

SITE PLAN APPLICATION

Date 06/19/92

NAME OF PROPOSED DEVELOPMENT HELWIG PROPERTIES

NAME OF PROPERTY OWNER/DEVELOPER JAMES HELWIG

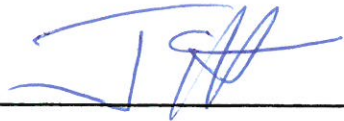
ADDRESS 2670 S. GOLIAD ROCKWALL, TEXAS 75087 PHONE 214-771-0927

NAME OF LAND PLANNER/ENGINEER JACK DECKER

ADDRESS P.O. BOX 870173 MESQUITE, TX 75150 PHONE 214-289-4018

TOTAL ACREAGE 5.5 CURRENT ZONING HEAVY INDUSTRIAL

NUMBER OF LOTS/UNITS 1

SIGNED 

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

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>	
<u>X</u>	<u>      </u>	1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
<u>X</u>	<u>      </u>	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.
<u>X</u>	<u>      </u>	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
<u>X</u>	<u>      </u>	4. <u>Calculation</u> of landscaped area provided
<u>X</u>	<u>      </u>	5. <u>Location</u> and <u>dimensions</u> of ingress and egress



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

File No. 92-26-3P/PP

Date 6/19/92

Fee \$ 232.50

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 06/19/92

NAME OF PROPOSED SUBDIVISION HELWIG PROPERTIES

NAME OF SUBDIVIDER JAMES HELWIG

ADDRESS 2670 S. GOLIAD ROCKWALL, TEXAS 75087 Phone 214-771-0927

OWNER OF RECORD JAMES HELWIG & SON, INC.

ADDRESS 2670 S. GOLIAD ROCKWALL, TEXAS 75087 PHONE 214-771-0927

NAME OF LAND PLANNER/SURVEYOR/ENGINEER JACK DECKER

ADDRESS P.O. BOX 870173, MESQUITE, TEXAS 75150 PHONE 214-289-4018

TOTAL ACREAGE 5.5 CURRENT ZONING HEAVY INDUSTRIAL

NO. OF LOTS/UNITS 1

SIGNED [Signature]

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

Provided or Shown Not On Plat Applicable

I. General Information

- Checklist items: A. 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

<u>  X  </u>	_____	A. Subdivision boundary lines
_____	<u>  N/A  </u>	B. Identification of each lot and block by number or letter
<u>  X  </u>	_____	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
<u>  X  </u>	_____	D. Proposed land uses, and existing and proposed zoning categories
<u>  X  </u>	_____	E. Approximate acreage
_____	<u>  N/A  </u>	F. Typical lot size; lot layout; smallest lot area; number of lots
<u>  X  </u>	_____	G. Building set-back lines adjacent to street
<u>  X  </u>	_____	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
_____	<u>  N/A  </u>	I. Location of City Limit lines, contiguous or within plat area
<u>  X  </u>	_____	J. Location and sizes of existing utilities
<u>  X  </u>	_____	K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area

\_\_\_\_\_ N/A

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

\_\_\_\_\_ N/A

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

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

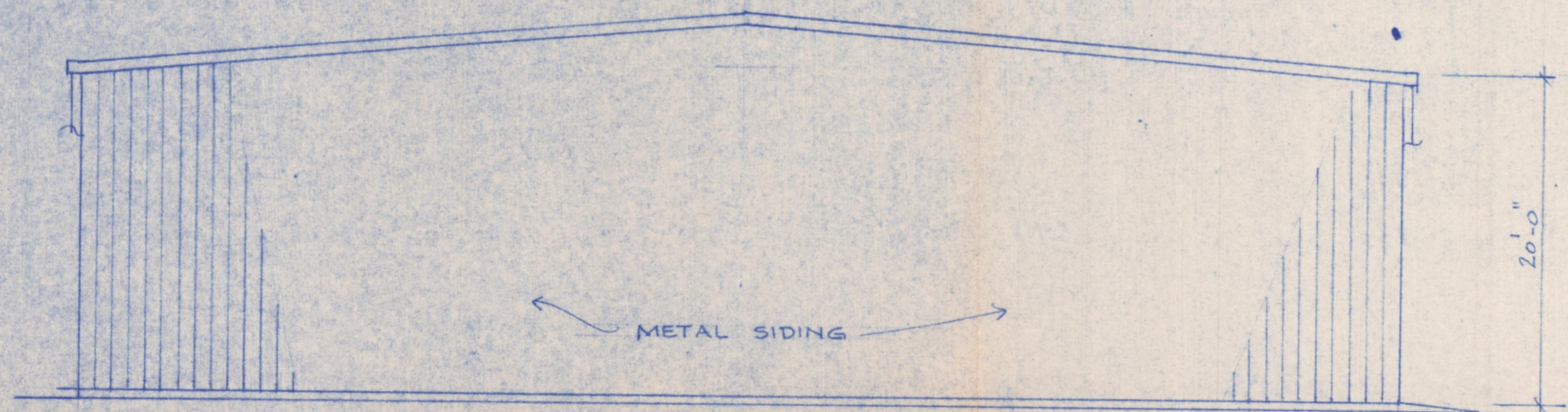
File No. 92-26-SP/PP

Date 6/19/92

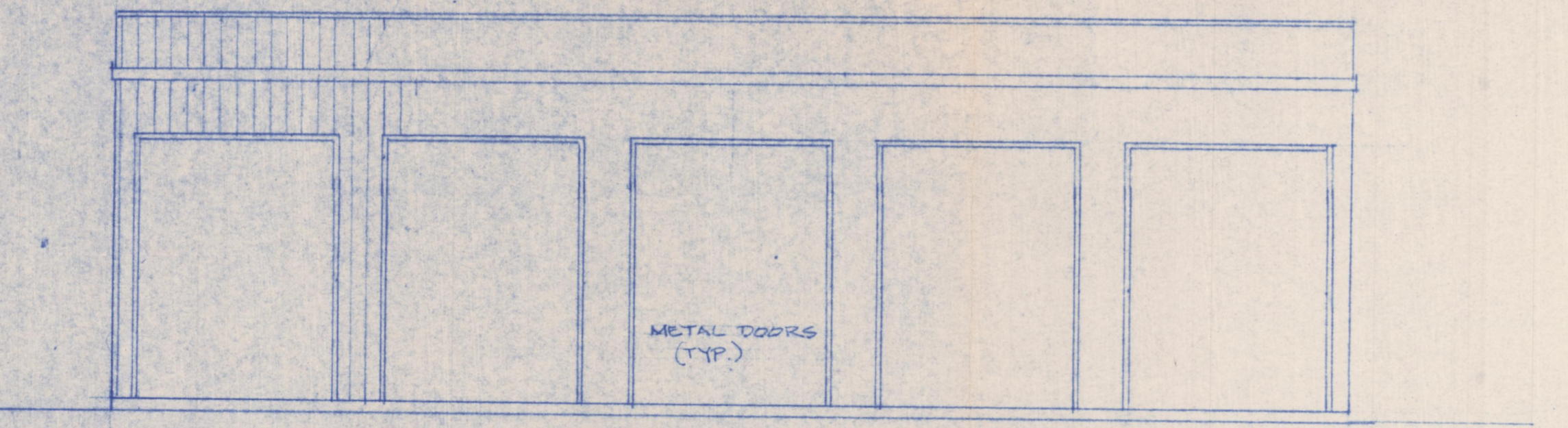
Fee \$ 232.50

Receipt No. 07A858

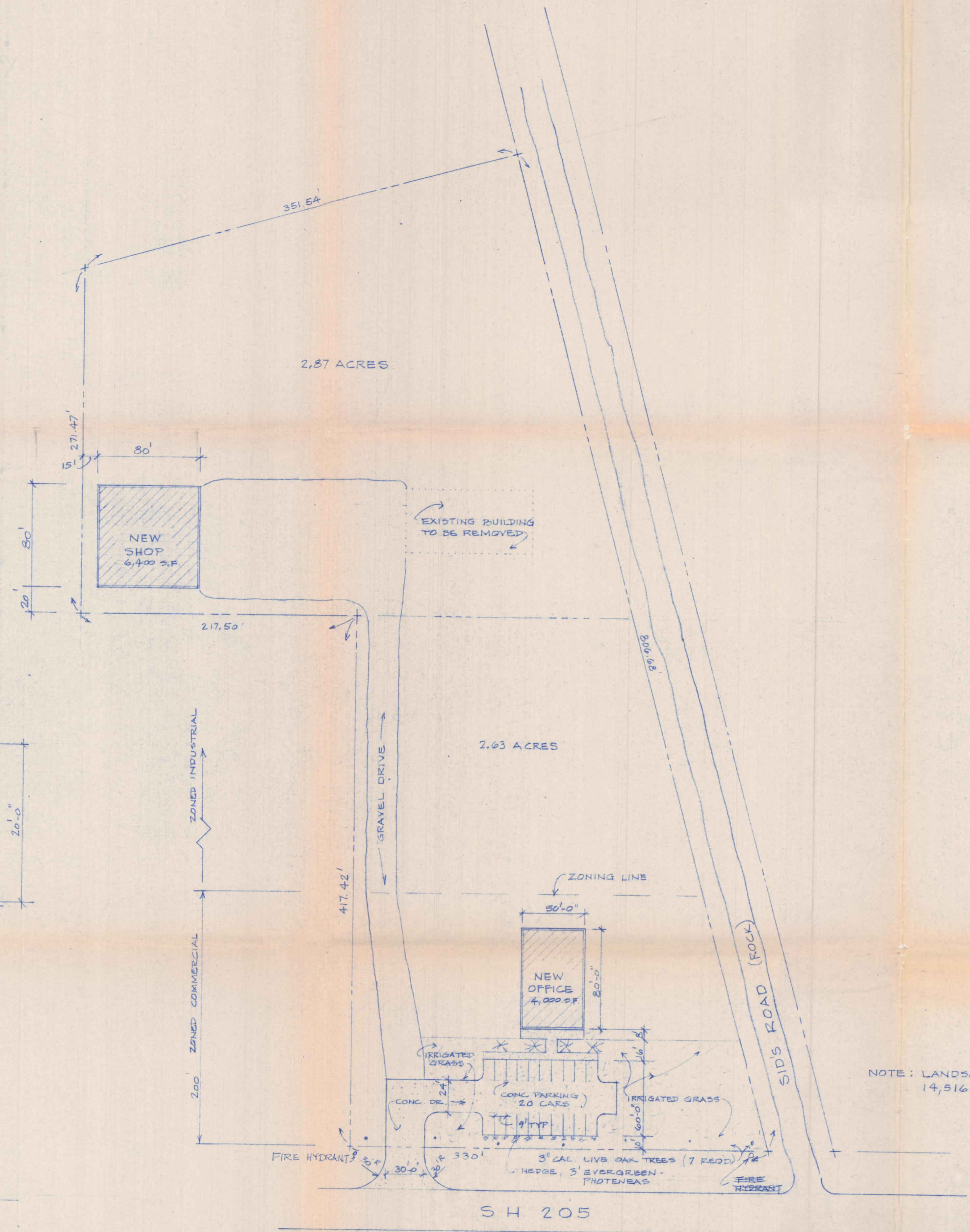




SIDE ELEV - SHOP  
1/8" = 1'-0"



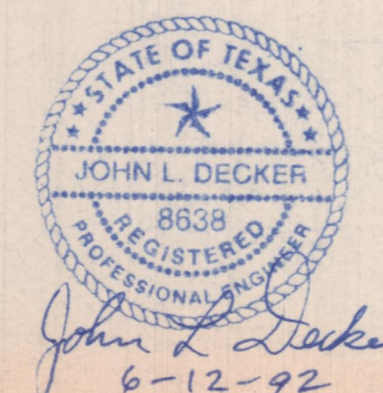
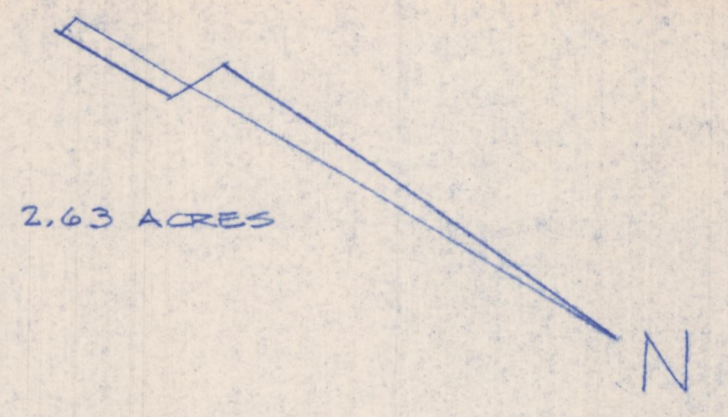
FRONT ELEV. - SHOP  
1/8" = 1'-0"



# SITE PLAN

SCALE 1" = 50'-0"

NOTE: LANDSCAPED AREA, APPROX  
14,516 S.F. = 12.69% OF 2.63 ACRES



NEW TRUCK TERMINAL  
FOR  
JAMES HELWIG & SON, INC.  
S.H. 205 SOUTH, ROCKWALL, TX

DECKER AND ASSOCIATES  
CONSULTING ENGINEERS  
P.O. BOX 870173 MESQUITE, TEXAS 75150

92-26-SP/PP



## PREVIOUS WAIVERS TO THE ESCROW REQUIREMENTS

Following is a brief description of waivers granted in the past:

1. The Council has adopted a policy that if a single lot residential user plats the escrow fees would be waived. This policy has been reaffirmed on a number of occasions.
2. Precision Cable was granted a waiver to the escrow requirements to improve the section of High School Road that is adjacent to their property.
3. The proposed car wash planned for the east side of SH-205 off of Yellowjacket was tentatively approved by the Council to defer the escrow payments until the road was to be constructed. This was never finalized because the development never happened.
4. Several waivers have been granted to development on roadways that are substandard but have recently been reconstructed by the City, such as High School Road, Boydston, and Heath Street.

James Helwig  
IV. C.



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

July 21, 1992

Mr. James Helwig  
2670 S. Goliad  
Rockwall, Texas 75087

Dear Mr. Helwig:

On Monday, July 20 the City Council approved your request for a site plan with a landscape waiver, and preliminary plat with a waiver of escrow fees for improvement of Sids Road, for property located at 2670 S. Goliad.

Please note that July 27 is the deadline for submitting your application for a final plat if you want to have the final plat considered in August.

If you have any questions don't hesitate to contact me.

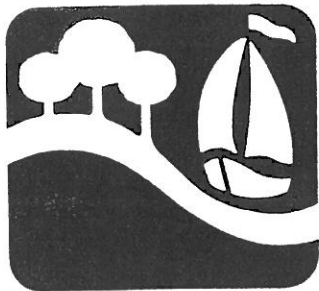
Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch  
Assistant City Manager

hcc

cc: David Smith, Inspection Department



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

July 10, 1992

James Helwig  
2670 S. Goliad  
Rockwall, Texas 75087

Dear Mr. Helwig:

Your application for a variance to the exterior materials requirements before the Rockwall Board of Adjustments is scheduled to be heard on Thursday, July 16, at 7:00 P.M. at 205 W. Rusk. You or your representative need to be present at that meeting to present your request to the Board. The Board will meet in the City Hall Annex next door to City Hall.

Additionally, the Planning and Zoning Commission will consider your site plan and plat on that same night. You are scheduled first on the agenda for the Board of Adjustment and last on the Commission meeting so we should be able to address both issues that night.

Your site plan and preliminary plat are scheduled to be heard by the City Council on Monday, July 20 at 7:00 P.M. You will also need to be present at that meeting.

If you have any questions don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch  
Assistant City Manager

**JAMES HELWIG & SON, INC.**

**P.O. BOX 1390  
ROCKWALL, TEXAS 75087**

June 24, 1992

City Council  
City of Rockwall  
Rockwall, Texas 75087

Re: James Helwig & Son, Inc.

Dear Members of the Rockwall City Council:

You will find enclosed with this letter a proposed Plat for the building of permanent truck terminal at the facility of James Helwig & Son, Inc., at the business address more commonly known as 2670 South Goliad, Rockwall, Texas 75087. The purpose of this letter is to provide some explanation for the enclosed Plat, and to request, waivers or variances, if any, necessary to build this improvement in the City of Rockwall.

A brief word of introduction and background may be appropriate. James Helwig & Son, Inc. operates an over-the-road trucking operation specializing in delivering freight in refrigerated trailers. We moved our operation to Rockwall approximately four and one-half years ago, and have enjoyed growth in our business along with the City's expansion. I have resided in Rockwall with my wife and son for approximately five years, and look forward to a long-term participating relationship in the Rockwall community. I provide this background because it is my desire to enhance my business operation and terminal facility in both the letter and spirit of existing city codes.

The enclosed Plat represents future growth and development of which we feel is consistent with the desires and pace that Rockwall is looking for in business development. As a member of the trucking industry, however, I am not well versed in building matters, and have been advised that this enhancement of our property may be subject to certain escrowed fees and landscape requirements. If so, the purpose of this letter is to share with you our future plans, and to request a waiver or variance from any such requirements. For the reasons stated herein, we feel the public convenience and welfare will be substantially served by your authorizing this special exception to these regulations in order to permit reasonable development and improvement of our property. Otherwise, if the code is enforced as I have been advised, it would result in an unnecessary hardship to my business, family and the future development of my operations in Rockwall.

As shown from the enclosed Plat, my property currently faces S.H. 205. Sids Road located on the north side of my property is unusable by me in any manner in my trucking operation. Not only does tractor-trailer traffic naturally flow off of S.H. 205, but the existing width of Sids Road is not adequate for passage of tractor-trailers to turn onto the road, or from the road into the facility. As indicated by the enclosed Plat, based upon reasonable expectation, Sids Road would never be used in connection with my operation. If any type of escrow would be required because Sids Road abuts my property, the escrowed amount would result in undue hardship by making unaffordable the current and permanent improvements to be made to the subject property as indicated on the Plat.

Additionally, I am also advised that the City of Rockwall's Thoroughfare Plan may require that fifteen percent (15%) of our entire property may need to be landscaped to build the permanent office facility as contemplated on the front 2.63 acres. If so, this would result in the landscaping of approximately 3/4ths of an acre, or 35,000 square feet of the entire property, when our property is actually bifurcated for development. The front 2.63 acres, as indicated on the Plat, I believe fully complies with the landscaping requirement by showing 14,516 square feet of landscaping, or 12.69% of the front tract. Only the front tract is accessible to public view, and is actually subject to development even though a maintenance facility and area to park trucks will be installed on the back 2.87 acres. We are certainly desirous of landscaping a front hedge on the front part of our property, and to install the irrigated grass and trees as shown. We are advised that the landscape design on the enclosed Plat would result in a two and one-half percent credit of the landscape requirement, and thus the 12.69% landscaped area as shown would qualify given the credit of 2-1/2% for the front hedge. Alternatively, we are requesting that if the property is not analyzed as being properly bifurcated, and the maintenance and truck park facility in the rear 2.87 acres needs to be considered, that any other necessary variance be granted.

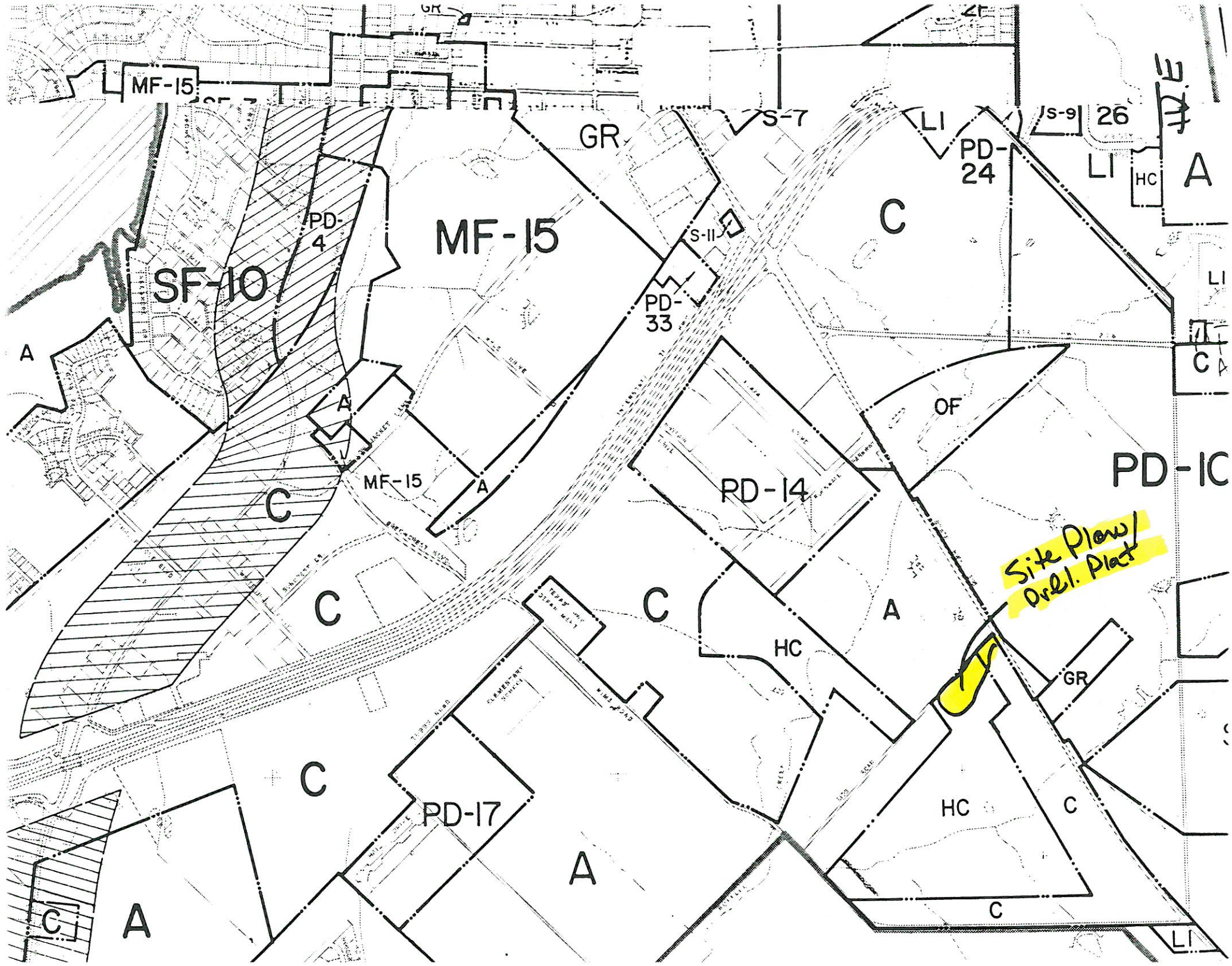
On behalf of the employees and management of James Helwig & Son, Inc, we appreciate your consideration of the waiver and variance required, if any, to the existing code requirements. I will be pleased to answer personally any questions you may have when I appear before the City Council. I feel that the above request is consistent with the accommodations provision written into the enabling ordinances.

Thanking you in advance for your consideration, I remain,

Respectfully,



James Helwig  
James Helwig & Son, Inc.



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

**Agenda Date:** July 9, 1992

**Agenda No:** IV. C.

**Agenda Item:** <sup>26</sup>  
P&Z 92-23-SP - Discuss and Consider Approval of a Requirement from James Helwig for Site Plan and Preliminary Plat for a New Facility Located at 2670 S. Goliad

**Item Generated By:** Applicant, James Helwig

**Action Needed:** Discuss application and take any necessary action.

**Background Information:**

Mr. Helwig owns the trucking company located at the southwest corner of SH-205 and Sids Road, south of I-30. He is interested in building a new office building and replacing his existing shop building. Because this property was not platted or site planned when the original development occurred, Mr. Helwig must now complete these actions before a building permit may be issued. He has submitted both a site plan and a preliminary plat for this site. He has also requested several waivers to some of our requirements. Our comments are as follows:

Site Plan

The total site is 5.5 acres. The site plan conforms to our requirements with the exception of the total area to be landscaped. He is requesting a waiver to the landscape percentage for the back half of the property where his truck and trailer storage is located. He is providing enough landscaping in the front along SH-205 to meet the requirements for the front 2.63 acres.

Preliminary Plat

The property is bounded by SH-205 and Sids Road. Under our subdivision ordinance he will need to dedicate any necessary right of way as well as escrow funds for the improvement of one half of Sids Road. He is willing to dedicate any necessary right of way but he is requesting a waiver to the escrow requirements. His site has 806 feet of frontage on Sids Road. We will have the estimate of the escrow cost on Thursday, but it will be a fairly large amount due to the amount of frontage.

There may also be a need to extend a water main to provide fire protection to the new shop area. We will have that information on Thursday as well.

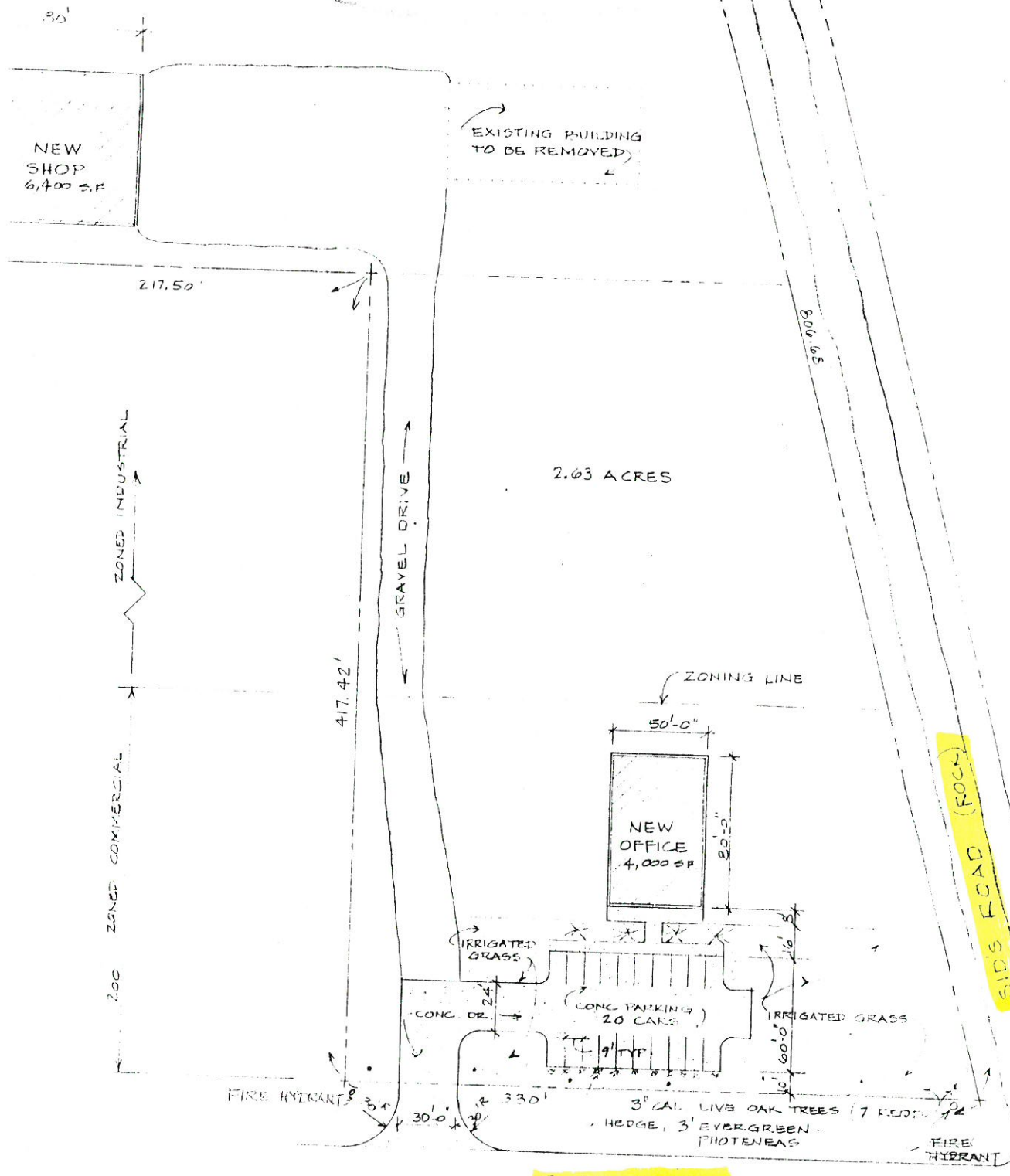
**Attachments:**

1. Site Plan
2. Location Map
3. Letter regarding escrow

**Agenda Item:** Site Plan for James Helwig

**Item No:** V. C.

2.37 ACRES

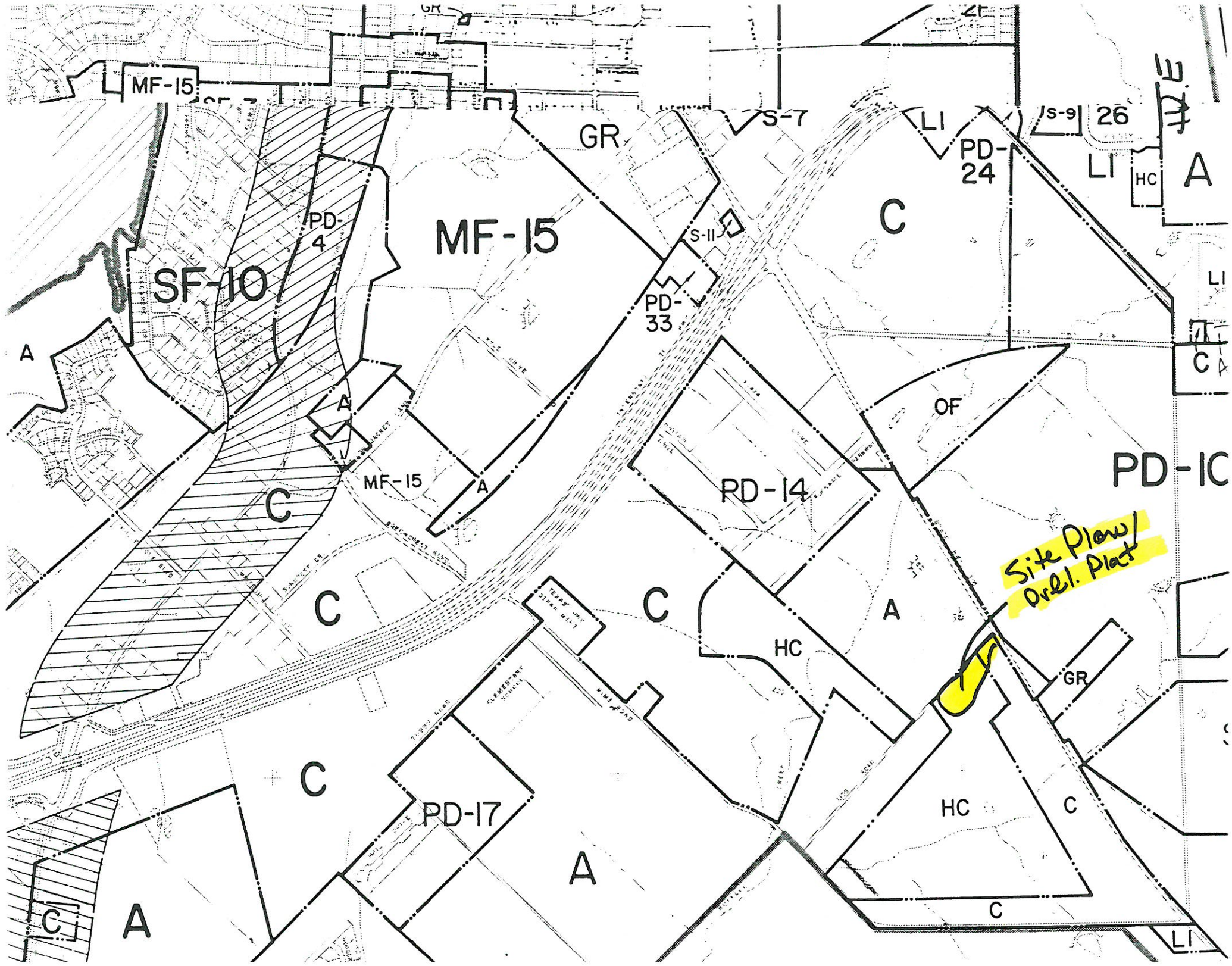


S H 205



NEW TRUCK TERMIN.





MF-15

GR

S-7

S-9 26

PD-24

MF-15

PD-4

PD-33

SF-10

S-11

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OF

PD-IC

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C

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Site Plan/  
Prel. Plat

C

HC

GR

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PD-17

HC

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C

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LI

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 20, 1992

**Agenda No:** VII. C.

**Agenda Item:** P&Z 92-23-SP - Discuss and Consider Approval of a Request from James Helwig for Site Plan and Preliminary Plat for a New Facility Located at 2670 S. Goliad

**Item Generated By:** Applicant, James Helwig

**Action Needed:** Discuss application and take any necessary action.

**Background Information:**

There was considerable discussion on this issue. Again, a copy of the draft minutes is attached for your review. The Commission's recommendation is to approve the site plan with the landscape waiver as requested and to approve the preliminary plat with the waiver of the escrow fees. Mr. Helwig also mentioned that there was a possibility that he would want to shift his proposed office building back further on the site. The Commission also stipulated that if that was done the applicant would work with staff to ensure that the landscaping was in compliance with the requirements as approved.

**Attachments:**

**Agenda Item:** Site Plan for James Helwig

**Item No:** VII. C.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 20, 1992

**Agenda No:** VII. C.

**Agenda Item:** P&Z 92-23-SP - Discuss and Consider Approval of a Request from James Helwig for Site Plan and Preliminary Plat for a New Facility Located at 2670 S. Goliad

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**Background Information:**

Mr. Helwig owns the trucking company located at the southwest corner of SH-205 and Sids Road, south of I-30. He is interested in building a new office building and replacing his existing shop building. Because this property was not platted or site planned when the original development occurred because the land was in the County at that time, Mr. Helwig must now complete these actions before a building permit may be issued. He has submitted both a site plan and a preliminary plat for this site. He has also requested several waivers to some of our requirements. Our comments are as follows:

**Site Plan/Landscape Plan**

The total site is 5.5 acres. The site plan conforms to our requirements with the exception of the total area to be landscaped. He is requesting a waiver to the landscape percentage for the back half of the property where his truck and trailer storage is located. He is providing enough landscaping in the front along SH-205 to meet the requirements for the front 2.63 acres. The site plan as submitted meets our requirements.

**Preliminary Plat**

The property is bounded by SH-205 and Sids Road. Under our subdivision ordinance he will need to dedicate any necessary right of way as well as escrow funds for the improvement of one half of Sids Road. He is willing to dedicate any necessary right of way but he is requesting a waiver to the escrow requirements. His site has 806 feet of frontage on Sids Road. The estimated cost of the street escrow given the length of frontage on Sids Road is approximately \$80,000.

Attached you will find a letter from Mr. Helwig and a review of other waiver requests the Council has considered in the past. The Commission will consider this item on Thursday and we will forward their request to you on Friday.

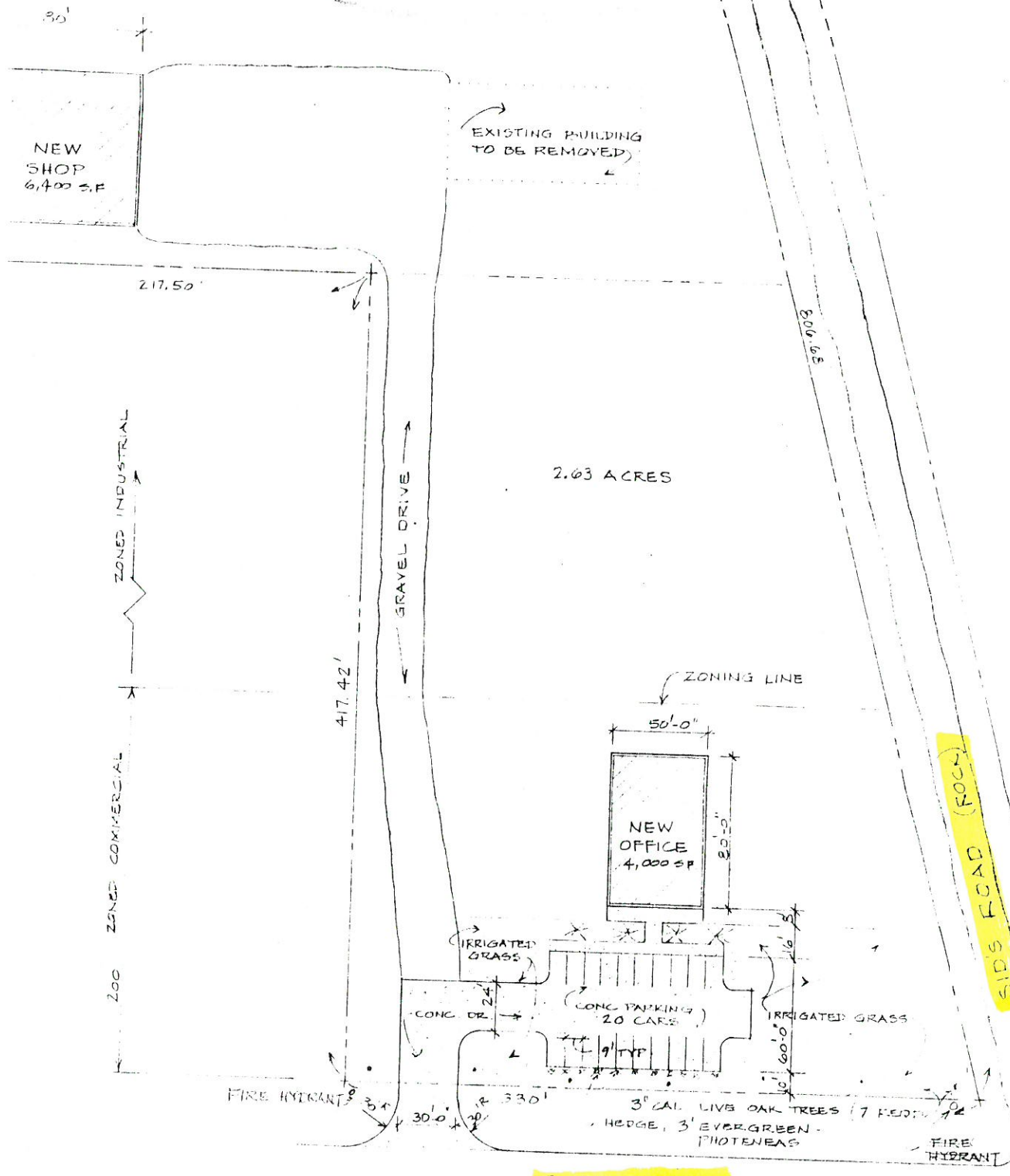
**Attachments:**

1. Site Plan
2. Location Map
3. Letter regarding escrow
4. History of Waiver Requests

**Agenda Item:** Site Plan for James Helwig

**Item No:** VII. C.

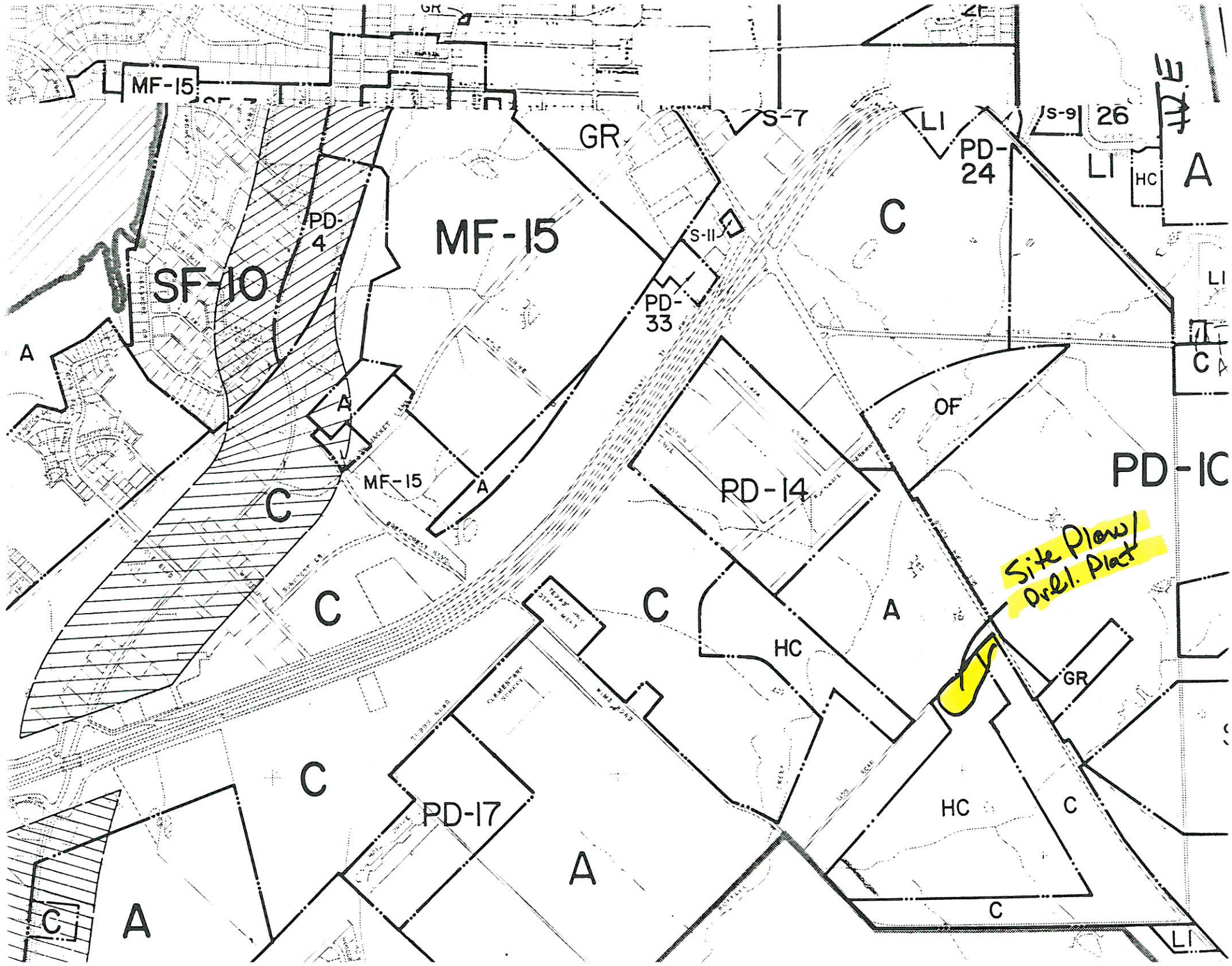
2.37 ACRES



SH 205



NEW TRUCK TERMIN.



MF-15

SF-10

MF-15

PD-33

PD-14

PD-17

PD-24

PD-IC

Site Plan/  
Prel. Plat

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S-7

S-9

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James Helwig  
IV. C.

95  
**PZ 92-26-SP/PP Consider Approval of a Request from James Helwig for Site Plan and Preliminary Plat for a New Facility Located at 2670 S. Goliad** MIN 7/16/92

100 Couch explained the applicant's request. Mr. Helwig addressed the Commission and explained his request and was available to answer questions. He also noted that he may wish to move his building further back than was shown on the site plan. Morgan made a motion to recommend approval of a request from James Helwig for site plan and preliminary plat for new facility located at 2670 S. Goliad, and recommended a waiver of street escrow requirements and a waiver of the landscaping requirement on back portion of the property. Mitchell seconded the motion. Welborn recommended an amendment to the motion that a facilities agreement be drawn with Mr. Helwig that would outline payment for the improvement of one-half of Sids Road at the time improvement is done, which would therefore defer the escrow fees. Mastronardi also recommended that the agreement include a provision that should he move the building back on the lot staff would instruct the property owner where to put the landscaping. Mr. Helwig then indicated he needed more clarification on Welborn's amendment. Couch explained that under subdivision requirements, any required street escrow requirements are assessed and paid at the time of platting, unless a waiver is granted by the Council. She also reviewed previous waivers considered by the Commission and Council and gave an example of the car wash location on Yellowjacket Lane where the City Council tentatively agreed to defer escrow payments for widening Yellowjacket until it was built. Mr. Helwig then expressed much concern over the \$80,000 that would be his share of improving one-half of Sids Road and that should it be developed several years later that price could be higher due to inflation. He indicated that Sids Road is totally unusable to him and his trucks as the turning radius is not wide enough to accommodate his trucks. Mastronardi explained to Mr. Helwig that since his property fronts Sids Road it is the City's requirement to have the adjacent property owner pay for the cost of the improvement of the road. Mr. Helwig indicated that he is trying to bring in more business and revenue to Rockwall and this could be the deciding factor on whether or not he stays in

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