' AL

435.0' ±

562.35' ±

435.0' ±

562.35' ±

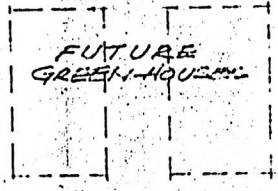
10' 0"

30' 0"

10' 0"

24' 0" 8' 6"

PLANT INVENTORY



DUMPSTER UNPAVED

LANDSCAPED (TYP)

PAVED PICK-UP STALLS

CONC. FLOOR SALES AREA MECH. EQ.

FUTURE PLANT SHADE

UTILITY VEHICLES ONLY

8' 0" H MA SCREENING ECHOH PAS

FOX (RES)

CANYASS CL

FUTURE F.M. R.O.W. EXPANS

20' 0" LANE AREA

16' 0" H DUMPSTER SCREEN

FUTURE PLANTERS

MONUMENT SIGN

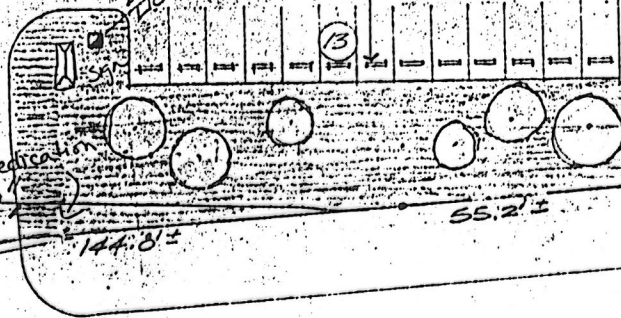
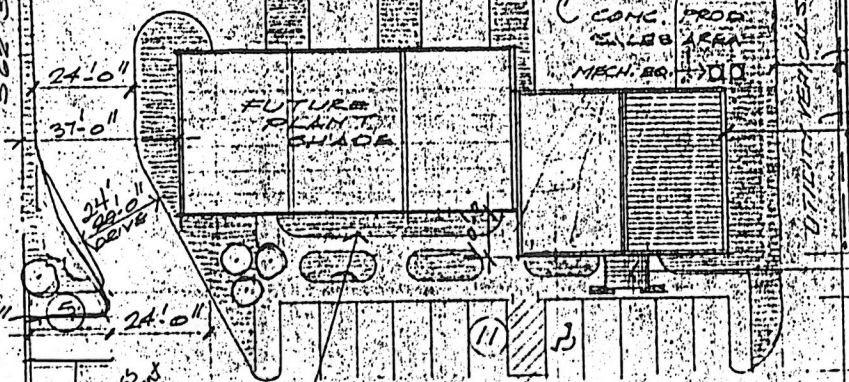
TREES

Row, Dedication 30' 0"

144' 8" ±

55.2' ±

16' 0" H DUMPSTER SCREEN



16' 0" H DUMPSTER SCREEN

FUTURE PLANTERS

MONUMENT SIGN

TREES

Row, Dedication 30' 0"

144' 8" ±

55.2' ±

16' 0" H DUMPSTER SCREEN



CITY OF ROCKWALL

NO. 11169

"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Whittle Development Date 1-24-89

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

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

Check  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	101.00	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 101.00 Received by [Signature]

# City of Rockwall Planning and Zoning Applicant Receipt

Date 1/23/89

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

Address \_\_\_\_\_

Development Coastal Center - Buff Creek II

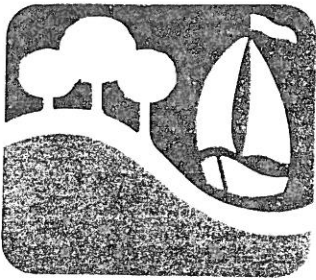
The following items have been received on this date by the City of Rockwall Administrative Office:

- \_\_\_\_\_ Site Plan Application
- \_\_\_\_\_ Prel. Plat Application
- \_\_\_\_\_ Final Plat Application
- \_\_\_\_\_ Zone Change Application
- \_\_\_\_\_ Sign Board Application
- \_\_\_\_\_ Board of Adj. Application
- \_\_\_\_\_ Front Yard Fence Application
- CUP Application
- \_\_\_\_\_ ( ) sets/site plans - Submission # \_\_\_\_\_
- \_\_\_\_\_ ( ) sets/prel. plats - Submission # \_\_\_\_\_
- \_\_\_\_\_ ( ) sets/final plats - Submission # \_\_\_\_\_
- \_\_\_\_\_ ( ) sets/executed final plats/mylars
- \_\_\_\_\_ ( ) sets/engineer drawings - Submission # \_\_\_\_\_
- Filing fee \$ 10/00
- \_\_\_\_\_ Other \_\_\_\_\_

*City Council  
Feb 20  
7:00 P.M.*

With this application, you are scheduled to appear before the  
Planning & Zoning Commission  
on February 9, 1989,  
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: Mary Nichols



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

March 8, 1989

Mr. Rob Whittle  
Buffalo Creek Development Corp.  
P.O. Box 369  
Rockwall, TX 75087

Dear Mr. Whittle:

On March 6, 1989, the Rockwall City Council approved a CUP for a garden center to be located on FM-740 and an ordinance authorizing the CUP subject to certain conditions. These conditions are the same as were included on the original approval. The permit will not take effect until approval of the ordinance on second reading. The second reading will be considered on March 20, 1989. Please call me if you have any questions.

Sincerely,

Mary Nichols  
Administrative Assistant

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 9th day of February, 1989,  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request of Rob Whittle, Whittle Development,  
for a Conditional Use Permit for a Garden Center

on the following described property:

A two acre tract of land located on FM-740 south of FM-3097 and  
north of Shadydale Lane, further described on the attached.

As an interested property owner, it is important that you attend this  
hearing or notify the Commission of your feeling in regard to the matter  
by returning the form below. The decision of the Planning and Zoning  
Commission will be a recommendation for approval or denial which will be  
forwarded to the City Council for a final decision. In replying please  
refer to Case No. P&Z 89-4-CUP

\_\_\_\_\_  
City of Rockwall, Texas

\_\_\_\_\_  
The following form may be filled out and returned as soon as possible to  
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,  
Texas 75087.

Case No. P&Z 89-4-CUP

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

1.

2.

3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



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*Coarden  
Center*

Garden Center  
Buffalo Creek Shopping Ulg 2

Whittle Development  
2804 Ridge Rd

PK 19  
41-45 Bk A

Chandler's Landing Development Corp  
1717 S Boulder #201  
Tulsa, Ok 74119-4817

46 A PK 19

Arvin R Jackson Jr  
714 Ridge View

Lake Ridge Est  
9-11, 24

Trates Development Co.  
1717 South Boulder  
Tulsa Ok 74119-4817