

Filing Deadline - June 20
D12 - July 9
Council - July 20

Filing Fee - \$115.00

SITE PLAN APPLICATION

Date 6-17-92

NAME OF PROPOSED DEVELOPMENT NAPA AUTO PARTS

NAME OF PROPERTY OWNER/DEVELOPER JOHNNY CRENSHAW

ADDRESS 407A Joliet PHONE 771-5599

NAME OF LAND PLANNER/ENGINEER -

ADDRESS - PHONE -

TOTAL ACREAGE - CURRENT ZONING -

NUMBER OF LOTS/UNITS -

SIGNED Johnny Crenshaw

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>
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1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned

2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

4. Calculation of landscaped area provided

5. Location and dimensions of ingress and egress

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

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

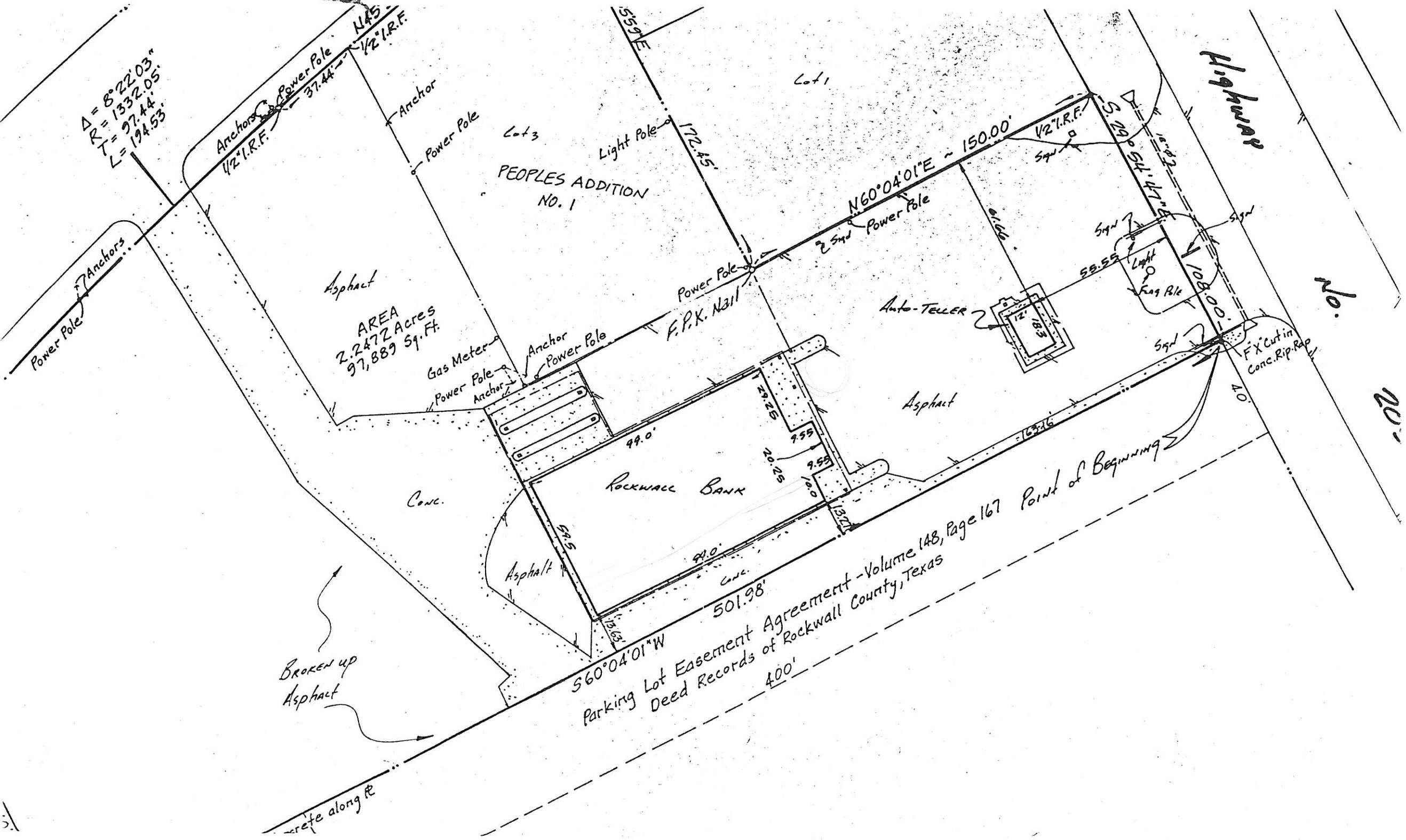
Taken by _____

File No. _____

Date _____

Fee _____

$\Delta = 8^{\circ}22'03''$
 $R = 1332.05'$
 $T = 97.44'$
 $L = 194.53'$



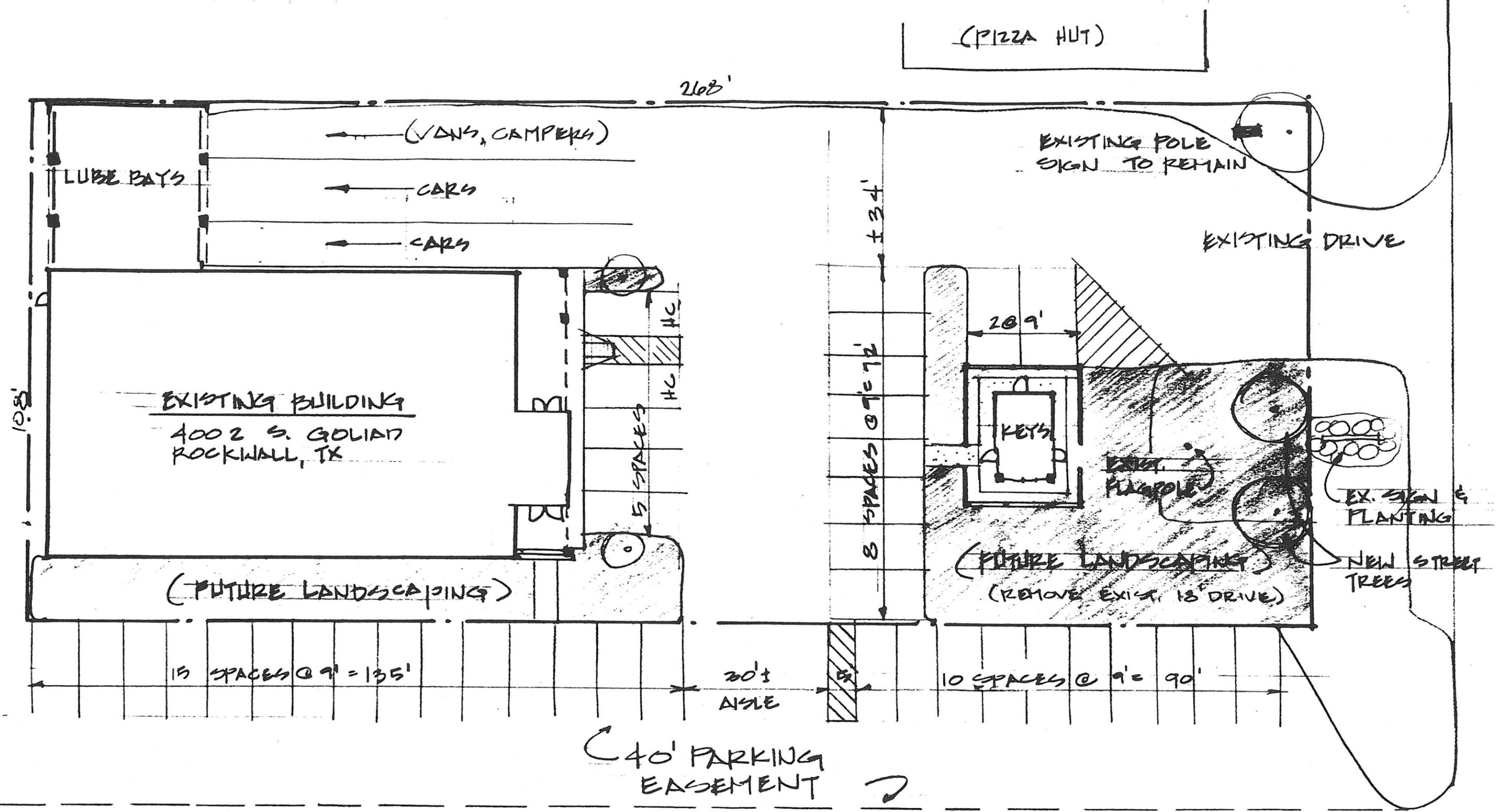
Parking Lot Easement Agreement - Volume 148, Page 167
Deed Records of Rockwall County, Texas

BROKEN UP
Asphalt

concrete along R

No.

100'



NAPA AUTO PARTS (J. CRENSHAW, OWNER)

SITE AREA ± 28,944 SF		BUILDING AREA ± 7564 SF	
LANDSCAPING		PARKING (@ 1/200 SF)	
EXISTING	1637.5 SF (± 5%)	REQ'D	38
PROPOSED	2937.5 SF (± 10%)	PROVIDED	40

PROPOSED SITE PLAN

1" = 20'

6.27.92

HU. WENZEL ARCHITECTS, INC
1140 EMPIRE CENTRAL #4315 DALLAS, TX 75247



CITY OF ROCKWALL
"THE NEW HORIZON"

July 21, 1992

Mr. Johnny Crenshaw
NAPA Auto Parts
407A Goliad
Rockwall, Texas 75087

Dear Mr. Crenshaw:

On Monday, July 20 the City Council approved your request for a site plan on the Loretta Anderson Addition on SH-205.

In order to proceed with construction plans please contact Mr. David Smith in the Inspection Department to submit applications for the appropriate permits.

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

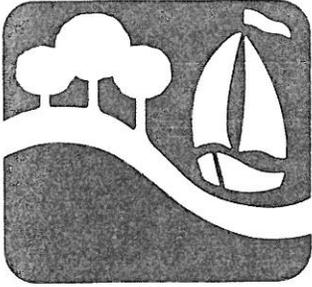
Sincerely,

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

Julie Couch
Assistant City Manager

hcc

cc: David Smith, Inspection Department



CITY OF ROCKWALL
"THE NEW HORIZON"

July 10, 1992

Johnny Crenshaw
407A Goliad
Rockwall, Texas 75087

Dear Mr. Crenshaw:

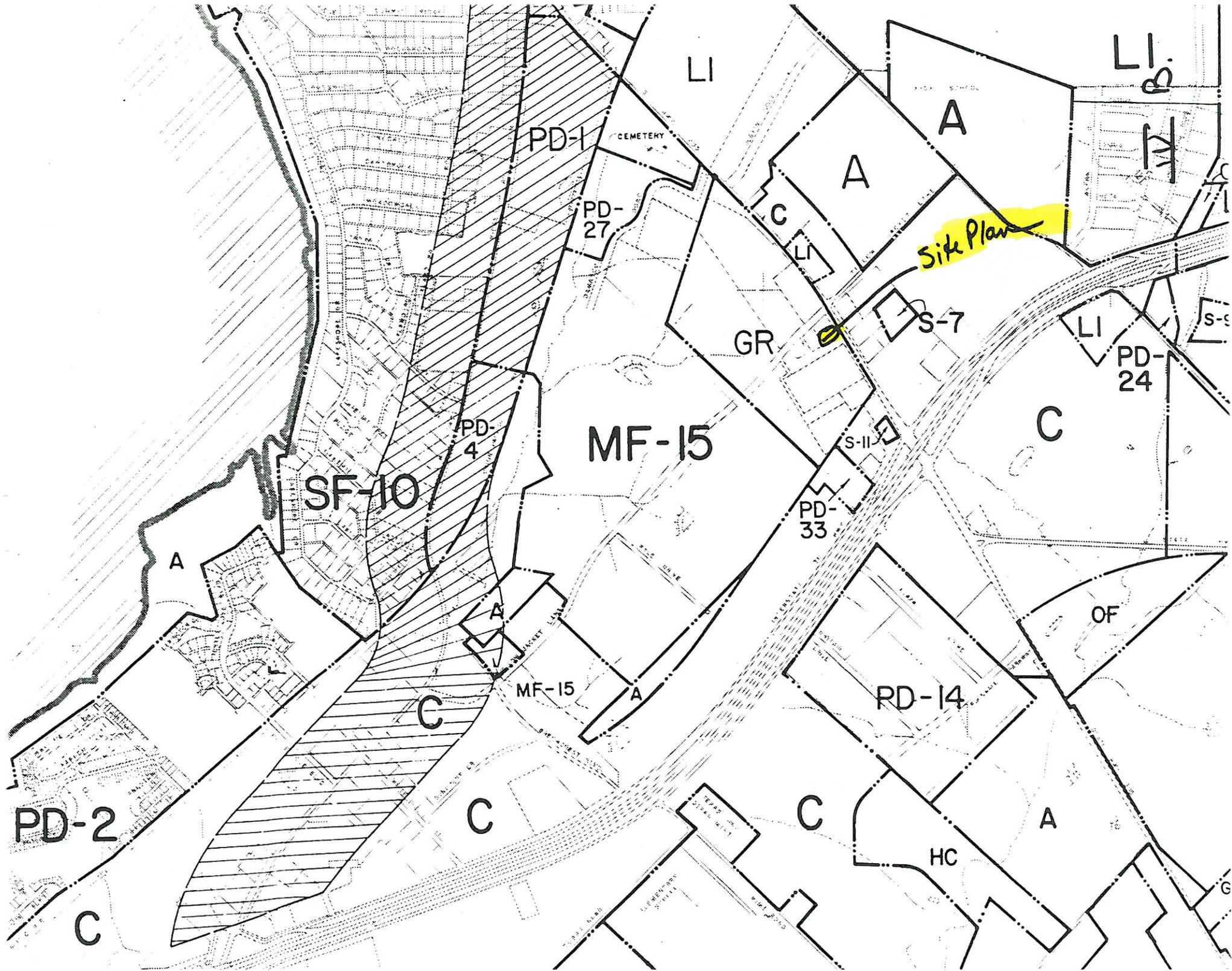
Your site plan/landscaping plan is scheduled to be heard by the Rockwall Planning and Zoning Commission on Thursday, July 16 at 7:00 P.M. at City Hall, 205 W. Rusk. You are also scheduled for review by the Rockwall City Council on Monday, July 20 at 7:00 P.M. You or your representative need to be present at both of these meetings to present your request.

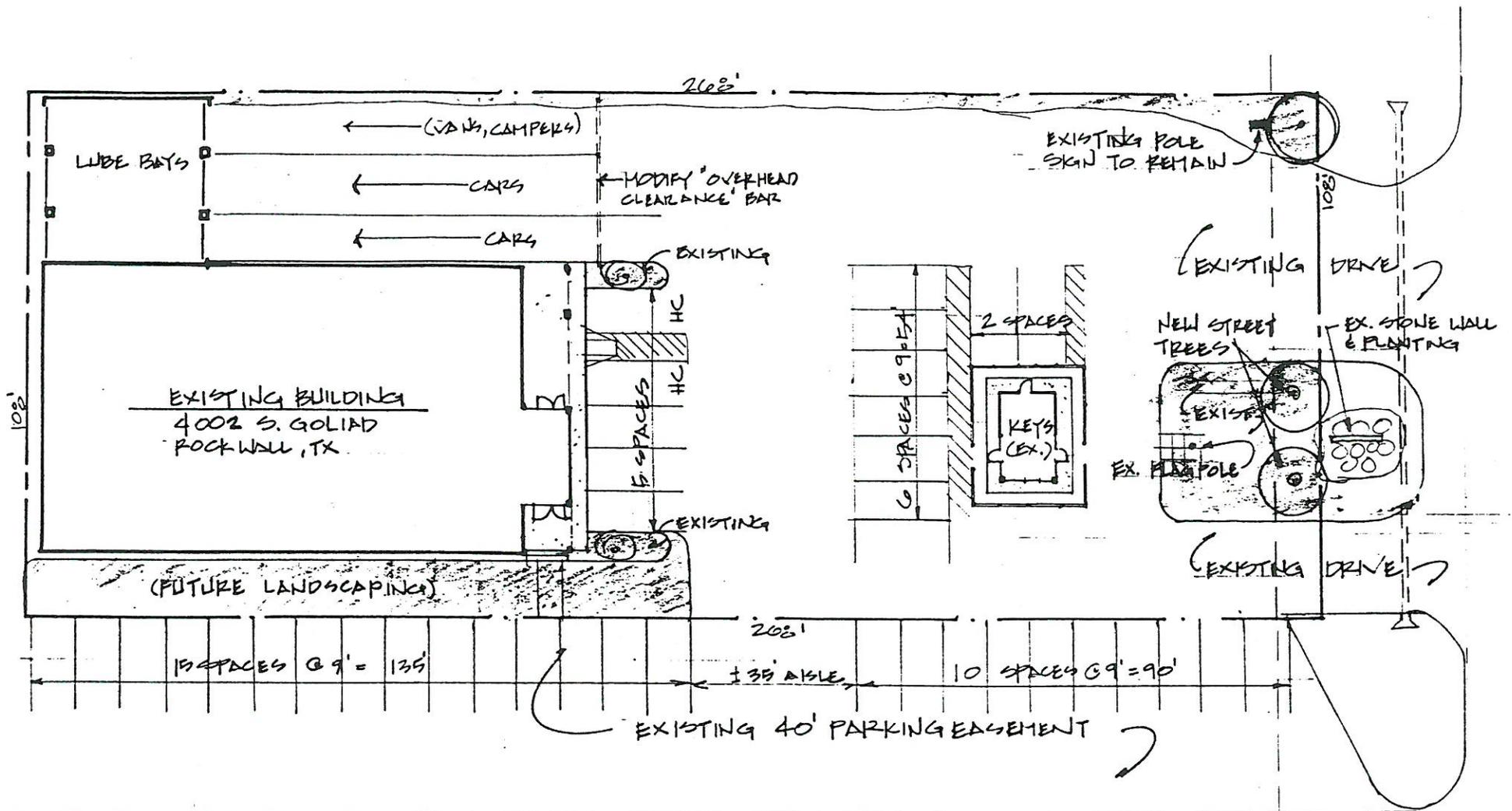
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Julie Couch
Assistant City Manager





NAPA AUTO PARTS - J. CRENshaw, OWNER

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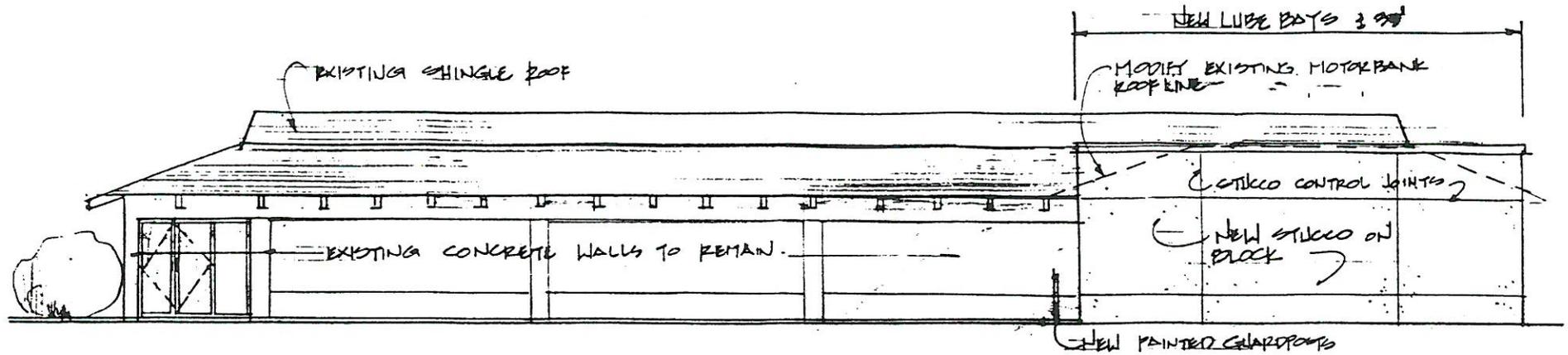
REQ'D 33
PROVIDED 33

PROPOSED SITE PLAN

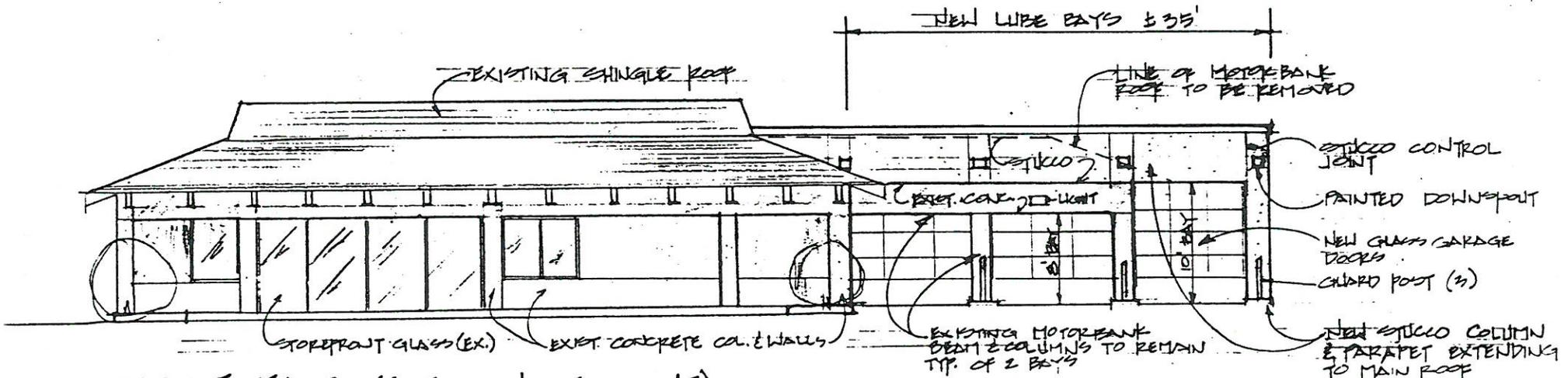
1"=20'

6.27.92

HU - WENZEL ARCHITECTS, INC
 1140 EMPIRE CENTRAL #435 DALLAS TX 75241



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION (FRONT)
1/8" = 1'-0"

NAPA AUTOPARTS JOHN CRENshaw OWNER
PROPOSED LUBE ENCLOSURE - BY: DLW 6.27.92

HU-WENZEL ARCHITECTS, INC
1140 EMPIRE CENTRAL #435 DALLAS, TX 75247

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: July 9, 1992

Agenda No: IV. B.

Agenda Item: P&Z 92-23-SP - Discuss and Consider Approval of a Request from Johnny Crenshaw for Site Plan on the Loretta Addition

Item Generated By: Applicant, Johnny Crenshaw

Action Needed: Discuss and consider approval of site plan.

Background Information:

SUPPLEMENTAL INFORMATION

The owner of the existing Napa Auto Parts store located on Goliad is planning to purchase the old Independent Bank building located south of the Pizza Hut on south Goliad. He plans to add an oil and lube use as an accessory to the auto parts store and he plans to use the drive in area for this use. He plans to enclose the existing roof area or possibly add an additional building area in front of the drive in area to accommodate the vehicles. Attached is an elevation of the new drive through area.

We included a proposed site plan in your packet for last week that has since been revised. Because the building area is being increased by more than 10% of the original building area the site does now come under the landscaping ordinance. They have revised the site plan to provide for the full amount of landscaping by removing one of the front drives, by adding a significant area of landscaping between the small kiosk and the front property line and by planting a row of shrubs along the front property line. He understands that the landscaping must be irrigated. The site has adequate parking. He does plan to reroof the building utilizing the colors of the Napa Auto Parts colors which are blue and green. I have asked him to be prepared to address this more fully at the meeting.

The site plan as now submitted meets our requirements.

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Loretta Addition Site Plan

Item No: IV. B.

**CITY OF ROCKWALL
Planning and Zoning Agenda**

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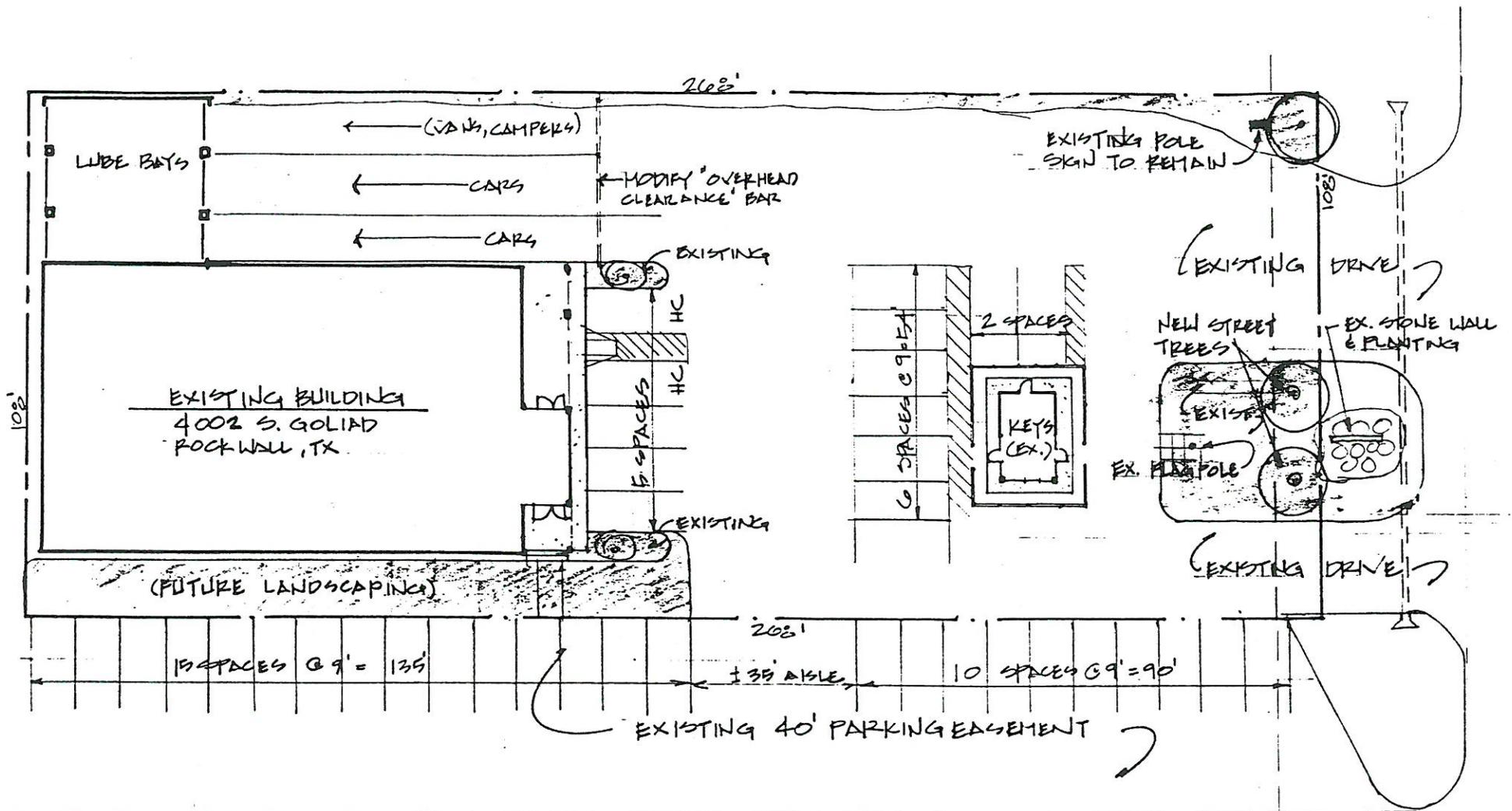
We will forward information under separate cover.

Attachments:

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Agenda Item: Loretta Addition Site Plan

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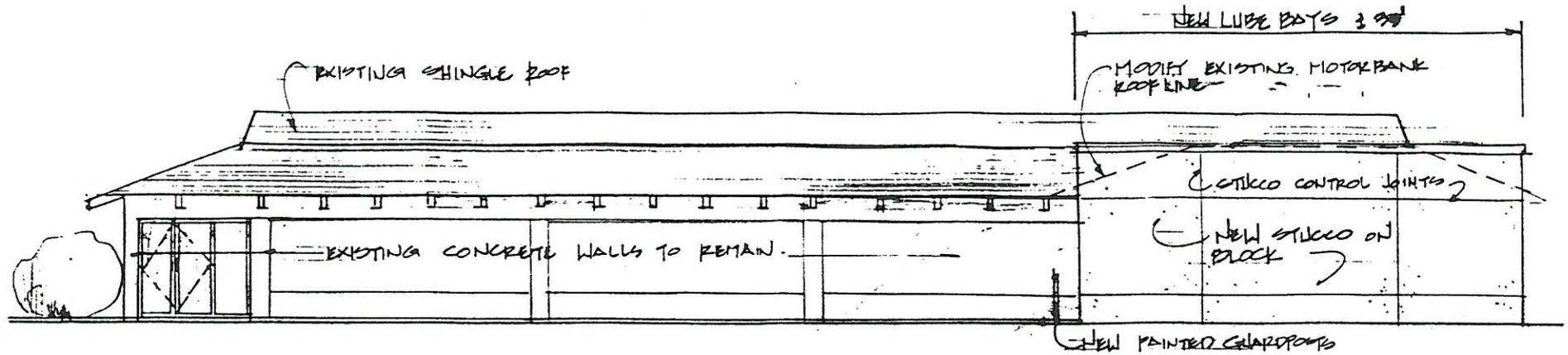
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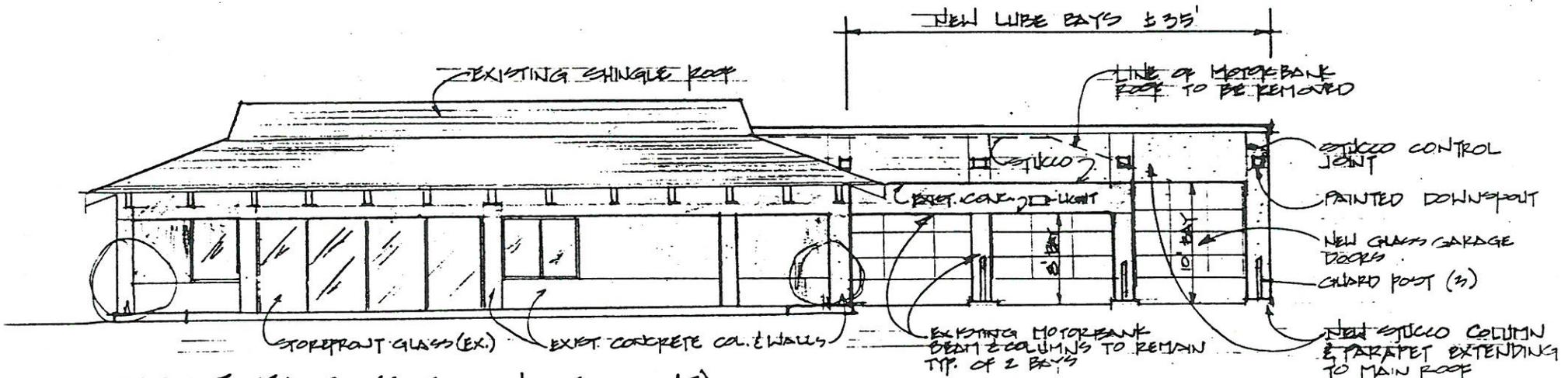
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1"=20' 6.27.92

□ HJ-WENZEL ARCHITECTS, INC
1140 EMPIRE CENTRAL #435 DALLAS TX 75241



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HU-WENZEL ARCHITECTS, INC
 1140 EMPIRE CENTRAL #435 DALLAS, TX 75247

CITY OF ROCKWALL
City Council Agenda

Agenda Date: July 20, 1992

Agenda No: VII. B.

Agenda Item: P&Z 92-23-SP - Discuss and Consider Approval of a Request from Johnny Crenshaw for Site Plan on the Loretta Addition

Item Generated By: Applicant, Johnny Crenshaw

Action Needed: Discuss and consider approval of site plan.

Background Information:

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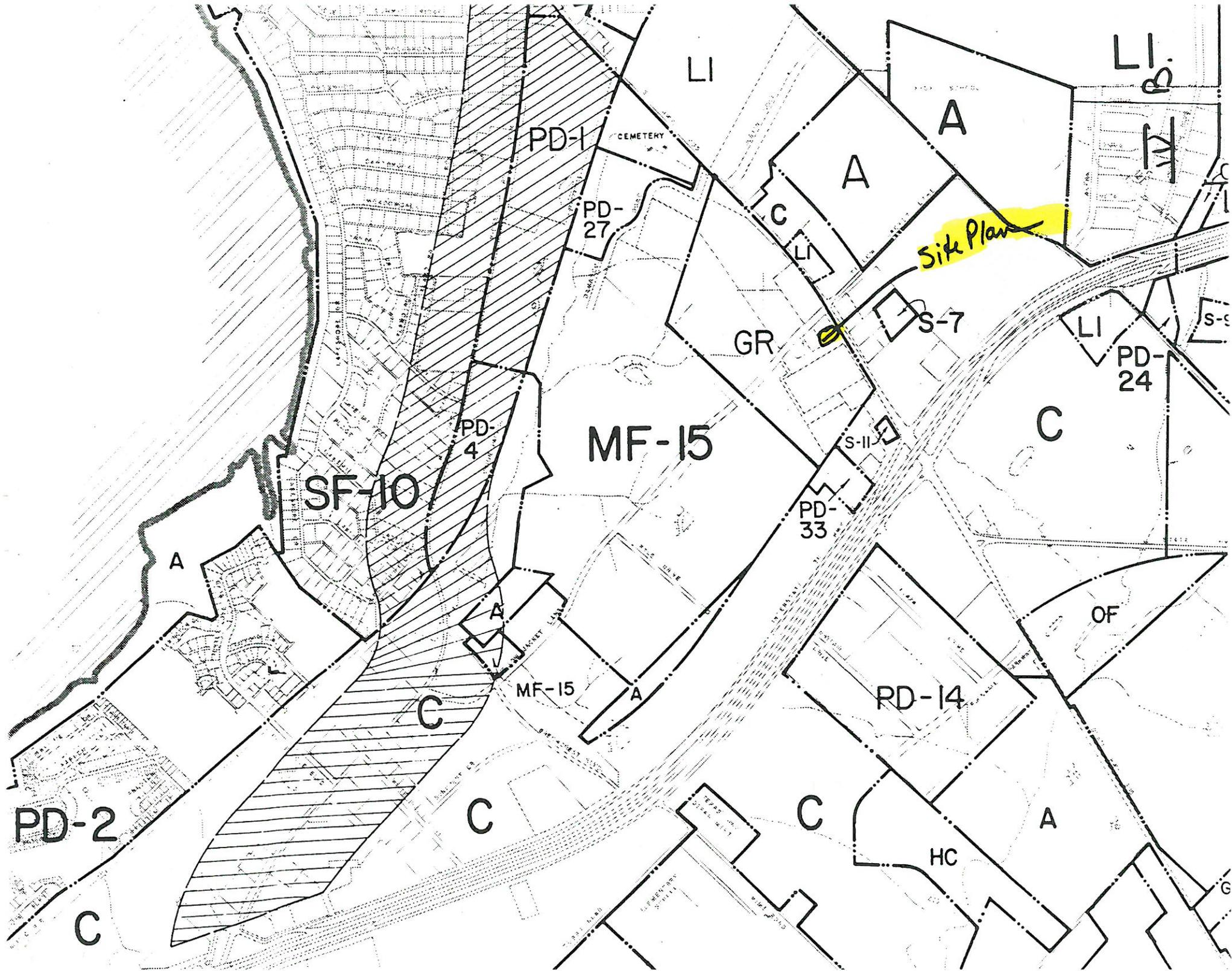
The Commission will consider this request on Thursday night. We will forward their recommendations to you on Friday.

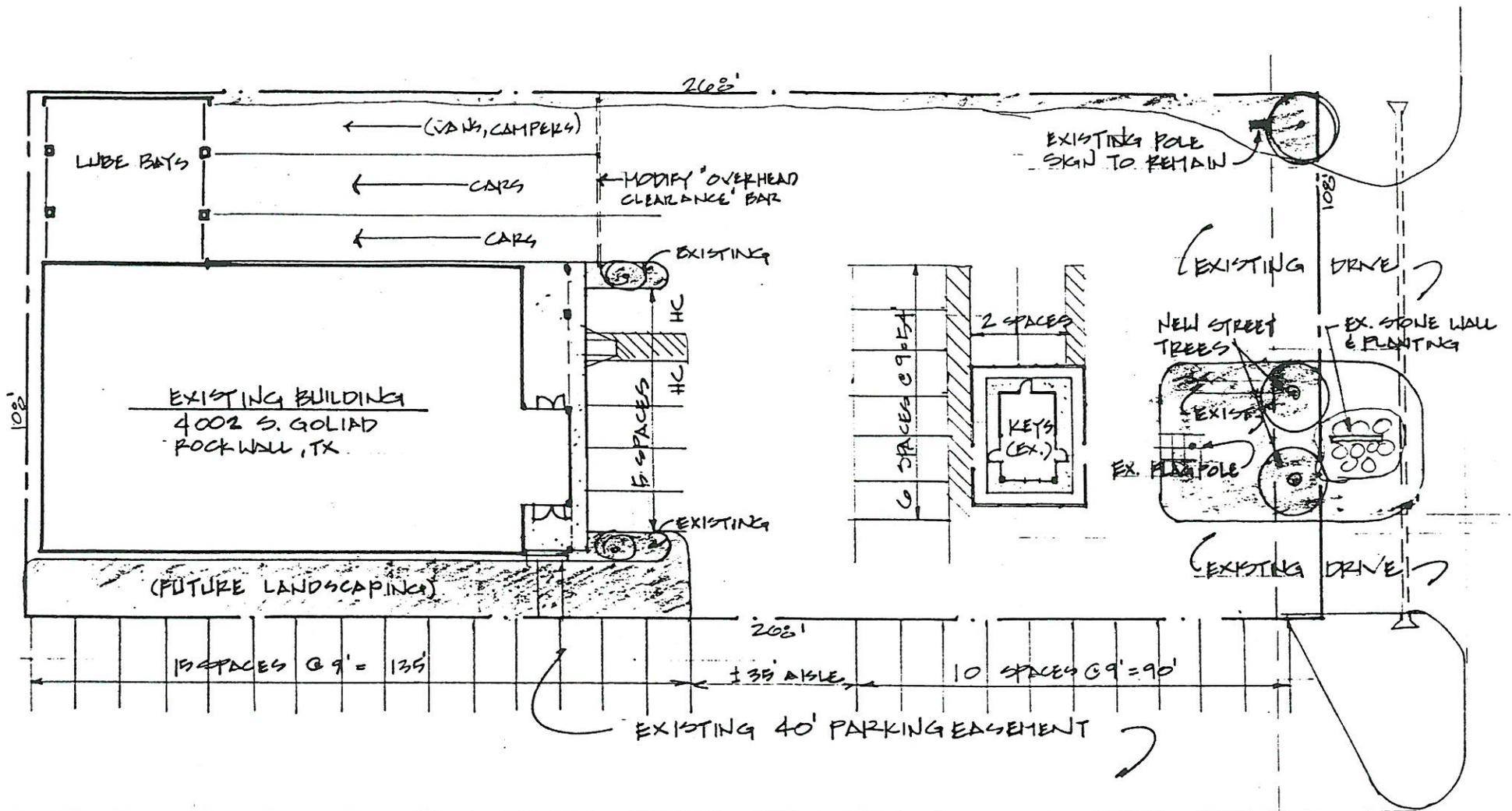
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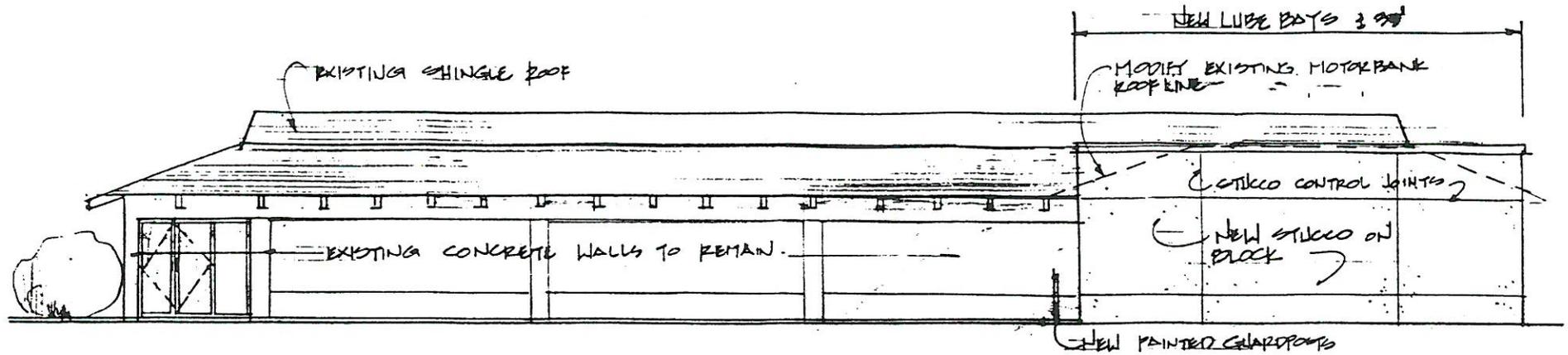
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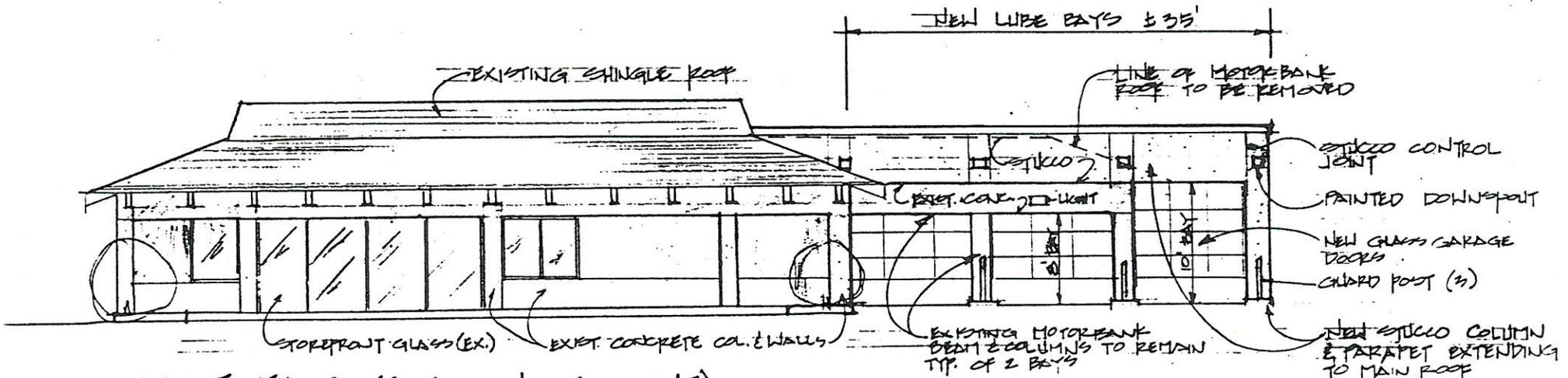
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85

PZ 92-23-SP Consider Approval of a Request from Johnny Crenshaw for Site Plan on the Loretta Anderson Addition on SH-205

MIN 7/16/92

Couch explained the applicant's request. Mr. Johnny Crenshaw addressed the Commission and

2

90

was available to answer questions. There was some discussion as to the colors to be used on the roof of the structure. Mr. Crenshaw also indicated that he would be removing the Napa materials from the exterior of his existing location to return it to a brick exterior. Morgan made a motion to recommend approval of the request from Johnny Crenshaw for Site Plan on the Loretta Anderson Addition on SH-205. Wilson seconded the motion. The motion was voted on and passed unanimously.



universal
No. FS-15113