

8500

SITE PLAN APPLICATION

Date 5/22/89

NAME OF PROPOSED DEVELOPMENT Empire Auction Co.

NAME OF PROPERTY OWNER/DEVELOPER NEWMAN CENTER

ADDRESS 1030 West I-30 PHONE \_\_\_\_\_

NAME OF LAND PLANNER/ENGINEER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

TOTAL ACREAGE \_\_\_\_\_ CURRENT ZONING Commercial

NUMBER OF LOTS/UNITS \_\_\_\_\_

P.O. Box 1029  
Rockwall

SIGNED Ally Carroll  
WORK - 771-2717  
Home 563-7713

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

Provided or Shown                      Not  
On Site Plan                      Applicable

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

1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas
4. Calculation of landscaped area provided
5. Location and dimensions of ingress and egress

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

6. Location, number and dimensions of off-street parking and loading facilities
7. Height of all structures
8. Proposed uses of all structures
9. Location and types of all signs, including lighting and heights
10. Elevation drawings citing proposed exterior finish materials and proposed structural materials
11. Location and screening of trash facilities
12. Location of nearest fire hydrant within 500 ft.
13. Street names on proposed streets
14. The following additional information:

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

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

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

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

Date \_\_\_\_\_

Fee \_\_\_\_\_





# City of Rockwall Planning and Zoning Applicant Receipt

Date 5/22/89

Applicant Aubrey Carroll Phone \_\_\_\_\_

Address \_\_\_\_\_

Development Newman Center

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 \$ 85<sup>00</sup>
- Other \_\_\_\_\_

*City Council  
June 5  
7:00 P.M.*

With this application, you are scheduled to appear before the  
Planning & Zoning Commission  
on May 25, 1989,  
at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: ma

EMPIRE AUCTIONS

May 22, 1989

Rockwall County  
Planning and Zoning Commission  
City of Rockwall

Dear Zoning Member,

Empire Auction Company is a general merchandise Auction Co. desiring to lease the building and property located at 1030 West I-30, Lot 1 Block A - Newman Center, Rockwall, Texas.

Mr. Newman has expressed to us that he will be remodeling this property in a year or so and this is why Empire Auctions has requested permission to waive the paving of the parking area. The parking area is already covered with a good quality gravel.

The attached shrub plan will show you how we plan to enhance the beauty of the property and since a good appearance of the property will be to our advantage in that we will be dealing with many banks and lending institutions.

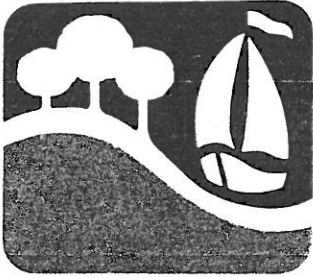
Empire Auctions will make every effort to be a "Good Neighbor" and an asset to the community.

Thanking you in advance for your support of our proposal.

Sincerely



AUBREY CARROLL  
PRESIDENT & CHIEF AUCTIONEER



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

May 23, 1989

Mr. Aubrey Carroll  
Empire Auction Company  
P.O. Box 1029  
Rockwall, TX 75087

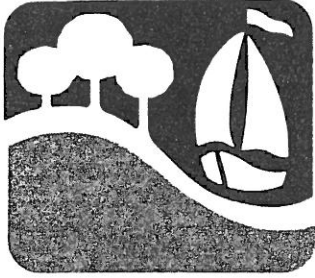
Dear Mr. Carroll:

The Planning and Zoning Commission will meet on Thursday, May 25, 1989, at 7:00 P.M. to consider a recommendation on your request for a waiver to the parking and landscaping requirements on a site described as Newman Center located at 1030 I-30 West. The City Council will make a final decision on your request on Monday, June 5, 1989, at 7:00 P.M. Both of these meetings will take place in City Hall, 205 West Rusk, and it is important that your interests are represented. Please call me if you have any questions.

Sincerely,

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

Mary Nichols  
Administrative Assistant



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

June 6, 1989

Mr. Aubrey Carroll  
Empire Auction Company  
P.O. Box 1029  
Rockwall, TX 75087

Dear Mr. Carroll:

On June 5, 1989, the Rockwall City Council approved your request for a waiver to the paving standards for parking and a waiver to the landscaping requirements with these conditions:

- \* that the minimal landscaping shown on the site plan is provided
- \* the area along the front and side is irrigated as you have agreed to do
- \* that the waivers would be issued for one year with the option of applying for an extension at the end of that year
- \* substituting photinias for lugustrums on the site plan
- \* that the waiver is only valid for you, as the applicant, and your current business, Empire Auction Co.

Please feel free to contact me if you have any questions.

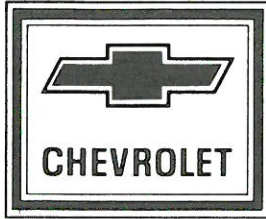
Sincerely,

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

Mary Nichols  
Administrative Assistant

cc/Johnie Davis, Building Inspector





# NEWMAN CHEVROLET, INC.

2751 S. Garland Avenue

Phone 278-8167

GARLAND, TEXAS 75041

July 31, 1989

Honorable City Council  
City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087


Dear Sirs:

On June 5, 1989 you approved a temporary waiver in zoning to the paving standards and landscaping requirements for Mr. Aubrey Carroll of Empire Auction. The property in question is located at 1030 W I-30 next to Andrews Ford.

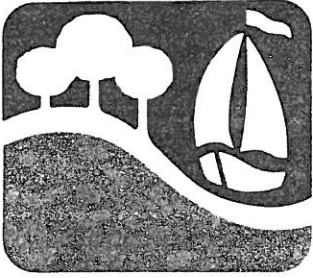
Apparently Mr. Carroll is no longer interested in renting this property and making the agreed improvements. As owners of the property, we respectfully request this same waiver be granted us as was granted Mr. Carroll. We request a temporary waiver not to exceed two years. We still have every intention of locating a new car dealership on this location. If we are unable to build at that time we will bring the property up to the present zoning requirement.

Favorable consideration of this request will be appreciated.

Yours truly,  
Newman Associates

  
Partner





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

August 11, 1989

Mr. Elmer Newman  
Newman Associates  
2751 South Garland Avenue  
Garland, Texas 75041

Dear Mr. Newman:

On August 10th the Rockwall Planning and Zoning Commission recommended approval of your request for a temporary waiver to the landscaping and paving requirements with the condition that you install the landscaping and irrigation approved for Empire Auction. Their motion was to grant the waiver for two years with an option on your part to request a one year extension at the end of two years.

This recommendation will be forwarded to the City Council for their consideration on August 21st at 7:00 P.M. You need to plan to be here at that time to present your request to the City Council. If approval is granted by the Council any proposed tenant would still need to comply with all other standards and requirements of the City.

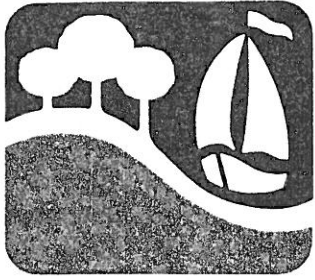
Let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch".

Julie Couch  
Assistant City Manager

JC/mmp



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

August 25, 1989

Mr. Elmer Newman  
Newman Associates  
2751 South Garland Avenue  
Garland, Texas 75041

Dear Mr. Newman:

On August 21st the Rockwall City Council approved your request for a temporary waiver to the landscaping and parking lot paving standards for your building located on I-30. The following conditions were placed on the approval:

1. That the landscaping and irrigation proposed and approved for Empire Auction must be installed prior to issuance of a Certificate of Occupancy.
2. That the waivers are granted for a period of 2 years with an option to apply, at the end of the second year, for an extension of the waivers for an additional year. The property is to be brought up to standards during the third year if the extension is granted.

You will need to work through the Inspection Department for compliance with the first condition and for issuance of a Certificate of Occupancy.

If you need any additional information please give me a call.

Sincerely,

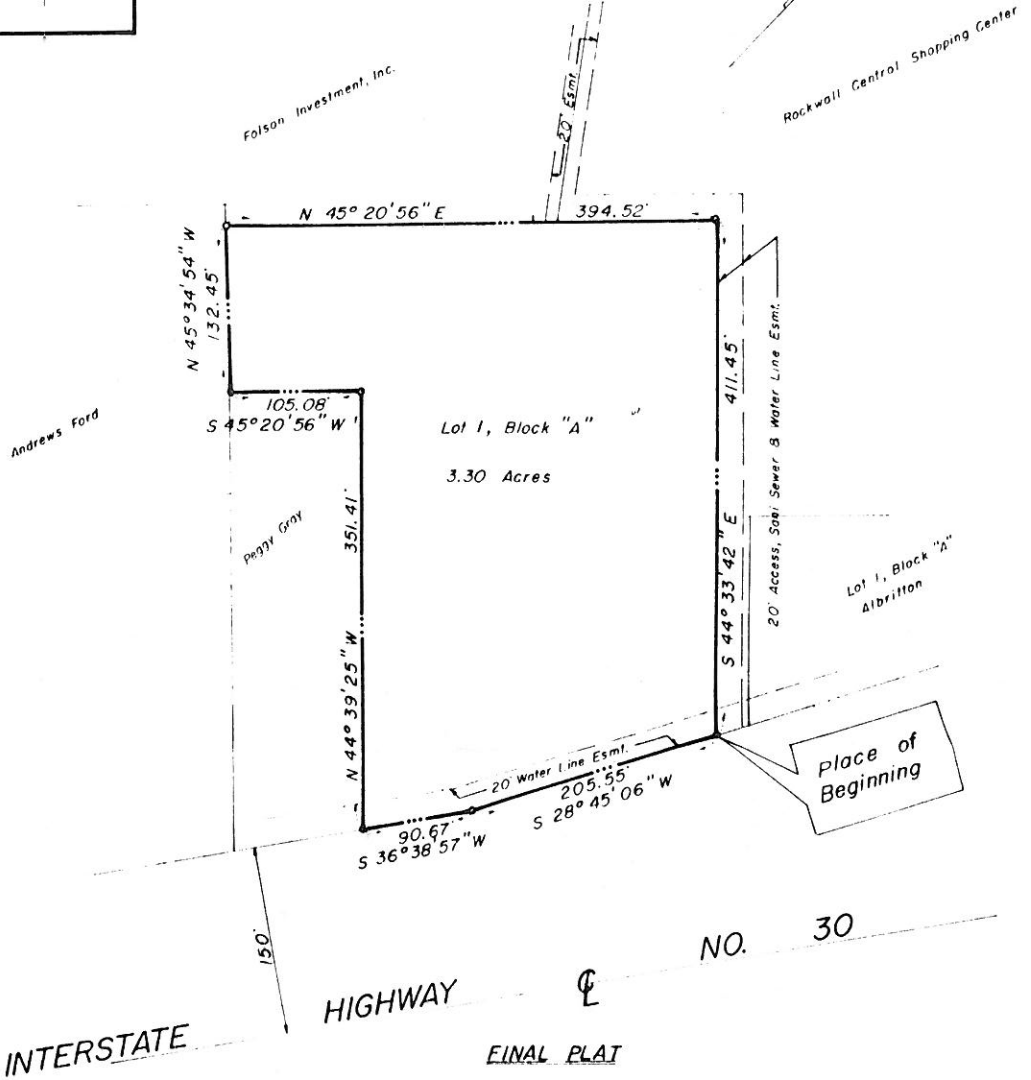
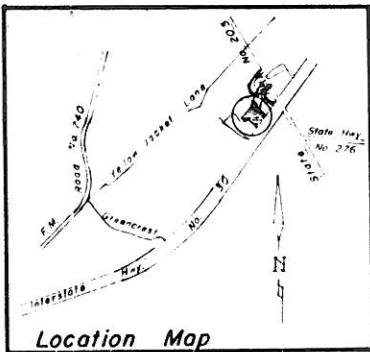
A handwritten signature in black ink, appearing to read "Julie Couch", written over a horizontal line.

Julie Couch  
Assistant City Manager

JC/mmp







**NEWMAN CENTER**

**NO. ONE**

CITY OF ROCKWALL

JOSEPH CADLE SURVEY

ABSTRACT NO. 65

ROCKWALL COUNTY, TEXAS

NEWMAN ASSOCIATES

OWNER

2751 S. GARLAND AVENUE (1-214-278-8167)

GARLAND, TEXAS 75041

B.L.S. & ASSOCIATES, INC.

SURVEYORS

RT. 1 BOX 142-E SIDS ROAD (1-214-722-3036)

ROCKWALL, TEXAS 75087

SCALE 1"=100'

AUGUST 18, 1987







**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:**

May 25, 1989

**Agenda No:** II.B.

**Agenda Item:**

Discuss and Consider Approval of a Request from Aubrey Carroll for a Waiver to the Parking Lot and Landscaping Standards at Empire Auction Co. to be located at 1030 West 1-30

**Item Generated By:**

Applicant

**Action Needed:**

Take any necessary action regarding the request

**Background Information:**

Last year the Commission and Council granted a temporary PD for Total Car Care located next to Andrews Ford on the north side of I-30. The owner of that business had leased the site without checking to see if the zoning was proper. In addition to being granted the use she was granted a temporary waiver to the parking lot standards and the landscaping standards because it was only a temporary location. The owner of the property plans to put a car dealership there in the future.

That use expired and the zoning reverted back to Commercial. An auction operation now wishes to locate in the building. All of their operation and inventory will be inside the building so the zoning is proper for the use. They do however wish to be granted a waiver to the parking lot and landscaping requirements. The property owner still plans to put a car dealership in this location and he will only give the tenant a two year lease. The tenant wishes to be allowed to continue to utilize the gravel parking lot. He plans to make some improvements to the landscaping but he does not wish to bring the entire site up to standards. He would be required to install 5,197 sq. ft. of landscaping. He wants to install 2,560 sq. ft. utilizing a 6 foot wide border along the front and the side of the property adjacent to the shopping center. He does plan to install irrigation for this area and he plans to use railroad ties to protect and border the landscaping. He has indicated that he plans to install 66 5 gallon lugustrums on 3 foot centers. He feels these plants could be moved at a later date.

If the Commission wishes to approve the request you might want to establish a time period for the waivers such as a year, in order to allow us to review the status of the property at that time.

**Attachments:**

1. Location Map
2. Landscape plan

**Agenda Item:**

Landscape and Parking Lot Waiver

**Item No:** II.B.



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** August 10, 1989

**Agenda No:** III.

**Agenda Item:** Discuss and Consider a Request From Newman and Associates for a Temporary Waiver to the Parking and Landscaping Standards for a Tract of Land Located on I-30

**Item Generated By:** Owner, Elmer Newman

**Action Needed:** Hear request and take any necessary action

**Background Information:**

Last year the Commission and Council granted a temporary PD for Total Car Care located between Andrews Ford and Whataburger. The PD was granted to allow Total Car Care occupy the site with a use not authorized in Commercial Zoning. Included in the PD was temporary approval to waive the landscaping and parking lot standards requirements for a period of two years. The reason the waiver was requested is because the owner, Newman and Associates plans to use the property for a new car dealership in the future and did not want to spend money to improve the site and then have to tear it all out. Total Car Care occupied the site for less than a year.

In May the Commission and Council granted approval for Empire Auction to occupy the property with generally the same conditions. The waivers were granted for a year with an option to apply for another year. The waivers were granted specifically to Empire Auction, just as they had been granted to Total Car Care last year. Mr. Carroll of Empire Auction never occupied the site after gaining approval to do so. The owner of the property still plans to use the property for a car dealership in the future. He wants to lease the property on a temporary basis until he is ready to redevelop the site. He does not have a specific tenant at this time but he would like to request approval to occupy the existing building meeting the same conditions that were placed on Empire Auction. This would allow him, once he has installed the landscaping and irrigation as shown on the approved plan, to lease the building on a temporary basis to a tenant that would meet the zoning. The conditions that were placed on Empire Auction were as follows:

1. That the irrigation and landscaping shown on the plan be installed
2. That the waivers would be issued for one year with the option of applying for an extension at the end of that year

**Attachments:**

1. Location map
2. Plot Plan

**Agenda Item:** Newman Request

**Item No:** III.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:**

June 5, 1989

**Agenda No:** VB

**Agenda Item:**

Discuss and Consider Approval of a Request from Aubrey Carroll for a Waiver to the Parking Lot and Landscaping Standards at Empire Auction Co. to be located at 1030 West 1-30

**Item Generated By:**

Applicant

**Action Needed:**

Take any necessary action regarding the request

**Background Information:**

Last year the Commission and Council granted a temporary PD for Total Car Care located next to Andrews Ford on the north side of I-30. The owner of that business had leased the site without checking to see if the zoning was proper. In addition to being granted the use she was granted a temporary waiver to the parking lot standards and the landscaping standards because it was only a temporary location. The owner of the property plans to put a car dealership there in the future.

That use expired and the zoning reverted back to Commercial. An auction operation now wishes to locate in the building. All of their operation and inventory will be inside the building so the zoning is proper for the use. They do however wish to be granted a waiver to the parking lot and landscaping requirements. The property owner still plans to put a car dealership in this location and he will only give the tenant a two year lease. The tenant wishes to be allowed to continue to utilize the gravel parking lot. He plans to make some improvements to the landscaping but he does not wish to bring the entire site up to standards. He would be required to install 5,197 sq. ft. of landscaping. He wants to install 2,560 sq. ft. utilizing a 6 foot wide border along the front and the side of the property adjacent to the shopping center. He does plan to install irrigation for this area and he plans to use railroad ties to protect and border the landscaping. He has indicated that he plans to install 66 5 gallon lugustrums on 3 foot centers. He feels these plants could be moved at a later date. The Commission requested Mr. Carroll to substitute photinias for lugustriums.

The Commission recommended approval of the waiver to the paving standards for parking and a waiver to the landscaping requirements with the condition that the minimal landscaping shown on the site plan be provided and that the waivers would be granted only for this applicant, this particular business and for a period of two years. The Council has in the past granted these types of waivers for an initial period of one year to allow us to review the status of the property at that time.

**Attachments:**

1. Location Map
2. Landscape plan

**Agenda Item:**

Landscape and Parking Lot Waiver

**Item No:** VB



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** August 21, 1989

**Agenda No:** V.B.

**Agenda Item:** Discuss and Consider a Request From Newman and Associates for a Temporary Waiver to the Parking and Landscaping Standards for a Tract of Land Located on I-30

**Item Generated By:** Owner, Elmer Newman

**Action Needed:** Hear request and take any necessary action

**Background Information:**

Last year the Commission and Council granted a temporary PD for Total Car Care located between Andrews Ford and Whataburger. The PD was granted to allow Total Car Care occupy the site with a use not authorized in Commercial Zoning. Included in the PD was temporary approval to waive the landscaping and parking lot standards requirements for a period of two years. The reason the waiver was requested is because the owner, Newman and Associates plans to use the property for a new car dealership in the future and did not want to spend money to improve the site and then have to tear it all out. Total Car Care occupied the site for less than a year.

In May the Commission and Council granted approval for Empire Auction to occupy the property with the condition that certain landscaping be installed as shown on the attached plan. The waivers were granted for a year with an option to apply for another year. The waivers were granted specifically to Empire Auction. Mr. Carroll of Empire Auction never occupied the site after gaining approval to do so. The owner of the property still plans to use the property for a car dealership in the future. He wants to lease the property on a temporary basis until he is ready to redevelop the site. He indicated that it would be 2-3 years before the economy would warrant the construction of a dealership. He does not have a specific tenant at this time but he would like to request approval to occupy the existing building meeting the same conditions that were placed on Empire Auction. This would allow him, once he has installed the landscaping and irrigation as shown on the approved plan, to lease the building on a temporary basis to a tenant that would meet the zoning. The conditions that were placed on Empire Auction were that the irrigation and landscaping shown on the plan be installed and that the waivers would be issued for one year with the option of applying for an extension at the end of that year.

The Planning and Zoning Commission has recommended that the request be approved with the following conditions:

1. That the irrigation and landscaping shown on the plan be installed.
2. That the waivers to the landscaping and paving standards be granted for a period of two years with an option to apply, at the end of the second year, for an extension of the waivers for an additional year.

**Attachments:**

1. Location map
2. Plot Plan

**Agenda Item:** Newman Request

**Item No:** V.B.