

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 1/27/92

NAME OF PROPOSED SUBDIVISION

NAME OF SUBDIVIDER

ADDRESS Phone

OWNER OF RECORD Elizabeth Burks

ADDRESS 603 Wooded Trail PHONE 7716708

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Gene Burks

ADDRESS Box 994 Rockwall, Tex PHONE 9298324

TOTAL ACREAGE 1.638 CURRENT ZONING Residential

NO. OF LOTS/UNITS

SIGNED Elizabeth Burks

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

- A. Vicinity map
B. Subdivision Name
C. Name of record owner, subdivider, land planner/engineer
D. Date of plat preparation, scale and north point

II. Subject Property

- 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 _____

Date 1/27/92

Receipt No. 023282

File No. 92-01-2

Fee \$10.00

100.00 + 15.00/ac.

SITE PLAN APPLICATION

Date 1/27/92

NAME OF PROPOSED DEVELOPMENT _____

NAME OF PROPERTY OWNER/DEVELOPER Elizabeth Burks

ADDRESS 603 Wooded Trail PHONE 7716708

NAME OF LAND PLANNER/ENGINEER Gene Burks

ADDRESS P.O. Box 994 Rockwall, Tx PHONE 9298324

TOTAL ACREAGE 1.638 CURRENT ZONING Residential

NUMBER OF LOTS/UNITS _____

SIGNED Elizabeth Burks

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

Date 1/27/92

Fee \$ 115.00

File No. 92-1-2

125.00 + 10.00/ac

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-1-2 Filing Fee \$135.00 Date 1/27/92
Applicant Elizabeth Burks Phone 7716708
Mailing Address 603 Wooded Trail
Rockwall, Texas

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)¹ see attached sheet

I hereby request that the above described property be changed from its present zoning which is

Residential District Classification to
Retail District Classification for
for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property. none

Status of Applicant:² Owner ✓ Tenant _____
Prospective Purchaser _____

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

Signed Elizabeth Burks

NOTE:

¹The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. 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.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-01- CUP

Date Submitted 1/27/92

Filing Fee \$ _____

Applicant Elizabeth Burks

Address 603 Wooded Trail Phone No. 7716708
Rockwall, Texas

Owner Tenant¹ _____ Prospective Purchaser _____¹

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:)²

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

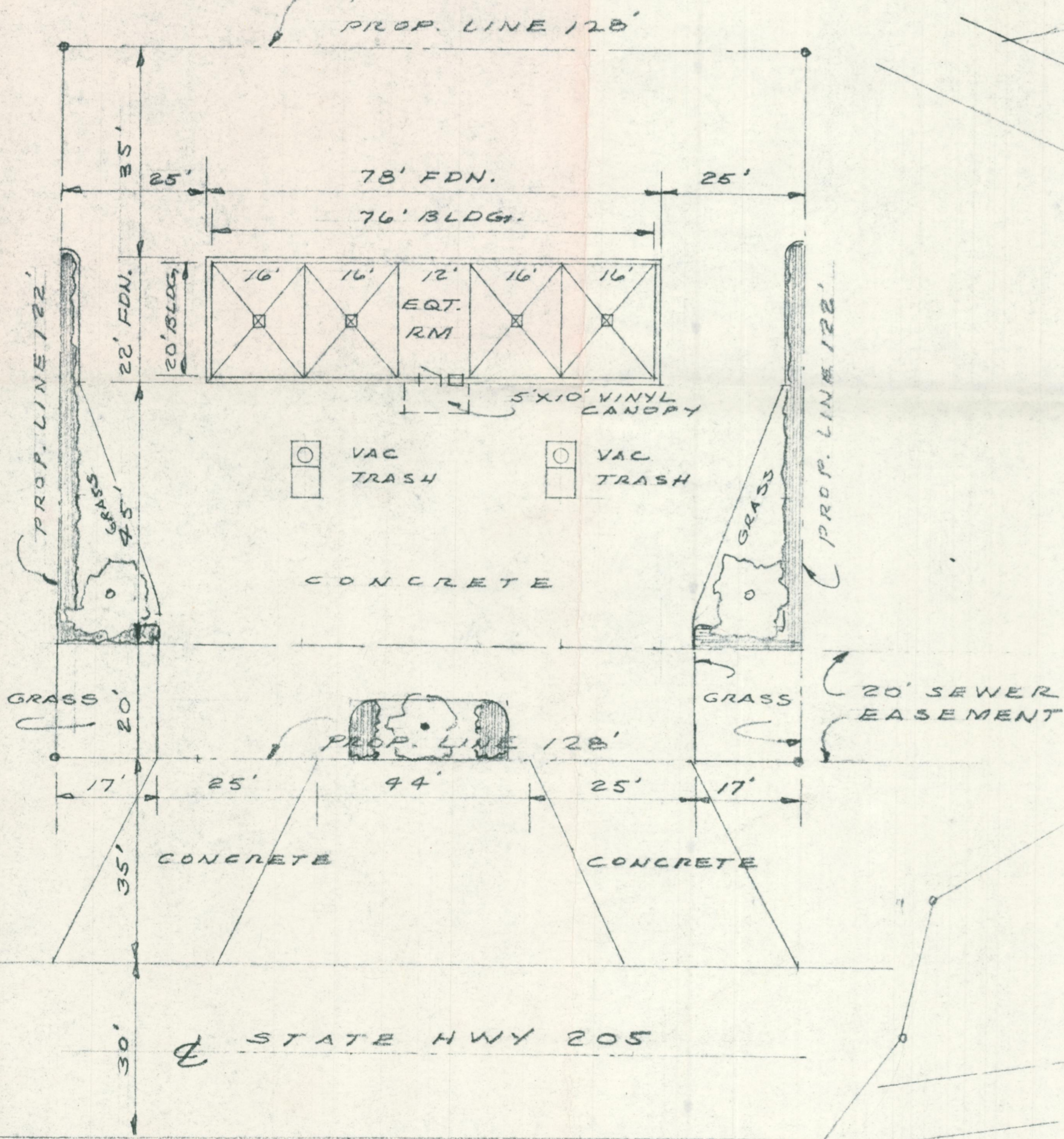
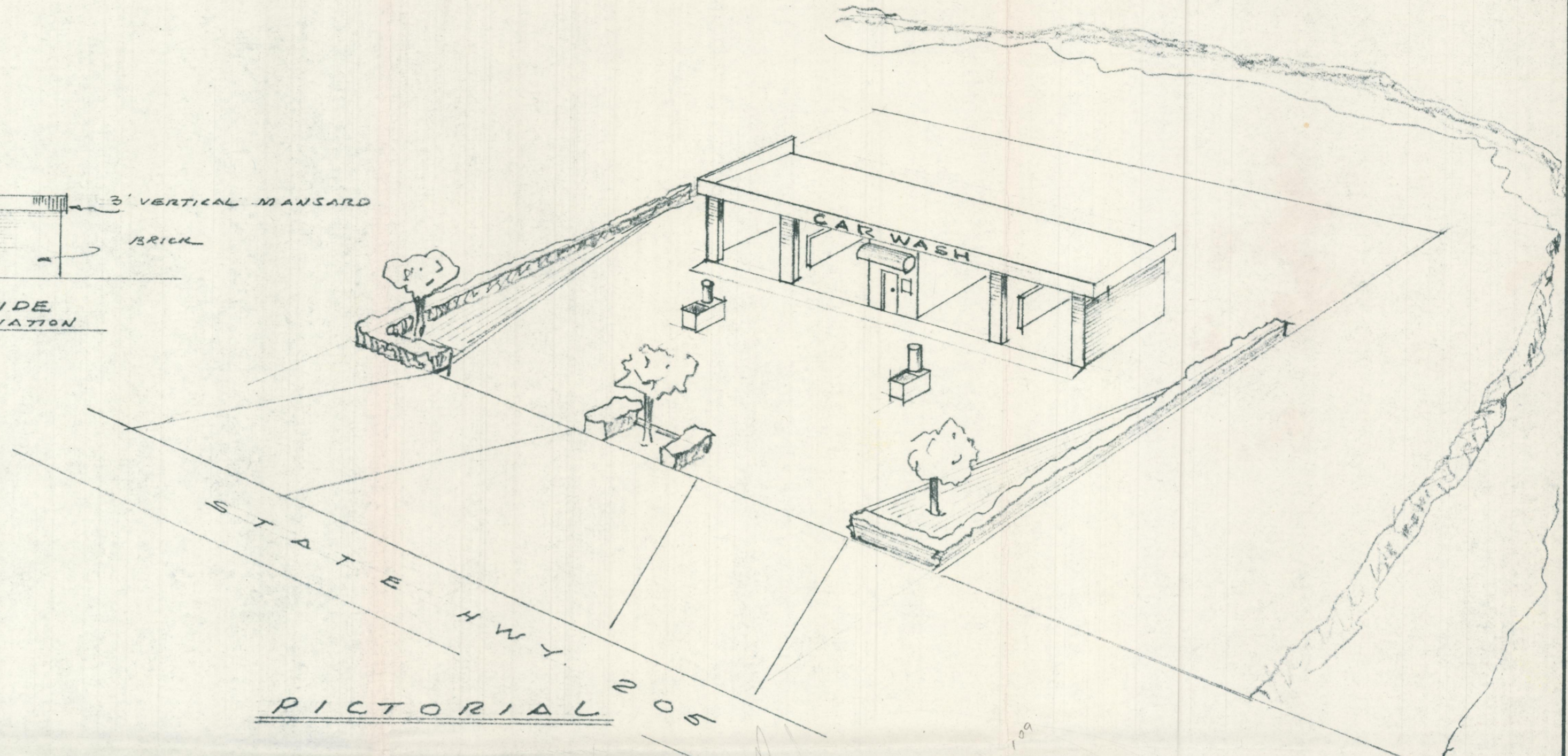
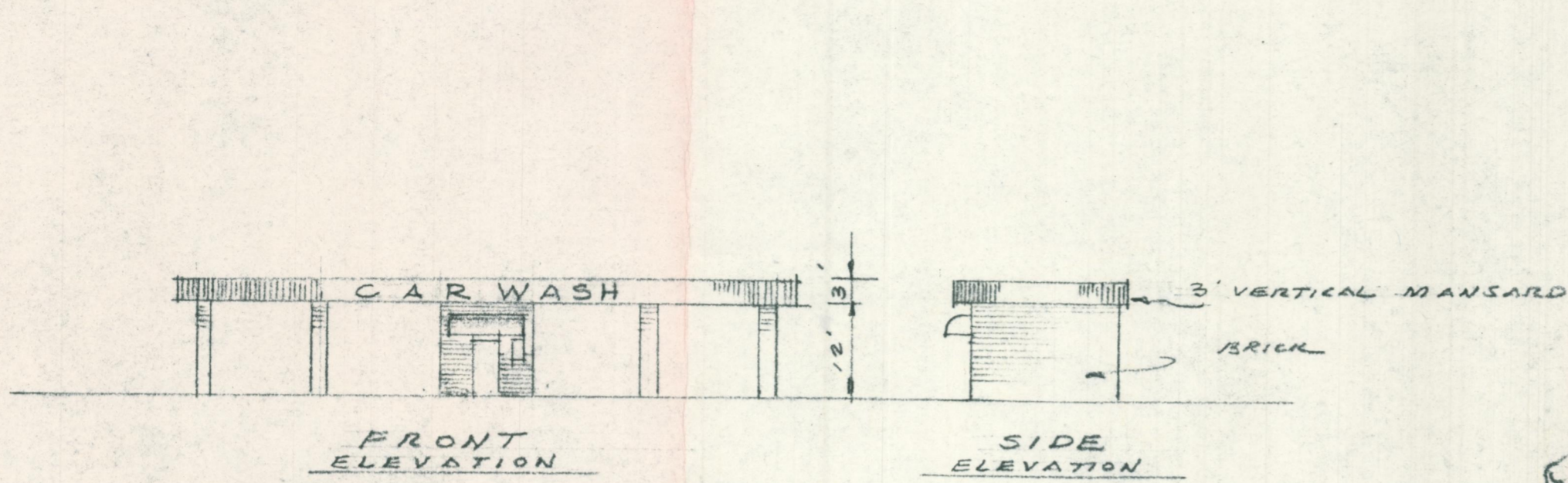
The current zoning on this property is Residential.
There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property. are not

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.

Elizabeth Burks

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

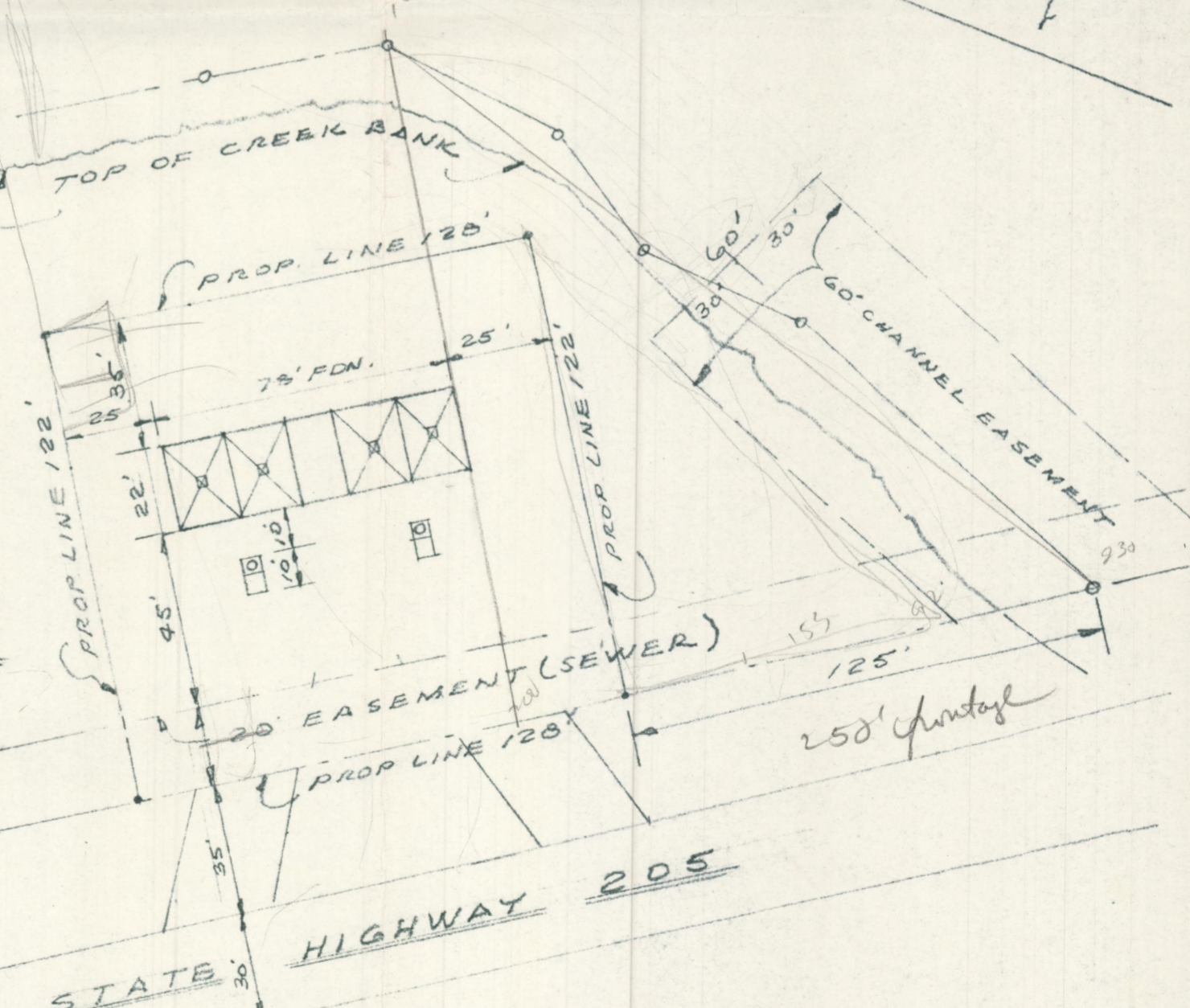
²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. 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.



PICTORIAL 205

PROPERTY SCALE 1"=40'

total site to be developed
 37,215
 15% 5,582.25
 60% 22,329.00
 11.5% 4,263.75
 on site - 2330



PLOT PLAN SCALE 1"=20'

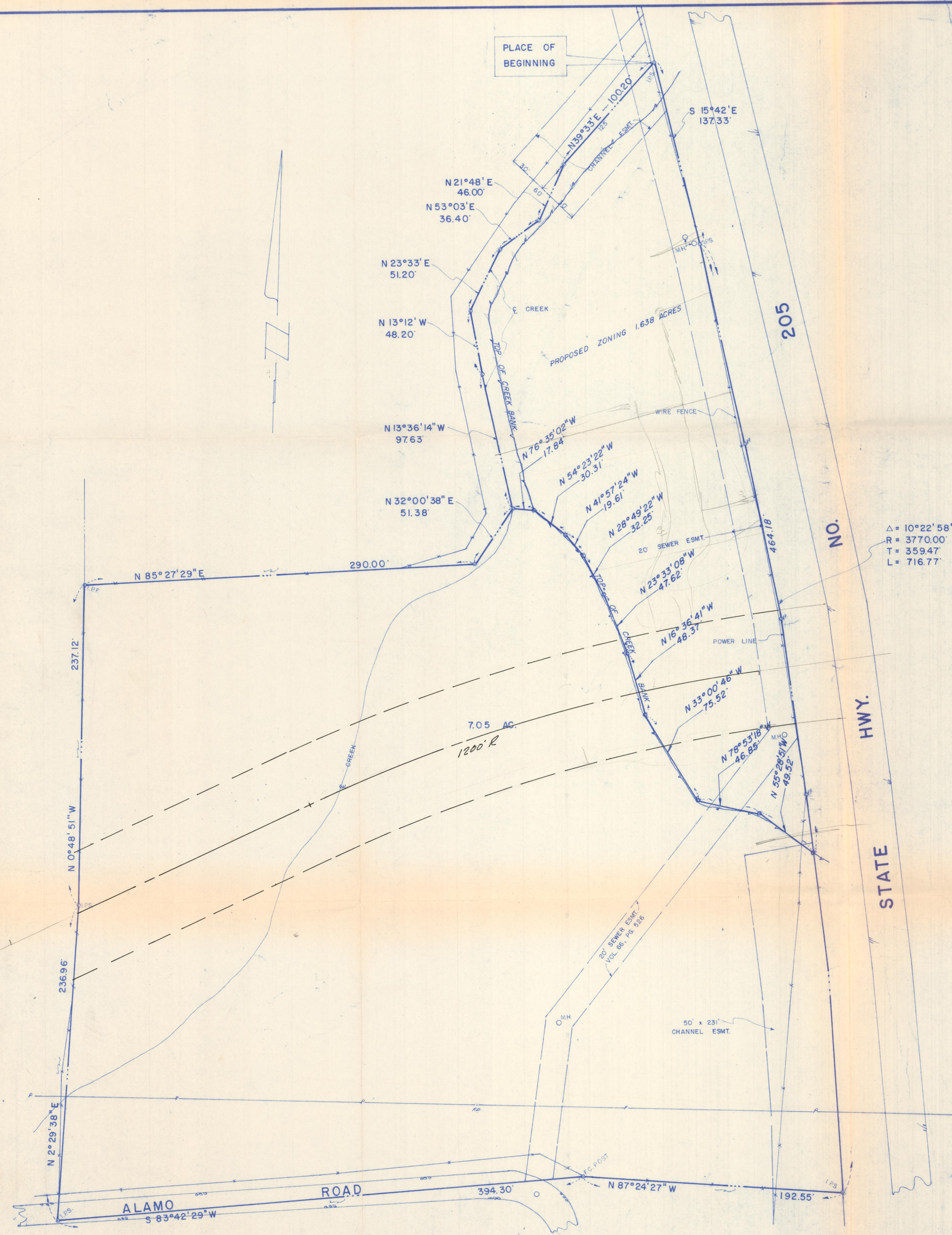
1st Submission

NOTE

BUILDING	1520 SQ. FT.
PAVING	12160 " "
APPROACHES	2000 " "
BUSH AREA	1000 " "
GRASS AREA	1800 " "

PROPOSED 4 BAY CAR WASH		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: RJM
DATE:		REVISED:
STATE HWY 205 ROCKWALL, TEXAS		
		DRAWING NUMBER 92.100

BRUNING 40-21-64837



DESCRIPTION
 PROPOSED ZONING
 1.638 ACRES

BEING a tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, and the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being part of TRACTS 1, 2, 3 and 4, as recorded in Volume 40, Page 493, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the West line of State Highway No. 205, said point being the most Easterly Southeast corner of a 2.8 acre tract recorded in Slide A, Page 106, a point for corner;

THENCE, S. 15° 42' E., along the West line of State Highway No. 205, a distance of 137.33 feet to the beginning of a curve to the right having a central angle of 7° 03' 16", a radius of 3770.00 feet, a point for corner;

THENCE, around said curve and along the West line of State Highway No. 205, a distance of 464.18 feet to a point for corner;

THENCE, leaving the said West line of State Highway No. 205, and along the top of creek bank the following:

N. 55° 28' 51" W., a distance of 49.52 feet, a point for corner;

N. 78° 53' 18" W., a distance of 46.85 feet, a point for corner;

N. 33° 00' 46" W., a distance of 75.52 feet, a point for corner;

N. 16° 36' 41" W., a distance of 48.37 feet, a point for corner;

N. 23° 33' 08" W., a distance of 47.62 feet, a point for corner;

N. 29° 09' 22" W., a distance of 32.25 feet, a point for corner;

N. 41° 57' 24" W., a distance of 19.61 feet, a point for corner;

N. 54° 23' 22" W., a distance of 30.31 feet, a point for corner;

N. 76° 35' 02" W., a distance of 17.84 feet to a point in the center line of a creek, a point for corner;

THENCE, along the center line of a creek the following:

N. 13° 36' 14" W., a distance of 97.63 feet to a point for corner;

N. 13° 12' W., a distance of 48.20 feet to a point for corner;

N. 23° 33' E., a distance of 51.20 feet to a point for corner;

N. 53° 03' E., a distance of 36.40 feet to a point for corner;

N. 21° 48' E., a distance of 46.00 feet to a point for corner;

N. 39° 33' E., a distance of 100.20 feet to the PLACE OF BEGINNING and containing 1.638 acres of land.

Δ = 10°22'58"
 R = 3770.00'
 T = 359.47'
 L = 716.77'

DESCRIPTION

BEING a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, and the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of Tracts 1, 2, 3, and 4 as recorded in Volume 40, Page 493, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the West line of State Highway No. 205, said point being the most Easterly Southeast corner of a 2.8 acre tract recorded in Slide A, Page 106, a 1/2" iron stake set for corner.

THENCE, S. 15° 42' E., along the West line of State Highway No. 205, a distance of 137.33 feet to the beginning of a curve to the right having a central angle of 10° 22' 58" and a radius of 3770.00 feet a 1/2" iron stake set for corner.

THENCE, around said curve and along the West line of State Highway No. 205, a distance of 716.77 feet to the end of said curve, a 1/2" iron stake set for corner.

THENCE, N. 87° 24' 27" W., leaving Highway No. 205, a distance of 192.55 feet to a fence corner post for corner.

THENCE, S. 83° 42' 29" W., along the center of Alamo Road, part of the way; a distance of 394.30 feet to a 1/2" iron stake set for corner.

THENCE, N. 2° 29' 38" E., leaving Alamo Road, a distance of 236.96 feet to a 1/2" iron stake set for corner.

THENCE, N. 0° 48' 51" W., a distance of 237.12 feet to the Southwest corner of said 2.8 acre tract, a 1/2" iron stake found for corner.

THENCE, N. 85° 27' 29" E., a distance of 290.00 feet to a point for corner.

THENCE, along the Meanders of a Creek the following:

N. 32° 00' 38" E., a distance of 51.38 feet to a point for corner.

N. 13° 36' 14" W., a distance of 97.63 feet to a point for corner.

N. 13° 12' 00" W., a distance of 48.20 feet to a point for corner.

N. 23° 33' 00" E., a distance of 51.20 feet to a point for corner.

N. 53° 03' E., a distance of 36.40 feet to a point for corner.

N. 21° 48' 00" E., a distance of 46.00 feet to a point for corner.

N. 39° 33' E., a distance of 100.20 feet to the PLACE OF BEGINNING and containing 7.05 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on March 1, 1985.

CERTIFICATION

I, Kenneth E. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of W.T. Collins, and the undersigned surveyor is not responsible to any others.

Kenneth E. Brown
 Kenneth E. Brown, Registered Public Surveyor
 No. 2062



PROPOSED ZONING ADDED 1-24-92

SHEET TITLE	LAND TITLE SURVEY	PROJECT NO.	85028
	S.S. McCURRY SUR. ABST. NO. 146	SCALE	1" = 40'
	J.H.B. JONES SUR. ABST. NO. 124	DATE	3-1-85
	CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	DRAWN BY	D.B.
PROJECT	7.05 AC.	CHECKED BY	NOTES
	VOL. 40, PG. 493	D.C.	
		DRAWING NO.	
B.L.S. & ASSOCIATES, INC.			
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522			
		OF _____ SHETS	

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z _____

Scheduled for Council _____

Applicant/Owner Gene Burk

Name of Proposed Development Car Wash

Location _____ Legal Description _____

Total Acreage _____ No. Lots/Units _____

Current Zoning _____

Special Restrictions _____

Surrounding Zoning _____

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly? <i>app has been made</i>	_____	<input checked="" type="checkbox"/>	_____
2. Does the use conform to the Land Use Plan? <i>to be determined</i>	<input checked="" type="checkbox"/>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	<input checked="" type="checkbox"/>
4. Is the property platted?	_____	<input checked="" type="checkbox"/>	_____
5. Is plat filed of record at Courthouse? File No. _____	_____	_____	_____
6. If not, is this site plan serving as a preliminary plat?	<input checked="" type="checkbox"/>	_____	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	_____	_____
side	<input checked="" type="checkbox"/>	_____	_____
rear	<input checked="" type="checkbox"/>	_____	_____
b. Are buildings on same lot adequately separated?	_____	_____	<input checked="" type="checkbox"/>

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct?
- f. Are structural materials correct? *what are exterior partitions*
- g. Is coverage correct? *what are exterior partitions*
- h. Is adequate area in landscaping shown?
- i. Is it irrigated? *need total site area* *need total landscaping area*
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated? *needs steel trees 4-5*
- l. Is floor area ratio correct? *needs to show*
- m. Is building height correct?
- n. Are correct number of parking spaces provided? *needs to show*
- o. Are driving lanes adequate in width?
- p. Are parking spaces dimensioned properly
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided?
- s. Is it adequate in width?
- t. Are drive entrances properly spaced? *need only 1 drive*
- u. Are drive entrances properly dimensioned?
-Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed? *need to know what & where*
- w. Are sidewalks required? *what slope*
- x. Are sidewalks provided?
- y. Is a screen or buffer required?
-Is it sized properly? *need a buffer*
-Is it designed properly?
-Is it of correct materials?

- ✓ 7. Does the site plan contain all required information from the application checklist? ✓
- 8. Is there adequate access and circulation? ✓
- 9. Is trash service located and screened?
- ✗ 10. Are street names acceptable? *what about dumpster* ✓
- 11. Was the plan reviewed by a consultant? (If so, attach copy of review.) ✓
- 12. Does the plan conform to the Master Park Plan? ✓
- 13. Are there any existing land features to be maintained? (ie, topography, trees, ponds, etc.)

Comments:

there are drainage issues same as existing trees on the lot.

Building Codes

- 1. Do buildings meet fire codes?
- 2. Do signs conform to Sign Ordinance?

Comments:

do you want a free standing sign? where

Engineering

- 1. Does plan conform to Thoroughfare Plan? ✓
- 2. Do points of access align with adjacent ROW? ✓
- 3. Are the points of access properly spaced? ✓
- 4. Are street improvements required? *only 1 drive* ✓
- 5. Will escrowing of funds or construction of substandard roads be required? ✓
- 6. Does plan conform with Flood Plain Regulations?
- 7. Is adequate fire protection present? *flood study needed*
- 8. Are all utilities adequate? *will need a fire hydrant*
- 9. Are adequate drainage facilities present? *need to check water & sewer* ✓
- 10. Is there a facilities agreement on this site? *study needed* ✓

- 11. Are existing roads adequate for additional traffic to be generated? ✓
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? ✓
- 13. Are access easements necessary? ✓
- 14. Are street and drive radii adequate? ✓
- 15. Have all required conditions been met? _____
- 16. Is there a pro rata agreement on this site? _____
- 17. Have all charges been paid? _____

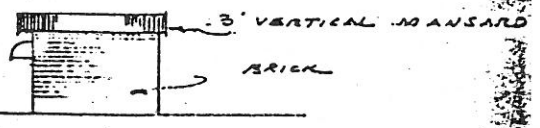
Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
Julietone	2/10/92	1 hr
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

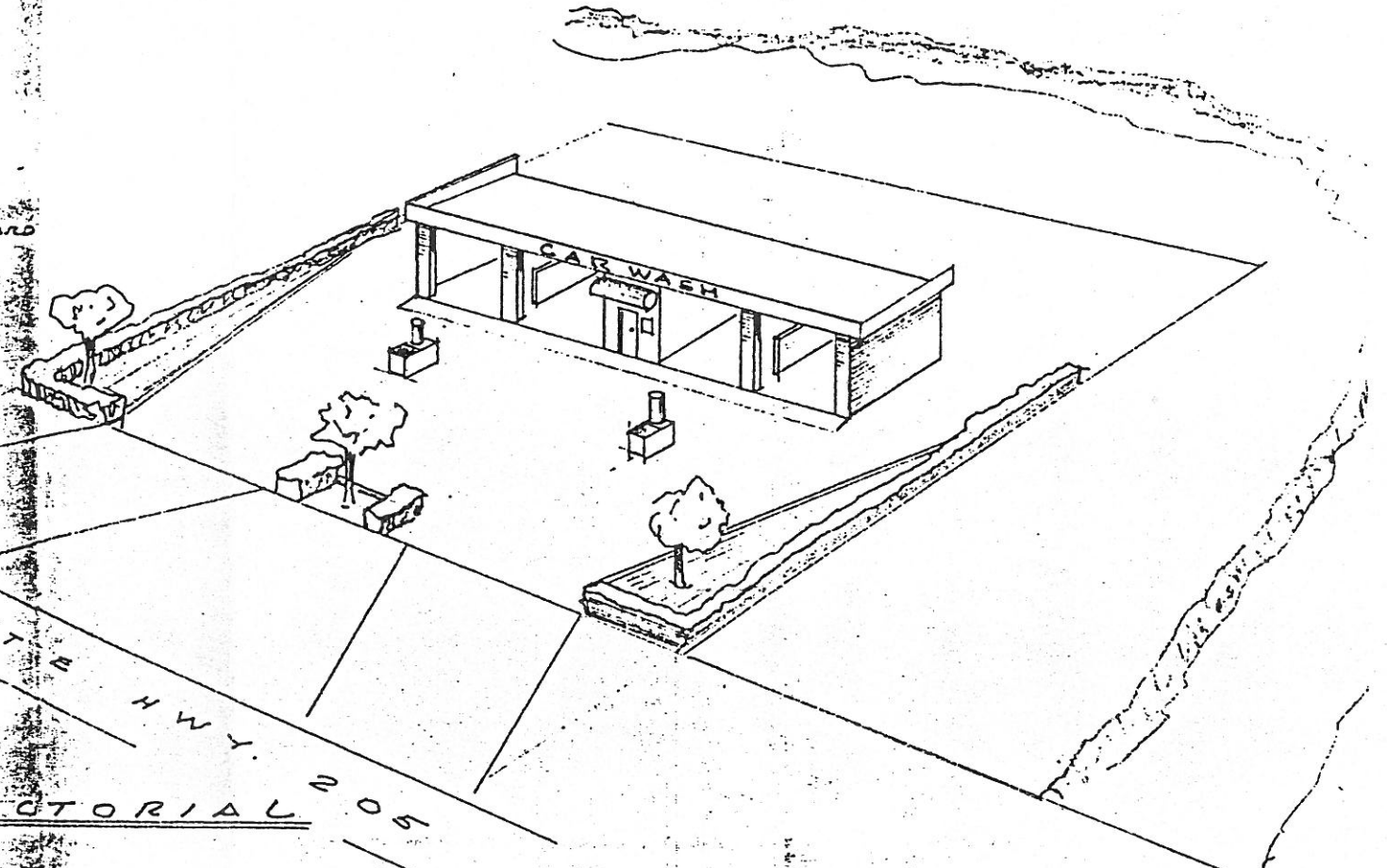
1. need cross access
2. need to plat entire area by way of w/road alignment
3. need to plat evenly to north & west of car wash site
4. need safety buffer along creek side
5. need one entrance only
6. need 10 ft ROW dedication



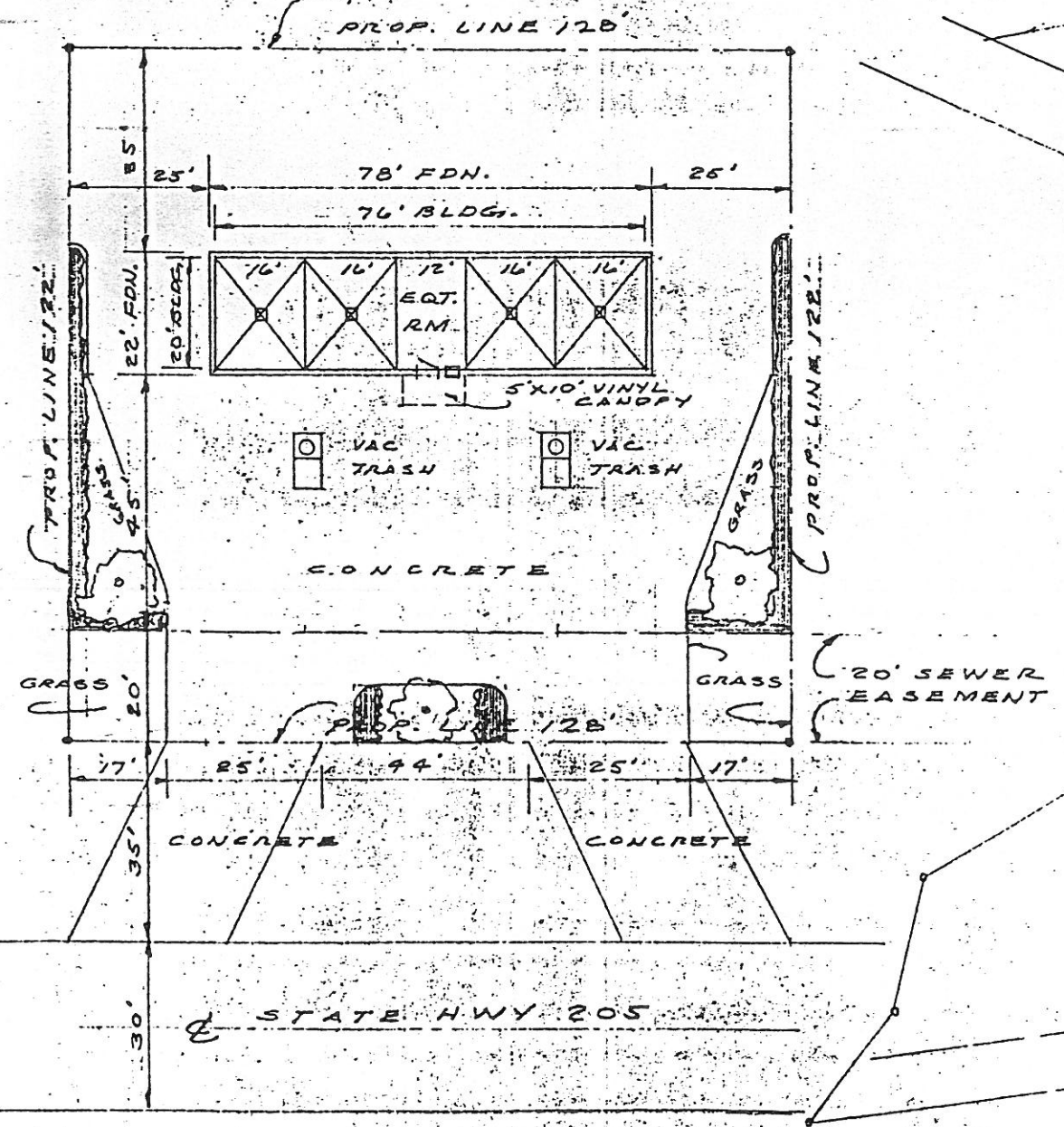
FRONT ELEVATION



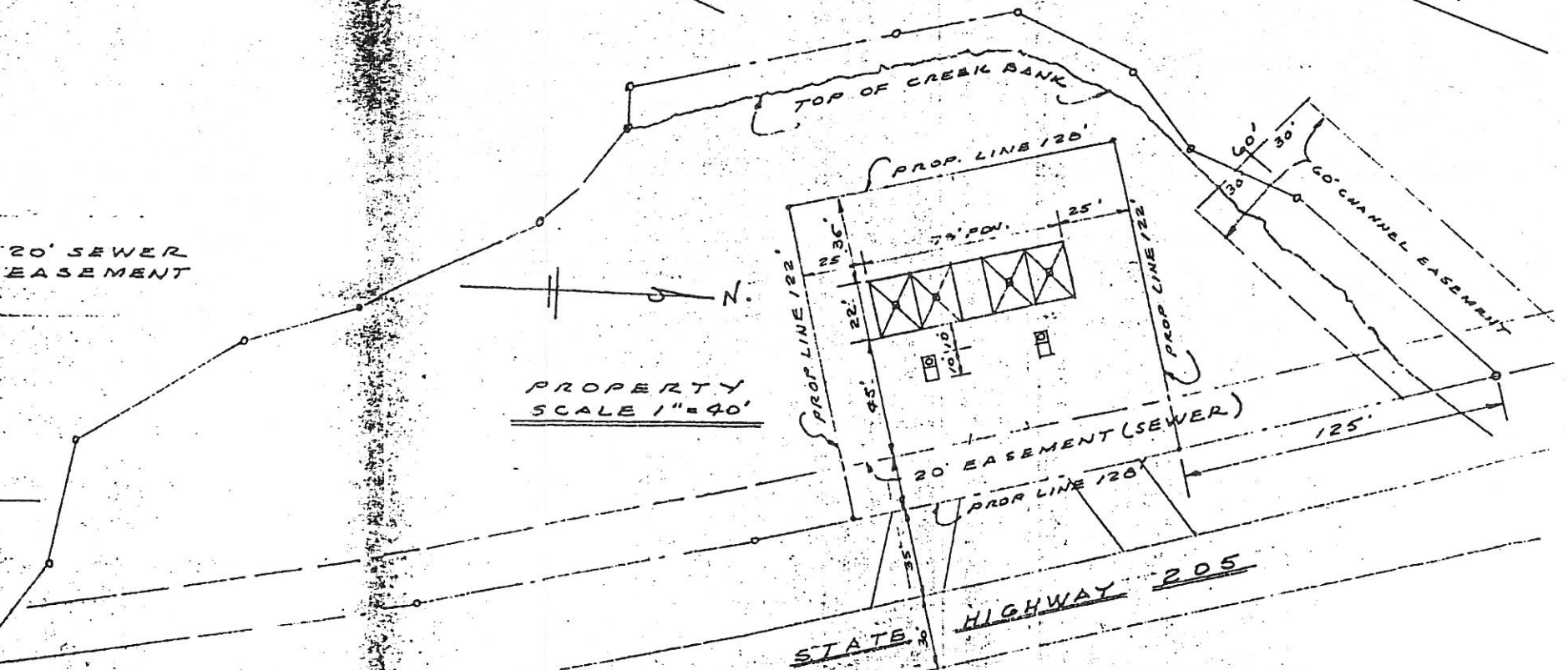
SIDE ELEVATION



PICTORIAL 205



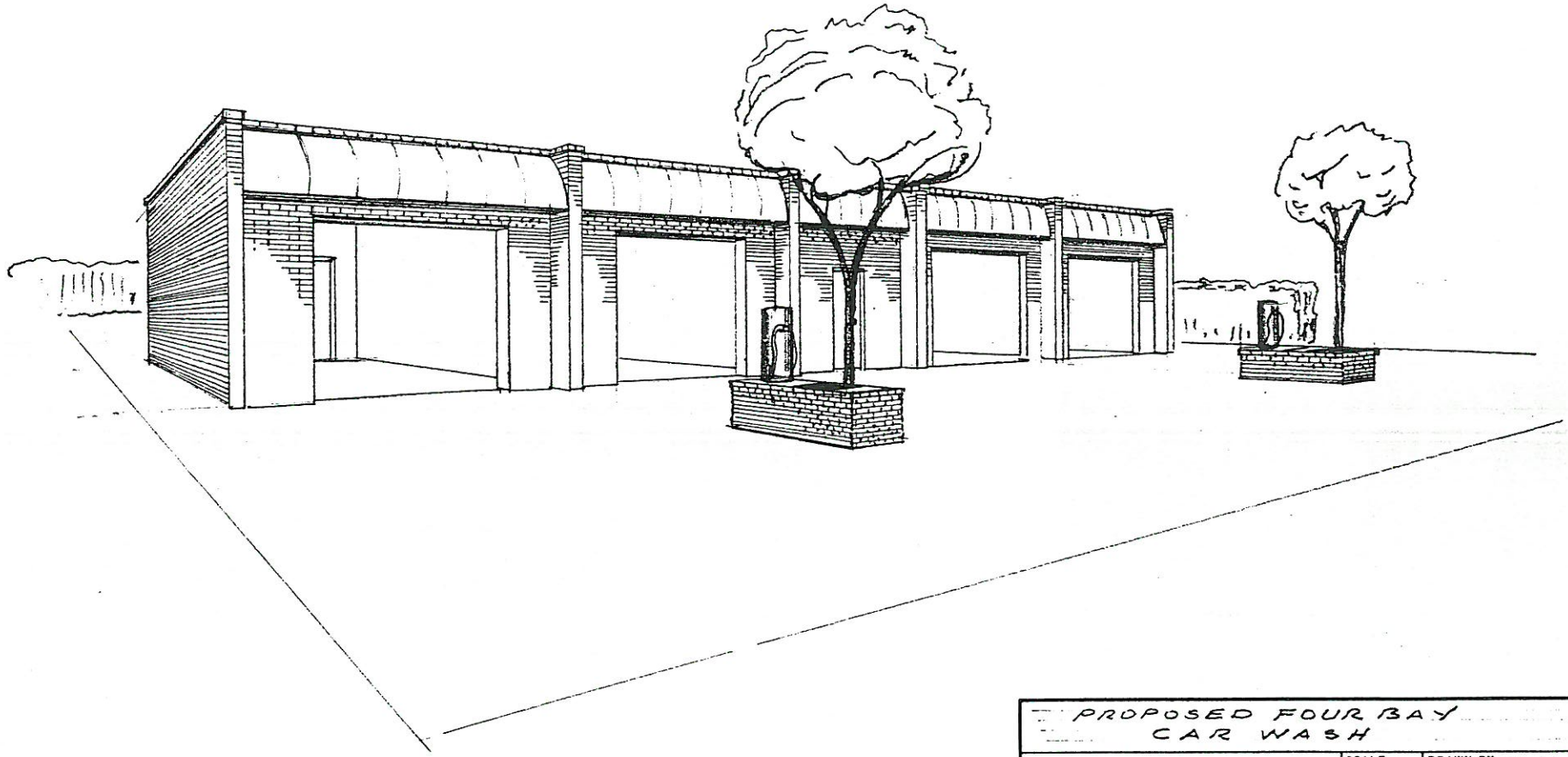
PLOT PLAN SCALE 1"=20'



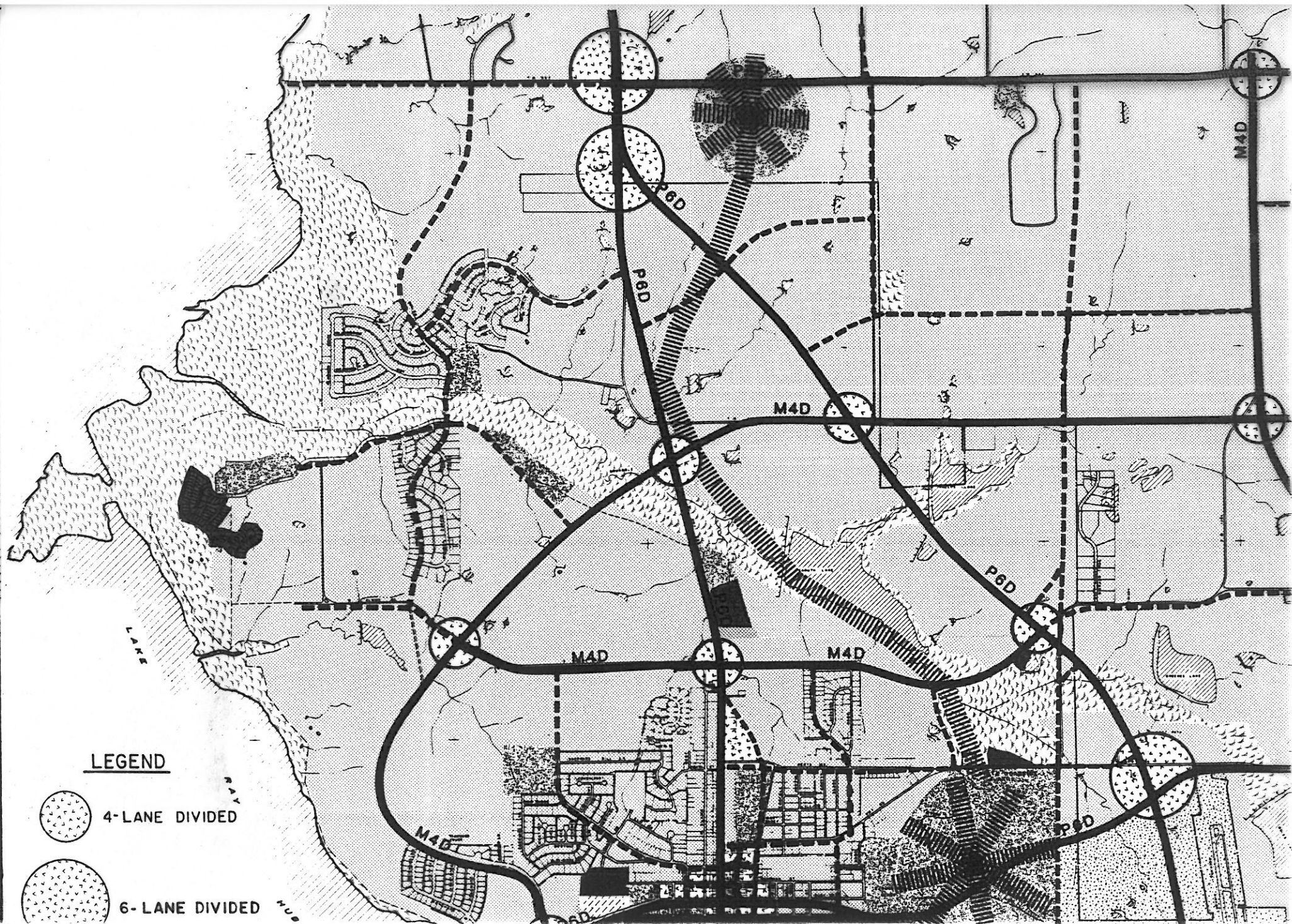
PROPERTY SCALE 1"=40'

PROPOSED 4 BAY CAR WASH		
SCALE AS SHOWN	APPROVED BY:	DRAWN BY RJM
DATE:		

NOTE



PROPOSED FOUR BAY CAR WASH		
SCALE	DRAWN BY	RJM
	REVISED	
STATE HWY 205 & ALAMO ROCKWALL, TEXAS		
DATE	APPROVED BY	DRAWING NUMBER
2/13/92		92-103

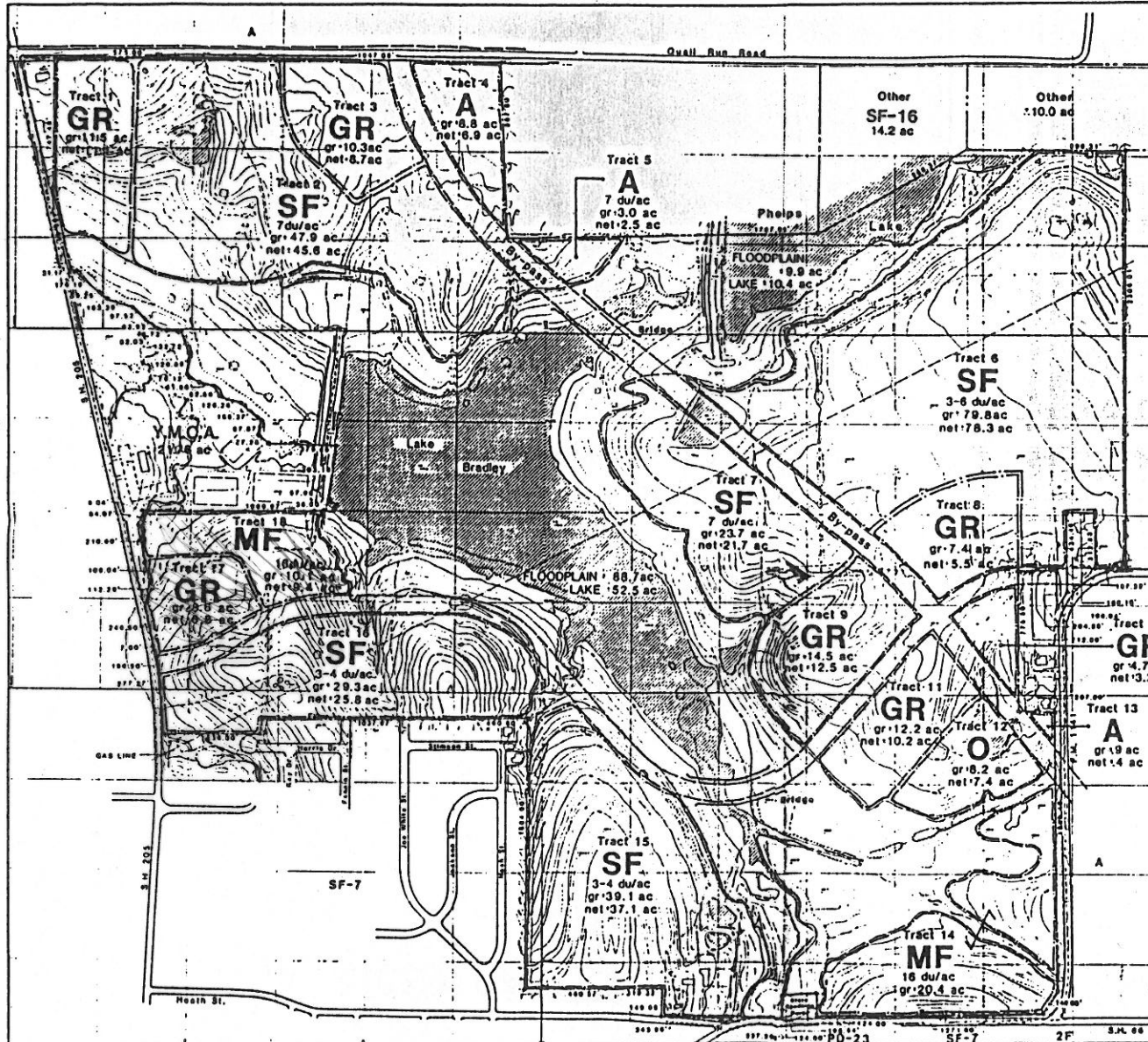


LEGEND

 4-LANE DIVIDED

 6-LANE DIVIDED

Old 87-23 Exhibit



summary

SINGLE-FAMILY	208.60 AC
MULTI-FAMILY	29.80 AC
OFFICE	7.40 AC
GENERAL RETAIL	57.90 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	26.90 AC
AGRICULTURE	9.80 AC
TOTAL	501.90 AC
(Net Acres)	
OTHERS, SINGLE-FAMILY, Y.M.C.A.	45.96 AC

Leonard A. Thomas/Developer

**preliminary
plan
planned
development
district 5**

City of Rockwall



Date January, 1987
Revised June 1987

J.T. Dunkin & Associates
PLANNING LANDSCAPE ARCHITECTURE

92-1-2

Notices on Zone Change
Green Banks

QHB Jones Survey

Tract 3

Mary E. Keller + Ronald + Melinda Kirkpatrick
1201 N. Goliad
Rockwall TX 75087

Tract 18

FDIC

c/o Real Estate Tax Services

10101 Southwest Fwy, Ste 610

Houston TX 77074

~~Tract 14~~

⊕

Tract 14

American Federal Bank

14001 North Dallas Parkway

2nd Floor Stamford Building

Dallas TX 75240

Green Valley add.

Lot 1

G.T. Price

1203 N. Goliad

Rockwall TX 75087

SS McCurry Survey

501 acres

Thomas State Properties, Inc

4757 Frank Luke

Addicks TX 75248

SS McCurry
Tract ~~30~~³¹ + 32

OH Scott
6713 Hwy 66
Rowle H, TX 75088

Harris Heights #4
1A, Bk E

Eugene Nelson
199 Darrin Drive
Rockwall

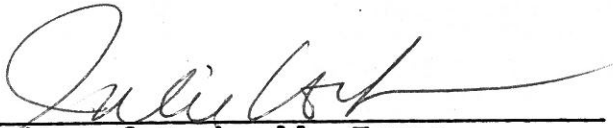
1B, Bk E

Jeffery ~~H~~ Liechty
197 Darrin Dr.
Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:00
 o'clock P.m. on the 13th day of February, 1992
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Gene and Elizabeth Burks
for a change in zoning from "SF-10", Single Family to "GR" General Retail,
and for a Conditional Use Permit for a self service car wash
on the following described property: a 1.638 acre tract of land located
on the west side of SH-205 approximately 1100 feet north of the intersection
of Live Oak and SH-205, more particularly described as 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. 92-1-Z



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. 92-1-Z

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.

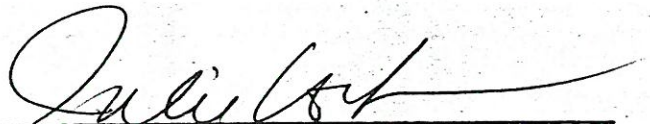
Signature _____

Address _____

BEFORE THE PLANNING AND ZONING COMMISSION
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City of Rockwall, Texas

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the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. 92-1-Z

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

I am opposed to the request for the reasons listed below. X

1. *will increase crime in our neighborhood*
2. *will increase noise level*
3. *we moved into Harris Heights to live in a residential area, not a
business district!*
4. *we would like this to stay
residential
Daniel Weibel*

Signature 
Address 197 Parrin Dr., Rockwall, TX

DESCRIPTION
PROPOSED ZONING
1.638 ACRES

BEING a tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, and the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being part of TRACTS 1, 2, 3 and 4, as recorded in Volume 40, Page 493, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point on the West line of State Highway No. 205, said point being the most Easterly Southeast corner of a 2.8 acre tract recorded in Slide A, Page 106, a point for corner;

THENCE, S.15°42'E., along the West line of State Highway No. 205, a distance of 137.33 feet to the beginning of a curve to the right having a central angle of 7°03'16", a radius of 3770.00 feet, a point for corner;

THENCE, around said curve and along the West line of State Highway No. 205, a distance of 464.18 feet to a point for corner;

THENCE, leaving the said West line of State Highway No. 205, and along the top of creek bank the following;

N.55°28'51"W., a distance of 49.52 feet, a point for corner;

N.78°53'18"W., a distance of 46.85 feet, a point for corner;

N.33°00'46"W., a distance of 75.52 feet, a point for corner;

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THENCE, along the center line of a creek the following;

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N.13°12'W., a distance of 48.20 feet to a point for corner;

N.23°33'E., a distance of 51.20 feet to a point for corner;

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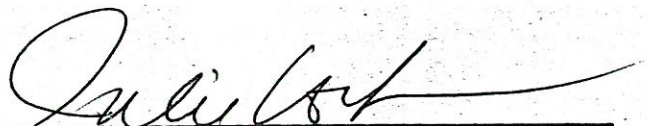
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N.39°33'E., a distance of 100.20 feet to the PLACE OF BEGINNING and containing 1.638 acres of land.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:00
 o'clock P.m. on the 13th day of February, 1992
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Gene and Elizabeth Burks
for a change in zoning from "SF-10", Single Family to "GR" General Retail,
and for a Conditional Use Permit for a self service car wash
on the following described property: a 1.638 acre tract of land located
on the west side of SH-205 approximately 1100 feet north of the intersection
of Live Oak and SH-205, more particularly described as attached.

As an interested property owner, it is important that you attend this
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City of Rockwall, Texas

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the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. 92-1-Z

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

I am opposed to the request for the reasons listed below. ✓

1. Noise, People congregating around the car wash.
2. Traffic.
3. Trash.

Signature Eugene J. Nelson
Address 159 DARRIN DR.

DESCRIPTION
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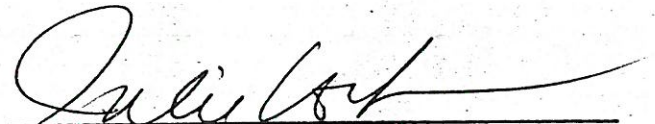
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Texas 75087.

Case No. 92-1-Z

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

I am opposed to the request for the reasons listed below. X

1. Enough Car washes already
2. Will cause traffic problems on an already very
Busy Road.
3. Will be unsightly eyesore on roadway

Signature Ronald Kuhpat
Address 1201 N. Goliad Rd.
Rockwall, 75087

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City of Rockwall, Texas

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Case No. 92-1-Z

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

I am opposed to the request for the reasons listed below. yes

1. No longer desirable neighborhood, If Approved - We purchased the land to build a nice home. See attached sketch
2. Decreased value of my property if approved.
3. Noise would be a definite factor if approved.
4. Crime } My property shares a
5. Privacy } creek with the property in question.
6. Trash chemicals - could become a problem along the creek.

Jimmy Deay
Signature Cynthia Deay
Address 1912 Lakeshore
Rockwall, Tex

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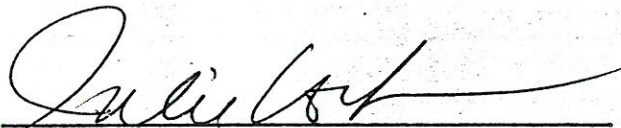
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Case No. 12081
APR 27 1960
THE COUNTY CLERK
ROCKWALL COUNTY TEXAS
REGISTERED
1960 APR 27 10 58 AM

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Texas 75087.

Case No. 92-1-Z

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

I am opposed to the request for the reasons listed below. X

- 1.
- 2.
- 3.

Signature Mary Keller
Address 1201 N. Polkad Rd.
Rockwall, 75087

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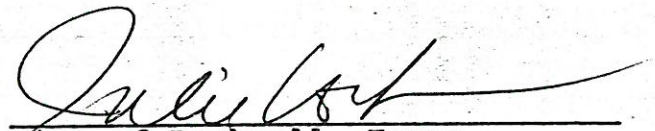
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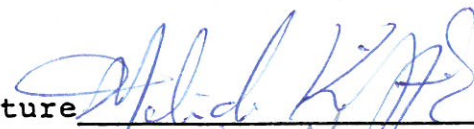
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I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below. **X**

1. *disruption of peace already Threatened by busy road!*
2. *Horrible eyesore to a beautiful Scenery.*
3. *Congestion + trash.*

Signature 
Address 1261 N. Galial Rd.
Rockwall, 75087

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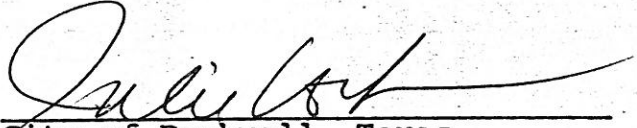
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I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. X

1. Unightly construction in a longtime residential area.
2. The car wash will create an extreme amount of noise - will be a hoven for night time honout
3. There is already a problem with traffic in this area this re-zoning will only compound this problem -

(4. See attached)

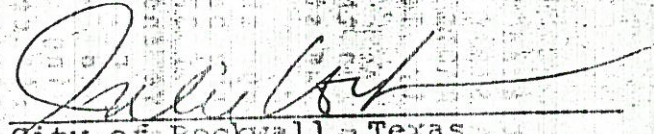
Signature James S. Price
Address 1203 N. Galois

4. The Majority of the Home owners near this proposed re-zoning site have had our homes here for many many years, Most of us are Retirement age, and I feel like the location of a Car Wash + general Retail would probably cause most of us to try + sell + relocate - which we don't want to do - All of the Home owners in the Green Valley Sub-division take great pride in keeping our homes + yards and I feel that approval of the re-zoning request will most definitely have a negative impact on our area -

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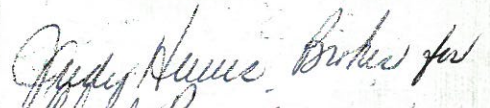
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I am opposed to the request for the reasons listed below. yes

- 1.
- 2.
- 3.

Signature

Address


American Federal Bank
2604 Ridge Rd
Rockwall, Texas



CITY OF ROCKWALL

"THE NEW HORIZON"

February 10, 1992

Gene Burks
P.O. Box 994
Rockwall, Texas 75087

Re: Proposed Car Wash Facility on SH-205

Dear Mr. Burks:

I have completed the review of your proposed facility and have the following comments:

Preliminary Plat

1. As we discussed, the area to be preliminary platted needs to include the entire area being requested for rezoning. As a part of that preliminary plat we need to identify the location of the future extension of Alamo Road through this property. We have completed a preliminary layout for the road based on previously approved plans. In addition, we need to identify the proposed openings along this area north of the future road extension. You are permitted two openings within this frontage.
2. As you know, a floodplane analysis will be needed in conjunction with the final plat to determine the location of the floodplane and to determine the location of any required drainage easement and improvements to the drainway. You will need to discuss this with the City Engineer for additional details.
3. Again as we have discussed, the existing right of way on SH-205 is 100 feet. The thoroughfare plan designates this road as a 6-lane arterial, which requires a right of way width of 120 feet based on state requirements. You will need to dedicate 10 feet of right of way along SH-205 in conjunction with the final plat.
4. The area to be final platted needs to include all of your land to the north and west of the car wash site as well as the car wash itself.
5. The building will need to be within the required distance of a fire hydrant. This will need to be provided as a part of the final plat if you do not meet the required distance to

a hydrant.

Landscaping

1. A total of 15% of the area to be developed must be landscaped unless you wish to reduce this amount by using one of the credits available to do so. You need to provide a calculation of the total area to be developed and a total area to be landscaped. All landscaped areas must be protected with a curb.
2. A landscape buffer of 10 feet must be provided along SH-205.
3. Street trees equal to 1 per each 50 feet of frontage along 205 must be provided. These trees must be identified and be a minimum of 3" caliper width at time of planting.
4. A 6 foot buffer must be constructed along the rear and the north of the site to provide a buffer from the residential areas. You need to provide details of this buffer. It is required to be constructed of a masonry wall, unless otherwise approved by the Commission and City Council.

Site Plan

1. You are currently showing two drives into the site. The zoning ordinance permits one drive every 200 feet of frontage on an arterial, unless otherwise approved by the Commission and Council. You need to remove one of the drives and reflect the width of that drive. The width should be no less than 24 feet and generally no more than 30 feet. Also please indicate the radii to be used at the entrance.
2. There is adequate room to the south for an additional small development between the extension of Alamo and the car wash site. You will need to provide a cross access easement on both tracts as they are platted.
3. You need to designate offstreet parking space for the employee(s) that will be maintaining the facility. This could be located to the rear of the property at the end of the concrete paving.
4. There is no dumpster site identified on the site plan. If you plan to use one please show it on the site plan. It must be screened with a masonry wall to match the building with the door not facing the street. The door must be opaque.
5. You need to identify if there is there going to be any exterior lighting. If so where will it be mounted and what type will it be. All exterior lighting must be designed so that there is no glare across the property line nor into the street.
6. If there will be a free standing sign you need to identify where will it be located and typically what will it look like. Free standing signs must be set back from the street right of way at least 10 feet and from the side property lines a certain distance based upon the

width of the frontage.

7. Please identify the material to be used on the interior partitions. The end partitions are identified as brick. Also please identify if there will be any roof mounted equipment, the type and height. If such equipment is planned it will have to be screened from view with a parapet wall.
8. Please identify how you plan to discharge your wash water.

Please address the requested changes prior to the meeting with the Planning and Zoning Commission. You are scheduled to appear before the Planning and Zoning Commission on Thursday, February 13 at 7:00 P.M. and the City Council on Monday, February 17 at 7:00 P.M. It is important that you or a representative be present to represent your application. If you have any questions don't hesitate to give me a call.

Sincerely,



Julie Couch
Assistant City Manager

Hand delivered on
2/10/92 JK



CITY OF ROCKWALL
"THE NEW HORIZON"

February 20, 1992

Mr. Gene Burks
P. O. Box 994
Rockwall, Texas 75087

Dear Mr. Burks:

This letter serves to confirm that on February 17, 1992 the Rockwall City Council denied your request for approval of an ordinance granting a request for a change in zoning from "SF-10", Single Family to "GR", General Retail and approval of a conditional use permit for a car wash on a 1.7 acre tract of land located on SH-205 north of Live Oak.

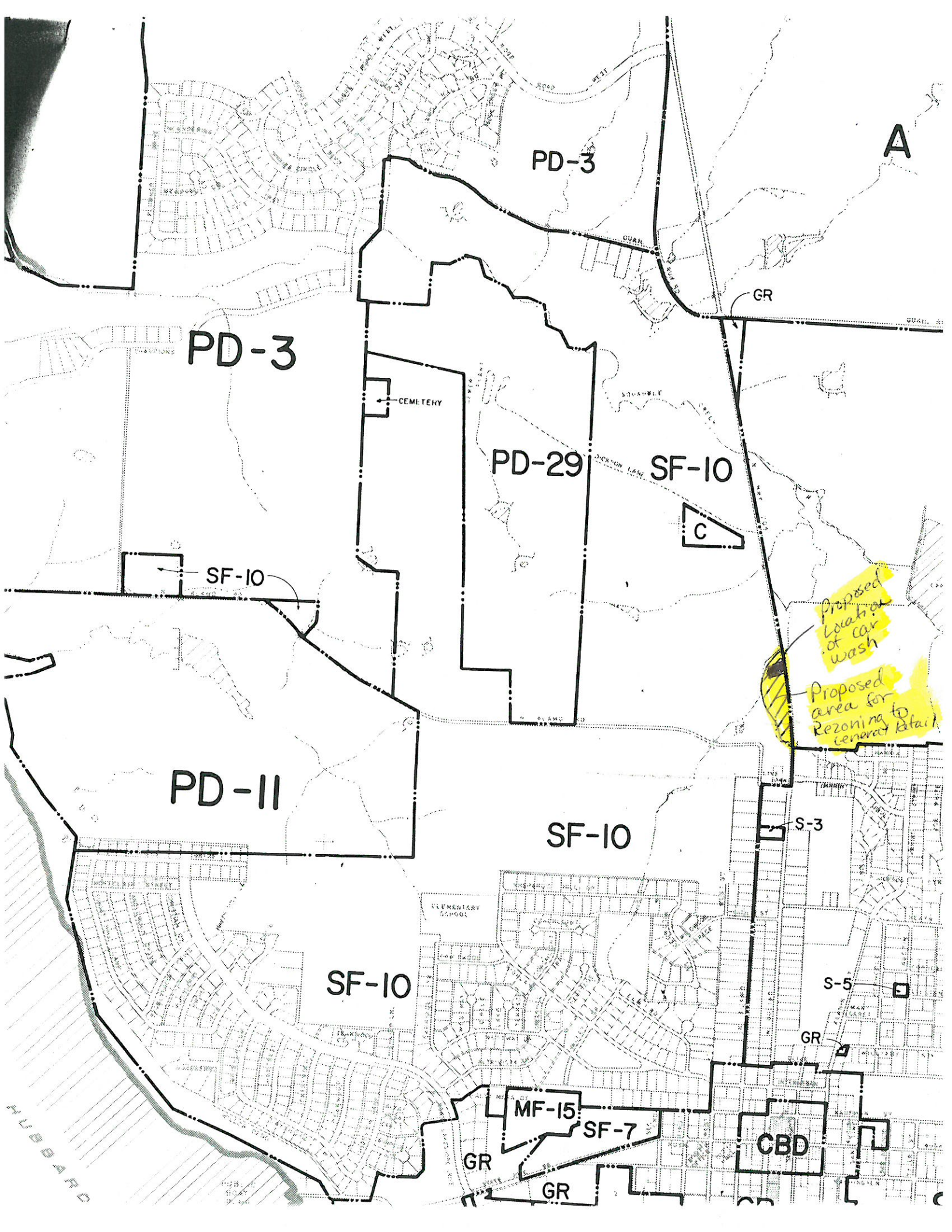
Should you have any questions please don't hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", with a long horizontal flourish extending to the right.

Julie Couch
Assistant City Manager

hcc



PD-3

PD-3

PD-29

SF-10

SF-10

PD-11

SF-10

SF-10

MF-15

SF-7

CBD

S-3

S-5

GR

GR

GR

Proposed location of car wash
Proposed area for rezoning to general retail

A

C

HUBBARD

CEMETERY

ELEMENTARY SCHOOL

GR

GR

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: February 13, 1992

Agenda No: III. A.

Agenda Item: **P&Z-1-Z/PP** - Hold Public Hearing and consider Recommending Approval of a Request for a Change in Zoning From "SF-10", Single Family, to "GR", General Retail and Approval of a Conditional Use Permit for a Car Wash on a 1.7 Acre Tract of Land Located on SH-205 North of Live Oak

Item Generated By: Applicant, Gene Burks

Action Needed: Hold public hearing and take any necessary action.

Background Information:

We have received a request for rezoning from SF-10 to GR and a CUP for a car wash on a tract of land located on SH-205. A location map is attached. Our comments on the request are as follows:

Zoning and CUP

1. This site is going to be the northwest corner of the future intersection of Alamo Road and SH-205. The thoroughfare plan identifies a relocation of Alamo to intersect with 205. The Land Use Plan identifies a small commercial circle at this intersection. This means that the land use plan suggests that there might be a need for 10-20 acres of light commercial at this intersection. It does not necessarily mean that all 4 corners should be retail, nor that there has to be that much retail zoning. That is a decision made as a part of the zoning process. The property on the northeast corner of the future intersection has a designation of retail under the PD zoning. The two tracts south of the intersection currently have residential zoning in place. The property to the west and the north of the subject tract is zoned SF-10.

The tract itself is fully surrounded by a creek that crosses SH-205 both to the north of the tract and the south of the tract. If this tract were zoned retail the creek would provide a certain amount of buffering, which would have to be enhanced in accordance with the landscaping and zoning ordinance.

SEE ATTACHED NOTES CONT'D

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Rezoning SF-10 to GR and CUP for Car Wash

Item No: III. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: February 17, 1992

Agenda No: VI. B.

Agenda Item: **P&Z-1-Z/PP** - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request for a Change in Zoning From "SF-10", Single Family, to "GR", General Retail and Approval of a Conditional Use Permit for a Car Wash on a 1.7 Acre Tract of Land Located on SH-205 North of Live Oak

Item Generated By: Applicant, Gene Burks

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SEE ATTACHED NOTES CONT'D

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Rezoning SF-10 to GR and CUP for Car Wash

Item No: VI. B.

Agenda Notes Cont'd.

Preliminary Plat

1. The area to be preliminary platted needs to include the entire area being requested for rezoning. As a part of that preliminary plat we need to identify the location of the future extension of Alamo Road through this property. We have completed a preliminary layout for the road based on previously approved plans. A copy of this location is attached.
2. A floodplain analysis will be needed in conjunction with the final plat to determine the location of the floodplain and to determine the location of any required drainage easement and improvements to the drainway.
3. The existing right of way on SH-205 is 100 feet. The thoroughfare plan designates this road as a 6-lane arterial, which requires a right of way width of 120 feet based on state requirements. An additional 10 feet of right of way along SH-205 will need to be dedicated in conjunction with the final plat.
4. The area to be final platted needs to include all of the land to the north and west of the car wash site as well as the car wash itself owned by the applicant.
5. The building will need to be within the required distance of a fire hydrant. This will need to be provided as a part of the final plat.

Landscaping

1. A total of 15% of the area to be developed must be landscaped unless the applicant meets credits that would be available to reduce the landscaping to 10%. A calculation of the total area to be developed and a total area to be landscaped must be provided.
2. A landscape buffer of 10 feet must be provided along SH-205.
3. Street trees equal to 1 per each 50 feet of frontage along 205 must be provided. These trees must be identified and be a minimum of 3" caliper width at time of planting.
4. A 6 foot buffer must be constructed along the rear and the north of the site to provide a buffer from the residential areas. It is required to be constructed of a masonry wall, unless otherwise approved by the Commission and City Council.

Site Plan

1. The site plan shows two drives into the site. The zoning ordinance permits one drive every 200 feet of frontage on an arterial, unless otherwise approved by the Commission and Council. The applicant plans to remove one of the drives.
2. There is adequate room to the south for an additional small development between the extension of Alamo and the car wash site. A cross access easement on both tracts needs to be provided as they are platted.
3. Two offstreet parking spaces for the employee(s) that will be maintaining the facility.
4. The exterior lighting needs to be identified. All exterior lighting must be designed so that there is no glare across the property line nor into the street.

The Planning and Zoning Commission will consider this item at their meeting on Thursday. We will forward their comments and recommendations on Friday.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: February 17, 1992

Agenda No: VI. B.

Agenda Item: **P&Z-1-Z/PP** - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request for a Change in Zoning From "SF-10", Single Family, to "GR", General Retail and Approval of a Conditional Use Permit for a Car Wash on a 1.7 Acre Tract of Land Located on SH-205 North of Live Oak

Item Generated By: Applicant, Gene Burks

Action Needed: Hold public hearing and take any necessary action. Due to the recommendation for denial by the Commission approval by Council would require an affirmative vote of 6 members.

The Planning and Zoning Commission has recommended denial of the change in zoning and the CUP for the car wash. A majority of those property owners notified have responded in opposition to the request and they were present at the meeting to express their opposition. Generally their concerns included noise, increased traffic, lighting, an increase in petty crime due to a car wash, and an overall concern about the intrusion of commercial uses in a residential area.

Mr. Burks had responded to a number of the site plan issues and a revised site plan and elevations is included in the packet. If the Council considers approval of the request following is a restatement of the issues that still need to be addressed in regard to this request.

Preliminary Plat

1. The revised drawing reflects the location of the the extension of Alamo Road. The area to be final platted needs to include all of the land to the north and west of the car wash site as well as the car wash itself owned by the applicant.
2. A floodplain analysis will be needed in conjunction with the final plat to determine the location of the floodplain and to determine the location of any required drainage easement and improvements to the drainway.
3. The site plan reflects the dedication of 10 feet on SH-205 for right of way.
4. The building will need to be within the required distance of a fire hydrant. This will need to be provided as a part of the final plat.

Landscaping

1. A total of 15% of the area to be developed must be landscaped unless the applicant meets credits that would be available to reduce the landscaping to 10%. A calculation of the total area to be developed and a total area to be landscaped must be provided.
2. A landscape buffer of 10 feet must be provided along SH-205.
3. Street trees equal to 1 per each 50 feet of frontage along 205 must be provided. These trees must be identified and be a minimum of 3" caliper width at time of planting.
4. A 6 foot buffer must be constructed along the rear and the north of the site to provide a buffer from the residential areas. It is required to be constructed of a masonry wall, unless otherwise approved by the Commission and City Council. The applicant has requested approval of a planting hedge as a alternative to a masonry wall. He has shown this on his site plan.

SEE NOTES ATTACHED

Attachments:

1. Location Map
2. Site Plan

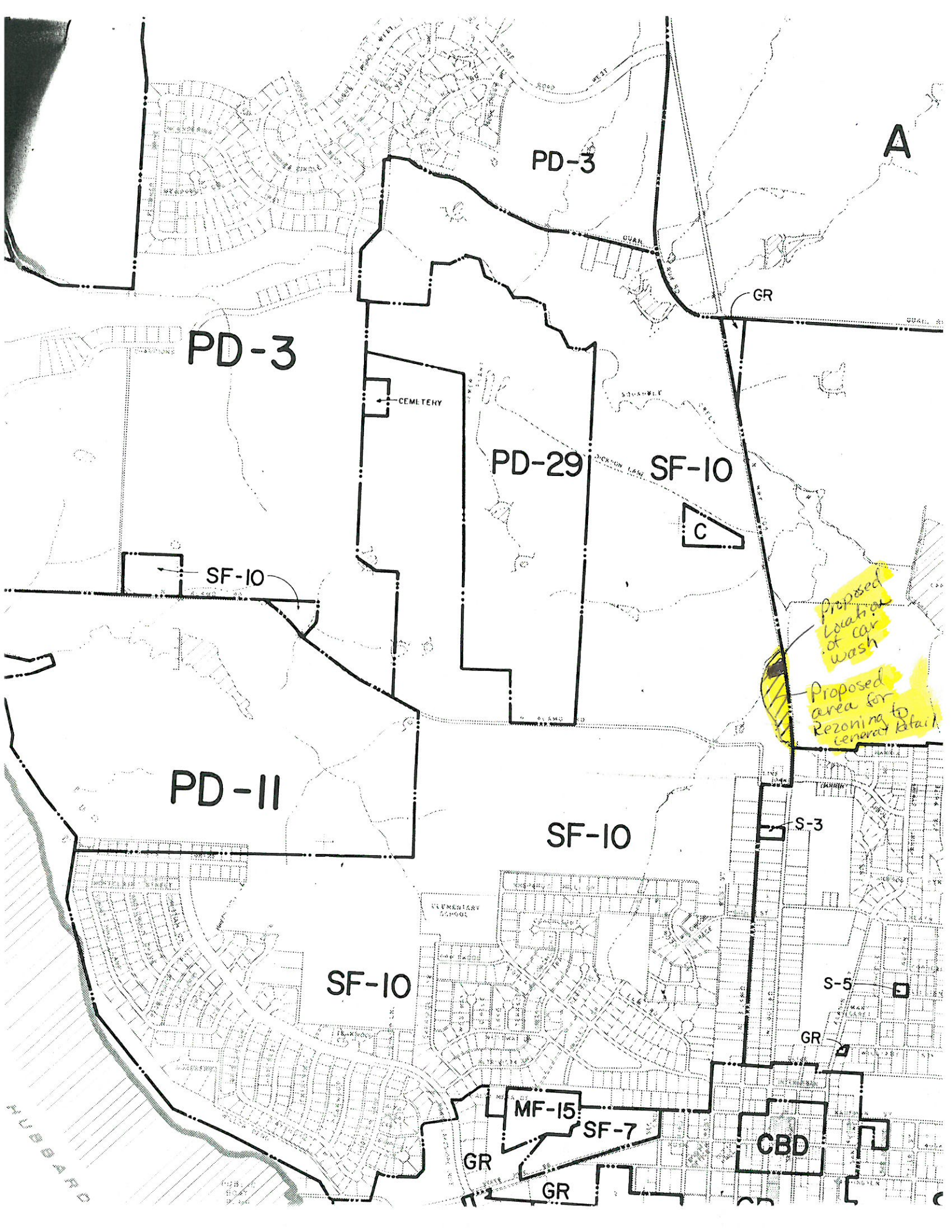
Agenda Item: Rezoning SF-10 to GR and CUP for Car Wash

Item No: VI. B.

Agenda Notes Cont'd.

Site Plan

1. There is adequate room to the south for an additional small development between the extension of Alamo and the car wash site. The cross access easement shown would need to be relocated. The applicant has no problem with this.
2. The exterior lighting needs to be identified. All exterior lighting must be designed so that there is no glare across the property line nor into the street.



PD-3

PD-3

PD-29

SF-10

SF-10

PD-11

SF-10

SF-10

MF-15

SF-7

CBD

S-3

S-5

GR

GR

GR

A

C

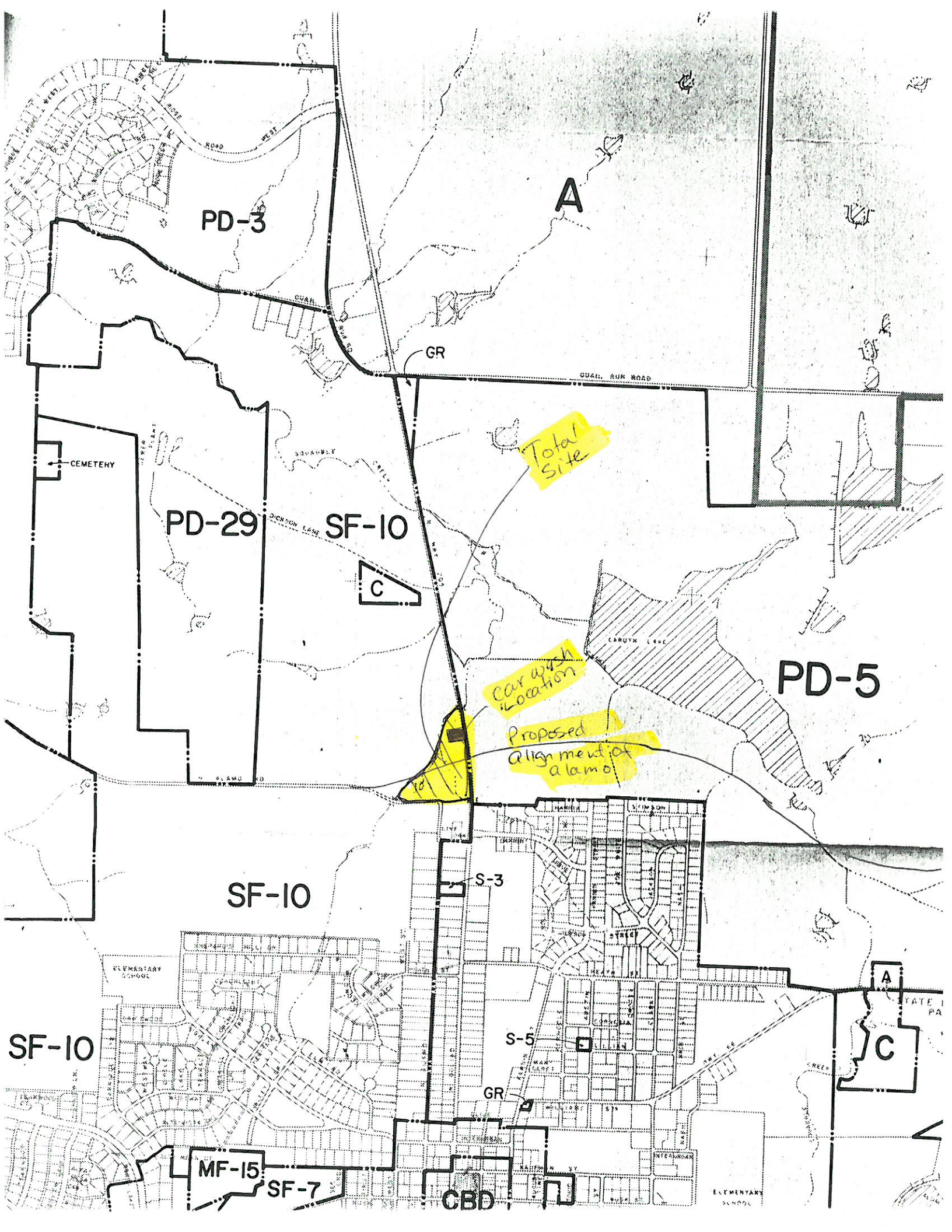
Proposed location of car wash

Proposed area for rezoning to general retail

CEMETERY

ELEMENTARY SCHOOL

HUBBARD



PD-3

A

GR

QUAIL RUN ROAD

CEMETERY

PD-29

SF-10

C

Total Site

Car wash location

Proposed alignment of a road

PD-5

SF-10

S-3

SF-10

S-5

A

STATE PA

C

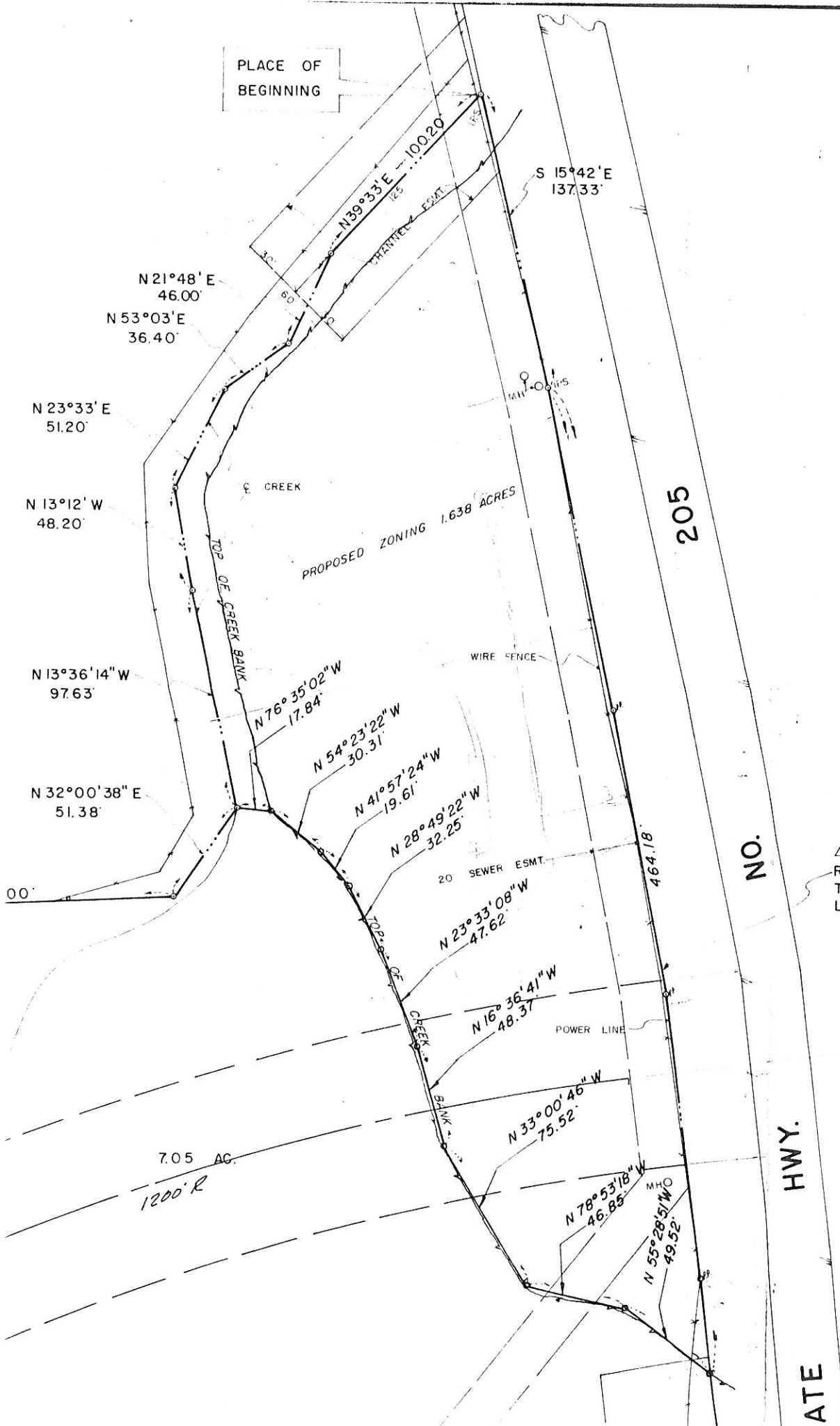
MF-15

SF-7

CBD

ELEMENTARY SCHOOL

PLACE OF BEGINNING



$\Delta = 10^\circ 22' 58''$
 $R = 3770.00'$
 $T = 359.47'$
 $L = 716.77'$

Preliminary Plat

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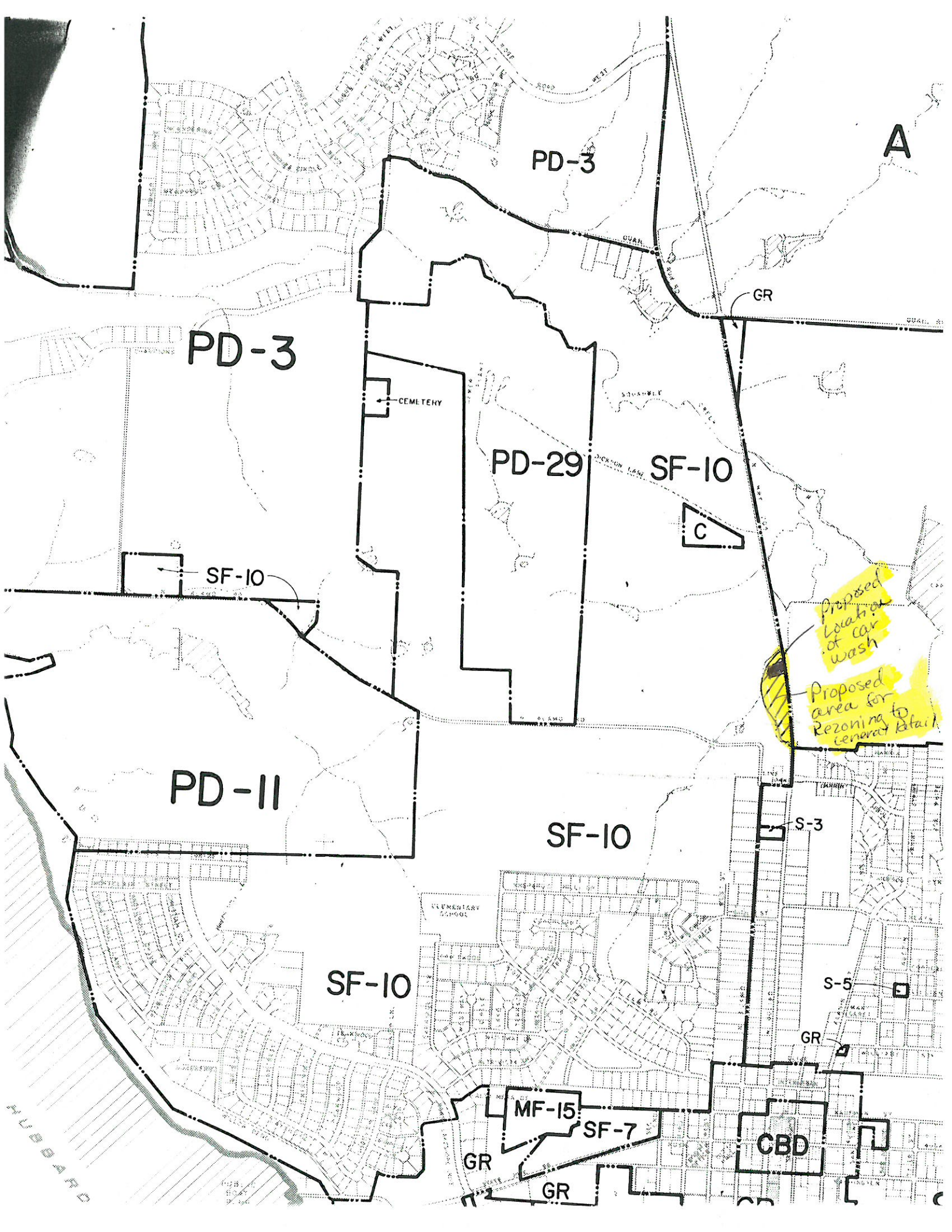
Landscaping

1. A total of 15% of the area to be developed must be landscaped unless the applicant meets credits that would be available to reduce the landscaping to 10%. A calculation of the total area to be developed and a total area to be landscaped must be provided.
2. A landscape buffer of 10 feet must be provided along SH-205.
3. Street trees equal to 1 per each 50 feet of frontage along 205 must be provided. These trees must be identified and be a minimum of 3" caliper width at time of planting.
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Site Plan

1. The site plan shows two drives into the site. The zoning ordinance permits one drive every 200 feet of frontage on an arterial, unless otherwise approved by the Commission and Council. The applicant plans to remove one of the drives.
2. There is adequate room to the south for an additional small development between the extension of Alamo and the car wash site. A cross access easement on both tracts needs to be provided as they are platted.
3. Two offstreet parking spaces for the employee(s) that will be maintaining the facility.
4. The exterior lighting needs to be identified. All exterior lighting must be designed so that there is no glare across the property line nor into the street.

The applicant is aware of these requirements and will make the required changes to the site plan. He may not be able to have the changes completed by Thursday night. If the Commission should consider approving the request we would recommend that any approval be subject to the comments provided.



PD-3

PD-3

PD-29

SF-10

SF-10

PD-11

SF-10

SF-10

MF-15

SF-7

CBD

S-3

S-5

GR

GR

GR

A

GR

C

Proposed location of car wash

Proposed area for rezoning to general retail

HUBBARD

ELEMENTARY SCHOOL

CEMETERY

QUAIL

DICKSON LANE

THORNTON

WILSON

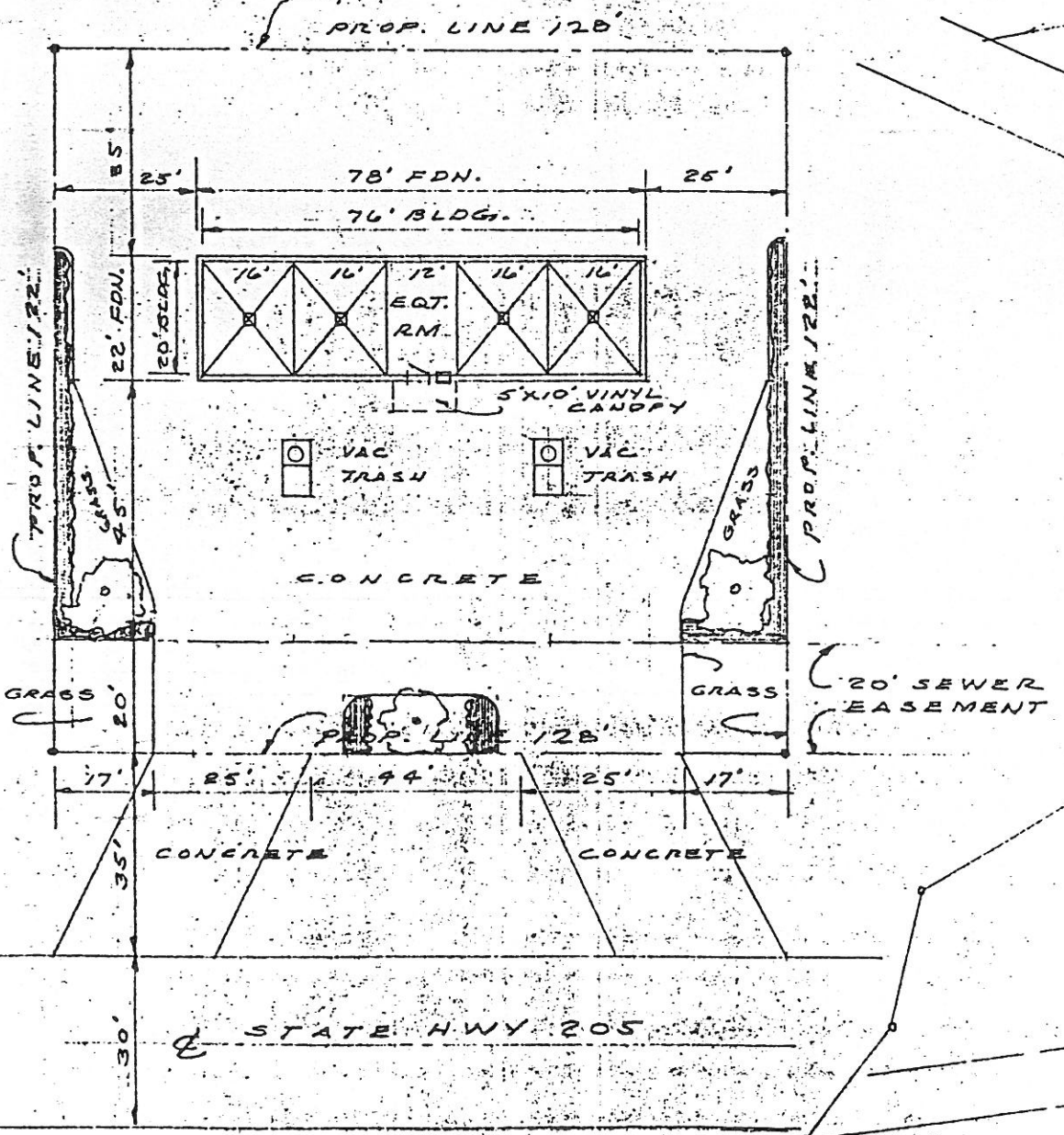
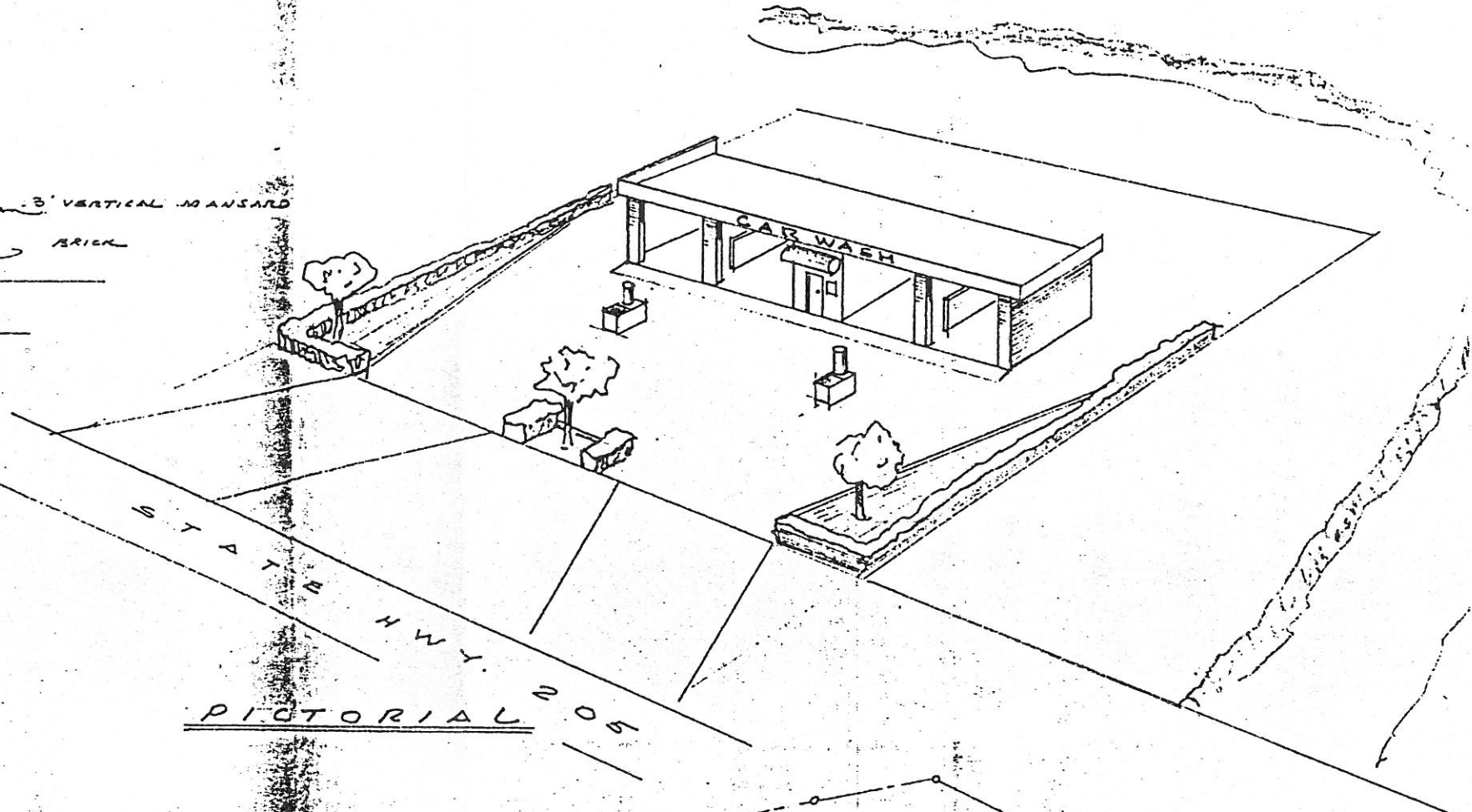
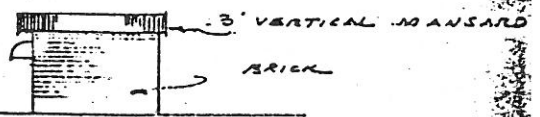
WILSON

WILSON

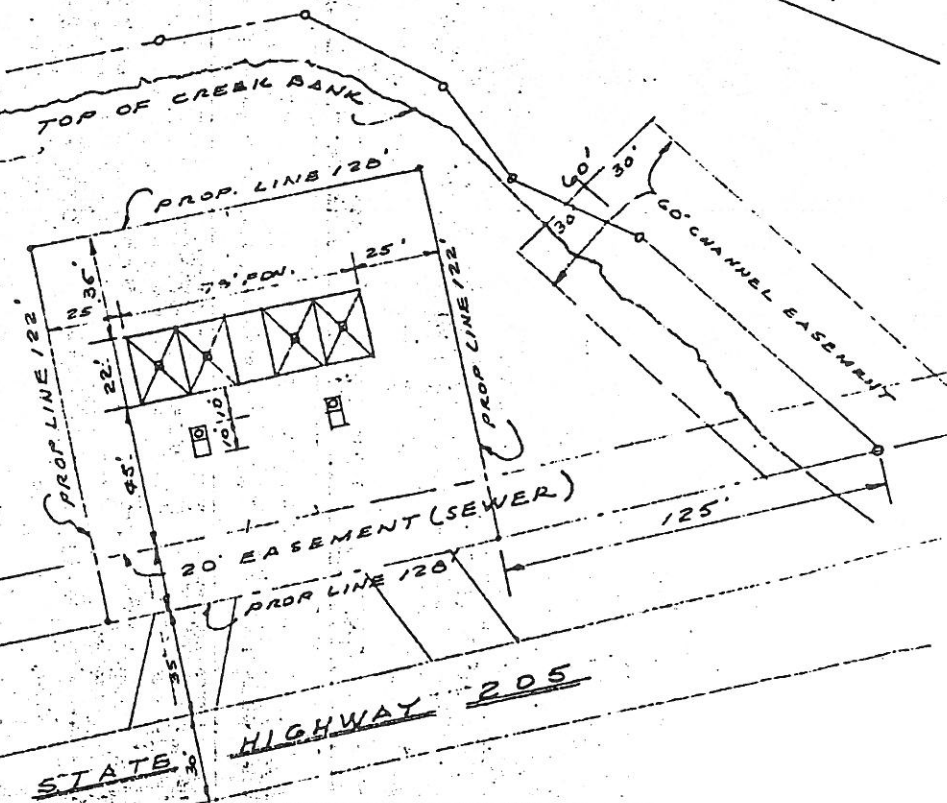
WILSON

WILSON

WILSON



PLOT PLAN
SCALE 1/8" = 20'



PROPOSED 4 BAY
CAR WASH

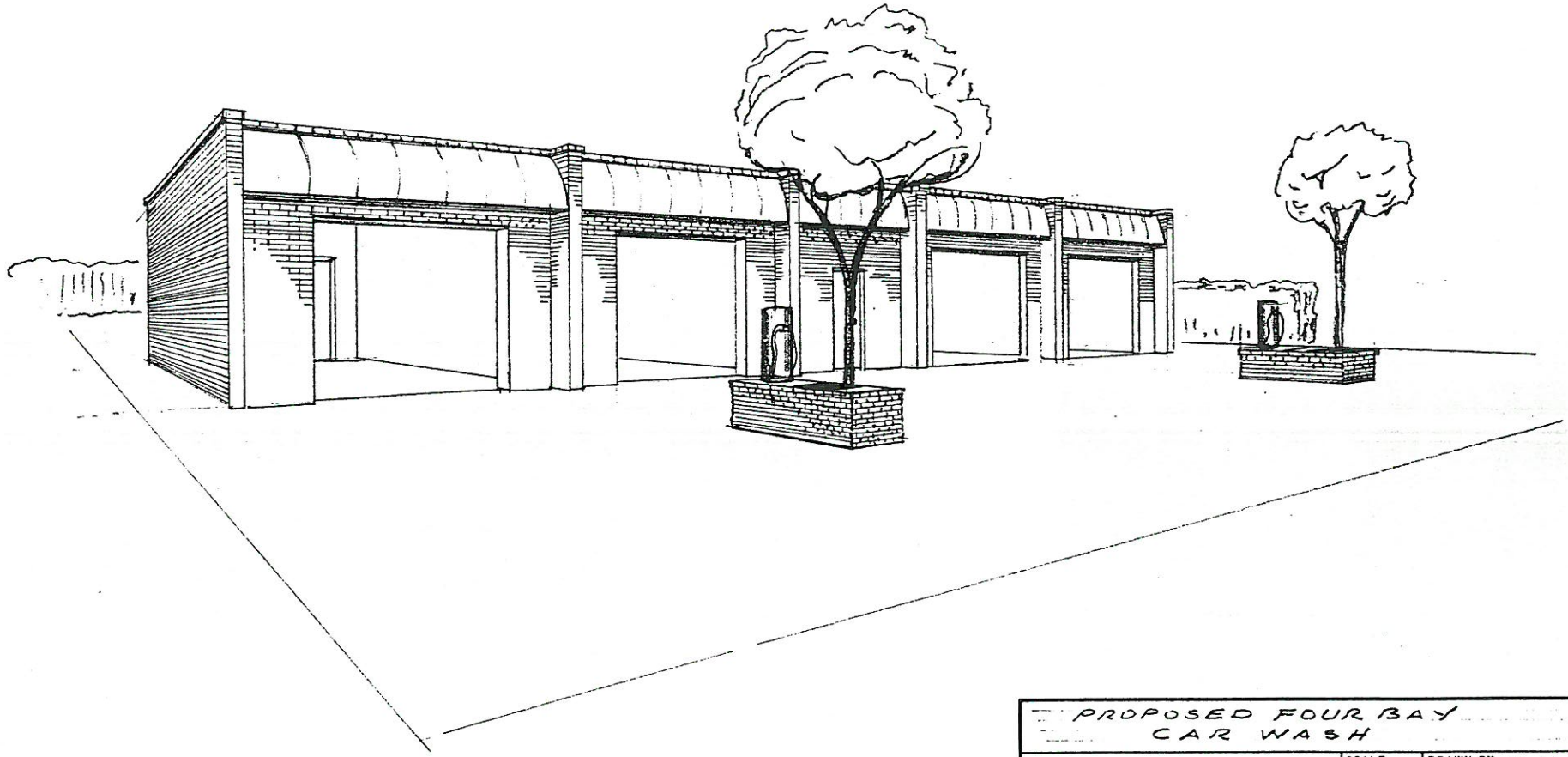
SCALE AS SHOWN

APPROVED BY:

DATE:

DRAWN BY RJM

NOTE



PROPOSED FOUR BAY CAR WASH		
SCALE	DRAWN BY	RJM
	REVISED	
STATE HWY 205 & ALAMO ROCKWALL, TEXAS		
DATE	APPROVED BY	DRAWING NUMBER
2/13/92		92-103

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, February 13, 1992 at 7:00 p.m., and the Rockwall City Council will hold a public hearing on Monday, February 17, 1992 at 7:00 p.m. Both hearings will be held in the Council Chambers, 205 W. Rusk, Rockwall, Texas. The purpose of the hearings is to consider approving a request for a change in zoning from "SF-10" Single Family classification to "GR" General Retail classification and to consider approving a request for a self service car wash on a 1.7 acre tract of land located on SH-205 north of Darrin Drive and further described as follows:

(Chronicle: see attached legal description)

Please publish one time only in your January 29, 1992 edition.
Thanks.

Hilda

*faxed
5:15 pm
1-28-92
Page
1 of 2*

DESCRIPTION
PROPOSED ZONING
1.638 ACRES

BEING a tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, and the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being part of TRACTS 1, 2, 3 and 4, as recorded in Volume 40, Page 493, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point on the West line of State Highway No. 205, said point being the most Easterly Southeast corner of a 2.8 acre tract recorded in Slide A, Page 106, a point for corner;

THENCE, S.15°42'E., along the West line of State Highway No. 205, a distance of 137.33 feet to the beginning of a curve to the right having a central angle of 7°03'16", a radius of 3770.00 feet, a point for corner;

THENCE, around said curve and along the West line of State Highway No. 205, a distance of 464.18 feet to a point for corner;

THENCE, leaving the said West line of State Highway No. 205, and along the top of creek bank the following;

N.55°28'51"W., a distance of 49.52 feet, a point for corner;

N.78°53'18"W., a distance of 46.85 feet, a point for corner;

N.33°00'46"W., a distance of 75.52 feet, a point for corner;

N.16°36'41"W., a distance of 48.37 feet, a point for corner;

N.23°33'08"W., a distance of 47.62 feet, a point for corner;

N.28°49'22"W., a distance of 32.25 feet, a point for corner;

N.41°57'24"W., a distance of 19.61 feet, a point for corner;

N.54°23'22"W., a distance of 30.31 feet, a point for corner;

N.76°35'02"W., a distance of 17.84 feet to a point in the center line of a creek, a point for corner;

THENCE, along the center line of a creek the following;

N.13°36'14"W., a distance of 97.63 feet to a point for corner;

N.13°12'W., a distance of 48.20 feet to a point for corner;

N.23°33'E., a distance of 51.20 feet to a point for corner;

N.53°03'E., a distance of 36.40 feet to a point for corner;

N.21°48'E., a distance of 46.00 feet to a point for corner;

N.39°33'E., a distance of 100.20 feet to the PLACE OF BEGINNING and containing 1.638 acres of land.