

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \_\_\_\_\_ Date 7-5-83

Applicant Mr. Dobber Stephenson dba Culpeppers Cattle & Catering Co. Phone 712-1001

Mailing Address HWY 30 FRONTAGE RD. ROCKWALL, TX.

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.)

M.J. BARKSDALE SURVEY ABSTRACT

NO. 11

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

VARIANCE District Classification

to \_\_\_\_\_ District Classification

for the following reasons: (attach separate sheet if necessary)

REVISION FROM 100% NON-COMBUSTIBLE REQUIREMENT

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

Status of Applicant: AGENT OF Owner X 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 Fred C Cook

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 OFFICIAL RECEIPT

NAME

*Culpepper*

DATE

*6/30/83*

ADDRESS

Cash

Check

Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICITORS PERMIT

RENT

MISCELLANEOUS WATER SALES

*Zoning case*

*50.00*

Received By

*[Signature]*

1870

FORM G-1

RONALD L. CLOWER  
ATTORNEY AT LAW

110 E. MAIN STREET  
P. O. Box 968  
FORNEY, TEXAS 75126  
552-2281  
METRO 226-1928

June 30, 1983

Larry King  
Building Official  
102 East Washington  
Rockwall, Texas 75087

Re: Culpepper Cattle and Catering Company, Phase II  
Building Permit and Variance

Dear Sir:

Please consider this letter as our request to be placed on the agenda of the next meeting of the Planning and Zoning Commission. At that time we wish to seek a building permit to proceed with construction of Phase II immediately adjacent to our existing facility on I-30.

Our site plan which accompanies this request gives full detail of construction and site preparations as well as the type of material we propose to use. Long before we "broke ground" on our present restaraunt site our plan had been that upon completion to begin construction of Phase II which is basically a continuation of the same motife and theme as we presently have. Due to the fact that we are remodeling an existing residence as our basic structure, the availability of materials and other factors, we wish to utilize structual materials which are not "100% non-combustible" as described on our site plan. Because of our occupancy capacity, ease of ingress and egress, windows, and other openings and elevation this can be done without any decrease in safety for our customers and employees.

Sincerely,



RONALD L. CLOWER

RLC:bjn

CURTIS AND PARIS  
ATTORNEYS AT LAW  
P. O. BOX 1256  
2708 WASHINGTON STREET  
GREENVILLE, TEXAS 75401

HAROLD F. CURTIS, JR.  
JACK L. PARIS, JR.

(214) 455-8113

June 4, 1984

Honorable Mayor and City Council  
City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087

RE: Culpepper Cattle Company - Expansion of Non-Conforming Use  
Our File: J83-6033

Dear Mayor and Council Members:

We have previously advised City Staff verbally and hereby confirm to you in writing the various options available to the City for the enforcement of the City's Zoning Ordinance against expansion of a non-conforming use thereunder as specifically relates to Culpepper Cattle Company and their new addition.

It is our understanding that Culpepper Cattle Company has already expanded the non-conforming use of the service of alcoholic beverages in a commercial district as a matter of fact, although they have not received any legal authorization from the City to do so. The proper initial administrative remedy for Culpepper Cattle Company to seek authority to expand a non-conforming use would have been to make application to be placed upon the agenda of the Board of Adjustments and pay the appropriate fee. The matter could thereafter have been considered by the City Council. However, we all know that this was not done.

The City could resort to the express enforcement provisions of the Zoning Ordinance which would involve citing the offender and requiring appearance and trial in Municipal Court. Since the Municipal Court is not a "court of record", and any ruling of the Municipal Judge adverse to Culpepper's could be easily appealed to the County Court, this is hardly a permanent solution.

Page Two

June 4, 1984

Honorable Mayor, and City Council

City of Rockwall

RE: Culpepper Cattle Company - Expansion of Non-Conforming Use  
Our File: J83-6033

The two primary legal vehicles that could be utilized by the City to ascertain a legal determination of the City's rights to continue to enforce its Zoning Ordinance as applies to the sale of alcoholic beverages in a district wherein such sale is not authorized would be either by injunction or by a lawsuit seeking a Declaratory Judgment.

Injunctive relief could be sought in either one or two phases, which is to say that a temporary injunction hearing could be held at which time the court would be called upon to determine whether or not the City probably has a legal right to a Permanent Injunction, which if so found by the court would allow the granting of a Temporary Injunction to prohibit the expanded non-conforming use during the pendency of the lawsuit until the court could make a final determination. The other avenue of injunctive relief would be to simply seek a Permanent Injunction in which event there would only be one trial and one determination made by the District Court.

The obvious advantage of the Temporary Injunction is to avoid the continuation of a non-conforming use for the several months that it would probably take before a final trial could be conducted as to the question of a Permanent Injunction. On the other hand, the alternative of only seeking a Permanent Injunction would avoid the possibility of a Temporary Injunction being granted and then ultimately dissolved if a Permanent Injunction was denied which would result in a question of potential damages suffered by Culpepper during the intervening period when they were enjoined from the sale of alcoholic beverages.

The suit for Declaratory Judgment would allow both sides to present all facts believed to be supportive of their respective cases and then to argue to the court the application of both state and local law to the facts as established by the court.

Page Three

June 4, 1984

Honorable Mayor and City Council

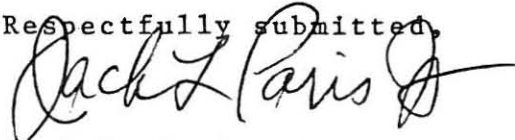
City of Rockwall

RE: Culpepper Cattle Company - Expansion of Non-Conforming Use  
Our File: J83-6033

We believe that both the Application for Permanent Injunction and a suit for Declaratory Judgment would result in a determination of the real issue in question which is the extent to which a municipality can under state law regulate the sale of alcoholic beverages within city limits.

We are prepared to proceed as may be determined by the Council if action is desired.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jack L. Paris, Jr." with a long horizontal flourish extending to the right.

Jack L. Paris, Jr.

JLP:iw



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

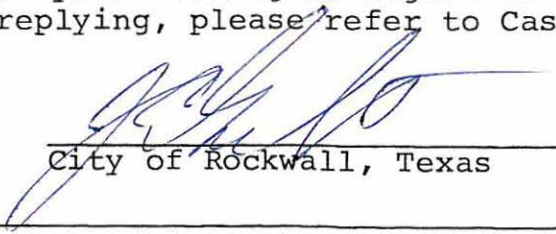
The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock      P.M. , on the 14th day of July , 198<sup>3</sup> , in  
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Cullpepper Cattle & Catering Co.  
for a variance from the Comprehensive Zoning Ordinance that requires 100%  
non-combustible structured materials rather than wood from construction  
and also to allow less than 90% masonry coverage on the building face.

on the following described property:

M. J. Barksdale Survey No. 11

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. In replying, please refer to Case No. 83-22

  
\_\_\_\_\_  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-22

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 \_\_\_\_\_

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS


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Case No. 83-22

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature 

Address 301 E I-30 @ 740 Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall



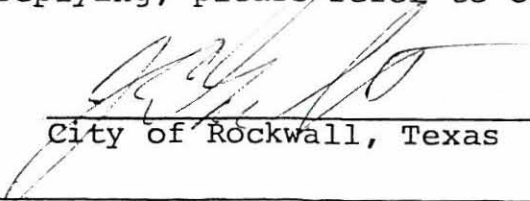
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Case No. 83-22

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

1. WHEN AN INDIVIDUAL PURCHASES A PROPERTY WITH THE INTENT TO BUILD A PARTICULAR BUSINESS I FEEL IT IS UNJUST TO DISLAW HIS RIGHT.
2. FIRE CODES COULD BE STRICTER IN THE KITCHEN AREA OF ALL RESTAURANTS RATHER THAN THE EXTERIOR.
- 3.

THERE ARE NUMEROUS RESTAURANTS THROUGHOUT THE DALLAS METROPLEX WHICH ARE CONVERTED OLDER WOOD STRUCTURES.

Signature 

Address PO Box 510 Rowlett, Texas

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall

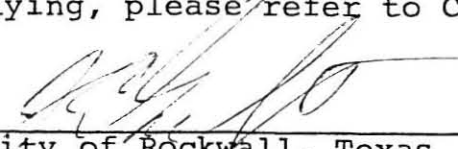
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City of Rockwall, Texas


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Case No. 83-22

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 Church on the Rock

Check one item PLEASE and return the notice to this office IMMEDIATELY.

P.O. Box 880  
Thank you,  
City of Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



*c/o Steve Stephenson  
1310 Lakeside*

*Mailed  
7/8/83*

Michael Stephenson  
~~3318 Lakeside Dr.~~  
Rockwall, Texas 75087

*Not at this address*



# CITY OF ROCKWALL

## "THE NEW HORIZON"

June 29, 1983

TO: Planning & Zoning & City Council  
FROM: Larry King  
SUBJECT: Variance request from the Comprehensive Zoning Ordinance  
Section 2-12 F8 A & B made by Cullpepper Cattle Co. & Catering

Cullpepper Cattle Co. would like the board to review a request for variance from the Commercial section that regulates structural material within the interior and exterior of the proposed Phase II of their future expansion.

They wish to keep the same scheme of Phase I by the wood structure rather than the Ordinance requirement of 100% non-combustible. Also the facade of the building would not qualify as to the required 90% masonry coverage. They also plan an extensive landscape design that would include several wooden structures.

Attached is a print of the proposed layout along with the required application for your review.



MINUTES OF THE ROCKWALL CITY COUNCIL

September 12, 1983

Members present were Mayor Leon Tuttle, Councilmen Art Kuhlman, Richard Slaughter Robert Sparks, Ken Dickson and Russell Phelps. The meeting was called to order at 7:30 P.M.

The Council first considered approval of the Consent Agenda as follows:

A. Approval of Ordinances establishing Conditional Use Permits for structures with less than 100% noncombustible structural materials and/or less than 90% masonry facades on the following properties:

- 1. Lot 5, Block A Lakewood Addition (509 White Hills Drive).
- 2. Lot 1, 4, 4a and part of Lots 6, 7 and 8, Sanger Brothers Addition (Goliad Place).
- 3. A 2.66 acre tract of land located on High School Drive across from Whitmore Drive
- 4. A tract of land in the M. J. Barksdale Survey No. 11 (Culpepper's)
- 5. Part of A, Lot 2 Block 2, Griffith Addition (104-106 North Fannin Street, Old Methodist Church)
- 6. Northeast ¼ of Lot 2, Lowe and Allen Subdivision (302 West Rusk)

B. Approve continuation of moratorium on the issuance of Sign Permits for off premise signs for a period of 30 days.

C. Approval of a resolution making certain adjustments to the 1975, 1976, 1978, 1979, 1980, 1981 and 1982 tax rolls.

D. Approval of a resolution providing that automobiles will not be taxed on the 1983 tax roll.

E. Approval of a resolution approving an agreement with the Texas Highway Department for installation, maintenance, and operation of a traffic signal at Yellowjacket and SH-205.

Councilman Dickson moved for approval of the Consent Agenda. Councilman Kuhlman seconded the motion, the motion was voted on and carried unanimously.

The Council next reconsidered appointments to the Planning and Zoning Commission and Airport Board. The Mayor reported that Duane Gracy and Wayne Rogers had expressed their desire not to serve on the Planning and Zoning Commission. Councilman Dickson reported that he had spoken with Mr. Rogers and that he had agreed to continue to serve on the Commission. The Mayor asked if anyone had talked



with Mr. Gracy about serving. Councilman Sparks reported that Mr. Gracy does not wish to serve on the Commission. The Mayor then read to the members of the Council the ordinance stating the requirements for members of the Airport Board. The Council discussed their nominations to the Airport Board at a previous meeting. Councilman Phelps then nominated Leigh Plagens for the opening on the Planning and Zoning Commission. Councilman Dickson nominated Ed Eubanks for the position. There being no other nominations, the Mayor called for a vote on the nomination of Mrs. Plagens. The vote for was unanimous.

John Buffington then addressed the Council about his concern for building and rebuilding of houses in a Commercial District. Members of the Council expressed their support for a rezoning of the area by the usual rezoning process. Sam Buffington and his wife then addressed the Council about easements, sewers, drainage, and street conditions near their home at 803 Lamar Street. Gloria Williams, of 304 Emma Jane, asked the Council when the area in question would be rezoned Residential. The Mayor then instructed the Staff to proceed with work on rezoning this area. The Mayor also instructed the Director of Community Services to inspect the sewer lines in the area and report with recommendations to the Council. The Council also discussed the possibility of raising the priority of repairing some streets in this area.

Ray Sumrow, Chairman of the Home Rule Charter Committee, reported the Committee's recommendation to the Council. Their recommendation was to proceed with development and adoption of a City Charter. The Council members then discussed the next steps in the process of developing a City Charter. An election was tentatively set for the second Tuesday of November for two questions: 1. Whether or not to proceed with the development and adoption of a City Charter, and 2. election of committee members to serve on the Home Rule Charter Commission. Councilman Dickson made a motion to have an ordinance prepared calling for an election on whether to proceed with a Home Rule Charter and to elect candidates to serve on the Home Rule Charter Commission. Councilman Kuhlman seconded the motion. The motion was voted on and carried unanimously. The Mayor thanked the Home Rule Charter Committee for its assistance to the Council.

The Council next considered a petition for annexation for 458 acres of land located north of the existing City Limits, west of SH-205 and north of FM-552; and a property consisting of 2 acres on FM-740 south of the existing City Limits. Dan Hill presented his petition and affidavits for annexation of the 458 acres to the north. The petition, he noted, has been signed by 28 of the 32 property owners in the area, representing 428.6 acres. The Mayor asked about services for the area and suggested the Staff do research on a service plan. Councilman Sparks questioned the ability of the City to provide services in the area. The Mayor and Councilman Sparks suggested a possible agreement whereby the City would provide only police and fire protection. Mark Davis presented the petition for annexation of the 2 acres on FM-740. He stated that he plans to develop the area as single family residential. Councilman Kuhlman made a motion that the Council set two public hearings for the annexations on October 3rd and October 17th. Councilman Slaughter seconded the motion which was voted on and carried unanimously.

The Mayor then opened a public hearing for the request by Harry and Dorothy Kizer for a Conditional Use Permit for Lot 3, Block F Sanger Brothers Addition for a structure with less than 100% noncombustible structural materials and less than 90% masonry facades. Harry Kizer presented the site plan and description of his project. He proposes to build one new building with 14 parking spaces in the same style as existing Goliad Place. The Mayor opened the public hearing to the audience. He then closed the public hearing. Councilman Phelps made a motion to approve the request for a Conditional Use Permit for a structure with less than 100% noncombustible structural materials and less than 90% masonry facades with the conditions that there be no window on the west side of the second story and that the new construction comply with the site and building plans submitted. Councilman Dickson seconded the motion. After discussion, the motion was voted on and carried unanimously.

The Mayor then opened a public hearing on a request by Donna Broyles for a Conditional Use Permit at 207 Lakeview to operate a day care facility for no more than six children. Donna Broyles presented the request to the Council. The Mayor opened the public hearing to the audience. He then closed the public hearing. Councilman Sparks made a motion to approve the request for a Conditional Use Permit to operate a day care facility for no more than six children. Councilman Slaughter seconded the motion. The motion was voted on and carried unanimously.

The Mayor then opened a public hearing to consider a request by Culpepper's Restaurant for a Conditional Use Permit for an amphitheater. Also under consideration were a site plan and final plat for the property. Ron Clower and Fred Cook presented the proposals to the City Council. Clower stated that they do not plan to build the amphitheater until they have improved the water and sewer system. Cook explained that the plat was drawn to combine their two adjacent tracts of land to extend the restaurant and add 50 more seats, a waiting area and the amphitheater. The plan also calls for additional parking and access to the rear and west of the existing restaurant. Councilmen Kuhlman and Phelps asked for a clarification as to whether the concession stand would be allowed to sell alcoholic beverages. The Mayor asked for comments from the audience. He then closed the public hearing. Councilman Sparks made a motion to approve the request for a Conditional Use Permit for an amphitheater with the stipulation that the uses be limited to those listed in the letter submitted with the request and that there shall be no alcoholic beverages served at the amphitheater. Councilman Phelps seconded the motion. The motion was voted on and carried unanimously.

Fred Cook presented the site plan and final plat for Culpepper's. Councilman Kuhlman made a motion that the Council approve the final plat. Councilman Slaughter seconded the motion. The motion was voted on and carried unanimously.

Councilman Kuhlman then questioned whether the water and sewer improvements should be listed as a condition for development of the amphitheater. Councilman Kuhlman made a motion to approve the site plan with the stipulations that 70 additional parking spaces be provided on the south side, a second access be constructed to the parking area on the west side of the property, and the water

and sewer plans be approved by the City before the amphitheater is built. Councilman Phelps seconded the motion. The motion was voted on and carried unanimously.

The Mayor then opened a public hearing on an Ordinance setting the natural gas rates for the City of Rockwall. Joyce Graves, District Manager of Lone Star Gas, presented three alternative rate structures to the Council. The Mayor questioned whether the percentage increase in rates for residential customers was larger than the percentage increase in rates for commercial customers. Ms. Graves discussed the options. The Council asked questions. The Mayor then closed the public hearing. Councilman Phelps made a motion that the Council approve an ordinance adopting Option No. 2 which calls for a residential customer charge of \$4.4300 year round and a usage charge of \$5.3785 per MCF in the winter and \$5.0285 per MCF in the summer; and a commercial customer charge of \$8.000 year round, a usage charge of \$5.3785 per MCF in the winter and \$5.0285 per MCF in the summer. Councilman Sparks seconded the motion. The motion was voted on and carried, with Councilmen Phelps, Kuhlman, Slaughter and Sparks voting for and Councilman Dickson abstaining.

The Council then considered approval of a development plan for Schooner Bay, Phase I, within PD-7. Peak Investments, represented by Steve Boyce and Joy Sneed, presented the development plan. Council members questioned the density of the development, unit size and parking. Councilman Kuhlman questioned the marketing plan for the development. The Council asked the Staff about water and sewer availability, possible expansion, and means of financing. Councilman Kuhlman made a motion to take the development plan for Schooner Bay, Phase I under advisement until City Council is ready to review the plat. Councilman Phelps seconded the motion. The motion was voted on and carried unanimously.

The Mayor recessed the meeting at 9:35 P.M. He reconvened the meeting at 9:55 P.M.

The Council then considered a site plan and final plat for Rockwall Plaza, a two lot subdivision containing 2.863 acres of land on the north service road of I-30. Fred Cook, Jim Hunt, and Dale Lane presented the plan and plat to the Council. The site plan calls for a fitness center in the first phase of development. Councilman Phelps made a motion to approve the site plan and final plat. Councilman Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Council next considered approval of a site plan for Timber-trail Plaza, an office development on FM-740 in the Lakewood Addition. Bob Milam presented the site plan to the Council. The Councilmen asked questions about traffic, access and circulation. Councilman Dickson made a motion to approve the site plan for Timber-trail Plaza. Councilman Slaughter seconded the motion. The motion was voted on and carried unanimously.



The Council then considered authorizing North Texas Municipal Water District to begin the process for permit renewal on the Buffalo Creek treatment plant. Carl Riehn explained that NTMWD still has approximately \$50,000 of bond money left over from the Buffalo Creek treatment plant and could use this to begin an engineering study for the expansion of the treatment plant. Councilman Slaughter then made a motion to authorize NTMWD to begin the process for permit renewal on the Buffalo Creek treatment plant and to use the remaining bond money for an engineering study to enlarge the treatment plant. Councilman Sparks seconded the motion. The motion was voted on and carried unanimously.

The Council then considered approval of an agreement between the North Texas Municipal Water District and Happy Country Homes for sewer service. Carl Riehn presented the proposed agreement whereby the City would contract part of the capacity of the Buffalo Creek treatment plant to Happy Country Homes. Mr. Riehn pointed out that the area is a health nuisance. The Mayor questioned the City's protection against default in the agreement. The Council discussed various options, such as annexing the area, requiring future residents to hook onto the sewer system, requiring a higher payment bond from Happy Country Homes, limiting the additional customers to the capacity stated in the agreement, deed restrictions on future development, and rebuilding of the existing plant by Happy Country Homes. Charlie Holt, Attorney for Happy Country Homes, stated that the developer only owns one half of the remaining vacant lots. He also explained that the area with sewer lines is separated from the areas with septic tanks. He would take the suggestions of deed restrictions on the developers' vacant lots and the possibility of sewer availability charges to his client. Councilman Sparks made a motion to approve the agreement with the condition that all lots owned by the developer must be deed restricted to require hooking on to the sewer system and that all new customers to the sewer system, both on the developer's lots and individually owned lots, pay the standard sewer availability charge of the City. Councilman Slaughter seconded the motion. The Council discussed enforcement of deed restrictions. The motion was voted on and carried. Councilmen Phelps, Kuhlman, Sparks and Slaughter voted for the motion; Councilman Dickson voted against.

The Council then listened to a presentation of a proposed Water Distribution Plan by Tony Reid, Freese and Nichols, Consulting Engineers. Reid pointed out the key items in this update, including a second delivery point in the southeast section of the City, future transmission pipelines, ground storage, and pump station. He also pointed out the possibility of the City's participating in a current project undergoing engineering studies at the North Texas Municipal Water District for a pipeline to Royse City. The Council questioned funding for the proposed improvements in the plan. The Council decided to delay a decision on accepting the proposed Water Distribution Plan until consideration at a Work Session. Councilman Dickson made a motion to authorize NTMWD and the Staff to study the cost and a policy for a new transmission line. Councilman Phelps seconded the motion. The motion was voted on and carried unanimously.

Larry King presented an ordinance establishing additional requirements for fire protection and construction in hotel, motel, multifamily and attached single family construction. Councilman Phelps made a motion to approve the ordinance as written. Councilman Slaughter seconded the motion. The motion was voted on and carried unanimously.

Mr. King also presented the Council with a copy of the rough draft of the new Sign Ordinance.

The Council then considered an appointment to the Fire Department Pension Board. Councilman Slaughter nominated Councilman Phelps to be the Council representative to the Fire Department Pension Board. Councilman Kuhlman seconded the nomination. There being no other nominations, the motion was voted on and carried unanimously.

John Steger of Centennial Homes came forth to ask for a reconsideration of the sign moratorium in the Consent Agenda of the Council meeting. The Mayor explained that the item could be considered at the Council's next meeting by having it placed on the Agenda.

The Council went into Executive Session at 11:40 P.M. to discuss legal matters. The meeting was reopened at 12:10 A.M.

Police Chief Bruce Beaty presented the Police Report. Councilmen reported hearing complaints of drivers not obeying school crossing guards and school zone speed limits and asked the Chief for his recommendation. The Mayor suggested an officer help direct traffic at the schools. The Chief responded that he could attempt rescheduling of the officers to allow some assistance in School zones during rush hours. Councilman Kuhlman suggested stricter enforcement of existing laws. The Chief pointed out that the Municipal Judge doubles speeding fines when the ticket is received in a school zone. The Chief also discussed the use of police officers as private security guards on their off duty hours. Councilman Phelps asked the Chief to develop a policy on this subject. Councilman Kuhlman reported complaints about speeds through the intersections of FM-740 and SH-205. The Chief reported having spoken with the owners of Moore's Barbeque restaurant and their distribution of free beer to customers.

Councilman Phelps suggested that plaques be given to former members of the City Council and the Planning and Zoning Commission for their service to the community. He suggested the presentation take place at City Council meetings. The Council members agreed to this project.

Julie Couch distributed the draft of the City budget for Council review. She explained that the Appraisal District had not completed certifying the tax rolls and that they would not be available until at least September 20th. The Council agreed to discuss the City budget at a Work Session on September 19, 1983.




There being no further business to come before the Council,  
the Mayor adjourned the meeting at 12:30 A.M.



APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

ACTION RECORD

CASE NAME: Callpepper Cattle

CASE NO.: 83-02

	Planning and Zoning Commission		City Council		Date
	<u>Approved.</u>	<u>Disapproved</u>	<u>Approved</u>	<u>Disapproved</u>	
Preliminary Plat	_____	_____	_____	_____	_____
Final Plat	_____	_____	_____	_____	_____
Zoning	_____	_____	_____	_____	_____
Cond Use Permit	<input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>	_____	<u>8/15/83</u>
Changes:	<u>100% / 90% Plat</u>	<u>Plat P+2</u>	<u>approved</u>	<u>Council approved</u>	
	<u>Based on site plan submitted</u>				