

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-2- CUP

Date Submitted 2/24/92

Filing Fee \$ 135.00

Applicant ALLEN ANDERSON

Address 1208 LAKESHORE DR Phone No. 771-2598
ROCKWALL, TX 75087

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: SELF SERVICE CAR WASH
6 BAY

line The current zoning on this property is GENERAL RETAIL. There ^{is/are} are/are not 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.

Allen Anderson

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.

SITE PLAN APPLICATION

Date Feb 21, 1992

NAME OF PROPOSED DEVELOPMENT AUTO CLEAN

NAME OF PROPERTY OWNER/DEVELOPER ALLEN ANDERSON

ADDRESS 1208 LAKE SHORE DR PHONE 771-2598

NAME OF LAND PLANNER/ENGINEER CAR WASH SYSTEMS OF TEXAS INC
Wm E. ANDERSON - PRESIDENT

ADDRESS 4201 E. LOOP 820 SO, F.W. TX PHONE 1-800-772-5419

TOTAL ACREAGE .79

CURRENT ZONING GENERAL RETAIL

NUMBER OF LOTS/UNITS ONE

SIGNED Allen Anderson

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:

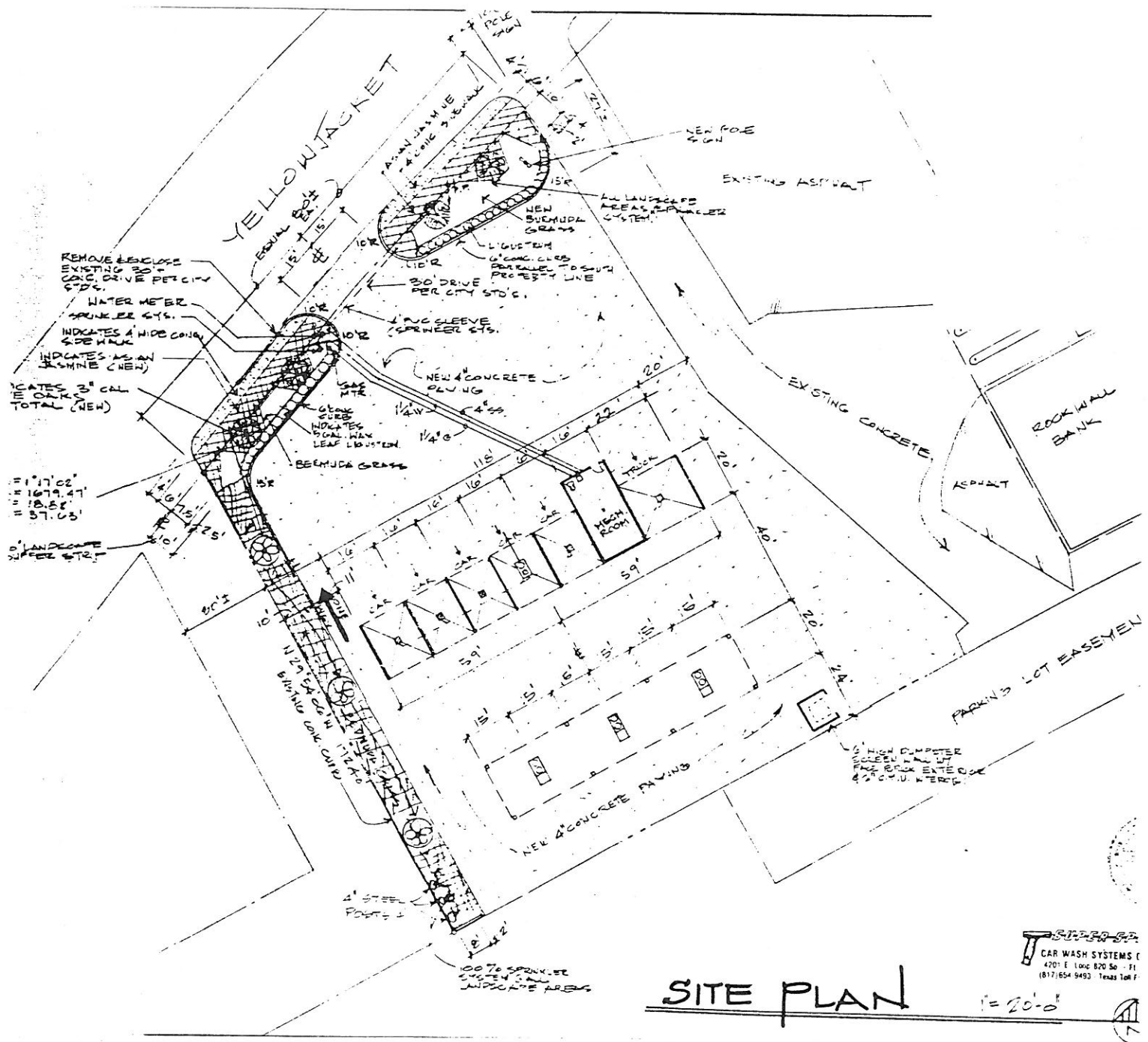
If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

Date 2/21/92

Fee _____

File No. 92-2-CUP



SITE PLAN

1" = 20'-0"

TRIPLEX
 CAR WASH SYSTEMS CO.
 4201 E. Loop 820 So. - Ft.
 (817) 654-9493 Texas 1041 F



2. Approval of a request from Allen Anderson for a Conditional Use Permit for a 6-bay self-service car wash to be located on Yellowjacket west of SH-205 on a .79 acre tract of land more fully described as follows:

WHEREAS, *Allen Anderson* is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 2.00 acre tract of land conveyed to Rockwall Bank, National Association, by warranty deed, recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the Southwesterly line of Highway 205, at the North corner of I. H. 30/205 Plaza, Phase 1, as recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas, and at the Southeast corner of said 2.00 acre tract;

THENCE: South 60° 04' 01" West a distance of 299.20 feet along the Northwest line of I. H. 30/205 Plaza and the Southeast line of said 2.00 acre tract to an iron rod set at the Point of Beginning;

THENCE: South 60° 04' 01" West a distance of 202.78 feet continuing along the Northwest line of said I. H. 30/205 Plaza, Phase 1, and the Southeast line of said 2.0 acre tract to an iron rod found at the Southwest corner of said 2.00 acre tract and at an outside "ell" corner of Rockwall Central Shopping Center, as recorded in Slide B, Page 231, Plat Records, Rockwall County, Texas;

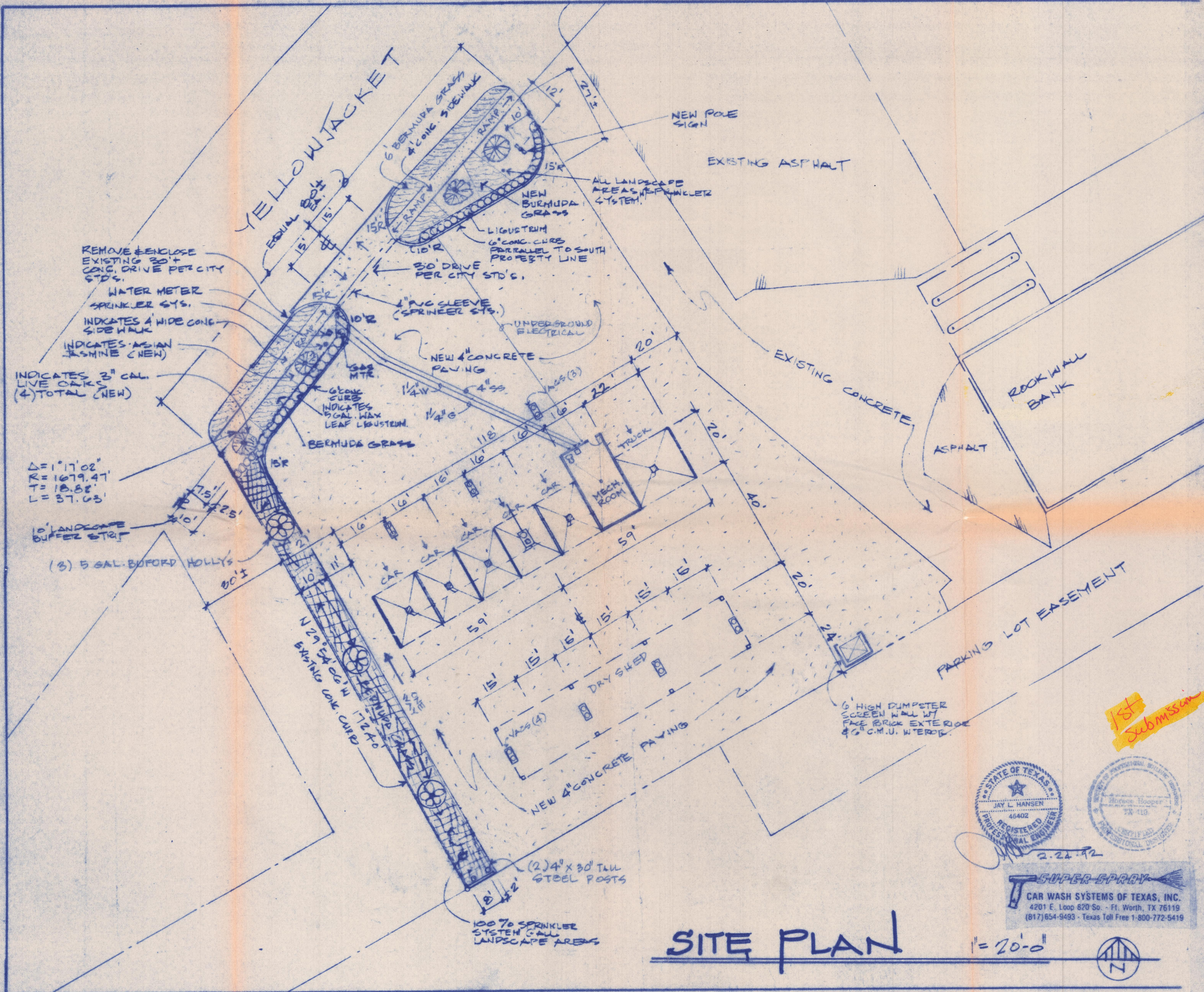
THENCE: North 29° 54' 06" West a distance of 172.40 feet along the most Northerly Northeast line of said Rockwall Central Shopping Center and the Southwest line of said 2.00 acre tract to an iron rod found on the Southeast line of Yellowjacket Lane, a 70 foot right-of-way, said iron rod being on a circular curve to the left having a central angle of 01° 17' 02", a radius of 1,679.47 feet, and a chord that bears North 38° 16' 20" East a distance of 37.63 feet;

THENCE: Along said curve and said Southeast line an arc distance of 37.63 feet to an iron rod found at the point of reverse curvature of a circular curve to the right having a central angle of 05° 21' 00" and a radius of 1,332.05 feet, and a chord that bears North 40° 18' 26" East a distance of 124.43 feet;

THENCE: Along said curve and continuing along said Southeast line an arc distance of 124.47 feet to an iron rod found for a corner;

THENCE: South 33° 40' 51" East a distance of 112.36 feet to an iron rod for a corner;

THENCE: South 50° 21' 09" East a distance of 124.12 feet to the Point of Beginning and containing 34466 square feet or 0.7912 acre of land.



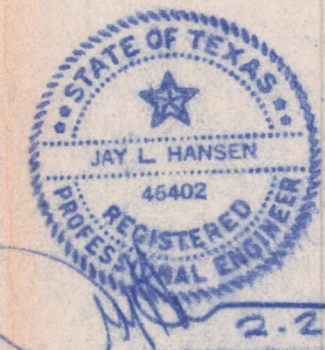
REMOVE FENCE
EXISTING 20' +
CONC. DRIVE PER CITY
STD'S.
WATER METER
SPRINKLER SYS.
INDICATES A WIDE CONC.
SIDE WALK
INDICATES ASIAN
WASHINE (NEW)
INDICATES 3" CAL.
LIVE OAKS
(4) TOTAL (NEW)

$\Delta = 117.02'$
 $TR = 1679.47'$
 $T = 18.88'$
 $L = 37.63'$

10' LANDSCAPE
BUFFER STRIP
(3) 5 GAL. BUFORD HOLLIES

100% SPRINKLER
SYSTEM CALL
LANDSCAPE AREAS

SITE PLAN



SUPER-SPRAY
CAR WASH SYSTEMS OF TEXAS, INC.
4201 E. Loop 820 So. - Ft. Worth, TX 76119
(817) 654-9493 - Texas Toll Free 1-800-772-5419

PROJECT
**ROCK WALL
CAR WASH**
DEVELOPER
ALAN ANDERSON
(62158)

RESIDENTIAL
CUSTOM DESIGN
CAR COTTAGES
STOCK PLANS

Hooper Design Service
1300 E. SEMINARY DRIVE • FORT WORTH, TEXAS 76115 • (817) 921-2266

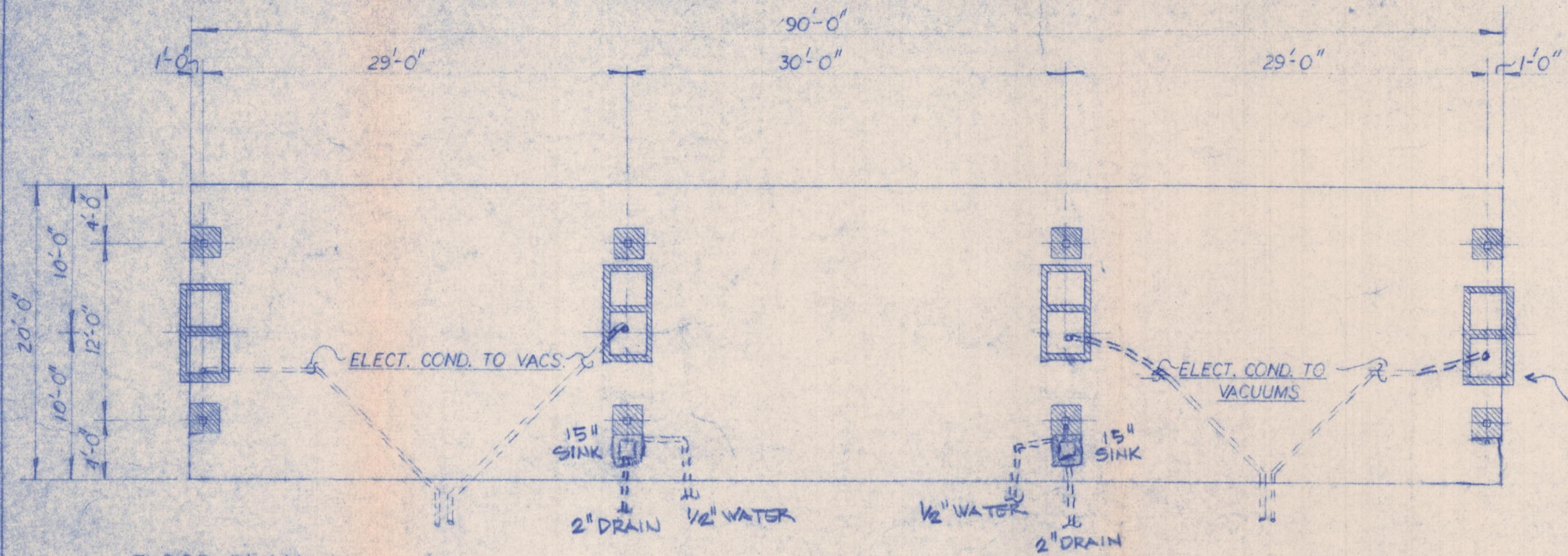
COMMERCIAL
WAREHOUSES
OFFICE BLDGS.
CHURCH/SCHOOLS

1st
Submission

REVISIONS	
2-22-92	
DRAWN	HSH
DATE	2-20-92
JOB NO.	4201
DESCRIPTION	SITE
1	of 7

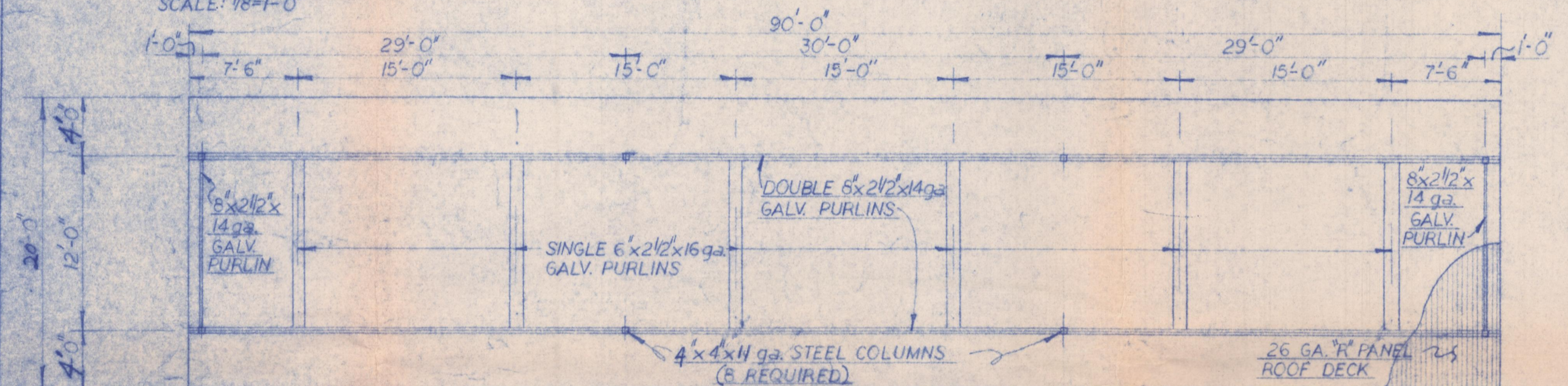


1" = 20'-0"



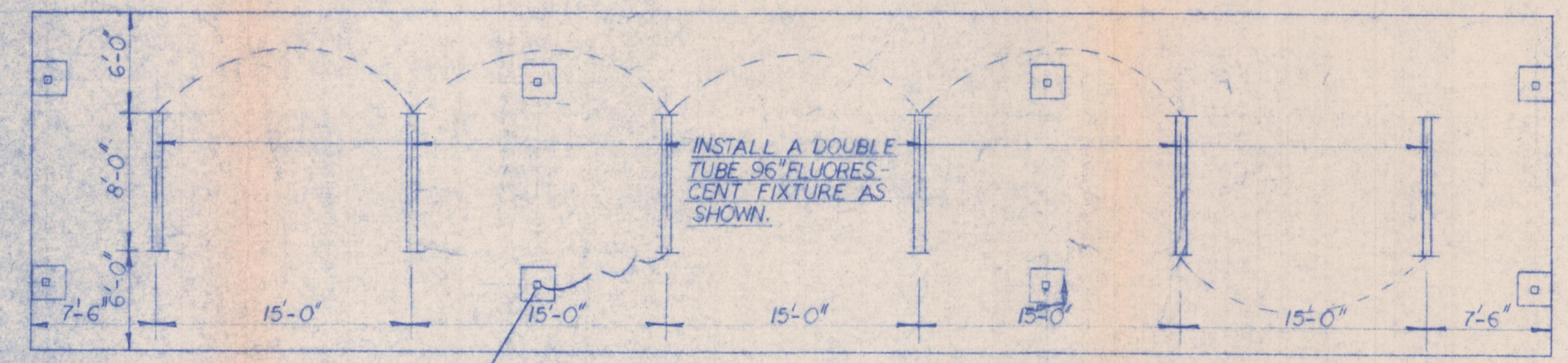
FLOOR PLAN

SCALE: 1/8"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"

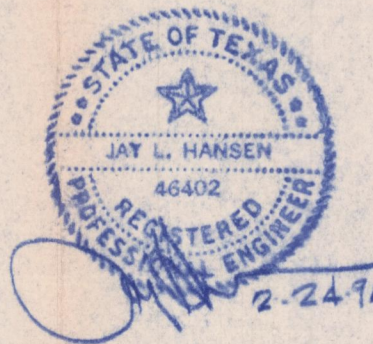


LIGHTING PLAN

SCALE: 1/8"=1'-0"



FRONT ELEVATION

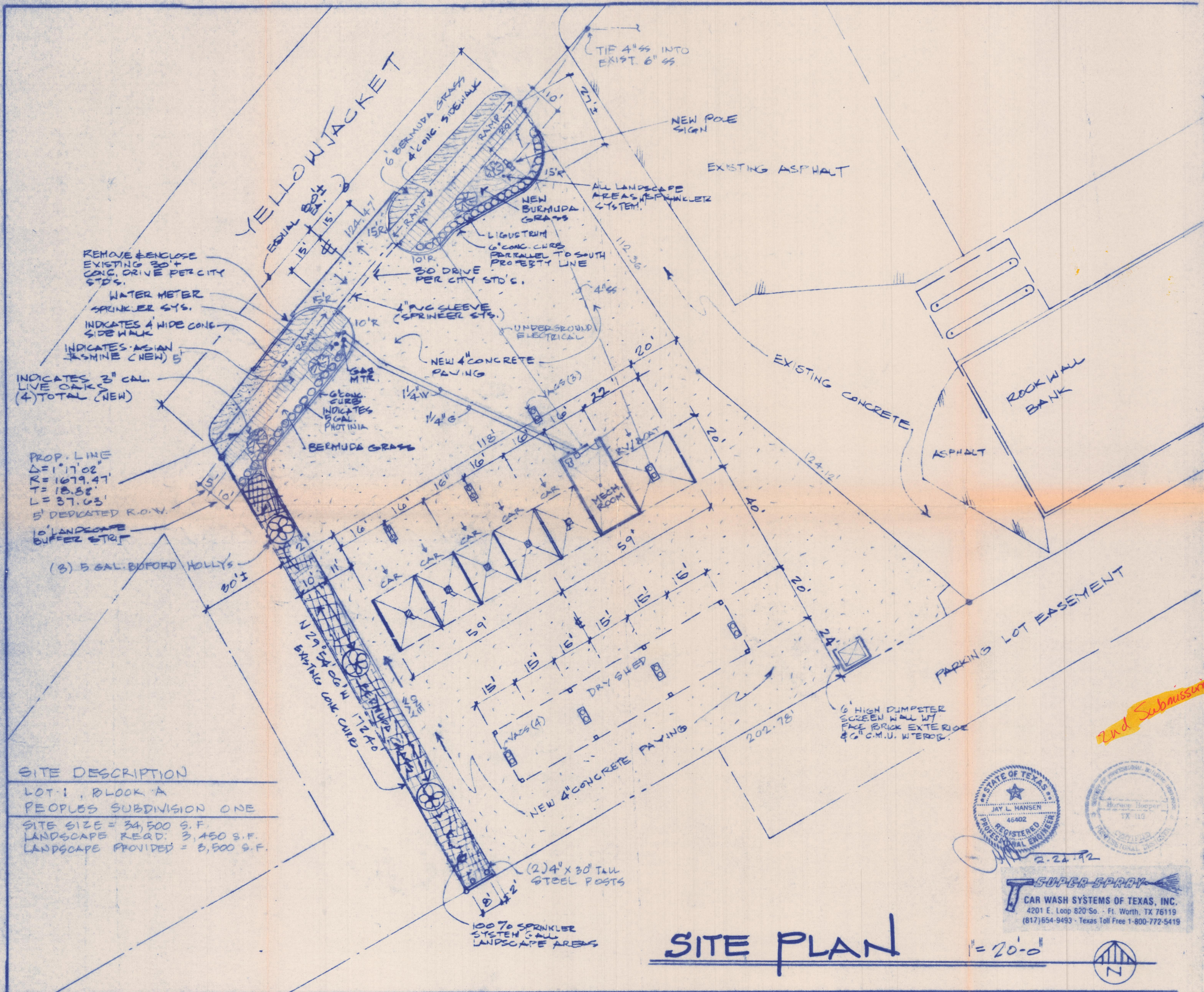


SUPER SPRAY
CAR WASH SYSTEMS OF TEXAS, INC.
4201 E. Loop 820 So. • Ft. Worth, TX 76119
(817) 654-9493 • Texas Toll Free 1-800-772-5419

CAR WASH SYSTEMS OF TEXAS
FT. WORTH, TEXAS 4201

6 BAY DRYING CANOPY

ROCKWALL CAR WASH 3 of 7



SITE DESCRIPTION
 LOT 1, BLOCK A
 PEOPLES SUBDIVISION ONE
 SITE SIZE = 34,500 S.F.
 LANDSCAPE RECD. 3,450 S.F.
 LANDSCAPE PROVIDED = 3,500 S.F.

SITE PLAN



SUPER SPRAY
 CAR WASH SYSTEMS OF TEXAS, INC.
 4201 E. Loop 820 So. - Ft. Worth, TX 76119
 (817) 654-9493 - Texas Toll Free 1-800-772-5419

PROJECT: **ROCK WALL CAR WASH**
 DEVELOPER: **ALAN ANDERSON (OWNER)**

RESIDENTIAL
 CUSTOM DESIGN
 LARGE COTTAGES
 STONE FLAIRS

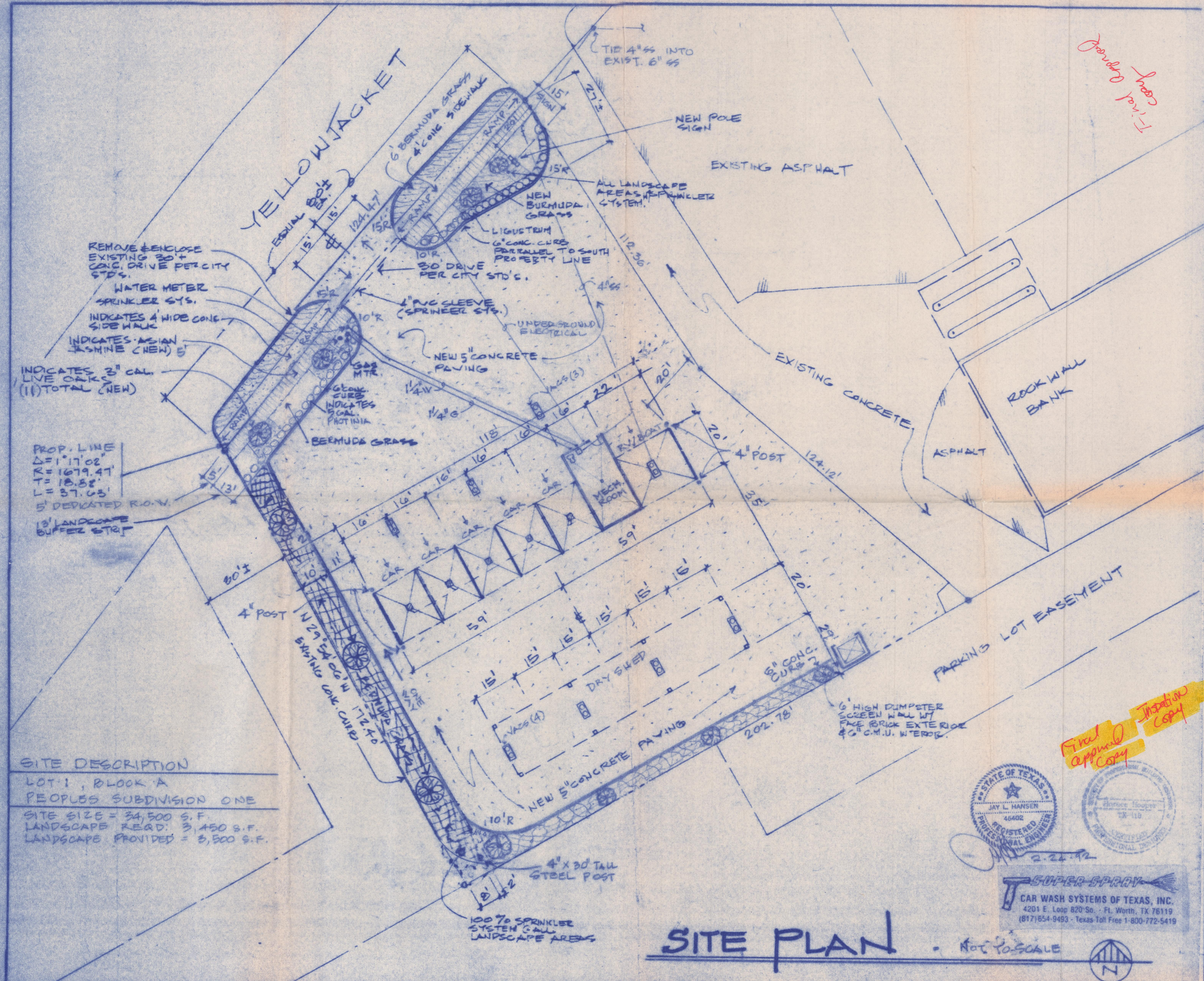
Hooper Design Service
 1300 E. SEMINARY DRIVE • FORT WORTH, TEXAS 76115 • (817) 921-2266

COMMERCIAL
 WAREHOUSES
 OFFICE BLDGS.
 CHURCH/SCHOOL

REVISIONS	
2-22-92	HSH
DATE 2-20-92	
JOB NO. 4201	
DESCRIPTION SITE	
SHEET 1 OF 7	

2nd Submission





Final approved copy

REMOVE & ENCLOSE EXISTING 30" CONC. DRIVE PER CITY STD'S.
 WATER METER SPRINKLER SYS.
 INDICATES 4" WIDE CONC. SIDEWALK
 INDICATES ASIAN JASMINE (NEW) 5'
 INDICATES 3" CAL. LIVE OAKS (11) TOTAL (NEW)
 PROP. LINE
 $D = 117.02'$
 $R = 1679.41'$
 $T = 18.88'$
 $L = 37.03'$
 5' DEDICATED R.O.V.
 13' LANDSCAPE BUFFER STRIP

SITE DESCRIPTION
 LOT 1, BLOCK A
 PEOPLES SUBDIVISION ONE
 SITE SIZE = 34,500 S.F.
 LANDSCAPE RECD. 3,450 S.F.
 LANDSCAPE PROVIDED = 3,500 S.F.

PROJECT
ROCKWALL CAR WASH
 DEVELOPER
ALAN ANDERSON (OWNER)

RESIDENTIAL
 CLIENT DESIGN
 6000 COTTAGES
 5000 PHASE

Hooper Design Service
 1300 E. SEMINARY DRIVE • FORT WORTH, TEXAS 76115 • (817) 921-2266

COMMERCIAL
 WAREHOUSES
 OFFICE BLDGS
 CHURCH/SCHOOL



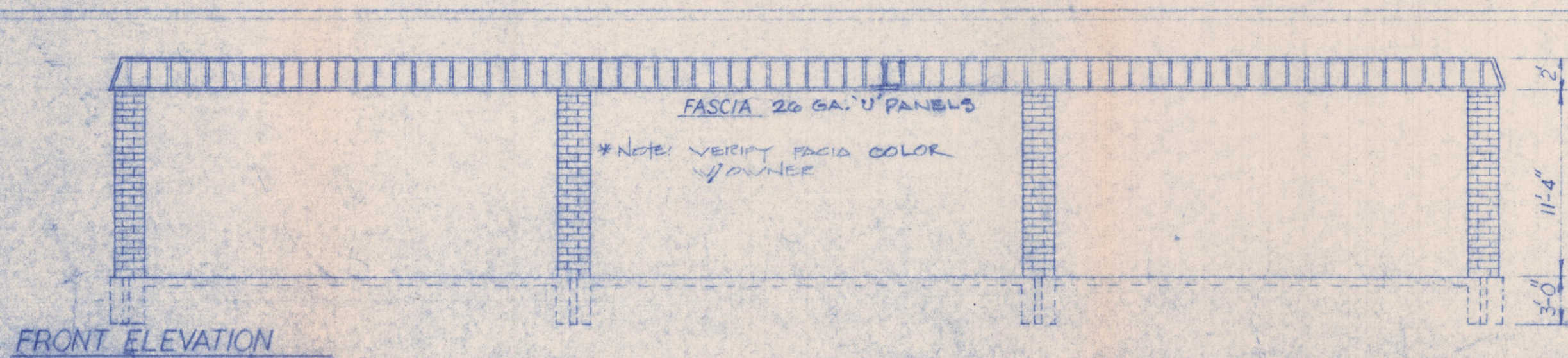
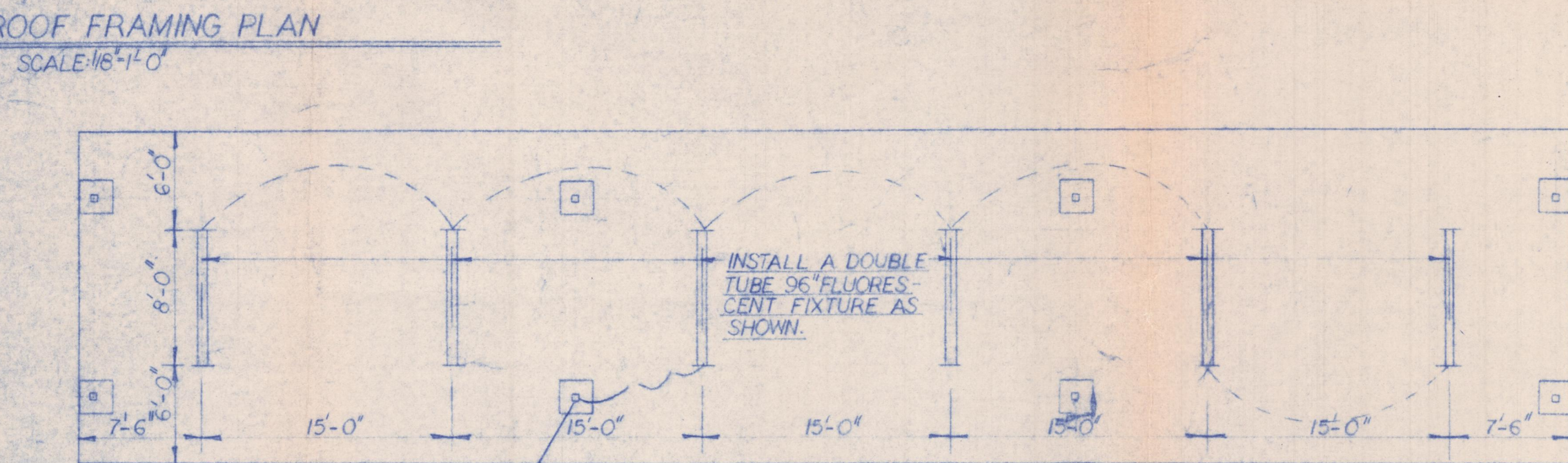
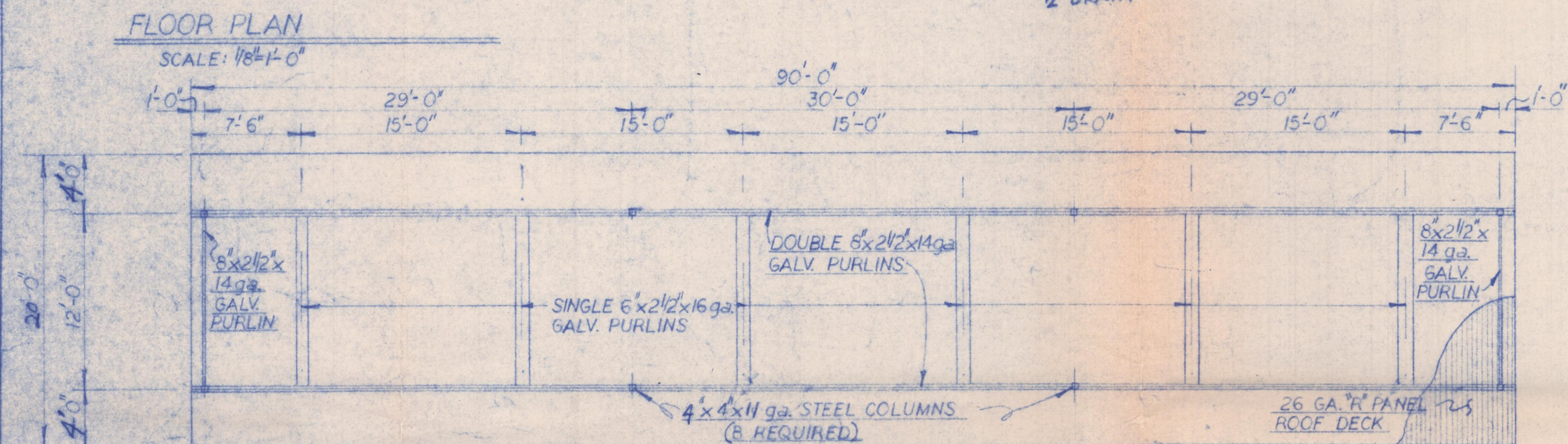
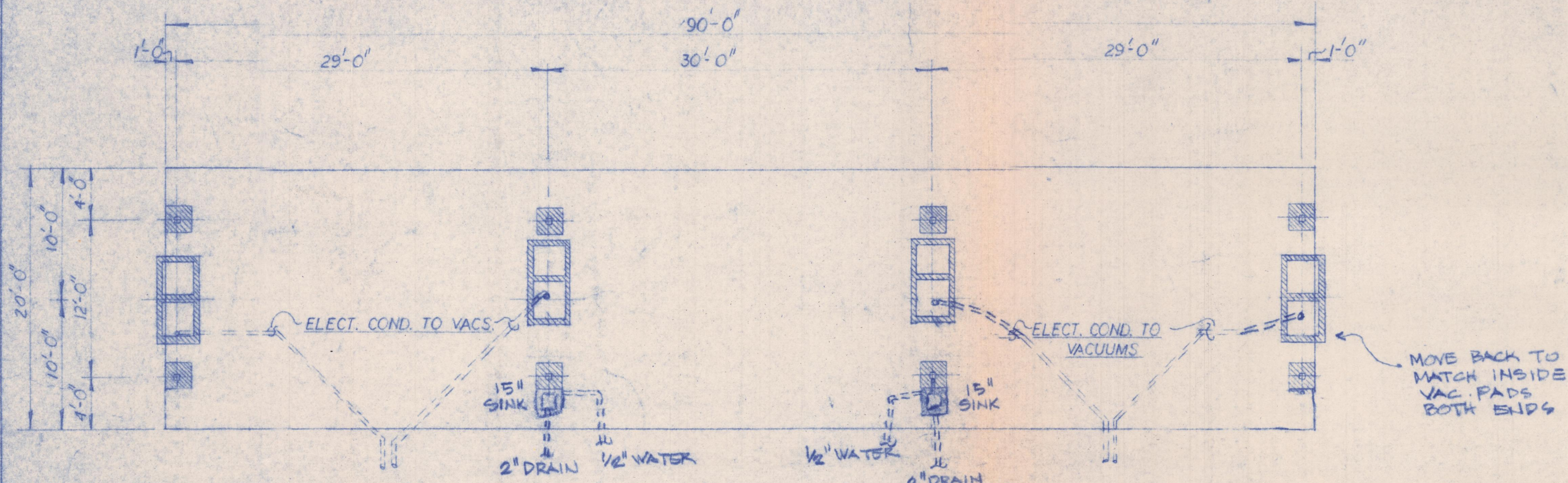
Final approved copy

SUPER SPRAY
 CAR WASH SYSTEMS OF TEXAS, INC.
 4201 E. Loop 820 So. • Ft. Worth, TX 76119
 (817) 654-9493 • Texas Toll Free 1-800-772-5419

REVISIONS	
3-12-92	
3-22-92	
DRAWN	HSH
DATE	2-20-92
JOB NO.	4201
DESCRIPTION	SITE
SHEET	1 of 7

SITE PLAN • NOT TO SCALE





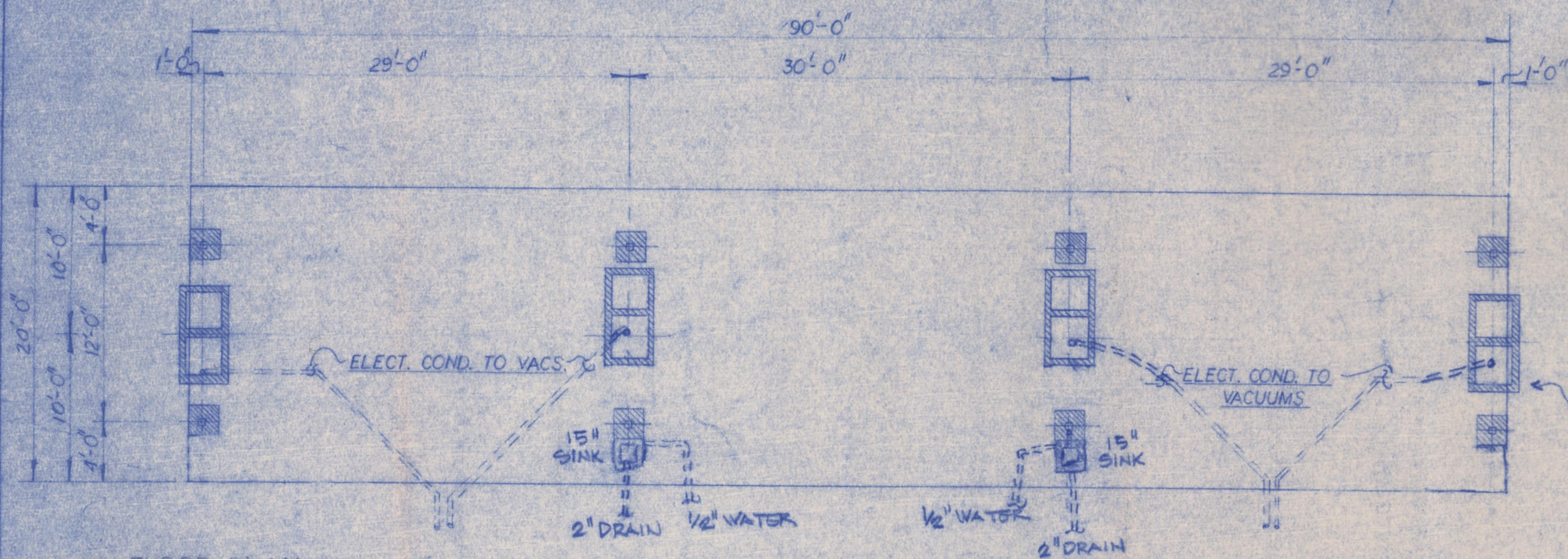
Final Approval Copy

SUPER SPRAY
CAR WASH SYSTEMS OF TEXAS, INC.
4201 E. Loop 820 So. - Ft. Worth, TX 76119
(817) 654-9493 - Texas Toll Free 1-800-772-5419

CAR WASH SYSTEMS OF TEXAS
FT. WORTH, TEXAS 4201

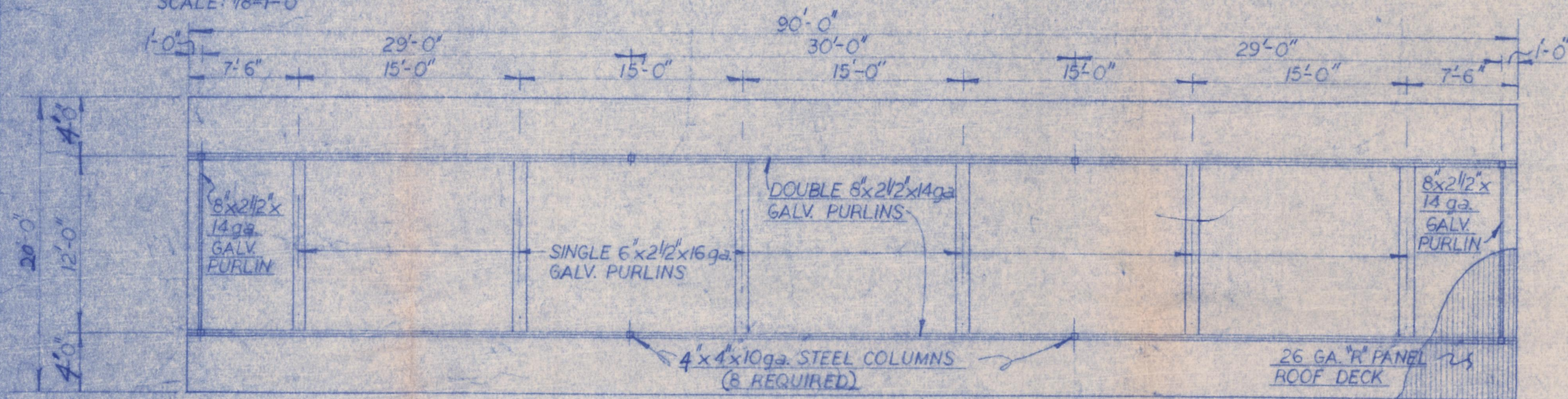
6 BAY DRYING CANOPY

ROCKWALL CAR WASH 3 of 7



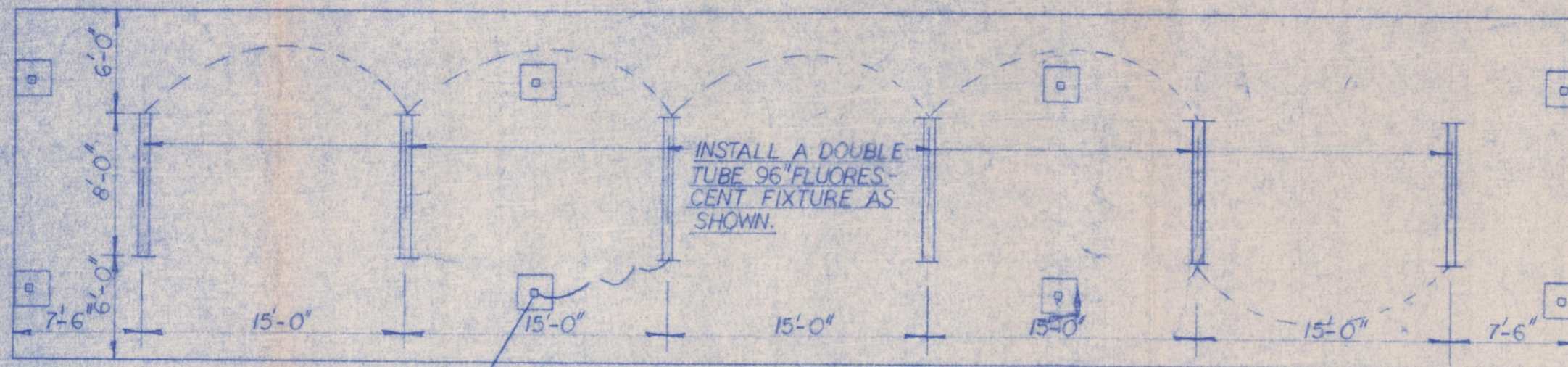
FLOOR PLAN

SCALE: 1/8"=1'-0"



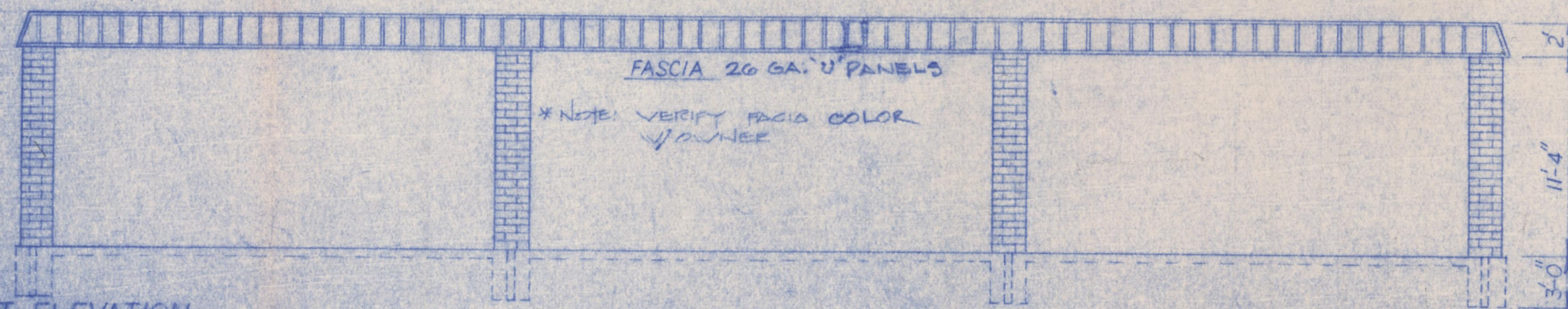
ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"



LIGHTING PLAN

SCALE: 1/8"=1'-0"



FRONT ELEVATION

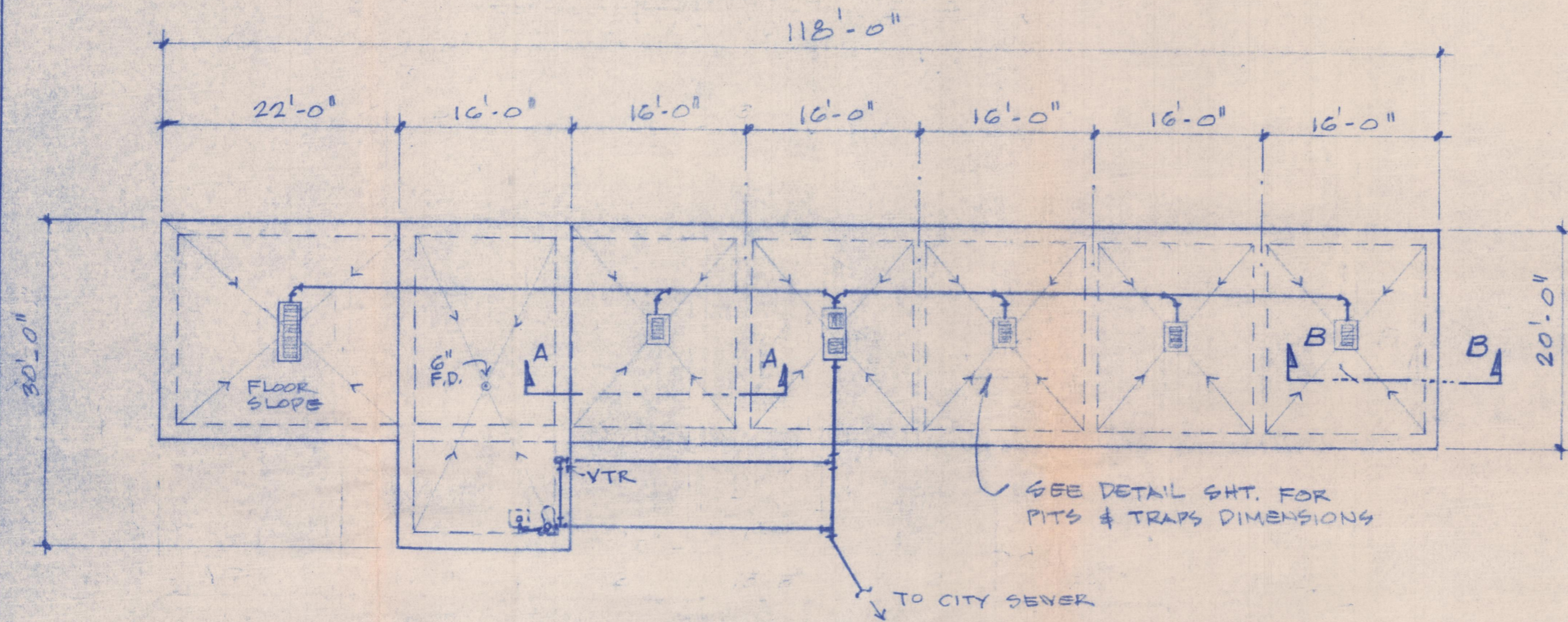
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CAR WASH SYSTEMS OF TEXAS
FT. WORTH, TEXAS

6 BAY DRYING CANOPY

ROCKWALL CAR WASH 3 of 7

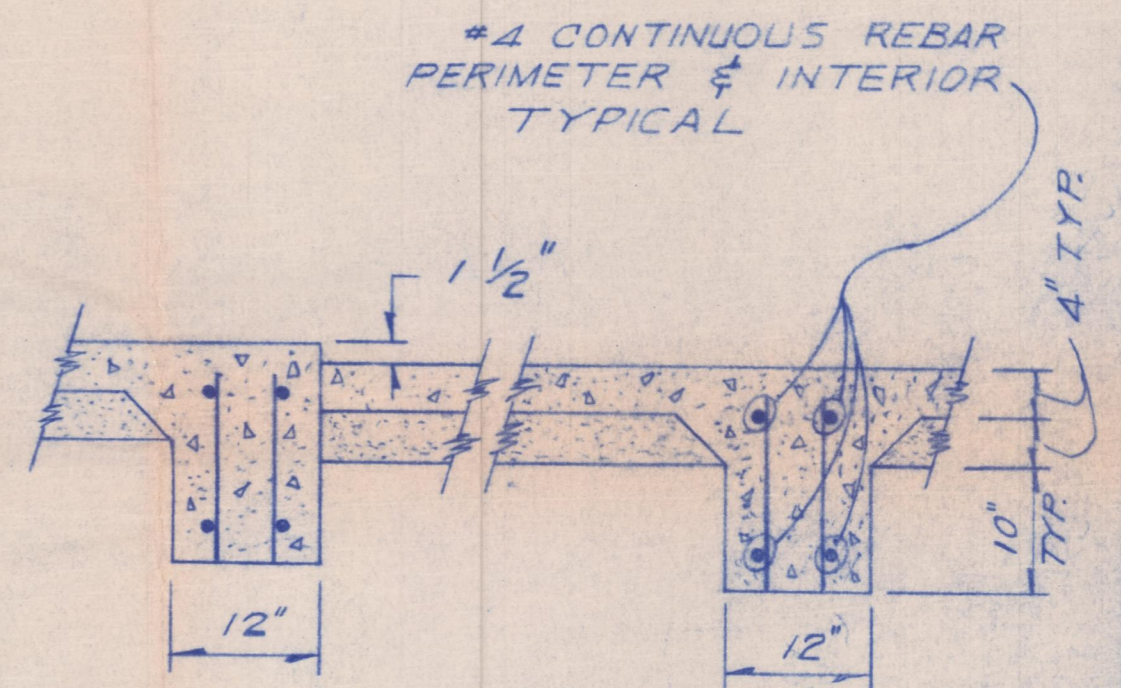




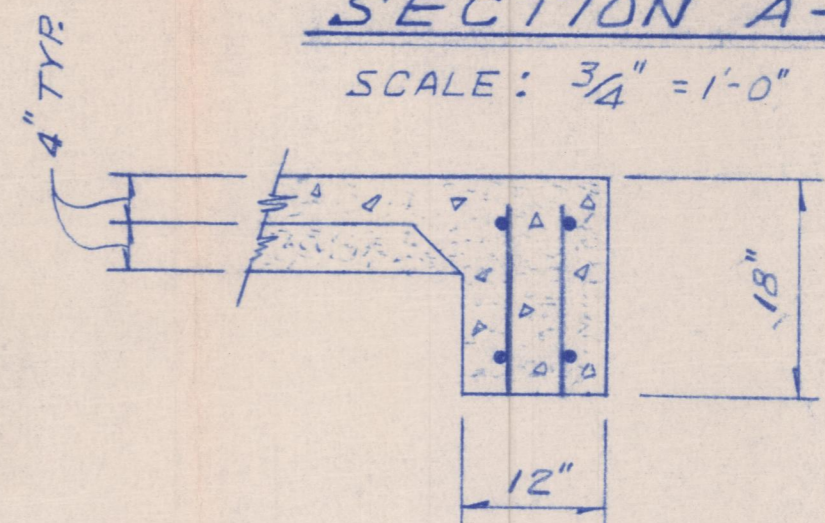
FOUNDATION PLAN
SCALE: 1" = 10'-0"

SLAB NOTES

1. SLAB SHALL BE 4" CONCRETE REINFORCED WITH #3 REBAR @ 18" O.C.E.W.
2. CONCRETE SHALL ATTAIN 3000 P.S.I. IN COMPRESSIVE STRENGTH @ 28 DAYS.



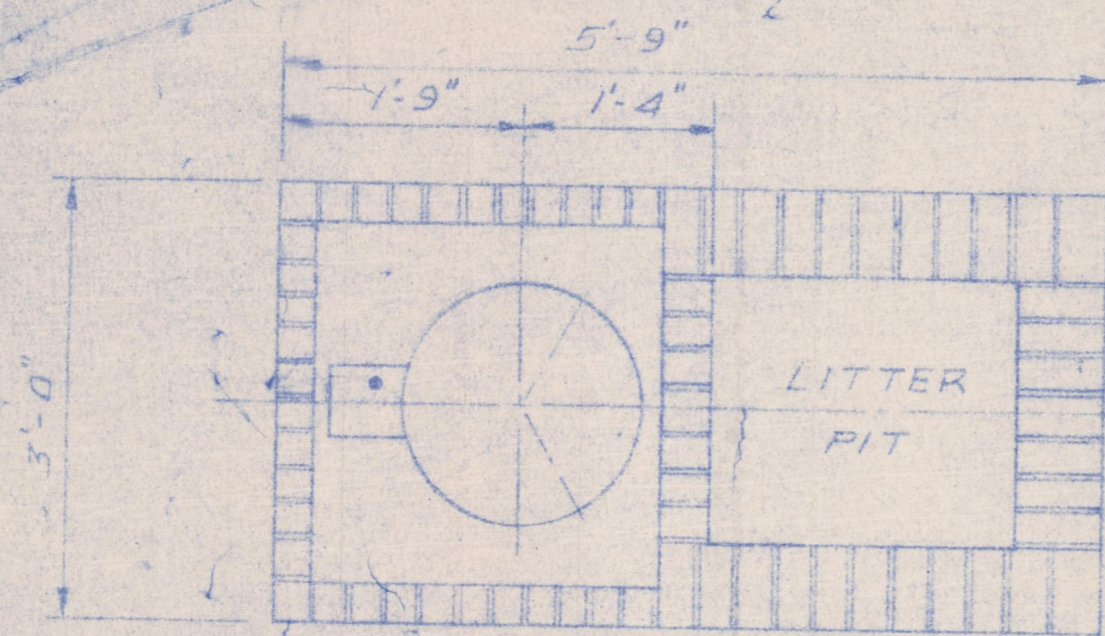
SECTION A-A
SCALE: 3/4" = 1'-0"



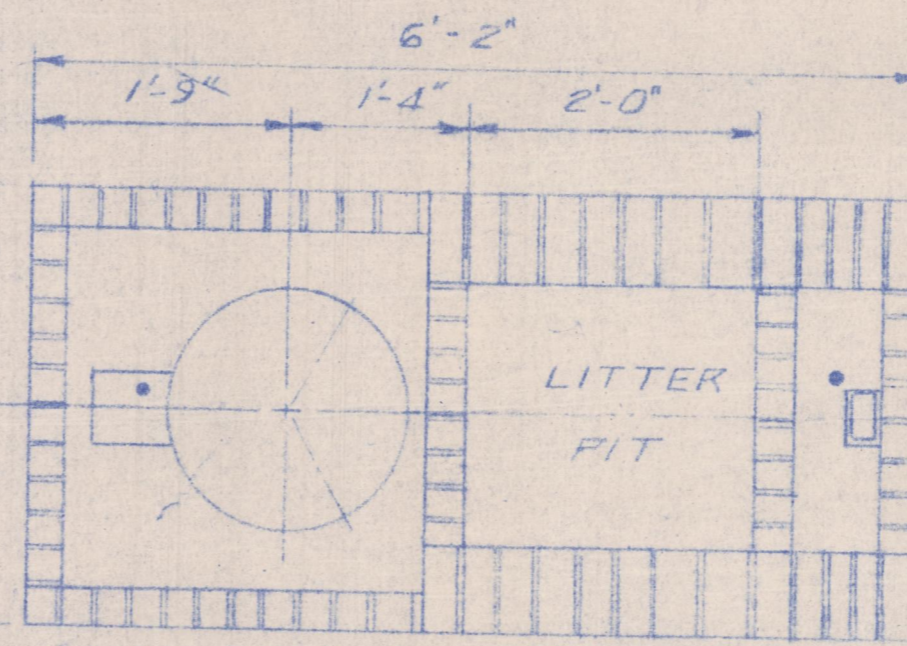
SECTION B-B
SCALE: 3/4" = 1'-0"



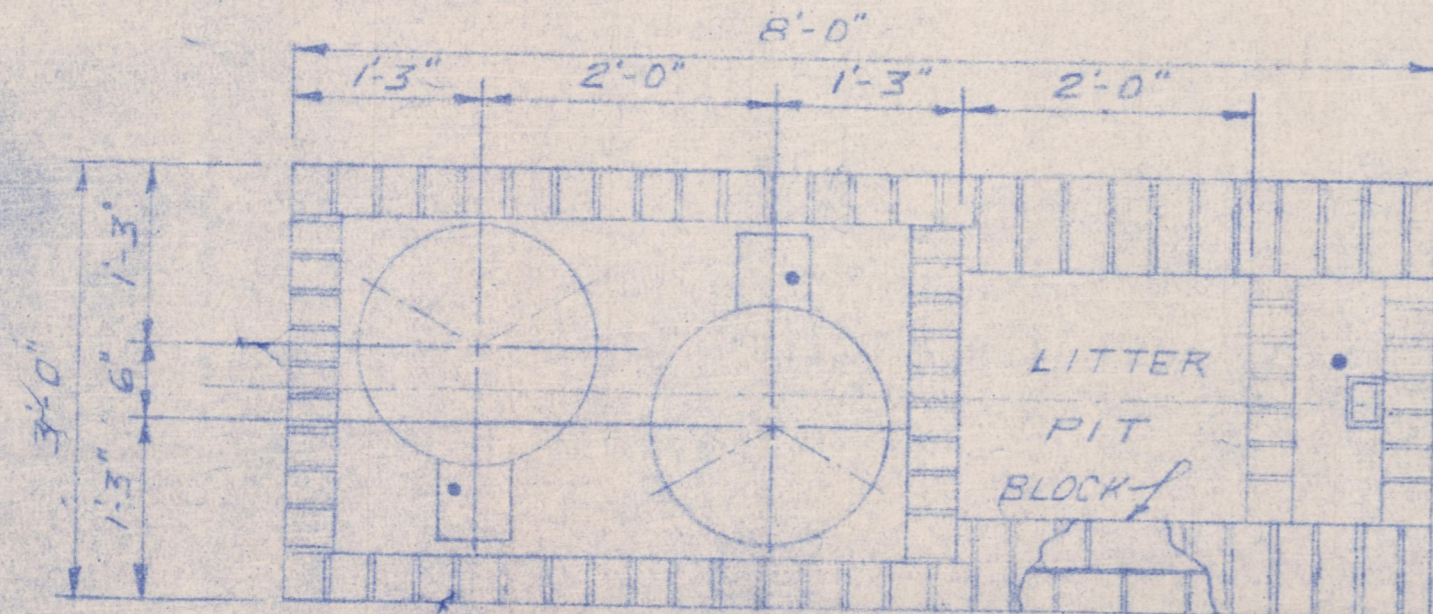
CAR WASH SYSTEMS OF TEXAS, INC. 4201 E. Loop 820 So. - Ft. Worth, TX 76119 (817) 654-9493 - Texas Toll Free 1-800-772-5419		
SCALE: NOTED	APPROVED BY	DRAWN BY V.A.
DATE: 2-20-92		
ROCKWALL CAR WASH ALAN ANDERSON (OWNER)		
FOUNDATION PLAN & DETS.		DRAWING NUMBER 4 OF 7



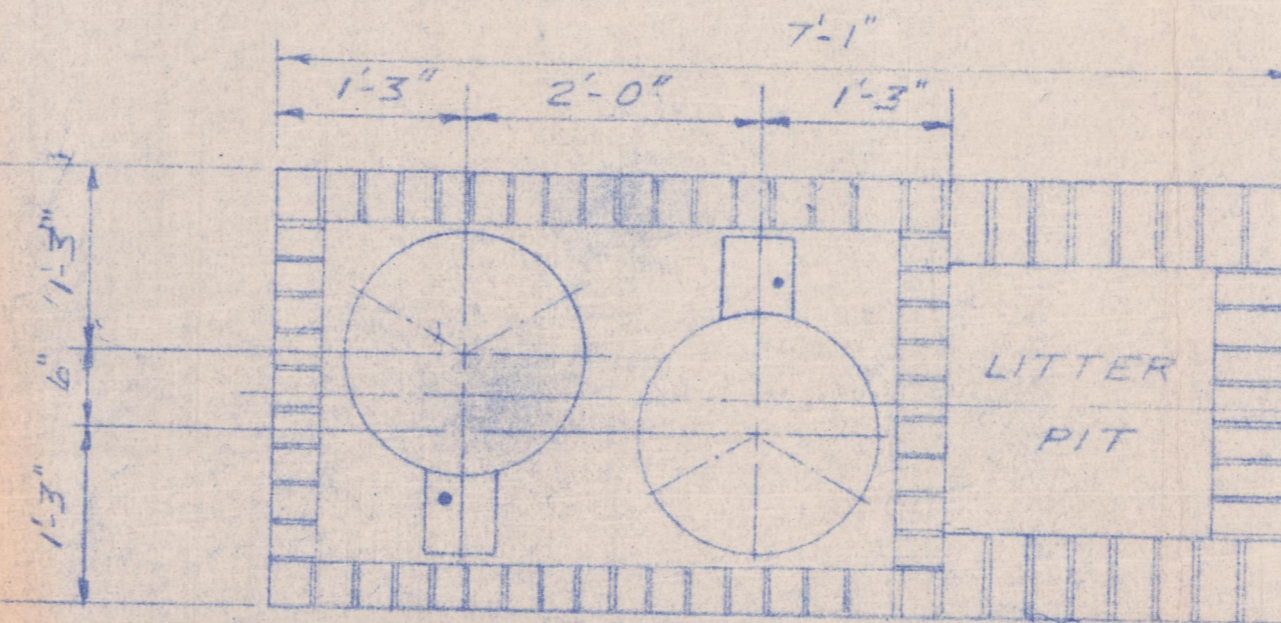
PLAN - SINGLE



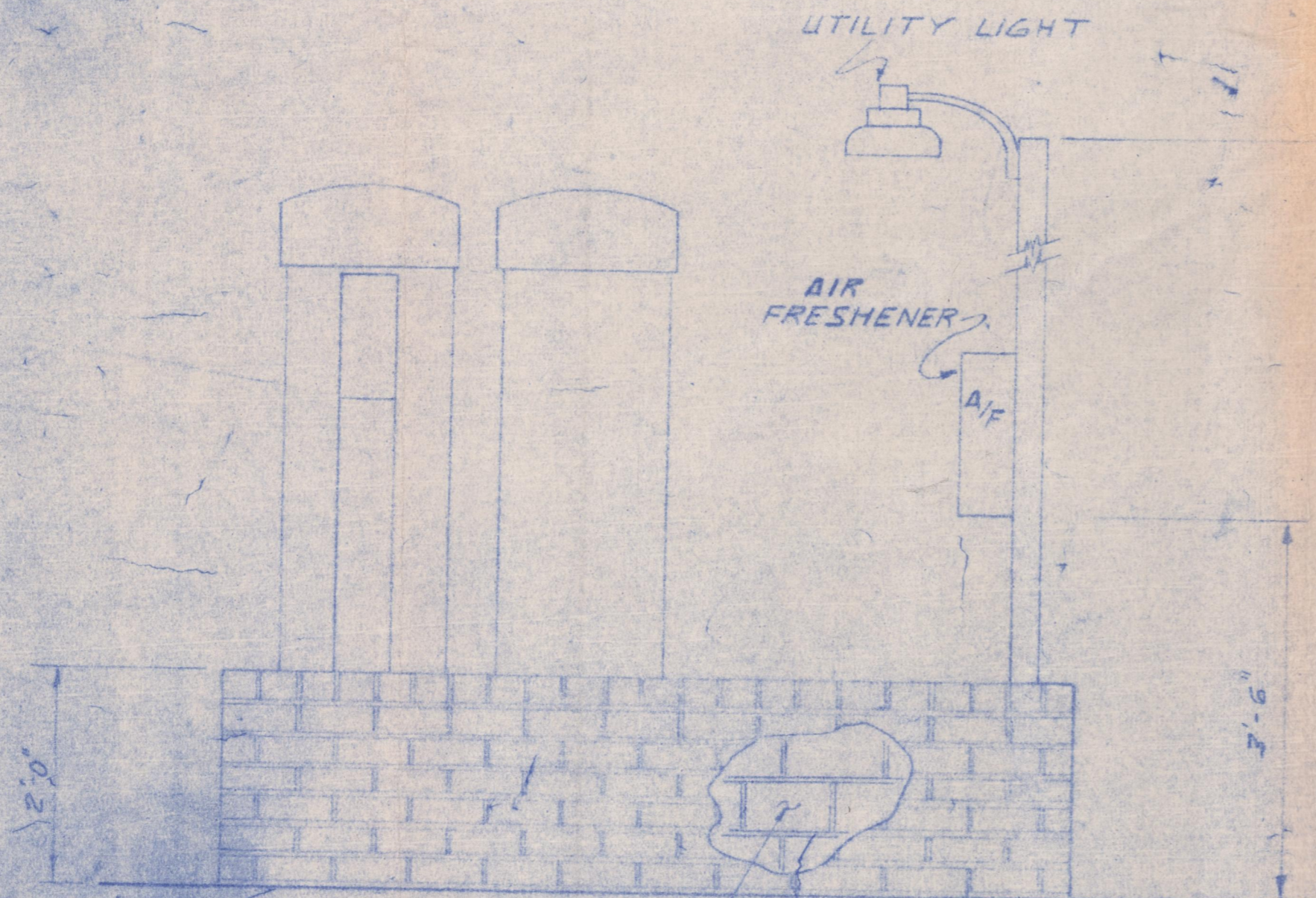
PLAN - SINGLE W/A F POLE



PLAN - DOUBLE W/A F POLE

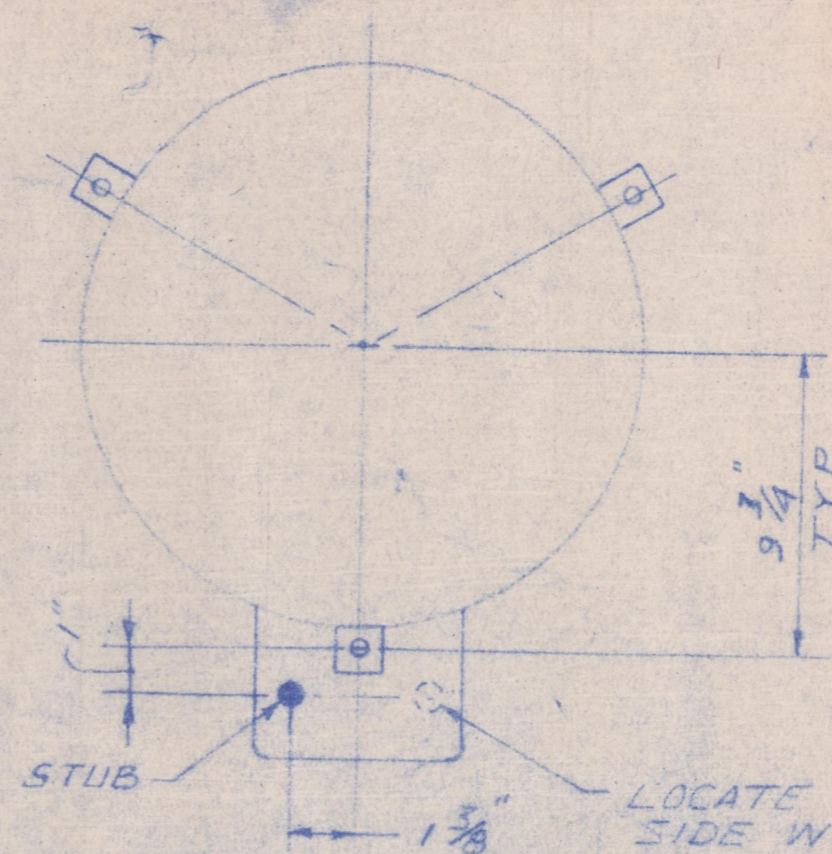


PLAN - DOUBLE



ELEVATION

4" x 8" x 16" CONCRETE BLOCK DOUBLER IN PIT ONLY



CONDUIT LOCATION

LOCATE CONDUIT ON THIS SIDE WHEN USING COIN VAULT

SUPER SPRAY
 CAR WASH SYSTEMS OF TEXAS, INC.
 4201 E. Loop 820 So. - Ft. Worth, TX 76119
 (817) 654-9493 - Texas Toll Free 1-800-772-5419



CAR WASH SYSTEMS OF TEXAS		
SCALE: ~	APPROVED BY:	DRAWN BY:
DATE: 2-20-92		
BRICK VACUUM STAND DETAILS DOYLE MODEL		
ROCKWALL CAR WASH	DRAWING NUMBER	7 OF 7

EXHIBIT A

WHEREAS, *Allen Anderson* is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 2.00 acre tract of land conveyed to Rockwall Bank, National Association, by warranty deed, recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the Southwesterly line of Highway 205, at the North corner of I. H. 30/205 Plaza, Phase 1, as recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas, and at the Southeast corner of said 2.00 acre tract;

THENCE: South $60^{\circ} 04' 01''$ West a distance of 299.20 feet along the Northwest line of I. H. 30/205 Plaza and the Southeast line of said 2.00 acre tract to an iron rod set at the Point of Beginning;

THENCE: South $60^{\circ} 04' 01''$ West a distance of 202.78 feet continuing along the Northwest line of said I. H. 30/205 Plaza, Phase 1, and the Southeast line of said 2.0 acre tract to an iron rod found at the Southwest corner of said 2.00 acre tract and at an outside "ell" corner of Rockwall Central Shopping Center, as recorded in Slide B, Page 231, Plat Records, Rockwall County, Texas;

THENCE: North $29^{\circ} 54' 06''$ West a distance of 172.40 feet along the most Northerly Northeast line of said Rockwall Central Shopping Center and the Southwest line of said 2.00 acre tract to an iron rod found on the Southeast line of Yellowjacket Lane, a 70 foot right-of-way, said iron rod being on a circular curve to the left having a central angle of $01^{\circ} 17' 02''$, a radius of 1,679.47 feet, and a chord that bears North $38^{\circ} 16' 20''$ East a distance of 37.63 feet;

THENCE: Along said curve and said Southeast line an arc distance of 37.63 feet to an iron rod found at the point of reverse curvature of a circular curve to the right having a central angle of $05^{\circ} 21' 14''$, a radius of 1,332.05 feet, and a chord that bears North $40^{\circ} 18' 26''$ East a distance of 124.43 feet;

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THENCE: South $33^{\circ} 40' 51''$ East a distance of 112.36 feet to an iron rod for a corner;

THENCE: South $50^{\circ} 21' 09''$ East a distance of 124.12 feet to the Point of Beginning and containing 34466 square feet or 0.7912 acre of land.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: March 12, 1992

Agenda No: III. B.

Agenda Item: **P&Z 92-2-CUP/FP** - Hold Public Hearing and Consider Recommending Approval of a Request from Allen Anderson for a Conditional Use Permit for a Car Wash in a General Retail District and Approval of a Site Plan and Final Plat for a Car Wash to be Located on Yellowjacket Lane West of SH-205

Item Generated By: Applicant, Allen Anderson

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

Background Information:

Mr. Anderson has submitted a request for a car wash to be located on Yellowjacket Lane, west of SH-205 behind the EZ Mart and north of Walmart. This site is a part of the old Independent Bank site. We have had problems with this property because it has been used for parking by large 18 wheel trucks in the past. The site is bounded by the Walmart drive and parking area on the west and south, and by an existing drive to the east. It fronts on Yellowjacket. Mr. Anderson owns the bank property and the vacant area to the east of this site, but only plans to develop this site at this time. Our comments are as follows:

CUP - A car wash is permitted as a conditional use in General Retail. This location has good access from both 205 and from Yellowjacket. The facility will have all brick walls with a metal mansard roof. The drying area to the rear of the wash bays will be roofed. The facility will be lit from under the roof and by wall mounted lights.

Site Plan/Final Plat - The site plan generally complies with our requirements. They need to add an additional 3 feet of depth along the frontage landscaping to meet the minimum area requirement. The site plan shows one drive entering the property from Yellowjacket. There is an existing drive adjacent to either side of this lot, which are both offsite. The western drive belongs to the shopping center and the owner does not have access rights to that drive. In fact there is a curb along that property line. The drive to the east belongs to Mr. Anderson as a part of the adjacent tract. These three drives, including the proposed new drive, are approximately 60 feet apart. Mr. Anderson has a total of 370 feet of frontage on Yellowjacket, which would allow him the opportunity for two drive openings on Yellowjacket. It has been indicated to Mr. Anderson that if this site plan is approved that the drive to the east will need to serve as his only access into that undeveloped lot to the east. This should be made a condition of approval if the site plan is approved. Mr. Anderson is aware of this condition.

Mr. Anderson is pursuing the possibility of not using the proposed drive but of rather obtaining permission from the shopping center for access onto their drive. If that is worked out Mr. Anderson would be willing to delete the drive onto Yellowjacket in order to allow him an opportunity for a future drive into the undeveloped eastern tract. He does not want this possible change to delay his construction.

The final plat meets our minimum requirements. He is providing right of way for the widening of Yellowjacket and he is providing an access easement on the eastern property line.

We would recommend approval of the request with the following conditions:

1. That development comply with the site plan and elevations as approved. Any significant change in the site plan must be approved by the Planning and Zoning Commission.
2. That any lighting used must be shielded so as not to glare onto any adjacent property or onto the street.
3. That the drive onto Yellowjacket into the car wash site is allowed only with the stipulation that there will be no additional drives permitted on the 370 feet of frontage along Yellowjacket, currently owned by Mr. Anderson. If Mr. Anderson is able to negotiate access from the shopping center drive he will eliminate the proposed drive off of Yellowjacket and he will then be able to utilize an additional drive on the undeveloped eastern lot.
4. The landscaped area along the frontage shall be increased to provide the required landscape.

Attachments: Site Plan, Plat

Agenda Item: CUP for Car Wash on Yellowjacket

Item No: III. B.

MINUTES OF PLANNING AND ZONING COMMISSION
March 12, 1992

5 Members present included Dale Morgan, Dennis Mitchell, Andrew Leonie, Robert Wilson, and Carl Mastronardi. Nell Welborn and Jim Greenwalt were not present. The meeting was called to order at 7:13 p.m. by Robert Wilson.

APPROVAL OF MINUTES

10 Morgan made a motion to approve the January 30, 1992 minutes. Leonie seconded the motion. The motion was voted on and passed unanimously. There was no quorum to approve the January 9, 1992 minutes.

15 ✓ P&Z 92-3-Z - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF AN AMENDMENT TO PLANNED DEVELOPMENT NO. 2, TURTLE COVE BY AMENDING THE AREA REQUIREMENTS

20 Wilson opened the public hearing. Couch explained the request to amend the area requirements of PD-2 to allow side yards on both sides and permitting side yards equal to 10% of the width of the lot. John Cooper, Architect, 3302 Elkhart, Arlington, Texas representing DCT Investments addressed the Commission and was available to answer any questions. Wilson closed the public hearing. Mastronardi made a motion to approve an amendment to permit side yards equal to 10% of the width of the lot as opposed to zero lot line. Morgan seconded the motion. The motion was voted on and passed unanimously.

25 ✓ P&Z 92-2-CUP/FP - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM ALLEN ANDERSON FOR A CONDITIONAL USE PERMIT FOR A CAR WASH IN A GENERAL RETAIL DISTRICT AND APPROVAL OF A SITE PLAN AND FINAL PLAT FOR A CAR WASH TO BE LOCATED ON YELLOWJACKET LANE WEST OF SH-205

30 Couch outlined the applicant's request for a car wash. Wilson opened the public hearing. Allen Anderson addressed the Commission and indicated he has approved financing pending Commission and Council approval of his request. Bill Atkinson, Arlington, President of Car Wash Systems, Inc. addressed the Commission, and explained the state of the art materials to be used in the construction of the car wash, and indicated they are ready to begin construction upon approval of Commission and Council. The public hearing was closed. Morgan made a motion to recommend approval with the following conditions: 1) that development comply with the site plan and elevations as approved with any significant change in site plan to be approved by the Commission, 2) that any lighting used must be shielded so as not to glare onto any adjacent property or onto the street, and 3) that the drive onto Yellowjacket into the car wash site is allowed only with the stipulation that there will be no additional drives permitted on the 370 feet of frontage along Yellowjacket, and if Mr. Anderson is able to negotiate access from the

45 shopping center drive he will eliminate the proposed drive off of Yellowjacket and will then be able to utilize an additional drive on the undeveloped eastern lot. Mitchell seconded the motion. The motion was voted on and passed unanimously.

50 ✓ P&Z 92-4-CUP - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM MICHAEL STEPHENSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE CULPEPPERS ADDITION ON I-30

55 Couch explained Mr. Stephenson's request for a conditional use permit for a commercial amusement in the Culpeppers Addition, thereby removing the private club conditional use permit. Michael Stephenson addressed the Commission and explained his request and was available for questions. The public hearing was closed. Mastronardi made a motion to recommend approval of the conditional use permit for a commercial amusement with the following conditions: 1) that the conditional use permit for the private club be deleted and no longer applicable for the portion of Lot 1, Block A, Culpeppers Addition designated on the approved site plan and the conditional use permit for the commercial amusement is limited to only that area so designated on the approved site plan, 2) that any change in ownership or management of the facility be submitted for approval by the Commission, 3) that the facility will not operate between the hours of 12:00 a.m. and 10:00 a.m., 4) that the owner and/or operator shall provide adequate security and adult supervision in the facility during the hours of operation, 5) that no smoking be allowed in the facility, and 6) that no alcohol consumption be allowed in the facility. Mitchell seconded the motion. Mastronardi recommended an addition to the conditions be that Mr. Stephenson conform to building codes. The motion was voted on and passed unanimously.

70 ✓ P&Z 91-2-CUP - HOLD PUBLIC HEARING ON THE CONDITIONAL USE PERMIT GRANTED FOR A COMMERCIAL AMUSEMENT FOR ROBERT RYAN IN THE ROCKWALL VILLAGE SHOPPING CENTER AND TAKE ANY NECESSARY ACTION

75 Couch explained that this conditional use permit was approved a year ago with the stipulation that the Commission review performance of the operation in regard to requirements of permit and to determine if there were any problems with the CUP. She indicated that Mr. Ryan would like to extend his hours of operation to 2:00 a.m. on Friday and Saturday nights and would like to make a change in the floor plan to include a small snack bar. Mr. Robert Ryan, 513 Shoretrail, addressed the Commission requesting their review of his CUP, and to consider his change in hours of operation and approving a change in floor plan. Chief Rohre then addressed the Commission. Wilson closed the public hearing. Morgan made a motion to amend the original CUP to allow a snack bar to be added to the floor plan and that the hours of operation be extended to 2:00 a.m. on Friday and Saturday nights. Mitchell seconded the motion. Morgan amended the motion in order to vote on the two separate issues. Morgan made a motion to approve extending the hours of operation to 2:00 a.m. on Friday and Saturday nights. Mitchell seconded the motion. After some discussion Morgan mad a second amendment to his motion to approve extending the hours of operation to also allow the Commission to review in six months. Mitchell seconded the motion. The motion was voted on and passed with all in favor

90 except for Leonie who voted against. Morgan made amotion to approve a change in floor plan
to permit a snack bar. Leonie seconded the motion. The motion was voted on and passed
unanimously.

95 DISCUSS ALTERNATIVE BUILDING MATERIALS IN INDUSTRIAL AREAS AND TAKE
ANY NECESSARY ACTION

Couch explained that the Council had discussed an alternative to consider metal buildings on the
upper floors of very large structures, and had requested the Commission to review the issue of
alternative building materials from this persepective, and that the Commission pursue public input
regarding the issue.

100 ADJOURMENT

The meeting adjourned at 8:47 p.m.

105 _____
Chairman

110 _____
City Secretary

CITY OF ROCKWALL
City Council Agenda

Agenda Date: March 16, 1992

Agenda No: V. D.

Agenda Item: **P&Z 92-2-CUP/FP** - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Allen Anderson for a Conditional Use Permit for a Car Wash in a General Retail District (1st Reading) and Approval of a Site Plan and Final Plat for a Car Wash to be Located on Yellowjacket Lane West of SH-205

Item Generated By: Applicant, Allen Anderson

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

Background Information:

Mr. Anderson has revised his plan to include some additional landscaping along the front and along the rear of the property. A copy of the revised site plan and copies of the elevations are attached.

The Planning and Zoning Commission has recommended approval of the request with the following conditions:

1. That development comply with the site plan and elevations as approved. Any significant change in the site plan must be approved by the Planning and Zoning Commission.
2. That any lighting used must be shielded so as not to glare onto any adjacent property or onto the street.
3. That the drive onto Yellowjacket into the car wash site is allowed only with the stipulation that there will be no additional drives permitted on the 370 feet of frontage along Yellowjacket, currently owned by Mr. Anderson. If Mr. Anderson is able to negotiate access from the shopping center drive he will eliminate the proposed drive off of Yellowjacket and he will then be able to utilize an additional drive on the undeveloped eastern lot.

A copy of the ordinance is attached.

Attachments:

1. Revised Site Plan
2. Elevations

Agenda Item: CUP for Car Wash on Yellowjacket

Item No: V. D.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: March 16, 1992

Agenda No: V. D.

Agenda Item: **P&Z 92-2-CUP/FP** - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Allen Anderson for a Conditional Use Permit for a Car Wash in a General Retail District and Approval of a Site Plan and Final Plat for a Car Wash to be Located on Yellowjacket Lane West of SH-205

Item Generated By: Applicant, Allen Anderson

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

Background Information:

Mr. Anderson has submitted a request for a car wash to be located on Yellowjacket Lane, west of SH-205 behind the EZ Mart and north of Walmart. This site is a part of the old Independent Bank site. We have had problems with this property because it has been used for parking by large 18 wheel trucks in the past. The site is bounded by the Walmart drive and parking area on the west and south, and by an existing drive to the east. It fronts on Yellowjacket. Mr. Anderson owns the bank property and the vacant area to the east of this site, but only plans to develop this site at this time. Our comments are as follows:

CUP - A car wash is permitted as a conditional use in General Retail. This location has good access from both 205 and from Yellowjacket. The facility will have all brick walls with a metal mansard roof. The drying area to the rear of the wash bays will be roofed. The facility will be lit from under the roof and by wall mounted lights.

Site Plan/Final Plat - The site plan generally complies with our requirements. They need to add an additional 3 feet of depth along the frontage landscaping to meet the minimum area requirement. The site plan shows one drive entering the property from Yellowjacket. There is an existing drive adjacent to either side of this lot, which are both offsite. The western drive belongs to the shopping center and the owner does not have access rights to that drive. In fact there is a curb along that property line. The drive to the east belongs to Mr. Anderson as a part of the adjacent tract. These three drives, including the proposed new drive, are approximately 60 feet apart. Mr. Anderson has a total of 370 feet of frontage on Yellowjacket, which would allow him the opportunity for two drive openings on Yellowjacket. It has been indicated to Mr. Anderson that if this site plan is approved that the drive to the east will need to serve as his only access into that undeveloped lot to the east. This should be made a condition of approval if the site plan is approved. Mr. Anderson is aware of this condition.

Mr. Anderson is pursuing the possibility of not using the proposed drive but of rather obtaining permission from the shopping center for access onto their drive. If that is worked out Mr. Anderson would be willing to delete the drive onto Yellowjacket in order to allow him an opportunity for a future drive into the undeveloped eastern tract. He does not want this possible change to delay his construction.

The final plat meets our minimum requirements. He is providing right of way for the widening of Yellowjacket and he is providing an access easement on the eastern property line.

SEE ATTACHED NOTES CONT'D

Attachments:

1. Site Plan
2. Plat

Agenda Item: CUP for Car Wash on Yellowjacket

Item No: V. D.

Notes Cont'd.

We would recommend approval of the request with the following conditions:

1. That development comply with the site plan and elevations as approved. Any significant change in the site plan must be approved by the Planning and Zoning Commission.
2. That any lighting used must be shielded so as not to glare onto any adjacent property or onto the street.
3. That the drive onto Yellowjacket into the car wash site is allowed only with the stipulation that there will be no additional drives permitted on the 370 feet of frontage along Yellowjacket, currently owned by Mr. Anderson. If Mr. Anderson is able to negotiate access from the shopping center drive he will eliminate the proposed drive off of Yellowjacket and he will then be able to utilize an additional drive on the undeveloped eastern lot.
4. The landscaped area along the frontage shall be increased to provide the required landscape.

The Commission will consider this item at their meeting on Thursday. We will forward their recommendation to you on Friday.

**MINUTES OF THE CITY COUNCIL MEETING
MARCH 16, 1992**

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CALL TO ORDER

The meeting was called to order by Mayor Frank Miller. Councilmembers present included Jim Flinchum, Gary Martin, Norm Seligman and Pat Luby. Alma Williams and David Elkins were absent.

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CONSENT AGENDA

a) Minutes of March 2, 1992

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b) Consider approval of Resolution Number 92-9 Authorizing Submission of a Grant for Continuation of Northeast Area Drug Interdiction Program

Martin pulled item b). Seligman made a motion to approve the minutes of March 2, 1992. Luby seconded the motion. The motion was voted on and passed unanimously. Martin asked Chief Rohre to explain the math process of the grant application. Rohre addressed the Council and explained the grant. Martin made a motion to approve the resolution authorizing submission of a grant for continuation of the Northeast Area Drug Interdiction Program. Seligman seconded the motion.

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HOLD PUBLIC HEARING REGARDING CREATION OF REINVESTMENT ZONE NUMBER 4 AND CONSIDER APPROVAL OF AN ORDINANCE CREATING REINVESTMENT ZONE NUMBER 4 (1ST READING)

Miller opened the public hearing. Citizens who spoke in favor of reinvestment zone number 4 were Joyce Martin of The Rockwall Chamber of Commerce Economic Development Committee and Tom Manskey of the Rockwall Chamber of Commerce, Gary Johnson of TU Electric Company, Jim Gang, Jr. of C-Power, Inc, and Alan Anderson of Tomet Manufacturing. Miller closed the public hearing. Couch read the caption. Seligman made a motion to approve the resolution creating reinvestment zone number 4 and to also approve an ordinance creating reinvestment zone number 4. Luby seconded the motion. The motion was voted on and passed unanimously.

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P&Z 93-3-Z HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING PLANNED DEVELOPMENT NO. 2 TURTLE COVE BY AMENDING THE AREA REQUIREMENTS (1ST READING)

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Couch outlined the applicant's request amending the area requirements of PD-2. Miller opened the public hearing. Mr. Alern Wang addressed the Council as a representative of D.C.T.

45 Investments and was available to answer questions. Miller closed the public hearing. Seligman made a motion to approve the ordinance amending PD-2 Turtle Cove by Amending the area requirements. Flinchum seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

50 **P&Z 92-2-CUP/FP HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE GRANTING A REQUEST FROM ALLEN ANDERSON FOR A CUP FOR A CAR WASH IN A GENERAL RETAIL DISTRICT AND APPROVAL OF A SITE PLAN AND FINAL PLAT FOR A CAR WASH TO BE LOCATED ON YELLOWJACKET LANE WEST OF SH-205**

55 Couch outlined the applicant's request and stated that the plat does meet all requirements. Miller opened the public hearing. Bill Apperson, President of Car Wash Systems of Texas, Inc., representing Mr. Allen Anderson addressed the Council and spoke about the benefits having another car wash in Rockwall, and was available to answer technical questions about the state-of-
60 the-art materials to be used in construction of the car wash. Tom Manskey, President of the Rockwall Chamber of Commerce addressed the Council in favor of the car wash. Miller closed the public hearing. Martin made a motion to approve the ordinance granting a request from Allen Anderson for a conditional use permit for a car wash in a general retail district and approval of a site plan and final plat for a car wash to be located on Yellowjacket Lane west of
65 SH-205. Luby seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

70 **P&Z 92-4-CUP HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE GRANTING A REQUEST FROM MICHAEL STEPHENSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE CULPEPPERS ADDITION ON I-30 (1ST READING)**

75 Couch outlined Mr. Stephenson's request for a conditional use permit for a commercial amusement in a room located at the end of Culpeppers restaurant. Miller opened the public hearing. Mr. Michael Stephenson, owner of Culpeppers Restaurant, addressed the Council and was available to answer questions. After some discussion Seligman made a motion to approve the ordinance granting a request for a conditional use permit for a commercial amusement to be located in the Culpeppers Addition on I-30. Flinchum seconded the motion. Couch read the
80 caption. The motion was voted on and passed unanimously.

APPOINTMENT WITH REPRESENTATIVE OF THE ROCKWALL COUNTY ENVIRONMENTAL COMMITTEE

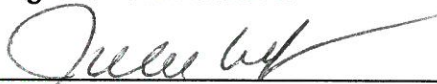
85 Mike Donegan, 2620 Ridge Lake Lane, addressed the Council on the sale of the landfill, and the issue of the environment relating to Columbia Aluminum Processors. He requested that the City Council locate and utilize experts for advice on this problem and asked that the City Council notify the Texas Air Control Board prior to March 23rd to hold a public hearing with representatives of Columbia, the City Council, the City Manager and citizens. Robert Cook,



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 12, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Allen Anderson for a Conditional Use Permit for a self-service car wash to be located on Yellowjacket Lane west of SH-205 on a tract of land described on Exhibit A. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



City Secretary

Case No. P&Z 92-2-CUP

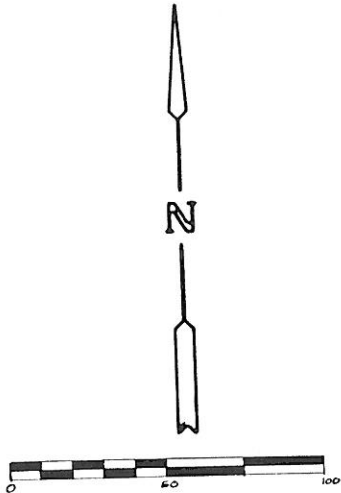
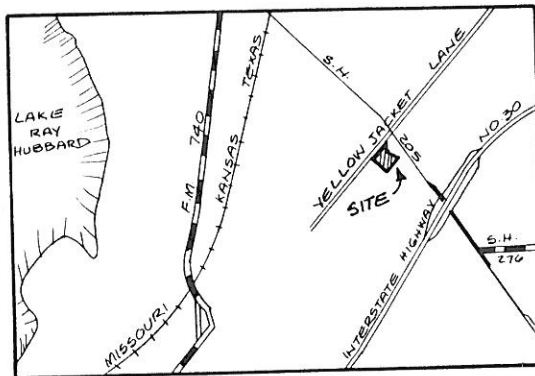
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

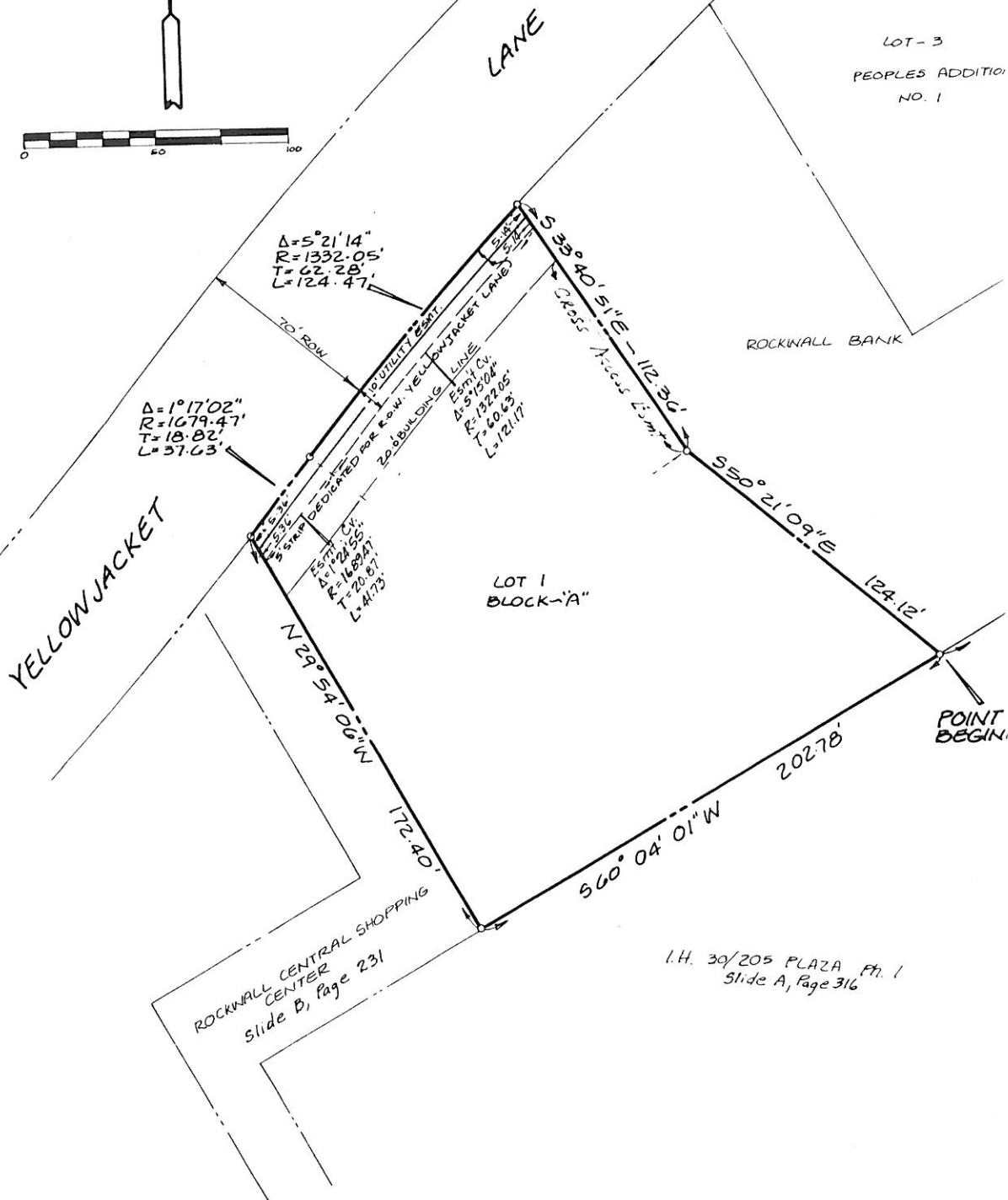
Signature _____

Address _____



BLOCK

LOT-3
PEOPLES ADDITION
NO. 1



2. Approval of a request from Allen Anderson for a Conditional Use Permit for a 6-bay self-service car wash to be located on Yellowjacket west of SH-205 on a .79 acre tract of land more fully described as follows:

WHEREAS, *Allen Anderson* is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 2.00 acre tract of land conveyed to Rockwall Bank, National Association, by warranty deed, recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the Southwesterly line of Highway 205, at the North corner of I. H. 30/205 Plaza, Phase 1, as recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas, and at the Southeast corner of said 2.00 acre tract;

THENCE: South 60° 04' 01" West a distance of 299.20 feet along the Northwest line of I. H. 30/205 Plaza and the Southeast line of said 2.00 acre tract to an iron rod set at the Point of Beginning;

THENCE: South 60° 04' 01" West a distance of 202.78 feet continuing along the Northwest line of said I. H. 30/205 Plaza, Phase 1, and the Southeast line of said 2.0 acre tract to an iron rod found at the Southwest corner of said 2.00 acre tract and at an outside "ell" corner of Rockwall Central Shopping Center, as recorded in Slide B, Page 231, Plat Records, Rockwall County, Texas;

THENCE: North 29° 54' 06" West a distance of 172.40 feet along the most Northerly Northeast line of said Rockwall Central Shopping Center and the Southwest line of said 2.00 acre tract to an iron rod found on the Southeast line of Yellowjacket Lane, a 70 foot right-of-way, said iron rod being on a circular curve to the left having a central angle of 01° 17' 02", a radius of 1,679.47 feet, and a chord that bears North 38° 16' 20" East a distance of 37.63 feet;

THENCE: Along said curve and said Southeast line an arc distance of 37.63 feet to an iron rod found at the point of reverse curvature of a circular curve to the right having a central angle of 05° 21' 00" and a radius of 1,332.05 feet, and a chord that bears North 40° 18' 26" East a distance of 124.43 feet;

THENCE: Along said curve and continuing along said Southeast line an arc distance of 124.47 feet to an iron rod found for a corner;

THENCE: South 33° 40' 51" East a distance of 112.36 feet to an iron rod for a corner;

THENCE: South 50° 21' 09" East a distance of 124.12 feet to the Point of Beginning and containing 34466 square feet or 0.7912 acre of land.

PLANNING & ZONING

Cadle Survey, AB-65

1. Retail Buildings, Inc.
3000 Northeast 63rd. St.
Oklahoma City, Oklahoma 73121
2. Bank One Texas, NA
1717 Main St., Ste. 200
Dallas, Texas 75201
3. Canyon Ridge Apt. Venture
c/o D. Alan Bowlby & Assoc.
P. O. Box 1067
Addison, Texas 75001
4. Folsom Inv., Inc.
c/o D. Alan Bowlby & Assoc.
P. O. Box 1067
Addison, Texas 75001
5. Y L D C, Inc.
700 North Pearl, Suite 1840
Dallas, Texas 75201
6. American Friends of Boys Town
c/o Walmart Stores, Inc.
702 SW 8th. St.-0259
Bentonville, Arkansas 72716-0621
7. E-Z Mart #77
P. O. Box 1426
Texarkana, Arkansas 75504
8. Dean Dauley
c/o Pizza Hut of America #311169
P. O. Box 428-9111 E. Douglas
Wichita, Kansas 67201