

City of Rockwall, Texas

Date: 12-15-88

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision BUFFALO CREEK SHOPPING VILLAGE

Name of Subdivider WHITTLE DEVELOPMENT, INC.

Address 2804 RIDGE RD. ROCKWALL, TX. 75087 Phone 771-5238

Owner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS AND ASSOCIATES, INC.

Address 2331 GUSTAFSON RD DALLAS, TX 75228 Phone 328-8133

Total Acreage 3.00

Current Zoning PD-9

No. of Lots/Units 1

Signed _____

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.

INFORMATION

Provided or
Shown on Plat

Not
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

A handwriting practice sheet for the letter 'I'. The page is divided into two columns of horizontal lines. The left column contains several examples of the letter 'I' written on the lines, with some examples showing the stroke direction with arrows. The right column contains empty lines for practice. The letter 'I' is shown in various sizes and positions, demonstrating its placement on the lines.

- C. Dimensions, names and description of all public rights-of-way, improvements, easements, marks 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 patterns of contiguous subdivisions; approved concept plans or preliminary plats.
- 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.

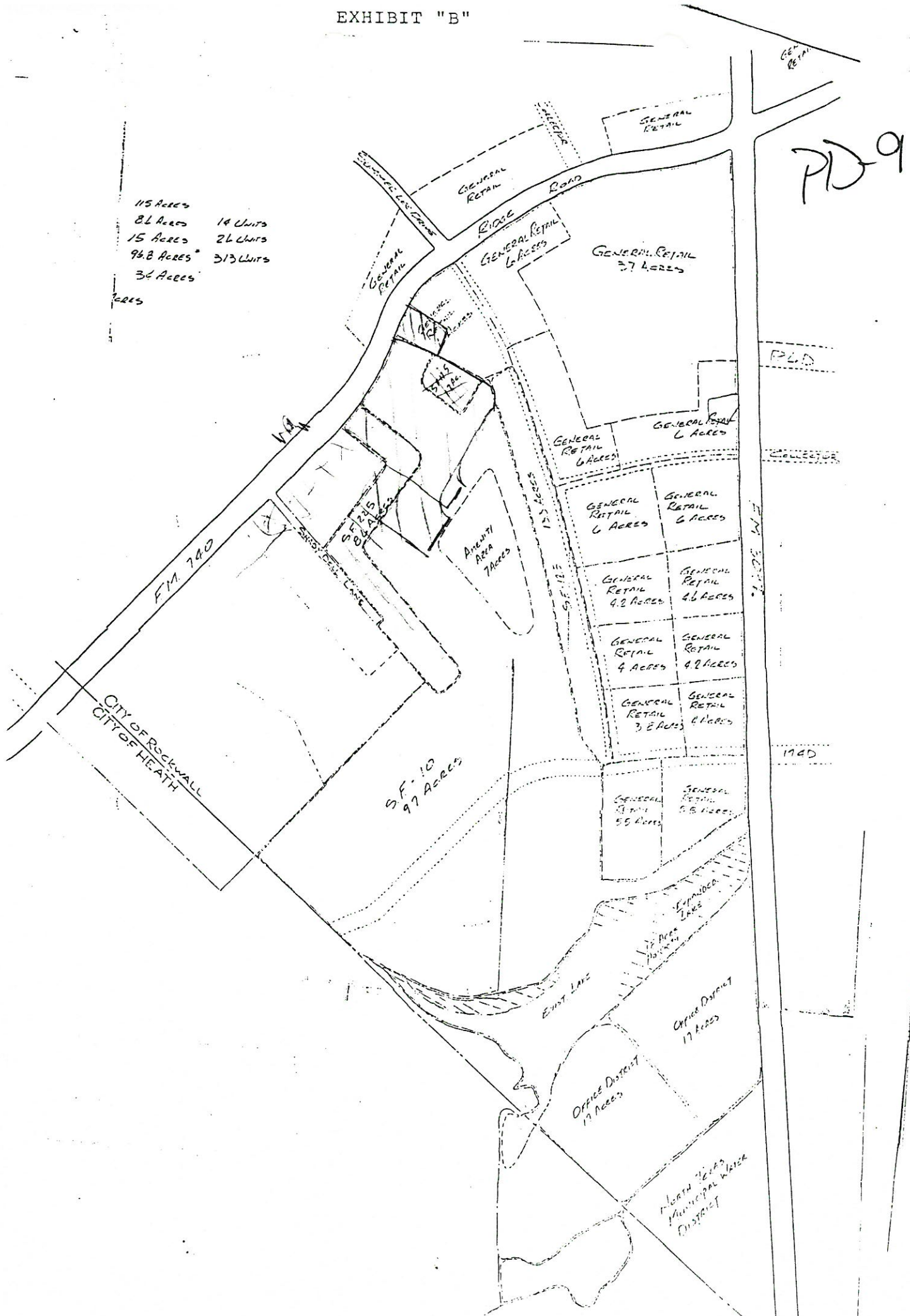
Taken by: _____

File No. _____

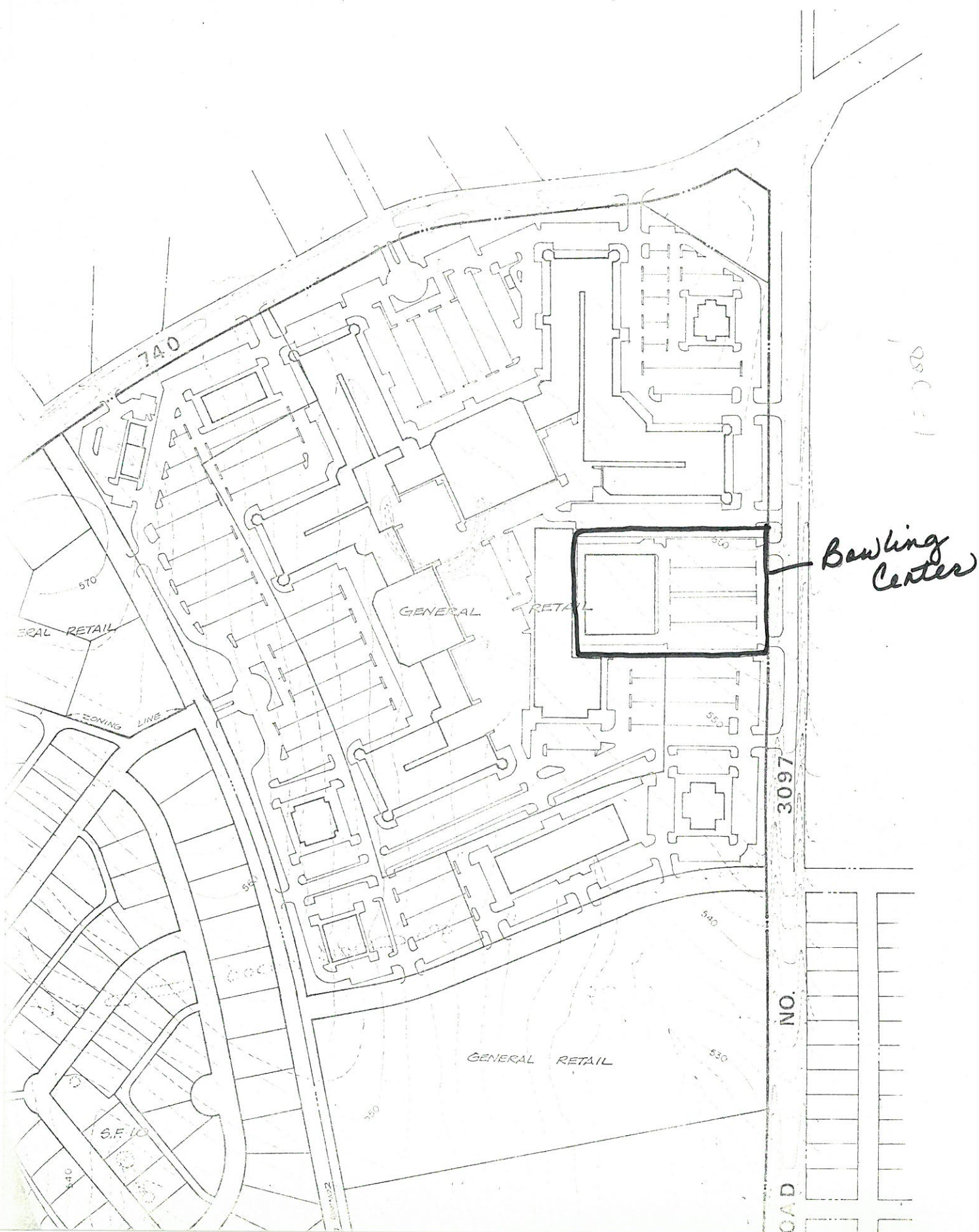
Date: _____

Fee: _____

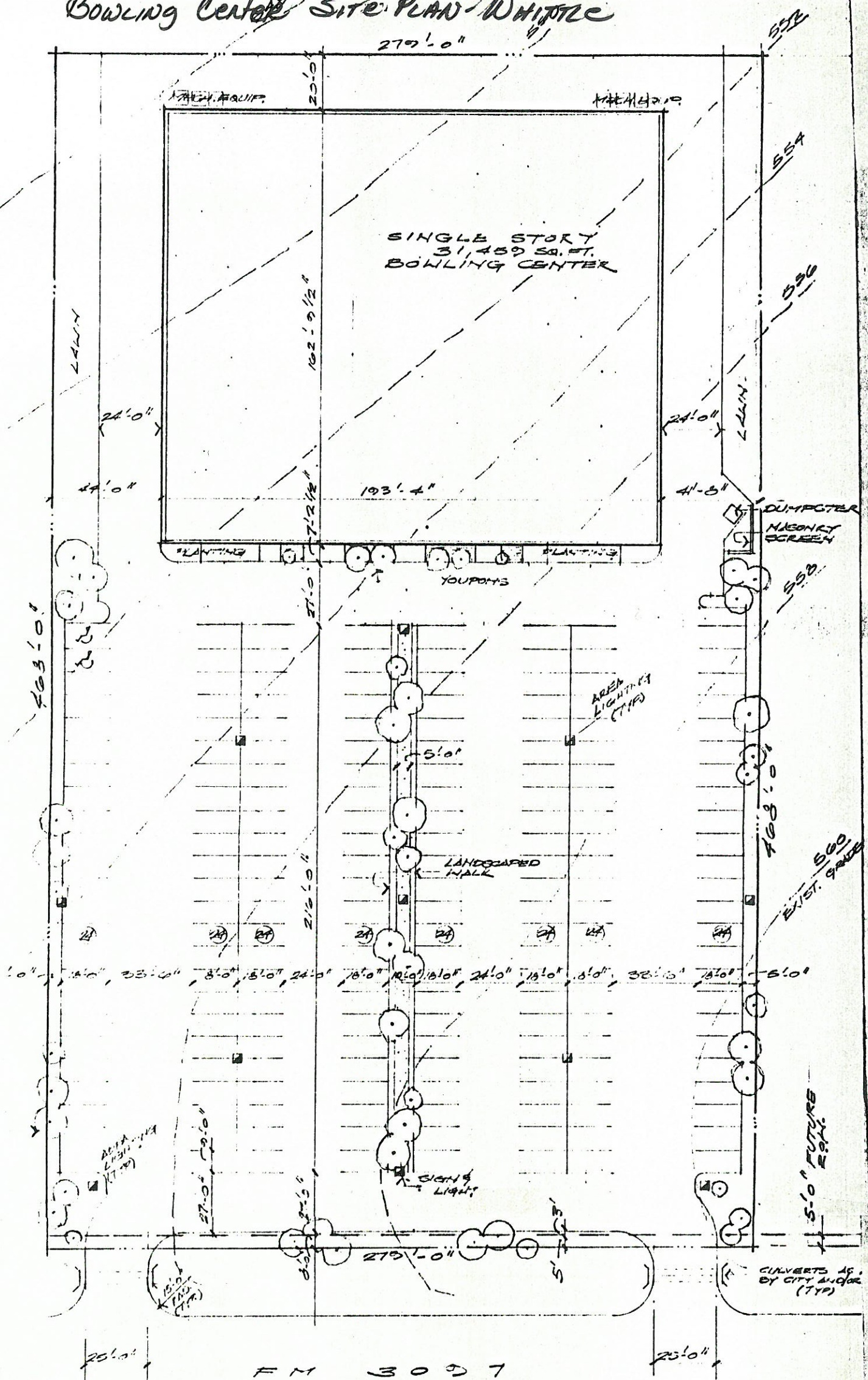
Receipt: _____



PD-9 Concept Plan



BOWLING CENTER SITE PLAN - WHITE



SITE PLAN BOWLING CENTER

SITE PLAN APPLICATION

Date 2-22-88NAME OF PROPOSED DEVELOPMENT Buffalo Creek Shopping VillageNAME OF PROPERTY OWNER/DEVELOPER Rockwall All Star Lanes, IncADDRESS P.O. Box 369 Rockwall, TX PHONE 771-5238NAME OF LAND PLANNER/ENGINEER CHUCK HODGES, Harold EVANSADDRESS Ridge Rd, Rockwall, TX PHONE 771-0044TOTAL ACREAGE 3 ACRESCURRENT ZONING PDNUMBER OF LOTS/UNITS 1SIGNED [Signature]

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 On Site Plan	Not Applicable
-----------------------------------	-------------------

<u>not shown</u>	<u> </u>
------------------	-------------------

<u>✓</u>	<u> </u>
----------	-------------------

<u>✓</u>	<u> </u>
----------	-------------------

<u>✓</u>	<u> </u>
----------	-------------------

<u>✓</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

2. Location, dimensions, 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, fence and/or screening of yards and setback areas

4. Calculation of landscape area provided

5. Location and dimensions of ingress and egress

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>not shown</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u> </u>	<u>✓</u> _____
_____	<u>✓</u> _____
_____	_____

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

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

Taken by _____

File No. _____

Date _____

Fee _____

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date 2-22-88

Applicant Whittle Development Co. Phone 721-5238

Mailing Address _____

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.)

(See Attached)

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

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

There (Are) deed restrictions pertaining to the intended use of the property.
(Are Not)

Status of Applicant: 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 note concerning the importance of my submitting to the City a sufficient legal description.


Signed 

NOTE: The 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.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.


Surveyor or Attorney for Applicant
(Mark out one)

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. _____ CUP

Date Submitted 2-22-88

Filing Fee \$ _____

Applicant Rockwall All Star Lanes, Inc

Address PO Box 369
Rockwall, TX 75087

Phone No. 771-5238

Owner _____ Tenant¹ _____ Prospective Purchaser¹ _____

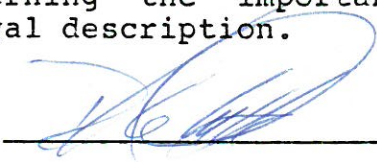
Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

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

Private Club, Bowling Center

line The current zoning on this property is PD.
There ^{space} 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.


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.

City of Rockwall

Planning and Zoning Applicant Receipt

Date 2/22/88

Applicant Rob Whittle Phone _____

Address _____

Development Buff Creek - Banking Center

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

☒ Site Plan Application

☒ Prel. Plat Application

☐ Final Plat Application

☐ Zone Change Application

☐ Sign Board Application

☐ Board of Adj. Application

☐ Front Yard Fence Application

☒ CUP Application

☒ () sets/site plans - Submission # _____

☒ () sets/prel. plats - Submission # _____

☐ () sets/final plats - Submission # _____

☐ () sets/executed final plats/mylars

☐ () sets/engineer drawings - Submission # _____

☐ Filing fee \$ 90⁰⁰ (40 pd)

☐ Other _____

With this application, you are scheduled to appear before the

P&Z
on March 10, _____

at 1:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: MA



F.M. ROAD
NO. 740

a.L. Steger, Anna Wade Steger,
Emily Sue White head

F.M. ROAD
NO. 3097

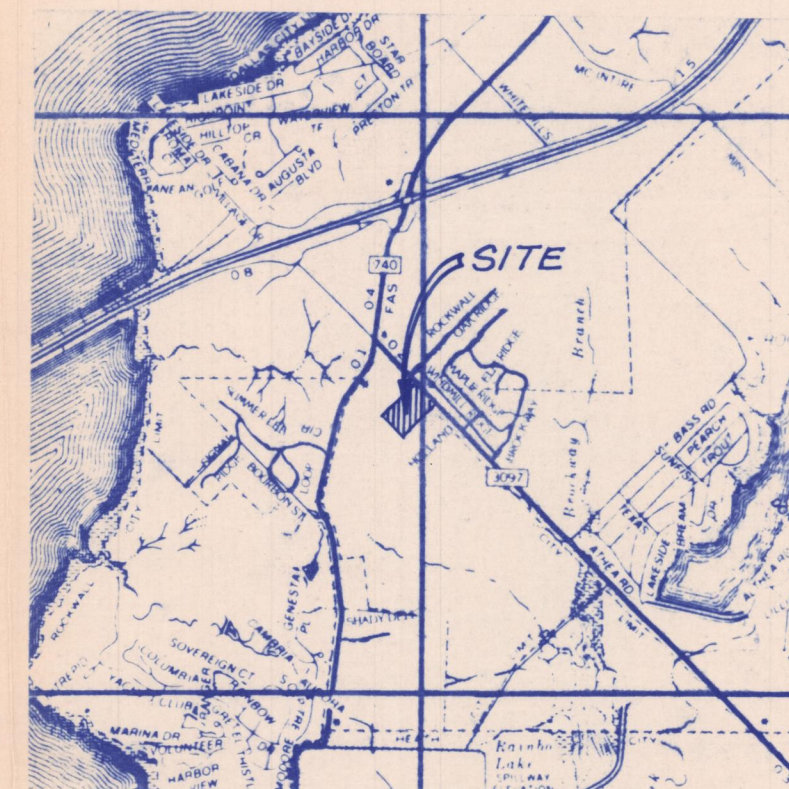
Point of
Beginning

Whittle Dev, Inc.

LOT ~ 1
BLOCK ~ "A"

2.9975 ACRES

Whittle Dev, Inc.



LOCATION MAP
Scale: 1"=1000'

STATE OF TEXAS
COUNTY OF ROCKWALL

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

COMMENCING at the intersection of the right-of-way cut back for F.M. 740 with the Southwest line of F.M. 3097;
THENCE: South 45° 35' 20" East a distance of 853.23 feet with said Southwest line to the Point of Beginning;
THENCE: South 45° 35' 20" East a distance of 279.00 feet with said Southwest line to a point for a corner;
THENCE: South 44° 24' 40" West a distance of 468.00 feet to a point for a corner;
THENCE: North 45° 35' 20" West a distance of 279.00 feet to a point for a corner;
THENCE: North 44° 24' 40" East a distance of 468.00 feet to the Point of Beginning and Containing 130,572 Square Feet or 2.9975 Acres of Land.

EXISTING ZONING PD-9
PROPOSED BOWLING CENTER

PRELIMINARY PLAT

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	2-15-88	8816

BUFFALO CREEK SHOPPING VILLAGE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC. ~ OWNER
2804 RIDGE RD., - ROCKWALL, TEXAS 75087 - PH. 771-5238

PLAT REVIEW

☒ Preliminary Plat☐ Final PlatName of Proposed Subdivision Buffalo Creek Shopp VillageLocation of Proposed Subdivision FM-~~340~~ 3097Name of Subdivider Whittle Development

Date Submitted _____ Date of Review _____

Total Acreage _____ No. of Lots _____

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted? (Attach Copy)	_____	_____	_____
2. Were the proper number of copies submitted?	_____	_____	_____
3. Is scale 1" = 100' (Specify scale if different) Scale = _____	_____	_____	_____
4. Is the subdivision name acceptable?	_____	_____	_____
5. Comments:			

Planning and Zoning

1. What is the proposed use?	<i>bowling Center</i>		
2. What is the proposed density?	_____		
3. What is the existing zoning?	_____		
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	_____	<input checked="" type="checkbox"/>	_____
5. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	_____	_____
6. Is this tract taken out of a larger tract	<input checked="" type="checkbox"/>	_____	_____
7. Will the development landlock another property?	_____	<input checked="" type="checkbox"/>	_____
8. Is this project subject to the provisions of the Concept Plan Ordinance?	_____	_____	<input checked="" type="checkbox"/>
9. Has a Concept Plan been been Provided and Approved	_____	<input checked="" type="checkbox"/>	_____
10. Does the plan conform to the Master Park Plan?	_____	_____	<input checked="" type="checkbox"/>
11. Does plan conform to the Comprehensive Zoning Ordinance or approved PD Ordinance?			
a. Lot Size	<input checked="" type="checkbox"/>	_____	_____
b. Building Line	<input checked="" type="checkbox"/>	_____	_____
c. Parking	<input checked="" type="checkbox"/>	_____	_____
d. Buffering	_____	_____	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	_____	_____
f. Other	_____	_____	_____
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	_____	<input checked="" type="checkbox"/>	_____

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

✓ _____ _____

14. Comments:

Yes No N/A

Engineering

1. Streets and Traffic

- a. Does the plan conform to the Master Thoroughfare Plan?

✓ _____ _____

- b. Is adequate right-of-way provided for any major thoroughfares or collectors?

✓ _____ _____

- c. Is any additional right-of-way provided for all streets and alleys?

✓ _____ _____

- d. Is any additional right-of-way required?

✓ _____ _____

- e. Is there adequate road access to the proposed project?

✓ _____ _____

- f. Will escrowing of funds or construction of sub-standard roads be required?

_____ ✓ _____

- g. Do proposed streets and alleys align with adjacent right-of-way?

_____ _____ ✓

- h. Do the streets and alleys conform to City regulations and specifications?

_____ _____ ✓

- i. Are the street names acceptable?
- j. Is a traffic analysis needed?
- k. Comments:

_____	_____	✓
_____	✓	_____

2. Utilities

- a. Does the Plan conform to the Master Utility Plan?
- b. Are all lines sized adequately to handle development?
 - 1. Water
 - 2. Sewer
- c. Is additional line size needed to handle future development?
 - 1. Water
 - 2. Sewer
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?
- e. Are all necessary easements provided?
- f. Do all easements have adequate access?
- g. Are any off site easements required?
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric
 - 2. Gas
 - 3. Telephone
 - 4. Cable

_____	_____	✓
_____	_____	_____
_____	✓	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	✓
_____	_____	✓
_____	_____	✓
_____	_____	✓

i. Does the drainage conform to City regulations and specifications?

j. Do the water and sewer plans conform to City regulations and specifications?

k. Is there adequate fire protection existing or planned?

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

2. Does the final plat conform to the City's Flood Plain Regulations?

3. Does the final plat conform to the preliminary plat as approved?

4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cook</u>	<u>2/23/18</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

SITE PLAN REVIEW

- * Date Submitted 2/22
- * Scheduled for P&Z 3/10
- * Scheduled for Council 4/4
- * Applicant/Owner Whittle
- * Name of Proposed Development _____
- * Location FM3099 * Legal Description _____
- * Total Acreage 3 * No. Lots/Units 1
- * Current Zoning DD-9
- Special Restrictions _____
- * Surrounding Zoning RD-9, residential RD+3 across street

Planning

- | | <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? | <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. _____ | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| * 6. If not, is this site plan serving as a preliminary plat? | <input checked="" type="checkbox"/> | <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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | Does the lot have proper dimensions? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Are exterior materials correct? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | Are structural materials correct? <i>elevation shows metal on one elevation</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. | Is coverage correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. | Is adequate area in landscaping shown? <i>drawn on side? need more in parking lot</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. | Is it irrigated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. | Is landscaping in parking lot required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k. | Are types of landscaping indicated? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. | Is floor area ratio correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m. | Is building height correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| n. | Are correct number of parking spaces provided? <i>need verification on floor plan</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| o. | Are driving lanes adequate in width? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| p. | Are parking spaces dimensioned properly | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| q. | Does the parking lot meet City specifications | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| r. | Is a fire lane provided? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| s. | Is it adequate in width? <i>not at rear and need greater turn radius</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| t. | Are drive entrances properly spaced? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| u. | Are drive entrances properly dimensioned? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| |Do drive entrances line up with planned median breaks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v. | Is lighting provided and correctly directed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| w. | Are sidewalks required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| x. | Are sidewalks provided? <i>cannot show</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| y. | Is a screen or buffer required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| |Is it sized properly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| |Is it designed properly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| |Is it of correct materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | |
|--|-------|-------|-------|
| * 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? | _____ | _____ | ✓ |
| 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:

Building Codes

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

Comments:

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? | _____ | _____ | _____ |
| 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? | _____ | _____ | _____ |
| 8. Are all utilities adequate? | _____ | _____ | _____ |
| 9. Are adequate drainage facilities present? | _____ | _____ | _____ |
| 10. Is there a facilities agreement on this site? | _____ | _____ | _____ |

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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-5-SP/PP/COPLocation: 3097Application Reviewed..... ✓File Created ✓

Filing Fee Paid/Receipt in File.....

Issued Receipt for Application.....

Review form prepared/^{initial}~~partial~~ review completed..... ✓

Circulated Review through:

Staff Review:.....

Assistant City Manager.....

Scheduled for P&Z meeting..... 3/10

Notice Sent:

Newspaper..... ✓Surrounding property owners..... ✓Sign placed on property..... ✓Tallied responses to notices ✓Prepared notes and supporting
information for P&Z.....Notified applicant of results ^{and of}
Council date

after P&Z consideration.

~~If approved:~~

Scheduled for City Council..... 5/2

Notice sent to newspaper..... ✓

Notice sent to property owners..... ✓

Prepared notes and supporting
information for City Council.....

If approved:

Notified applicant of results.....

Prepared ordinance.....

1st reading of ordinance.....

2nd reading of ordinance.....

Caption to newspaper.....

Update office map.....

Notified Inspection Dept. of change.....

Included map in update file.....

Included in CUP list (if applicable).....

→
Permit activated within 6 months.....

→
If not activated, applicant
notified permit is void.....

Included in PD file (if applicable).....



























site plan

1. locate dumpster in rear
2. access easements + no parking there
- floor plan - 3. The question about 100 seats
4. What about elevations
5. need gas ~~around~~ around front of pool
taken cd video cd remove 2 video have
some video out of room.
6. external entrance into bar - just
~~some~~ remove
7. ~~need~~ need 24' at rear cd turning aprons
for del.
8. Is ^{fresh} screen same material as
building
9. Entrances to line up must be
less than 100'
10. need more landscaping in parking lot
11. How many ~~set~~ seats in "lounge" cd
is this a rest as well?
12. mechanical

Whittle Sw

Dub

1. ^{water does not} need to make a run - on water
2. need to talk to Dub about sewer
3. need to verify location
4. tie into main road
5. put dumpster in plan
6. needs to be added to plan
7. Name on Pub plat
8. vicinity map incorrect
9. Sub name? tie into 140?
10. Restaurant needs 1400 sq ft exclusive of kitchen & storage and 100 sq ft
11. need an overall concept plan for the area
12. Elevation shows metal on one side
13. white metal roof
14. Do you propose to use the parapet walls?
15. Is the floorplan correct in golf?
16. Lots of pool tables
17. plans say lounge not rest, not adequate sq ft. - only have 296
18. can lawn be relocated
19. need to know square footage in rest
20. need sq ft at new & aprons for dining
21. would prefer entrances closer together & properly located at drivers
22. need to provide access easements into site from adjacent property - need concept plan
23. Is sign painted on Bldg.

WAIVER

On 3-28-88 the undersigned filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned does hereby WAIVE any statutory or other requirement that the Planning and Zoning Commission and City Council consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 7 day of April, 19 88.

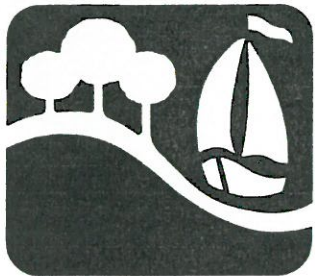
APPLICANT:

[Signature]

By: Robert S. Little

Title President

Final plat for the Harbor, Phase I



CITY OF ROCKWALL

"THE NEW HORIZON"

26 February, 1988

Mr. Rob Whittle
2804 Ridge Road
Rockwall, Texas 75087

Dear Mr. Whittle:

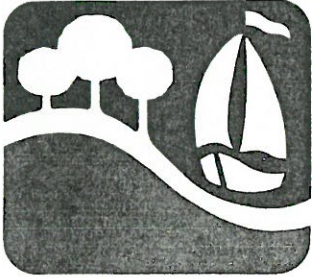
The Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk, to consider approval of your request for an amendment to "PD-9" to add commercial amusements as on allowed use and for a Conditional Use Permit for a bowling center to include retail, restaurant/private club, miniature golf, child care, and arcade uses proposed to be located on FM-3097 southeast of FM-740. The Commission will also consider approval of a site plan/preliminary plat for this facility.

As you are aware, the City Council has not made a final decision on revision of the private club and public amusement ordinances. Consideration of revised ordinances is tentatively scheduled for March 7, 1988, at 7:00 P.M. in City Hall. You will be notified if this date changes. Please contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide



CITY OF ROCKWALL

"THE NEW HORIZON"

14 March, 1988

Mr. Rob Whittle
2804 Ridge Road
Rockwall, Texas 75087

Dear Mr. Whittle:

The Planning and Zoning Commission held a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk and tabled consideration of your request for a Conditional Use Permit for a bowling center to include retail, restaurant/private club, miniature golf, child care, and commercial amusements uses proposed to be located on FM-3097 southeast of FM-740 and tabled consideration of a site plan/preliminary plat for this facility to their next regular meeting on April 14th.

As you are aware, the City Council has not made a final decision on revision of the private club and public amusement ordinances. Consideration of revised ordinances is scheduled for March 14, 1988, at 7:00 P.M. in City Hall. Please contact me if you have any questions.

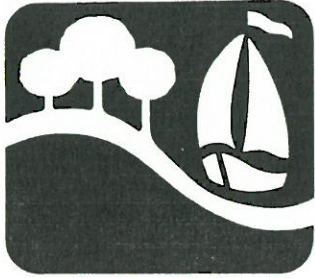
Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp

*cc/Chuck Hodges
Harold Evans*



CITY OF ROCKWALL

"THE NEW HORIZON"

April 27, 1988

Mr. Rob Whittle
2804 Ridge Road
Rockwall, Texas 75087

Dear Mr. Whittle:

On April 14, 1988, the Rockwall City Council recommended approval of a site plan, preliminary plat, and Conditional Use Permit for a bowling center to be located on FM-740 subject to the following conditions:

1. submission of revised drawings to be reviewed at the Planning and Zoning Commission April Worksession
2. recognizing that a 12 inch water line must be constructed
3. meeting the revised standards for issuance of a private club permit
4. revising the floor plan to:
 - *put a glass front as the separating wall for both the pool table area and video area
 - *putting all video games within the enclosed room
 - *closing off the outside door from the lounge area
5. revising the site plan as follows:
 - *to provide cross access easements
 - *reflecting a rear drive lane of 24 ft.
 - *relocating the trash dumpster
 - *providing additional landscaping in the rear

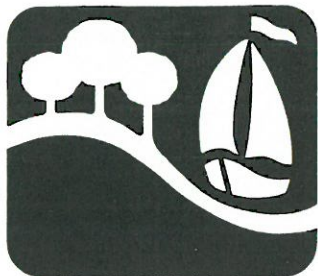
The Rockwall City Council will hold a public hearing and consider approval of your request on May 2, 1988, at 7:00 P.M. in City Hall, 205 West Rusk. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

CC: Chuck Hodges
Harold Evans
MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

May 4, 1988

Mr. Rob Whittle
2804 Ridge Road
Rockwall, TX 75087

Dear Mr. Whittle;

On May 2, 1988, the Rockwall City Council held a public hearing and approved a site plan, preliminary plat, and Conditional Use Permit for a bowling center to be located on FM-3097 subject to the following conditions:

1. allowing entrances to be 160 feet apart
2. the plat when submitted for final approval will reflect access easements on both sides of the property

Please note that prior to Council approval only five copies of the revised site plan were submitted. Please submit an additional four copies of the revised plan. Also on May 2nd, an ordinance was approved on first reading which authorized a Conditional Use Permit for a bowling center. An ordinance of this nature must be approved at two separate meetings of the Council. The second reading is scheduled for May 9th. Only after approval on second reading will the CUP become effective.

As you have been previously notified, the final plat for Buffalo Creek Shopping Center (bowling center) will be considered by the Planning and Zoning Commission on May 12, 1988. To date, we have still not received your filing fee for \$170.00. This must be submitted prior to it's consideration.

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

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

cc: Chuck Hodges

TRANSMITTAL FORM
COUNCIL AND BOARD ACTIONS

Completed by: Mary Nichols Date: 11/17/88

Type of Request or Action: ☐ Site Plan/Dev. Plan ☐ Zoning Variance
☐ Preliminary Plat ☐ Fence Variance - BOA
☐ Final Plat ☐ Fence Variance - Council
☐ Conditional Use Permit ☐ Sign Variance - BOA
☐ Ordinance No. ☐ Sign Variance - Council
☒ Other Correspondence

Summary of Request: _____

☐ See Attached Drawing

Applicant: Rob Whittle / Scotia Properties
Location: FM-3097 / Plaza @ Rockwall Parkway
Development: Bowling Centers

Action Taken: ☒ Approved Date Approved: 11/17/88
☒ Council ☐ Denied Effective Date: 11/17/88
☐ Bd. of Adj. ☐ Approved w/Conditions Expiration Date: 5/9/89
☐ CUP void if not activated in 6 months
☐ Zoning Variance - void if not activated in 90 days

Conditions (list or attach if any): _____

Attachments: ☐ Site Plan ☐ Plat
☐ Elevations ☐ Ordinance
☐ Location Map ☒ Correspondence

MEMORANDUM

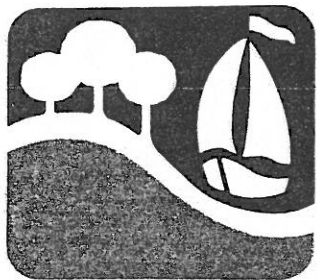
November 17, 1988

TO: Johnie Davis, Building Inspector
FROM: Mary Nichols, Administrative Assistant
RE: CUP Extensions Granted by Council

On November 7, 1988, the City Council granted a six month extension to the time period in which a Conditional Use Permit must be activated for two ordinances: Ordinance 88-18, which authorizes a CUP for a Commercial Amusement (bowling center) to be located at Rockwall Parkway and Plaza Drive, and Ordinance 88-19 which authorizes a CUP for a Commercial Amusement (bowling center) to be located on FM-3097.

The Zoning Ordinance provides that a CUP not activated within 6 months of approval becomes void. These ordinances were approved on second reading May 9, 1988. Without an extension, they would have been voided on November 9, 1988. With the extension approved these permits will be valid until May 9, 1989. The applicants, Whittle Development and Scotia Properties, will have until that date to activate the CUP's.

Please note that in your CUP index under Commercial Amusements, Ord. 88-19 is marked void. This is not correct and should be marked in your book as valid until May 9, 1989.



CITY OF ROCKWALL

"THE NEW HORIZON"

May 24, 1989

Mr. Robert S. Whittle
Whittle Development, Inc.
P.O. Box 369
Rockwall, TX 75087

Dear Mr. Whittle:

On May 15, 1989, the Rockwall City Council granted a six month extension to the building permit application deadline of Ordinance 88-19 authorizing a Conditional Use Permit for a bowling center to be located on FM-3097 east of FM-740. The deadline for application of a building permit is now November 9, 1989. If the CUP is not activated by that time, the permit shall become void and you will be required to reapply for the Conditional Use Permit when you are ready to develop. The Council indicated opposition to future extensions of the six month deadline.

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

Sincerely,

Mary Nichols
Administrative Assistant

cc/Johnnie Davis

May 10, 1989

Julie Couch
Assistant City Manager
City Hall
Rockwall, Texas 75087

Dear Ms. Couch:

We still are on hold for our proposed bowling center along FM 3097. We are optimistic that the banking crises will soon be over and that the economic climate in our area will improve enough to start our center in the near future.

Please review and extend our Conditional Use Permit for an additional six months.

Sincerely,

A handwritten signature in dark ink, appearing to read 'R. Whittle', is written over a large, faint, oval-shaped background mark.

Robert S. Whittle
President
Whittle Development, Inc.

AGENDA NOTES
ANNING AND ZONING COMMISSION

AGENDA DATE March 10, 1988

AGENDA NO. III.B.

AGENDA ITEM P&Z 88-5-SP/PP/CUP - Hold Public Hearing and Consider Approval of a Request from Whittle Development for a Conditional Use Permit for a Bowling Center to Include Retail, Restaurant/Private Club, Nursery, Commercial Amusements Including Pool Tables, Arcade Games, Miniature Golf and Bowling and Approval of a Site Plan/Preliminary Plat for a Proposed Bowling Center Located on FM-3097

ITEM GENERATED BY Applicant Rob Whittle, Whittle Development

ACTION NEEDED Hold public hearing on Bowling Center and either continue the public hearing to your next meeting or close the public hearing and table action to your next meeting.

BACKGROUND INFORMATION

We have also received a request form Whittle Development for a Bowling Center proposed for a location on FM-740. This site is included in the PD-9. Again, because the Council will not have had an opportunity to make the necessary decisions regarding private clubs and bowling centers, the Commission will not be able to make a recommendation to Thursday night. We do, however, have some comments regarding the site as follows:

Site Plan

1. Our primary concern is that we are now breaking up portions of PD-9 without a clear idea of what is going to happen on the balance of the property. We have requested a Concept Plan for the entire area to be submitted.
2. Access easements to adjoining land need to be provided.
3. The restaurant area proper does not have 1400 square feet, but they are proposing additional seating in the concourse. We will need to discuss this further when we do review the site plan.
4. The submitted elevations showed metal on one side - this needs to be corrected.
5. The submitted building plan shows a lounge area - not a restaurant area.
6. The drive lane at the rear needs to be widened to 24 feet.
7. They are showing offset entrances from the drives to meet the 200 ft. separation. Access would be improved if the drives were moved closer together to access the drive lanes at a 90° angle. The entrances will still be approximately 160 feet apart.
8. The dumpster needs to be moved to the rear.

Preliminary Plat

1. The 12 inch water main construction will begin with this development.
2. The vicinity map needs to be corrected.

Notices Sent: 3

Notices Received: - For - Against

- ATTACHMENTS
1. Location Map
 2. Site Plan
 3. Preliminary Plat
 4. Zoning Plan

AGENDA ITEM: Whittle Bowling Center

ITEM NO.

CITY OF ROCKWALL

Planning and Zoning Agenda

AGENDA DATE: April 14, 1988

AGENDA NO. IV.B.

AGENDA ITEM:

P&Z 88-5-SP/PP/CUP - Discuss and Consider Approval of a Request from Whittle Development for a Conditional Use Permit for a Bowling Center to Include Retail, Restaurant/Private Club, Nursery, Commercial Amusements Including Pool Tables, Arcade Games, Miniature Golf, and Bowling and Approval of a Site Plan/Preliminary Plat for a Bowling Center to be Located on FM-3097

ITEM GENERATED BY: Whittle Development Co.

ACTION NEEDED: Recommend approval or denial of request with conditions

BACKGROUND INFORMATION:

The Commission is now ready to take action on the application of Whittle Development for the proposed bowling center located on F.M. 3097 in PD-9. At your last meeting the Commission held the public hearing and tabled action until the Council could make their decisions on the changes to the regulations regarding gaming devices and private clubs. The Council has made the changes and we have reviewed the proposed plans in relation to those changes.

The new standards basically require the following items:

1. The CUP must include the request for the gaming devices
2. The gaming devices must be in a totally enclosed room and the entrance to the room must be at least 50 feet from any service bar for alcoholic beverages
3. The wall separating the room from the rest of the facility must be glass at least from 4 feet from the floor to the top of the ceiling and it may not be obstructed by curtains, machines etc., which would obstruct the view into the room.
4. The room must be signed that no food or beverage of any kind may be consumed in the room

The current proposal meets most of these requirements. The applicant is going to have to make some changes to his site plan to conform. Those changes include putting all of the machines in the enclosed room, putting a glass front as the separating wall for both the pool table area and the video area, and removing the door to the outside in the bar area. He has amended the floor plan to show the proper amount of seating for the restaurant, and he has changed all sides of the building to tilt wall construction. We have included the notes from the last submission which indicates our other comments. We have notified the applicant of these needed changes and they should respond with some corrected plans where applicable. In addition to those comments we have requested them to provide more landscaping in the parking lot and to define what they intend to use.

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Elevations
4. Previous Agenda Notes(03-10-88).

Whittle Bowling Center

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 14, 1988

Vice Chairman Norm Seligman called the meeting to order with the following members present: Bob McCall, Hank Crumbley, and Leigh Plagens. The Commission first considered approval of the minutes of March 10, 1988. Crumbley made a motion to approve the minutes as submitted. McCall seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch then outlined a request from Chandlers Landing Development Corporation for a replat of five lots located within Phase 18 of Chandlers Landing. She explained that the applicant proposed to make two smaller lots into one large lot and to do some minor adjustments to the existing lot lines. Seligman opened the public hearing. Karen Mahoney, owner of Lot 3, stated that she was unopposed to the request. The public hearing was closed. McCall made a motion to recommend approval of the replat. Plagens seconded the motion. The motion was voted on and passed unanimously. At this time, 7:40 P.M., Tom Quinn joined the meeting.

The Commission then held a public hearing and considered approval of a request from Whittle Development for an amendment to PD-9 which currently contained designation for "SF-12.5" in an area that had been preliminary platted for "SF-10" in Fox Chase Phase One. Couch explained that the developer proposed to relocate the park which would be dedicated to the City, and that the size would be reduced from 7 acres to 3.8 acres. Rob Whittle addressed the Commission and explained that the lots were intended to be "SF-10" and that the designation of "SF-12.5" was a mistake made by the developer. Crumbley stated concern regarding the slope of the new park. Whittle stated that the park would have a slight roll but not a drastic slope. Plagens made a motion to approve the amendments to the preliminary plan for "PD-9". McCall seconded the motion. The motion was voted on and passed unanimously.

Couch then explained the changes made in the private club and commercial amusements ordinances. She stated that Council had asked the Planning and Zoning Commission to review the definition of a commercial amusement to specify exactly when a business with gaming devices is classified as a commercial amusement and to review the requirement that no commercial amusements may be located within 300 feet of residentially zoned property. She told the Commission that the Council had discussed a business with more than four gaming devices or more than one pool table as being a commercial amusement. She stated, however, that a draft ordinance had not been completed at this time. Seligman opened the public hearing and as there was no one wishing to address the Commission on this issue, the hearing was closed. McCall made a motion to table discussion on the item until the Planning and Zoning Commission Worksession. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, day care, and arcade uses, and a development plan for a bowling center to be located at Plaza Drive and Rockwall Parkway. Couch explained the application, the location of the site and some minor changes that had been made on the site plan including more detailed landscaping, curbs to prevent cars overhanging adjacent property, and better defined parking. She added that the applicant was also aware that additional street lighting would be necessary. Billie Ladd addressed the Commission and showed

photographs of a facility in DeSoto owned by the same persons who would own the future bowling center. She showed the Commission how she anticipated the traffic to flow from I-30 and SH-205 to her property. Quinn made a motion to recommend approval of the CUP and development plan submitted this date subject to the submission of a grading plan, completion of utility improvements, street lighting to be installed prior to issuance of a Certificate of Occupancy, and meeting the new standards for issuance of a private club permit which are as follows:

- 1) The CUP must include the request for the gaming devices
- 2) The gaming devices must be in a totally enclosed room and the entrance to the room must be at least 50 feet from any service bar for alcoholic beverages
- 3) The wall separating the room from the rest of the facility must be glass at least 4 feet from the floor to the top of the ceiling and it may not be obstructed by curtains, machines, etc., which would obstruct the view into the room
- 4) The room must be signed that no food or beverage of any kind may be consumed in the room.

Plagens seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a request from Whittle Development for a Conditional Use Permit for a bowling center to include retail, restaurant/private club, nursery, commercial amusement including pool tables, arcade games, miniature golf, and bowling and approval of a site plan and preliminary plat for a bowling center to be located on FM-3097. At this time, 8:00 P.M., Bill Sinclair joined the meeting. Couch explained that the applicant would make some changes to his floor plan to conform with the current requirements pertaining to private clubs which consisted of putting a glass front as the separating wall for both the pool table area and the video area, placing all video games within the enclosed room, and closing off an outside door from the lounge area. She added that the site plan needed cross access easements, needed to reflect a rear drive lane of 24 feet, needed another location for the trash dumpster, and additional landscaping in the parking lot. She pointed out that the plat did reflect the 7-1/2 feet of necessary right-of-way dedication and that the construction of a 12 inch water main would begin with this development.

Rob Whittle addressed the Commission and agreed to all conditions stated. Quinn made a motion to approve the CUP, site plan and preliminary plat subject to the following conditions: 1) submission of revised drawings to be reviewed by the Commission at the April Worksession, 2) recognizing that the 12 inch water line must be constructed, 3) modification of the site plan per the recommendations of the City Staff, 4) modification of the floor plan as requested and 5) meeting the same standards for a Conditional Use Permit as required for a private club. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Buffalo Creek Phase II. Couch explained that the plat met all the necessary requirements except that it did not reflect the adjusted amount of right-of-way dedication necessary as this was being worked on by the developer's engineer and the City's traffic planner. Couch outlined the recommendation of John Reglin regarding improvements. For this site, Reglin recommended a modified turn lane, which could be done by the developer if not by the

State. Couch explained that as the PD developed, Reglin had recommended a traffic analysis on each development. Whittle stated that he understood that a C.O. would not be issued until the road improvement was done. McCall made a motion to approve the final plat subject to review by the Commission at the Worksession, dedication of the necessary amount of right-of-way, and provision of the cross access easement to the north. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Harbor, Phase I. Couch explained that cross access easements needed to be provided at all three drives but the developer was concerned about tying down the location of the drives prior to having a business committed to the site. She explained that there was some language necessary on the plat to require future access easements. The Commission discussed the drive locations, and the developer's application to the Board of adjustments for a variance to the 200 foot log frontage requirement. Sinclair made a motion to approve the final plat subject to the addition of necessary language regarding future cross access easements, correction of the typographical error indicating a 20 foot drive to 24 feet, and approval of the variance by the Board of Adjustments. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:

Thomas E Quinn
Chairman

ATTEST:

By Julie Lamb

MINUTES OF THE ROCKWALL CITY COUNCIL
MAY 2, 1988

Mayor Pro Tem Bill Fox called the meeting to order with the following Councilmembers present: Nell Welborn, John Bullock,, Pat Luby, and Ken Jones. John Bullock conducted the invocation and led the Pledge of Allegiance.

Council first considered approval of the Consent Agenda which consisted of:

- 1) an ordinance authorizing a change in zoning from "A" Agricultural to "PD-8" Planned Development on a 1.2 acre tract of land located on FM-740 on second reading
- 2) an ordinance authorizing a change in zoning from "SF-7" Single Family to "GR" General Retail on a lot located at 307 North Fannin on second reading
- 3) an ordinance amending "PD-9" to include a garden center as a listed use in the General Retail area on second reading
- 4) an ordinance authorizing a Conditional Use Permit for a proposed garden center to be located on FM-740 on second reading
- 5) an ordinance designating portions of I-30 frontage roads one on second reading

Assistant City Manager Julie Couch read the ordinance captions. Welborn made a motion to approve the Consent Agenda. Bullock seconded the motion. The motion was voted on and passed unanimously.

Don Smith then gave the Planning and Zoning Commission Chairman's Report in which he discussed items on the Council Agenda that the Commission had made recommendations on including the two applications for Conditional Use Permits for bowling centers, the replat within Phase 18 of Chandlers Landing, the final plat for the Harbor Phase I and the final plat for Buffalo Creek Phase II. Welborn questioned the effects of the amendment to the Master Park Plan. Smith explained that the relocation of the amenities area did not affect the overall plan.

The Council then held a public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, day care, and arcade uses, and a development plan for a bowling center to be located at Plaza Drive and Rockwall Parkway. Couch explained the applicants request and the recommendations of the Planning and Zoning Commission which were:

- 1) that prior to start of construction a grading and utility plan would be submitted and approved by the City Engineer
- 2) that prior to the issuance of a C.O. on the building the required street lighting for the area would be installed.

Couch explained that the applicant had met all the current requirements

regarding private clubs and arcades. Billie Ladd addressed the Council and offered to answer questions. As there was no one else wishing to address the Council on this issue the public hearing was closed. Couch read the ordinance caption. Jones made a motion to approve the ordinance authorizing the CUP subject to the conditions recommended by the Planning and Zoning Commission. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a bowling center to include retail; restaurant/private club; nursery; commercial amusements including pool tables, arcade games and bowling; a site plan; and preliminary plat for a bowling center to be located on FM-3097. Couch explained the applicant's request and the recommendations of the Planning and Zoning Commission which were as follows:

- 1) allowing the drives to be less than the required 200 feet apart for a total drive separation of 160 feet.
- 2) reflecting cross access easements on both sides of the property when the final plat is submitted for approval.

Couch explained that the applicant had met the current requirements pertaining to private clubs and arcade areas. Rob Whittle, the applicant, addressed the Council and offered to answer questions. As there was no one else wishing to address this issue the public hearing was closed. Jones made a motion to approve the ordinance authorizing the CUP, the site plan and preliminary plat subject to the conditions recommended by the Commission. Bullock seconded the motion. Fox questioned the recommendations of the traffic planner. Couch explained that the traffic planner had recommended that as development occurs within PD-9, the traffic needs be reviewed on a case by case basis. Welborn confirmed with staff that the proposed center was the required number of feet away from the church across FM-3097. Jones then amended his motion to include the recommendations of the traffic planner. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a replat of five lots located within Phase 18 , Section II, Chandlers Landing. Couch explained that the developer was combining two lots to make one larger lot and was making some minor lot line adjustments to correct the road alignment. As there was no one wishing to address the Council on this issue the public hearing was closed. Luby made a motion to approve the replat. Welborn seconded the motion. The motion was voted on and passed unanimously.

The Council then held a public hearing and considered approval of an amendment to PD-9 to revise the amenities and change the land use from "SF-12.5" to "SF-10" on a 1.7 acre tract of land located off FM-740. Couch explained that when the preliminary plat for Foxchase was submitted, a conflict was discovered in an area designated "SF-12.5" which was being platted for "SF-10". She further explained that the Park Plan called for a three to five acre park in this area and that the applicant proposed a 3.5 acre park to

be dedicated to the City. Fox questioned the reduction in the park area from the original plan. Rob Whittle, Whittle Development, explained that when the concept plan was developed, a 7 acre park was proposed as it was unknown at the time what requirements would be necessary. Welborn made a motion to approve the amendment. Luby seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he discussed the Southwestern Bell Franchise fee, a newly created safety committee, a recent supreme court ruling on municipal bonds which could result in raising borrowing costs up to 35% for cities, the recent financial report and a recent meeting with Southwestern Bell regarding a regional 911 phone system.

Council then considered approval of a final plat for Buffalo Creek Phase II. Couch explained that the traffic planner had recommended that a short turn lane be provided prior to the issuance of a C.O. She stated that it was possible that the State would make this improvement based on the location of a substandard curve. She recommended that Council also consider conditions that would require the right of way to be reviewed by John Reglin prior to its being filed of record at the County Clerk's Office and that cross access easements be provided for property to the north. Welborn made a motion to approve the final plat with the conditions as outlined and that a turn lane be constructed prior to issuance of a C.O. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for The Harbor-Phase I. Couch explained that the property had been granted a variance by the Board of Adjustments to the lot width along I-30 because it was approximately 2.6 feet short of the required 200 feet, that there was wording on the plat to provide for additional access easements to be dedicated at the time the adjacent site plans were approved, and that the Highway Department had indicated that they would remove the barricade on the service road and upgrade the surface to provide adequate access into the site. Bullock made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed unanimously.

City Manager Bill Eisen then outlined a proposed contract with the City of Heath for the Sale of Water. He stated that the agreement was to sell up to 250,00 gallons of water per day to the City of Heath who will use the water to serve up to 213 lots in the Buffalo Creek Addition. Luby confirmed that price escalator clauses were provided for in the contract. Bullock confirmed that the water was to be used for domestic use only. Welborn made a motion to approve the contract. Luby seconded the motion. The motion was voted on and passed unanimously.

Eisen then outlined the responses received from property owners on Nash Street regarding replacement of the sidewalk on the west side. He explained that the majority of the property owners were in favor of constructing the sidewalk five feet from back of the curb, that none of the trees would be removed and that the cost of these improvements would be \$10,053. He recommended Council approve a change order with Angel Concrete in this amount. Bullock made a motion to approve the change. Luby seconded the

BEFO. THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 10th day of March, 1988
 in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
 request Whittle Development for a Conditional Use Permit for a bowling
center to include retail, restaurant/private club, nursery, commercial
amusements including pool tables, arcade games, miniature golf, and
 bowling on the following described property:

A 3 acre lot located on FM-3097 southeast of FM-740,
 further described on the attached.

As an interested property owner, it is important that you attend this
 hearing or notify the Commission of your feeling in regard to the matter
 by returning the form below. The decision of the Planning and Zoning
 Commission will be a recommendation for approval or denial which will be
 forwarded to the City Council for a final decision. In replying please
 refer to Case No. P&Z 88-5-Z/SP/PP/CUP

Mary A. Nichols
 City of Rockwall, Texas

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

Case No. P&Z 88-5-Z/SP/PP/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 _____

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:30
o'clock P.M. on the 2nd day of May, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Rob Whittle, Whittle Development
for a Conditional Use Permit for a bowling center to include retail,
restaurant/private club, nursery, commercial amusements including pool
tables, arcade games, miniature golf, and bowling
on the following described property:

A 3 acre lot located on FM-3097 southeast of FM-740,
further described on the attached

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 88-5-Z/SP/PP/CUP

Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 88-5-Z/SP/PP/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 _____

Rob Whittle
Bowling Center - PD9-3097

AB 207 TR. 4

Whittle Development
2804 Ridge Road

AB 200 TR 11

Emily Sue Whitehead
and O. L. Steger
304 Highland Dr.

Our Savior Lutheran Church
Rt 1 Box 268-A
Rockwall

PLANNING AND ZONING ACTION SHEET

Applicant Rob Whittle Case No. 88-5-PP
 Property Description Buffalo Creek Shopping Udy
 Case Subject Matter (bowling center)

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>3/10</u>			<input checked="" type="checkbox"/>
Conditions <u>4/14</u>	<input checked="" type="checkbox"/>		

floor plan revisions, site plan revisions, review at P&Z worksession, meeting new CDP requirements

Date to City Council 5/2 ☒
 Conditions _____

Ordinance no. 88-19 Date _____

ITEMS IN FILE

Zoning Cases

☒ Application
☒ Site Plan
☒ Filing Fee
☒ Notice to Paper
☒ Notice to Residents
☒ List of Residents Notified
 _____ Residents' Responses
 _____ Consultant's Review
☒ Agenda Notes
 _____ Minutes
 _____ Ordinance
☒ Correspondence
 _____ Applicant Receipts

Plat/Site Plan Cases

_____ Application
 _____ Filing Fee
 _____ Plat/Plan
 _____ Engineer's Review
 _____ Consultant's Review
 _____ Agenda Notes
 _____ Minutes
 _____ Correspondence
 _____ County File Number
 _____ Applicant Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk to consider the following:

1. A request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, child care and arcade uses to be located within Rockwall Business Park East on Plaza Drive north of Rockwall Parkway.
2. A request from Whittle Development for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, miniature golf, child care and arcade uses to be located on FM-3097 southeast of FM-740.
3. A request from Wayne Rogers for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre tract of land located at 1013 South Goliad.
4. A request from Chandlers Landing Development Corporation for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center for Chandlers Landing on a 1.2 acre tract of land located on FM-740 south of Shadydale Lane and approval of a development plan.
5. A request from David Adams for a change in zoning from "SF-7" Single Family to "GR" General Retail on a tract of land located at 307 North Fannin.
6. A request from Whittle Development for an amendment to PD-9 to include a garden center as a listed use in the "General Retail" area and to consider a Conditional Use Permit for a garden center within PD-9 to be located on FM-740 south of Summer Lea Drive.
7. A request from Whittle development for a Conditional Use Permit for a private club as an accessory to a proposed restaurant to be located on I-30 at Lake Ray Hubbard.