

SITE PLAN APPLICATION

Date: 23 JANUARY 1984

NAME OF PROPOSED DEVELOPMENT IH 30 @ SH 205

NAME OF PROPERTY OWNER/DEVELOPER GENE DAVENPORT

ADDRESS 3607 N. BUCKNER PHONE 321-6916

NAME OF LAND PLANNER/ENGINEER CHUCK HODGES A.I.A. ARCHITECTURE

ADDRESS 103 N. SAN JACINTO PHONE 722-8271

TOTAL ACREAGE 9.825 ac.

CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS 1

Signed Chuck Hodges A.I.A.

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.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>✓</u>	<u>_____</u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	<u>_____</u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	<u>_____</u>	3. Design and location of ingress and egress
<u>✓</u>	<u>_____</u>	4. Off-street parking and loading facilities
<u>_____</u>	<u>_____</u>	5. Height of all structures
<u>✓</u>	<u>_____</u>	6. Proposed Uses
<u>_____</u>	<u>_____</u>	7. Location and types of all signs, including lighting and heights
<u>✓</u>	<u>_____</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets

-

10. 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. 1984-28-SP

Date: 1/23/1984

Fee: \$200.00

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 1-23-84

NAME _____

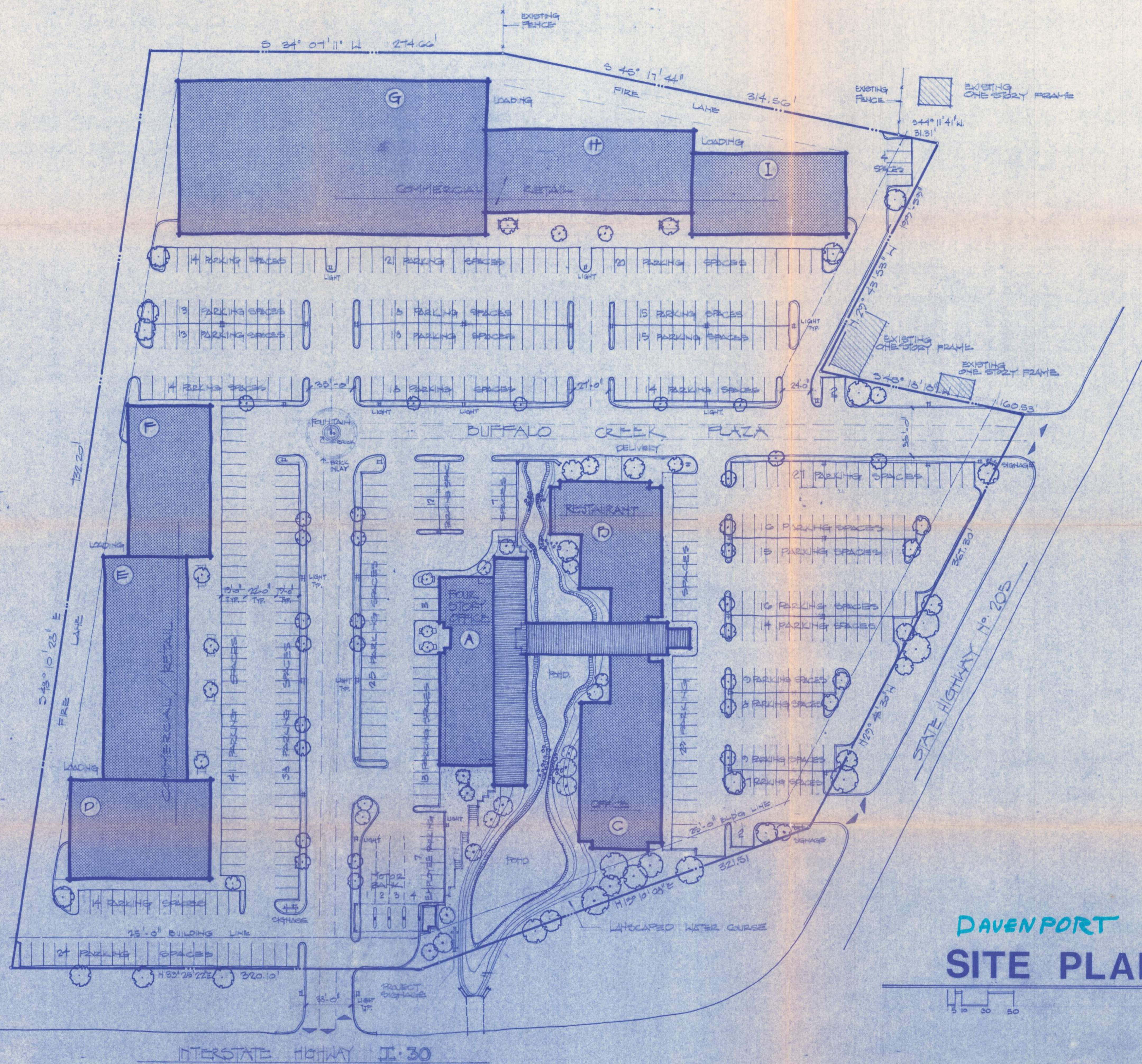
ADDRESS Dave L. Pott

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan</u>		<u>200 00</u>

Received By _____

2312
FORM G 1



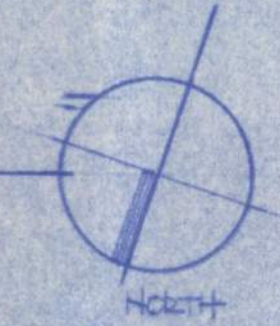
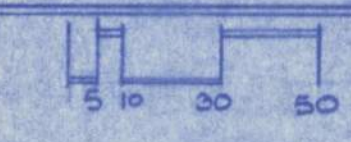
PROGRAM

A) FOUR STORY OFFICE	45,000 SQ. FT.
B) RESTAURANT	8,075 SQ. FT.
C) PROFESSIONAL OFFICE	9,075 SQ. FT.
D) COMMERCIAL RETAIL — 80'x110'	8,800 SQ. FT.
E) COMMERCIAL RETAIL — 65'x175'	11,375 SQ. FT.
F) COMMERCIAL RETAIL — 65'x120'	7,800 SQ. FT.
G) GROCERY / RETAIL — 120'x240'	28,800 SQ. FT.
H) COMMERCIAL RETAIL — 65'x180'	10,400 SQ. FT.
I) COMMERCIAL RETAIL — 65'x120'	7,800 SQ. FT.
TOTAL PROJECT	137,125 SQ. FT.
PARKING SPACES	529

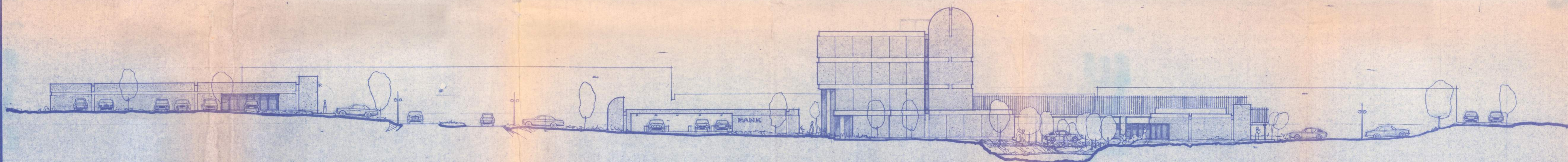
9.825 ACRES

ARCHITECTURE, INC.
 CHAS. E. HODGES A.I.A.
 103 S. SAN JACINTO
 ROCKWALL, TEXAS AC.214.722-8211

DAVENPORT SITE PLAN



INTERSTATE HIGHWAY I-30



STRIP CENTER/RETAIL

DRIVE THRU BANK FACILITY

4 STORY MID-RISE OFFICE/RESTAURANT

SINGLE STORY OFFICE/RETAIL

S.H. 205

ELEVATION AS VIEWED FROM I.H. 30

DAVENPORT ENTERPRISES DALLAS, TEXAS

ARCHITECTURE, INC.
CHAS. E. HODGES A.I.A.
A.C. 214-702-8271 ROCKWALL, TEX.



SCALE 1" = 20.0'

MINUTES OF THE PLANNING AND ZONING COMMISSION

February 9, 1984

The meeting was called to order at 7:30 P.M. Members present were Chairman Wayne Rogers, Wayne Miles, Ray Sumrow, Leigh Plagens, J. D. Jacobs and Ed Eubanks. Wes Barton was absent.

The first item of business was to consider approval of the minutes of the meeting of January 12, 1984. There being no additions or deletions, Eubanks made a motion to approve the minutes of January 12, 1984, as written. Plagens seconded the motion. The motion was voted on and carried unanimously.

Chairman Wayne Rogers turned the meeting over to Vice Chairman Wayne Miles. The Vice Chairman opened a public hearing for a request from the First Union Presbyterian Church for a Conditional Use Permit for a structure with less than 100% noncombustible structural material and 90% masonry facade in a Commercial District. Ron McCormack presented the plan. He explained that there would be a two phase classroom addition and they would like the exterior of the addition to match the existing brick veneer and redwood. He requested for the end wall of the first phase to be covered with regular siding because it would later be an interior wall when the second phase was added. After the first phase, the structure would be 30% wood materials, but after the second phase it would be reduced to 11%. The existing structure is wood frame construction. He asked for permission to use wood studs, wood trusses, and wooden roof joists, all as listed in Type V in construction. Miles questioned how close the church was to other buildings in the area. He explained that the Planning Commission had been granting some Conditional Use Permits, but requiring 5/8 in. sheetrock and 1 hour fire rated walls. The Vice Chairman closed the public hearing. Eubanks made a motion to approve the Conditional Use Permit for a structure with less than 100% noncombustible structural materials and 90% masonry facade on Lot 1, Block A First Union Presbyterian Church with 5/8 in. sheetrock on all walls and ceilings and all walls and ceilings 1 hour fire rated. Plagens seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Mike True for a temporary mobile home for use as a security trailer at the school construction site on Highland Drive. Staff explained that the trailer would be used for a security guard and caretaker overnight to protect building materials. Jim Mitchell, Allen Selden, Lynn McCreary and Paul Jackson requested that this permit be granted, but that the mobile home and construction office be moved to another site away from existing homes. The Vice Chairman closed the public hearing. Eubanks made a motion to approve the Conditional Use Permit for a mobile home on Lot 1, Block A, Rockwall School Addition No. 2, limited to the period of construction, and with relocating the trailer away from existing homes. Miles seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Chandlers Landing for a Conditional Use Permit for a marina dry storage area and parking lot in an Agricultural District along Lake Ray Hubbard and to amend the preliminary plan for "PD-8" to allow parking and marina dry storage. VanHall presented Chandlers Landing's plan. He explained

that in the 1970's Chandlers Landing had expanded their dry storage and parking into an area commonly known as "I-A" which they had now sold. He explained their requirement of 1½ parking spaces per boat slip. Mary Clair Stotler questioned the maneuvering space in the addition and suggested there be no covered boat storage. She did, however, agree that more storage was needed. McCoy said there would be a net gain of 175 parking and dry storage spaces. He explained that when Chandlers Landing wants to expand the marina in future years they will have to do away with dry storage and make the entire area automobile parking. They would have to relocate the dry storage area. Roy Gaddis, a Windward Slope resident, cited problems with security and privacy. A Spyglass Hill resident questioned the increased traffic down Henry M. Chandler Drive and security problems. Bob Bullock spoke in support of the Windward Slope resident. Bill Fox and Randy Stotler commented on the number of parking spaces and current crowded conditions. The Chairman closed the public hearing. Julie Couch explained that all property owners within 200 ft. had been notified 10 days before of the public hearing, but that other owners in the rest of Chandlers Landing had been notified as a courtesy only two days before the public hearing. After considerable discussion, Sumrow made a motion to amend the preliminary plan for "PD-8" Chandlers Landing and grant a Conditional Use Permit for a marina dry storage area and parking lot in an Agricultural District along Lake Ray Hubbard, with the southern boundary of the parking lot perpendicular to the Dallas take line, losing the parking spaces south of No. 83, with a low profile landscape buffer from Windward Slope, with low profile lighting in the entire storage area, with three observation walkways to the shoreline, with landscaping as agreed upon with Spyglass Hill, and with the parking divided between automobiles and marina dry storage as indicated on the plan submitted. Plagens seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on setting Single Family detached land use, minimum lot size, maximum density, and minimum dwelling unit size for Area I-A of Chandlers Landing. Rogers explained how the City Council had directed the Planning and Zoning Commission to initiate this study. Campbell Zachary, a representative of Saltan, Inc., asked for time to prepare a plan and for the City to renotify neighboring property owners and advertise in the paper for consideration of all possible uses under the current zoning, not just Single Family Detached. Kathy Courts, August Boto, Linda Lynn, Carolyn Scott, Peter Oetking, and Peter May spoke against giving any extension of time and requested Single Family designation on the land. They complained of difficulty in selling adjacent properties. Zachary again asked for an opportunity to present an alternative plan. Eubanks questioned why Saltan, Inc. had not submitted such a plan in the time given them. Zachary responded that they had had insufficient time. The Chairman closed the public hearing. Sumrow made a motion to set the land use on Area I-A Chandlers Landing as "SF-10" Single Family Residential zoning on the area formerly platted and the remainder of the Area I-A as "SF-7" Single Family Residential zoning. Eubanks seconded the motion. The motion was voted on and carried, with Sumrow, Plagens, Jacobs, and Eubanks voting for and Miles voting against.

The Chairman called a recess at 9:30 P.M. The meeting was reconvened at 9:35 P.M.

The Commission then considered the final plat for Spyglass Hill Phase IV. Harold Evans presented the plat. Staff explained that the City Council had approved the Spyglass Hill Phase IV development plan at a February meeting. Miles made a motion to approve the final plat for Spyglass Hill, Phase IV submitted by American Condominium Corporation. Plagens seconded the motion. The motion was voted on and carried unanimously.

Clayton Sanders of Centennial Homes and Charles Davis of John C. Gibson Company presented the preliminary plat/development plan for Windmill Ridge 2-A. Eubanks made a motion to approve the preliminary plat/development plan for Windmill Ridge 2-A with the addition of a location map and renumbering and lettering the lots and blocks. Jacobs seconded the motion. The motion was voted on and carried unanimously.

Bob Brown and Bob Rash presented the final plat for Grady Rash Subdivision on Soapberry Lane. Brown explained that they had added the drainage easement requested by Freese and Nichols. Sumrow made a motion to approve the Grady Rash Subdivision. Eubanks seconded the motion. The motion was voted on and carried unanimously.

John Redden and Harold Evans presented the final plat for Kenway Hill Addition at Kenway and South Goliad. Eubanks made a motion to approve the final plat for Kenway Hill Addition, with a point of beginning, the legal description corrected, and a release from the City of Rockwall for responsibility over grades. Miles seconded the motion. The motion was voted on and carried unanimously.

David Ellis and Harold Evans presented the final plat for Ellis Center, Phase I on High School Drive. Eubanks made a motion to approve the final plat for Ellis Centre, Phase I, subject to the approval of the engineering by Freese and Nichols, of the addition of a point of beginning, the acreage per lot, street names and labeled as Phase I. Plagens seconded the motion. The motion was voted on and carried unanimously.

Bob Brown and Robert Stark presented the final plat for Mac No. 1 at Storrs and Sherman Streets. Miles made a motion to approve the final plat for Mac No. 1, with the right-of-way on adjoining streets shown. Sumrow seconded the motion. The motion was voted on and carried unanimously.

Craig Curry and Van Hall presented the preliminary plat/development plan for Chandlers Landing Phase 4. Curry explained that the phase contained 25 lots, with two lots having a frontage of less than 40 ft. This area also includes a play park which would not be developed until the number of housing units necessitated the addition of this facility. Miles questioned the timing of the development. Curry responded that Phase 4 will be constructed at the same time as Phase 14. Miles made a motion to approve the preliminary plat/development plan for Chandlers Landing Phase 4. Eubanks seconded the motion. Staff pointed out that they would have to vacate the existing plat on Phase 4 before approval of the final plat. The motion was voted on and carried unanimously.

Craig Curry and Van Hall presented the preliminary plat/development plan on Chandlers Landing Phase 18. The Commissioners discussed

the parking shown for employees at the Yacht Club. Eubanks suggested that they may need to remove some of the lots shown for additional parking spaces. The Commissioners discussed density and acreage in each phase with Curry and Julie Couch. Miles suggested that Staff check with the City Attorney as to whether the developers could build the number of units shown on the master plan even though the densities may be different on each plat because of different boundaries from those used to estimate densities on the master plan. The Commissioners discussed paving widths for Yacht Club Drive and the recommendation made by PAWA-Winkelmann. Curry explained that there would be no lots facing Yacht Club Drive in the northern half of the development and that they would place private restrictions on all undeveloped property so that no lots could face onto the street. Curry agreed to change the minimum lot areas and minimum floor areas to reflect the numbers shown in the master plan, to increase the street widths to 29 ft. except on a cul-de-sac, and to change the street name from Challenge. Miles made a motion to approve a 36 ft. width on Yacht Club Drive with the northern part of Chandlers Landing having no lots facing said street, with the entire street designated as a fire lane, with no parking on the street, and with the restriction placed on undeveloped land so that no lots could ever face Yacht Club Drive in the north. Sumrow seconded the motion. The motion was voted on and carried unanimously. Sumrow made a motion to approve the preliminary plat/development plan for Chandlers Landing Phase 18, subject to the Attorney's approval of the acreage and density question and with technical changes that Curry had agreed to. Jacobs seconded the motion. The motion was voted on and carried unanimously.

Craig Curry and Van Hall presented the preliminary plat/development plan for Chandlers Landing Phase 19. Curry explained how they had redesigned the layout of 16 large lots. The Commissioners discussed lot frontages and the fact that they were not meeting the lot frontage even at the building line on some of the cul-de-sac lots. Curry had redesigned the streets to meet City standards. Sumrow made a motion to approve the preliminary plat/development plan for Chandlers Landing Phase 19 subject to the Attorney's review of the density and acreage. Jacobs seconded the motion. The motion was voted on and carried unanimously.

Chuck Hodges presented the site plan/preliminary plat for an office/retail complex on I-30 at SH-205 for Gene Davenport. He explained that they exceeded the landscaping requirement of the City and that he had removed the two parking spaces which backed into Buffalo Creek Plaza. Eubanks requested they consider additional landscaping to improve the view from SH-205 and I-30. Miles made a motion to approve the site plan/preliminary plat. Eubanks seconded the motion. The motion was voted on and carried unanimously.

Phil Weatherford presented a site plan for a motel on I-30 east of K-Bob's. He explained that he would agree to designate fire lanes throughout the parking lot. He presented the contract which he has with the current owner of the land. He does not plan to purchase the land until he obtains a building permit. Eubanks made a motion to approve the site plan for a motel on I-30. Miles seconded the motion. The motion was voted on and carried unanimously.

Barry Jordan presented the site plan for Mike Patel for a motel on I-30 adjacent to K-Bob's. He explained that Patel had applied

for a franchise with Best Western. However, Best Western responded that the I-30 corridor in this area was full and would allow no more franchises. He explained there would be a berm up to the restaurant and that he would use brick veneer. Eubanks made a motion to approve the site plan subject to moving the entrances 200 ft. apart, creating maneuvering distance of 24 ft. behind the parking spaces, and marking fire lanes. Jacobs seconded the motion. The motion was voted on and carried unanimously.

Clyde Pittman, Jr., of Epic, Inc., presented the final plat for Windmill Ridge, Section B Installment 1. The Commissioners discussed the preliminary plan for "PD-13". Pittman agreed that they could put in a small playground or other similar equipment in the park area. Sumrow made a motion to approve the final plat for Windmill Ridge, Section B Installment 1 subject to County approval of changing the name of "Tubbs Road", with the City accepting the park indicated with Epic's improvements, and subject to the engineering being approved by Freese and Nichols. Miles seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on amending the Comprehensive Zoning Ordinance lot frontage requirements in residential districts. Julie Couch explained that the lot frontage measurement along the street made a difficult requirement to enforce on cul-de-sacs and curvilinear streets. She suggested some alternate measurement at the building setback line on these roads. Eubanks made a motion to recommend to the City Council to amend the Comprehensive Zoning Ordinance lot frontage requirements in the Single Family 7, Single Family 10, Single Family 16, Townhouse and Duplex Districts to allow the Planning and Zoning Commission to vary the lot frontage measurement to the building setback line on cul-de-sac and curvilinear streets. Jacobs seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on amending the Comprehensive Zoning Ordinance requirement for 100% noncombustible structural materials in commercial and industrial districts. Couch said the purpose of the requirement was fire safety and to prevent the development of many small cottage offices. She questioned whether the Commissioners prefer some sort of fire rating system, such as all existing buildings could be remodeled with 1 hour fire walls and 2 hour walls between individual lease spaces if the additional area were less than 25% of the existing floor area; buildings be allowed to vary from the 100% noncombustible requirement in certain areas designated within the City; new construction of less than 10,000 sq. ft. and up to 2 stories be allowed to be constructed of less than 100% noncombustible materials if they have 1 hour fire walls ceilings and floors, with 2 hour walls between lease spaces. (Buildings of more than 10,000 sq. ft. would still be required to receive a Conditional Use Permit.) Miles discussed the need for a certain maximum distance set between fire walls which go up through the roof. Eubanks suggested following the current requirements and watching to see if the number of requests for Conditional Use Permits declined. Rogers suggested incorporating the requirements discussed into the building code. Miles suggested that there be some time limit beyond which no new construction and development areas would be granted a Conditional Use Permit. Eubanks supported the idea of a policy statement to give guidelines of when the Planning and Zoning Commission would consider Conditional Use Permits for less than 100% noncombustible

materials. The Commissioners discussed what was considered architectural features and what was considered structural materials. Jacobs made a motion to continue the public hearing to the next regular meeting of the Planning and Zoning Commission, at which time they would adopt a policy statement on when to consider Conditional Use Permits to allow structures of less than 100% noncombustible structural materials in "NS", "GR", "C", "LI", Heavy Commercial, Heavy Industrial, Office, and Central Business Districts. Eubanks seconded the motion. The motion was voted on and carried unanimously.

There being no other business to come before the Commission, the meeting was adjourned at 12:00 midnight.

APPROVED:


Chairman

ATTEST:


City Secretary

MINUTES OF THE ROCKWALL CITY COUNCIL

March 3, 1984

The meeting was called to order at 7:40 P.M. Members present were Mayor Leon Tuttle, Art Kuhlman, Russell Phelps, Robert Sparks and Ken Dickson. Richard Slaughter was absent.

The Council first considered the minutes of the February meetings. Phelps asked that the February 13, 1984, minutes be amended to add a sentence stating that he had requested a written opinion from the District Attorney during the joint meeting with the Airport Board. Dickson made a motion to approve the minutes of February 6, 1984, as written and the minutes of February 13, 1984, as amended. Phelps seconded the motion. The motion was voted on and carried unanimously.

The Council next considered the Consent Agenda. Councilman Phelps asked that Item G be removed for discussion. Phelps made a motion to approve the remainder of the Consent Agenda as follows:

A. Ordinance No. 84-10 changing the zoning from "A" Agricultural to "GR" General Retail for 9 acres and "SF-10" Single Family Residential for 46.79 acres on SH-205 at Dalton Road known as Harlan Park Estates

B. Ordinance No. 84-11 changing the zoning from "A" Agricultural to "GR" General Retail on 1.91 Acres and "SF-7" Single Family Residential on 8.96 acres on land on SH-025 across from Live Oak known as Harris Heights

C. Ordinance No. 84-12 granting a Conditional Use Permit for structures with less than 100% noncombustible structural material on Panex Ltd. Addition

D. Resolution No. 84-6 authorizing Jack L. Paris to collect delinquent taxes for the City of Rockwall

E. Resolution No. 84-5 expressing support for the "Rockwall: the New Horizon" project

F. Resolution No. 84-7 waiving the subdivision ordinance concerning regulations governing drainage policies on Harris Heights, Phase I

H. Revised Resolution No. 84-9 allocating current sewer capacity based on the City's Growth Management Plan

Kuhlman seconded the motion. The motion was voted on and carried unanimously.

Alma Williams, Chairman of the Park Board, appeared to ask for the Council's support for the Fourth of July celebration. She asked for approval to spend up to \$2,500 for the event. Mayor Tuttle commended Williams on last year's fireworks. Kuhlman questioned whether the funds would come from the Park fund. It was

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explained that it would. Dickson made a motion to authorize the Park Board to spend up to \$2,500 on the Fourth of July celebration. Kuhlman seconded the motion. The motion was voted on and carried unanimously. The Mayor pointed out that Mrs. Williams was the Rockwall Chairperson for the Texas Susqui-centennial celebration.

The Mayor opened a public hearing on a request from Don Whitford for a change in zoning from Commercial to Light Industrial on SH-205 across from Pebblebrook Apartments. Don Whitford and Blakeley Hall presented a drawing of the property and explained Whitford's request. Hall noted that Whitford's property does not abut the Light Industrial zoning on SH-205. The Mayor closed the public hearing. Phelps made a motion to approve a change in zoning from Commercial to Light Industrial on .479 acres on SH-205 at the J & J Sub Shop. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from James Wheeler for a Conditional Use Permit for a structure with less than 100% noncombustible structural materials and 90% masonry facade in a General Retail District at 105 West Washington. Jack Gibbens presented the request, explaining that Wheeler had drawn the plans for his building two years ago, before the new Zoning Ordinance was adopted with the 100% noncombustible and 90% masonry facade requirement. Wheeler would like to maintain the style that he had planned. Gibbens explained that the property had parking problems which they were addressing with parking in the basement. The building is estimated to have 6,700 square feet of floor space. He plans a brick veneer facade. Sparks left the meeting at this point. The Mayor closed the public hearing. Phelps expressed concern over being consistent with earlier Conditional Use Permits that had been granted. He suggested the Council pass this item until they could consider what guidelines they wanted to use in granting such Conditional Use Permits. Dickson said that he did not feel that just having the plans drawn before the new ordinance was enough reason to receive a Conditional Use Permit. Phelps made a motion to pass this item until the Council had decided on a policy on Conditional Use Permits. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on setting the Single Family Detached land use, minimum lot size, maximum density, and minimum dwelling unit size for Area I-A of Chandlers Landing. Maude Oetking, Peter Oetking, August Boto, Regina Ploch, and Ron Mastronardi spoke in favor of single family land uses with the height restrictions existing in the rest of Chandlers Landing. The Mayor closed the public hearing. Kuhlman suggested the Council should consider the original plat which was filed on part of I-A. Sparks rejoined the meeting. Phelps questioned the height restrictions in Chandlers Landing. Peter Oetking explained the existing height restrictions. The Mayor questioned if the City could enforce such restrictions by listing them on the plat or putting them in the revised preliminary plan. Phelps suggested the City not get involved in enforcing deed restrictions. Dickson expressed regret over the Council's having to act as arbitrator in Chandlers Landing matters. Dickson made a motion to

assign "SF-10" Single Family Residential District requirement on the area previously platted into 33 single family lots and "SF-7" Single Family Residential area requirements on the remainder of I-A which has never been platted, with height restrictions on each house so that they cannot be more than 30 ft. above existing grade nor 12 ft. above the building line of the uphill lot. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from the First Union Presbyterian Church for a Conditional Use Permit for a structure with less than 100% noncombustible structural materials and 90% masonry facade in a Commercial District. Ron McCormack presented the two-phase plan to the City Council, explaining that the church wants to match the existing facade with redwood, which would total approximately 11% of the siding after the final phase. The first phase would include a temporary exterior wall with redwood siding which would later become an interior wall with the second phase. The Mayor closed the public hearing. Phelps made a motion to pass this item until the Council decides on a policy on such Conditional Use Permits later in the meeting. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from Mike True for a temporary mobile home for security reasons at the elementary school construction site on Highland Drive. Staff explained the request. The Mayor closed the public hearing. The Mayor noted that there had been responses from neighbors requesting that trailers be moved away from existing houses. Phelps requested that the Staff make sure the trailers were relocated as they were told. Sparks made a motion to approve the Conditional Use Permit for a temporary mobile home for security reasons at the elementary school construction site on Lot 1, Block A, Rockwall Independent School District Addition No. 2, with the trailer moved away from existing houses. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from Chandlers Landing to revise the preliminary plan for PD-8 and for a Conditional Use Permit for a marina dry storage area and parking lot in an Agricultural District on Lake Ray Hubbard south of the existing marina and parking. Van Hall presented the proposal. Sparks left the meeting at this point. Hall explained that Chandlers Landing would like to expand the parking at this time with future plans to expand the marina. He stated that the City of Dallas requires one and one-half automobile parking spaces per wet storage slip. Danny McCoy explained the City of Dallas allows Chandlers Landing to count their Yacht Club parking in this requirement. He said they currently met approximately 85% of the required parking. McCoy stated that the City of Dallas encourages leasees to put all concession areas within the Dallas take line. Dickson questioned the mooring of the Texas Queen at Chandlers Landing. McCoy explained their lease. Dickson noted that several complaints have been registered by Spyglass Hill residents who thought the area would never be developed. Sparks rejoined the meeting. McCoy explained that American Condominium Company had signed an agreement one year ago agreeing that they had no objections

to the marina and dry storage expansion. He explained that the closest occupied unit of Spyglass Hill is 750 ft. away from the proposed expansion. He also pointed out that boats are not allowed in driveways in Chandlers Landing. Dickson questioned landscaping in the area. Peter Oetking questioned who actually held the lease on land from Dallas. John Bullock questioned the credibility of the Chandlers Landing management. Ron Mastronardi questioned the parking ratio required, noted restrictions on the use of golf carts and pointed out the need for screening. Maude Oetking suggested Chandlers Landing not expand waterfront parking until the marina were expanded. Roy Gaddis expressed concern with security and the setback of the parking from his property. William Kortemier questioned the credibility of the Chandlers Landing management. Gerald Price said he did not feel the marina needed one and one half automobile parking spaces per slip since some of the Chandlers Landing residents do not drive to the marina. McCoy presented the April 1983 lease held by Chandlers Landing Ltd. Bill Fox expressed concern over crowded parking conditions around the Yacht Club and marina. The Mayor closed the public hearing. Dickson asked for a representative of American Condominium to express a position on the request. Bill Mullane explained that his company had to sign an agreement not to object to the expansion in order to close on the property in Phase III in Spyglass Hill. He said, however, he was opposed to the plan as a homeowner. The Mayor questioned why Chandlers Landing had sold some of the existing parking area. Dickson suggested sending the proposal back to Chandlers Landing and asking the managers to get together with the property owners to work out their differences. The Mayor said that he would like to see the developers and homeowners agree on something in Chandlers Landing. Phelps made a motion to approve the request for a revised preliminary plan for PD-8 and a Conditional Use Permit for marina dry storage area and parking lot in an Agricultural District in the area along Lake Ray Hubbard south of the existing marina, with landscaped screening from Windward Slope and with screening of the area to the east as part of the approval of any development of that area. Sparks seconded the motion. Dickson and Mayor Tuttle stated they felt that this motion was contrary to the best interest of the residents of the City of Rockwall. The motion was voted on and carried, with Sparks, Phelps and Kuhlman voting for and Dickson voting against.

The Mayor called a recess at 9:05 P.M. The meeting was reconvened at 9:20 P.M.

The Mayor next opened a public hearing on a request from Gene Burks for a change in zoning from Light Industrial to Planned Development for Single Family Zero Lot Line Residential on SH-66. Kuhlman made a motion to continue the public hearing to the next regular meeting of the Council. Sparks seconded the motion. The same was voted on and carried unanimously.

Harold Evans presented the final plat for Spyglass Hill, Phase 4 submitted by American Condominium Corporation. Kuhlman left the meeting at this point. The Mayor questioned if the engineering were approved. A neighbor questioned the location of the dumpster in the project. Dickson made a motion to approve the final plat for Spyglass Hill, Phase 4. Phelps seconded the motion. The motion was voted on and carried unanimously.

Robert Stark and Bob Brown presented the final plat for Mac No. 1 at the corner of Storrs and Sherman Streets. Julie Couch explained that the Board of Adjustments had given Stark a variance on the lot width and areas on the property. Sparks questioned what the lots would be used for since they were zoned duplex. Stark presented pictures of other residential developments he had constructed. Sparks made a motion to approve the final plat for Mac No. 1. Phelps seconded the motion. Dickson expressed concern over approving a plat which did not meet the minimum requirements of the new Comprehensive Zoning Ordinance. Phelps questioned whether the Council could override the decision of the Board of Adjustments on the variance. Sparks discussed rebuilding in older sections of town. The motion was voted on and carried unanimously.

David Ellis and Harold Evans presented the final plat for Ellis Centre, Phase I. Kuhlman rejoined the meeting. Couch pointed out the project would have no alleys. Phelps made a motion to approve the final plat for Ellis Centre Phase I subject to final approval of the engineering by Freese and Nichols. Dickson seconded the motion. The motion was voted on and carried, with Phelps, Dickson and Sparks voting for and Kuhlman abstaining.

David Buchanan and Harold Evans presented the final plat for Kenway Hill Addition at Kenway and South Goliad Streets. Kuhlman made a motion to approve the final plat subject to engineering. The motion died for lack of a second. Phelps made a motion to approve the final plat for Kenway Hill Addition subject to final approval of the engineering and the addition of a point of beginning and the correction of the legal description on the plat. Sparks seconded the motion. The motion was voted on and carried unanimously.

Bob Rash and Bob Brown presented the final plat on the Grady Rash Subdivision. Couch explained that Rash had provided deed restrictions and that there was wording on the plat to protect the City from having to improve the private street in the development. Dickson made a motion to approve the final plat for Grady Rash Subdivision with the deed restrictions as presented. Phelps seconded the motion. The motion was voted on and carried unanimously.

Charles Davis of John C. Gibson and Company presented the preliminary plat/development plan for Windmill Ridge, Phase 2-A for Centennial Homes. Dickson questioned the location of alleys in the development. Dickson made a motion to approve the preliminary plat/development plan for Windmill Ridge, Phase 2-A. Phelps seconded the motion. The motion was voted on and carried unanimously.

Phil Weatherford presented a plan for a 60-unit Best Western Motel east of K-Bob's on I-30. He explained it would contain a 600 sq. ft. meeting room and a restaurant in the second phase. He had revised his original plan to meet the City parking requirements. The Councilmembers discussed parking of tractor trailers on the property. Dickson made a motion to approve the site plan

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David Ellis and Harold Evans presented the final plat for Ellis Centre, Phase I. Kuhlman rejoined the meeting. Couch pointed out the project would have no alleys. Phelps made a motion to approve the final plat for Ellis Centre Phase I subject to final approval of the engineering by Freese and Nichols. Dickson seconded the motion. The motion was voted on and carried, with Phelps, Dickson and Sparks voting for and Kuhlman abstaining.

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Bob Rash and Bob Brown presented the final plat on the Grady Rash Subdivision. Couch explained that Rash had provided deed restrictions and that there was wording on the plat to protect the City from having to improve the private street in the development. Dickson made a motion to approve the final plat for Grady Rash Subdivision with the deed restrictions as presented. Phelps seconded the motion. The motion was voted on and carried unanimously.

Charles Davis of John C. Gibson and Company presented the preliminary plat/development plan for Windmill Ridge, Phase 2-A for Centennial Homes. Dickson questioned the location of alleys in the development. Dickson made a motion to approve the preliminary plat/development plan for Windmill Ridge, Phase 2-A. Phelps seconded the motion. The motion was voted on and carried unanimously.

Phil Weatherford presented a plan for a 60-unit Best Western Motel east of K-Bob's on I-30. He explained it would contain a 600 sq. ft. meeting room and a restaurant in the second phase. He had revised his original plan to meet the City parking requirements. The Councilmembers discussed parking of tractor trailers on the property. Dickson made a motion to approve the site plan

for a motel on I-30 east of K-Bob's. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

John Lindsey presented a site plan for a retail/office complex at SH-205 and I-30 for Gene Davenport. Dickson made a motion to approve the site plan for the complex on the south-east corner of I-30 and SH-205. Sparks seconded the motion. The motion was voted on and carried unanimously.

Van Hall and Craig Curry presented the preliminary plat/development plan for Chandlers Landing, Phase 4 for Texas Frates Company. Curry explained that all lots were at least 40 ft. wide at the building line. He noted the realignment of Ranger Drive from the previously vacated plat on Phase 4. Couch explained that the Council would vacate the old plat when they approved the final plat for this phase. Phelps made a motion to approve the preliminary plat/development plan for Chandlers Landing, Phase 4. Sparks seconded the motion. The motion was voted on and carried unanimously.

Van Hall and Craig Curry presented the preliminary plat/development plan for Chandlers Landing, Phase 18. The Councilmembers discussed measuring the lot width at the building line instead of street frontage and discussed parking requirements. Couch pointed out that the Council needed to make a decision on paving width of Yacht Club Drive. Dickson made a motion to ask the applicants to redesign Chandlers Landing, Phase 18, giving consideration to lot frontage, the paving width of Yacht Club Drive, and parking and resubmit the preliminary plat/development plan to the Council. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

Van Hall and Criag Curry presented the preliminary plat/development plan for Chandlers Landing, Phase 19. Couch pointed out that the frontage on some of the zero lot line lots did not meet the requirements of the Ordinance and that the lot width requirement was not met at the building line. Dickson made a motion to return Phase 19 of Chandlers Landing to the applicant for redesign, giving consideration to lot frontage, the paving width of Yacht Club Drive and parking requirements and resubmit the preliminary plat/development plan to the Council. Phelps explained that he felt the Council wanted to see the minimum lot frontage requirement met at least at the building line. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on an amendment to the Comprehensive Zoning Ordinance lot frontage requirements in "SF-7", "SF-10", "SF-16", Townhouse and Duplex Districts. Julie Couch presented the case to the Council, explaining that it was difficult to meet the lot frontage requirement of the Comprehensive Zoning Ordinance on cul-de-sacs and curvilinear streets. She suggested the Council consider amending the Ordinance so as to allow the Council, upon the recommendation of the Planning and Zoning Commission, to vary the measurement on lot frontage to a measurement of lot width at the building on such cul-de-sacs

and curvilinear streets. She explained that many other cities used such a measurement in their zoning ordinances. The Mayor closed the public hearing. Dickson made a motion to approve Ordinance No. 84-13 to amend the Comprehensive Zoning Ordinance lot frontage requirements in "SF-7", "SF-10", "SF-16", Townhouse and Duplex Districts to allow the City Council, upon recommendation of the Planning and Zoning Commission to vary the measurement of lot frontage to the measurement of lot width at the building line. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

Gerald Houser appeared before the Council to explain that G. M. Houser, Inc., still wanted their 6.1898 acres on SH-276 annexed to relocate his ready-mix concrete plant. Sparks made a motion to approve Ordinance No. 84-14 annexing 6.1898 acres on SH-276 owned by G. M. Houser, Inc. Dickson seconded the motion. The motion was voted on and carried unanimously.

The Councilmembers then discussed the 100% noncombustible materials requirement of the Comprehensive Zoning Ordinance. Julie Couch presented some alternatives for the Council to consider. Sparks said that he liked one of the alternatives presented which would allow the use of wood on structures under a certain square footage without applying for a Conditional Use Permit and allowing remodeling up to a certain percentage of existing floor area without a Conditional Use Permit. The Councilmembers discussed various minimum floor areas and percentage of additions. Jack Gibbens explained to the Council that he had studies which would show that frame construction holds its integrity longer than steel construction. Phelps made a motion that the City Council support amending the Comprehensive Zoning Ordinance to allow the use of wood on structures under 5,000 sq. ft. of floor area without a Conditional Use Permit, with 1-hour fire rated walls, floors and ceilings and 2-hour fire walls between lease spaces (anything larger would require a Conditional Use Permit); add definitions of "structural" to the Zoning Ordinance to exclude architectural features, arcades and canopies; and allow remodeling on all existing buildings and additions of up to 40% of the existing floor area, with 1-hour fire rated walls, ceilings, and floors (no Conditional Use Permits would be issued for more than 40% of existing floor area). Dickson seconded the motion. The motion was voted on and carried, with Dickson, Kuhlman, and Phelps voting for and Sparks voting against.

The Councilmembers then returned to the request from James Wheeler for a Conditional Use Permit for a structure with less than 100% noncombustible materials and 90% masonry facade in a General Retail District. Dickson made a motion to deny the request for the Conditional Use Permit. Phelps seconded the motion. The motion was voted on and carried, with Kuhlman, Dickson, and Phelps voting for and Sparks voting against.

The Council then returned to the request from the First Union Presbyterian Church for a Conditional Use Permit for a structure with less than 100% noncombustible structural materials and 90% masonry facade in a Commercial District. Dickson said that he believed that this case was different from Wheeler's. He made a motion to approve the Conditional Use Permit. The

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motion died for lack of a second. Phelps expressed concern over approving combustible structural materials in a building where large numbers of people would gather. Sparks left the meeting. Councilmembers noted that the architect explained the temporary wall with redwood siding would be up for up to two years. Phelps made a motion to deny the Conditional Use Permit. The motion died for lack of a second. Kuhlman made a motion to approve the request for a Conditional Use Permit on Lot 1, Block A first Union Presbyterian Church Addition for addition to a structure of less than 100% noncombustible structural materials and 90% masonry facade. Dickson seconded the motion. The motion was voted on and carried unanimously.

Benny Gracy appeared before the Council to discuss acquisition of equipment for the Fire Department. He explained that the Department currently has 3 pumper trucks. They are 1959, 1974 and 1979 models. He estimated it would take 300 days for delivery of a new pumper which would be larger than any of the current pumpers. He mentioned the possibility of FHA financing. Dickson questioned whether the City ought to increase the charge for calls outside the City Limits with a percentage of the revenues going toward paying for equipment. Kuhlman suggested Gracy get more information on financing the cost of the truck. Sparks returned to the meeting. Gracy explained that a training film, TV and VCR were left off the list provided to the Council. Councilmembers discussed the items requested. Phelps questioned the use of the automatic gate. Gracy explained that the firemen need a secure location to park their vehicles, especially when they have valuable equipment in them. The Council discussed card and code activated gates. Phelps suggested the Fire Department rent rather than buy the training films. Dickson suggested the Council approve all the items except the training films. Kuhlman made a motion to approve the purchase of 3 four drawer filing cabinets, 16 desk tables, 4 ten ft. folding tables, 40 folding chairs, one 4 x 8 ft. marker board, one 4 x 4 marker board, one 4 x 4 cork board, 3 barrel rack storage racks, hose racks on rollers, a refrigerator, a remote encoder, an automatic gate and fence, a television, a video cassette recorder, and an air compressor and cascade system, with Gracy looking into the use of remote controlled gates as well as code and card activated gates, and with Gracy investigating the rental of training films and preparing cost estimates on an additional pumper truck. Phelps seconded the motion. The motion was voted on and carried unanimously.

Julie Couch presented the City Hall furniture and fixture bids as follows:

<u>Supplier</u>	<u>Cost</u>				
	<u>Desks</u>	<u>Office Chairs</u>	<u>Fireproof File Cab.</u>	<u>Lateral Files</u>	<u>Council Chairs</u>
Stewart Office Supply	7,557.61	12,771.20		1,996.44	1,180.22
General Office Outfitters	7,624.96	11,131.93	847.82	1,552.05	2,137.17
Executive Desk	7,688.00	9,066.00	659.00	2,190.00	1,498.00
Office Furniture Sales	7,885.55	7,602.55	659.50	2,201.70	

	<u>Desks</u>	<u>Office Chairs</u>	<u>Fireproof File Cab.</u>	<u>Lateral Files</u>	<u>Council Chairs</u>
Richardson Office Supply	8,006.46	7,376.48	748.90	2,452.38	2,365.44
United Office Interiors	8,214.00	9,603.00		2,385.00	2,373.00
Continental Office Supply	8,763.86	8,908.74	696.49	2,022.21	1,837.50
Rockwall Office Supply		9,812.16	579.20	2,100.00	2,558.50
		10,616.66			2,659.02

Phelps made a motion to approve the low bid for the desks from Stewart Office Supply in the amount of \$7,557.61; the second lowest bid for office chairs from Office Furniture in the amount of \$7,602.55; the second lowest bid for Council chairs from Continental Office Supply for \$1,837.50; the low bid for a fireproof file cabinet from Rockwall Office Supply for \$579.20; and the low bid for filing cabinets from General Office Outfitters for \$1,552.05, plus the cost of a laminate top. Dickson seconded the motion. The motion was voted on and carried unanimously.

Couch presented some estimated costs of curb, gutter and sidewalk improvements for the new City Hall. Sparks made a motion to authorize the expenditure of \$9,957.50 for curb and sidewalk on Rusk Street, curb on Alamo, Washington, and West Streets, and an additional 10 spaces on the rear parking lot. Dickson seconded the motion. The motion was voted on and carried unanimously.

The Council returned to the item removed from the Consent Agenda - a resolution supporting an Application for a Grant for a Juvenile/Crime Prevention officer. Chief Beaty explained that the position would emphasize juvenile duties, establishing criteria on how to handle juveniles, and serving as a liaison with the School System. He explained the grant application procedure. He would request the grant to start in October of 1984. The grant would provide 100% of the salary of \$26,000 for one year, then 80% the second year, 60% the third year, 40% the fourth year and 20% the fifth year. The City could terminate the grant at any time. Sparks made a motion to approve Resolution No. 84-8 expressing support for a grant application for a juvenile/crime prevention officer. Dickson seconded the motion. The motion was voted on and carried unanimously.

Julie Couch presented the bids for hauling and purchasing of rock and asphalt and contract labor and equipment for laying of hotmix and concrete for street and miscellaneous repairs as follows:

<u>Supplier</u>	<u>Cost Per Ton</u>						
	<u>Cold Mix</u>	<u>Hot Mix</u>	<u>Fill Sand</u>	<u>Diamond Sand</u>	<u>White Rock</u>	<u>Pea Gravel</u>	<u>Crushed Rock</u>
Jerry Jayroe	24.50	24.50	5.75	6.00	7.20	9.00	15.50
Richards & Richards	25.25	24.50	5.49	7.16	7.00	9.00	14.32
Austin Paving	26.50	26.25					

Sparks made a motion to approve the low bid for hauling and purchasing of rock, sand and asphalt by Jerry Jayroe for \$92.45.

Kuhlman seconded the motion. The motion was voted on and carried unanimously.

Julie Couch presented the bids for labor and equipment to install hot mix, asphalt and concrete as follows:

<u>Supplier</u>	<u>Cost</u>					
	<u>Hotmix Installation</u>	<u>Curb/ Gutter</u>	<u>Sidewalk</u>	<u>Alley</u>	<u>Street</u>	<u>Headwall</u>
Dale Smith		2.25	1.50	1.50	1.50	75.00
Evans Contracting	8.00	2.85	1.00	1.00	1.00	600.00

Dickson made a motion to approve the low bid for curb and gutter for \$2.25 and for headwall for \$75.00 from Dale Smith. Phelps seconded the motion. The motion was voted on and carried unanimously. Dickson made a motion to approve the low bid for asphalt paving at \$8.00, sidewalks at \$1.00, alleys at \$1.00 and streets at \$1.00 from Evans Contracting. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

Jesse Gilbert explained that the architect for the City Hall had made his own "punch-out" on the previous Monday without a City representative. The Mayor expressed his dissatisfaction with the concrete in front of the building. Gilbert explained Cities for Responsible Cable Policy Division of the Texas Municipal League had asked for a \$500 contribution from cities the size of Rockwall. Dickson made a motion to authorize the expenditure of \$500 for the Cities for Responsible Cable Policy. Phelps seconded the motion. Kuhlman said he wanted to call in a representative from Storer Cable Company to respond why they are not meeting the promises they had made and discuss breaking their contract. The Mayor asked that it be placed on the Council Agenda to discuss the termination of the Storer Cable TV contract and then send them a copy of that Agenda. The motion on the expenditure of \$500 was voted on and carried unanimously.

Dickson suggested putting Wayne Mershawn on the Council Work Session Agenda and consider calling the surety on the project. Phelps questioned whether the Airport was obtaining leases on the tie-downs. He asked Gilbert to follow up on obtaining these leases. Gilbert explained that the Airport Board had given Terry Lowe 30 days to present a proposal for a license to operate at the Airport.

The meeting was adjourned at 11:45 P.M.



APPROVED:


Mayor

ATTEST:


City Secretary

Planning & Zoning Commission Regular Meeting October 12, 1999

CALL TO ORDER

The meeting was called to order by Chairman, Carl Jackson at 7:10 p.m. with the following members present; Nell Welborn, Jim Greenwalt, Joetta Currie, Greg Caffarel, Kevin Hall, and Corky Randolph.

APPROVAL OF MINUTES OF THE SEPTEMBER 14, 1999 MEETING

Welborn made a motion to table the approval of the minutes of the September 14, 1999 meeting.

PUBLIC HEARING ITEMS

1999-43-PP/CP

A request from Pat Atkins for a residential preliminary plat and a revised concept plan for approximately 607 single family homes on a tract of land currently zoned PD-29 and containing approximately 237 acres known as Lakeview Summit and generally located west of SH-205 and north of Alamo Road.

Crolley outlined the request stating the subject property contains 237 acres and is zoned PD-29. The concept plan is for a 607 lot, single-family development. The site has access off Alamo Road, SH 205 and North Lakeshore Drive. The current PD zoning allows a combination of lot sizes 7,000 (17%), 8,000 (32%) and 10,000 (51%) square feet. The applicant is not requesting a change in the zoning only in the lot layout of the concept plan. The main reason for the change in the street layout is to accommodate an existing large sewer line that extends through the property. Previously that line was going to be relocated. Now the line will remain in service so the street layout needed to be revised so that the tract can be developed. Attached are the comments of the traffic engineer and the drainage study. Staff is reviewing with the applicant alternatives to the concept plan and development style to save trees.

Traffic:

Tom Simerly has provided additional information regarding traffic and phasing for the development of this area of the City. Currently, North Lakeshore operates at a level of Service (LOS) C. According to the study, additional 260 lots could be developed before the LOS would drop to a LOS of D. Mr. Simerly has proposed phasing the development not to allow connections to North Lakeshore in order to preserve the current Level of Service. Based on the traffic study, now is the time to Start looking at how and when the connection between North Lakeshore and SH 205 will be made. As this area continues to develop the connection will become

more critical. Other connections (such as Alamo to SH 205) off-site could be considered to distribute traffic more evenly. Crolley stated that Mr. Simerly (from DT&A) is in attendance to answer any questions.

Drainage:

Attached is a copy of the drainage study performed at the direction of the City.

The applicant is reviewing techniques to meet conditions outlined in the Study to insure a design that will have a zero impact on the drainage area. The applicant is working on the wetland information and will present preliminary findings at the meeting. The layout has been revised to eliminate lots that appeared to be in the floodplain.

The subject property contains 237 acres and is zoned PD-29. The concept plan is for a 607 lot, single-family development. The site has access off Alamo Road, SH 205 and North Lakeshore Drive. The current PD zoning allows a combination of lot sizes 7,000 (17%), 8,000 (32%) and 10,000 (51%) square feet. Attached are comments from the traffic engineer. The applicant is reviewing design changes that can be made to save additional trees. Based on discussions with the City Attorney and traffic information provided, Staff recommends that a more definite phasing plan be devised prior to the approval of a preliminary plat. This will allow the traffic concerns to be fully addressed in conjunction with the preliminary plat approval. Because of the vesting statute and in light of the issues pointed out in the traffic study, Staff recommends the traffic issue be addressed more fully prior to preliminary plat approval. If Staff and the applicant are able to better define the phasing plan prior to meeting, we will make a recommendation to the Commission. If not, we will recommend that the phasing be resolved prior to preliminary plat approval.

Jackson opened the public hearing.

Pat Atkins, applicant addressed the Commission requesting approval of the request and to review changes made to the development. Mr. Atkins pointed out that the current plan would save approximately 50% of the trees. The flood plain issues have been addressed. A consultant has identified the wetland areas. The alleys on the 10,000 square feet lots were eliminated in order to save more trees. A traffic study was prepared. Phase 1 has two points of access onto SH-205. Lot averages in this development are over 10,000 square feet.

Welborn stated it did not appear that trees were affected, especially in phase 4, she would like to see the alleyways put back to keep parked cars off the street.

Currie stated she also would like to have the alleys put back.

Caffarel asked when phase 2 of this development would be started.

Mr. Atkins told the Commission it would be 2 to 3 years before phase 2 would be started. At that time the construction on North Lakeshore would be started.

Marvin Dennis, 1209 N. Goliad addressed the Commission stating that he would be glad to see this property develop. He stated that the drainage on his property would improve when this site was developed.

Connie Jackson, 1450 Merion addressed the Commission stating she opposed to the amount of trees being removed.

Gayle Platts, 1415 Shores addressed the Commission stating the paperwork had been turned into the Texas Historical Foundation, Texas Historical Commission, and the Texas Save Our Cemeteries to register the Nathan Butler cemetery as a historical site. She stated she would like to see several things be done by the developer before construction begins on this development. An upgraded fence should be placed around the cemetery prior to construction, reconfigure gate access and parking to accommodate the original entrance, a 6 to 12 foot buffer between the house lots and the cemetery to allow for foot traffic, a sign stating the location of the cemetery, and maintenance of landscaping be the responsibility of the Home Owners Association.

Stephanie Walters, 1380 Pebble Hill addressed the Commission regarding the ability of existing utilities being able to support the development and construction equipment driving through the Shores Addition.

Kay Anguish, 1550 Champions addressed the Commission with concerns regarding existing flooding on Champions Drive and the impact this development will have on this problem.

Crolley stated a portion of Champions Drive was built in the 100-year flood plain.

Robert Anderson, 1300 Shores addressed the Commission with concerns regarding additional traffic from this development into the Shores Addition.

Joe Kulik, 1311 Shores Circle addressed the Commission with concerns regarding a street connections from this development into the Shores Addition, this development should not have streets connected to North Lakeshore, North Lakeshore has too many median cuts, driveways and streets. All the traffic from this development should have access to SH-205, not North Lakeshore. He also questioned if this development would have any impact on the drainage in the Shores.

Crolley stated it would not have any impact.

Ms. Cox, 1845 Hidden Hills addressed the Commission with appreciation for listening to the concerned citizens.

Ms. Zoutman, 1375 Fairlakes Point addressed the Commission with concerns regarding existing drainage issues.

Crolley stated that a flood study was done and additional improvements were being looked at.

Hall stated that existing drainage problems in the Shores are being addressed separate from this development.

Sam Noel, 1305 Champions addressed the Commission stating that the residents of the Shores had spent a lot of time researching the area of this development.

Jackson closed the public hearing.

After much discussion Greenwalt made a motion to table the request from Pat Atkins for a residential preliminary plat and a revised concept plan for approximately 607 single family homes on a tract of land currently zoned PD-29 and containing approximately 237 acres known as Lakeview Summit and generally located west of SH-205 and north of Alamo Road until the next regular scheduled meeting.

Hall second the motion. The motion was voted on and passed 6 to 1. Jackson voting against.

1999-66-01-PP/Z

A request from Joe Holt for a residential preliminary plat and a change in zoning from agriculture to SF-10 for a tract of land containing 234 lots for a tract of land approximately 92 acres known as Timber Creek Estates and generally located at the southwest corner of SH-276 and Rochell Road.

Crolley outlined the request stating the subject property is agriculturally zoned and contains 92 acres. The future land use plan for this area is residential, therefore, the request to change the zoning to SF-10 is appropriate. The preliminary plat proposes 234 single-family lots and the property will have two access points from both SH 276 and Rochelle Road. Given that the review of the tree preservation needs additional consideration by the Staff and Commission, Staff recommends this case be tabled.

Jackson opened the public hearing.

Joe Holt, applicant addressed the Commission stating he questioned the need for Laurel Crossing Drive that crosses the drainway on the east side of the property. If this street was removed or replaced with a pedestrian bridge, than the area to the northeast of the development would be a "neighborhood" unto itself. Furthermore, Mr. Holt envisioned three "neighborhoods" : (1) to the northeast; (2) south of the

drainway; and (3) north of the drainway and west of the aforementioned area to the northeast.

Todd Winters, Project Engineer, addressed the Commission stating that not all of the trees were shown on the treescape plan due to the large amount of trees in the creek area.

Sam Chenault addressed the Commission stating he was in favor of the request but would not want to see an alley along SH-276.

Jackson closed the public hearing.

Greenwalt made a motion to table the request from Joe Holt for a residential preliminary plat and a change in zoning from agriculture to SF-10 for a tract of land containing 234 lots for a tract of land approximately 92 acres known as Timber Creek Estates and generally located at the southwest corner of SH-276 and Rochell Road until the next regular meeting.

Crolley asked Joe Holt if he would agree to the 30-day waiver.

Joe Holt agreed to the 30-day waiver.

Randolph second the motion. The motion was voted on and passed 7 to 0.

1999-70-01- Ord

An amendment to the Comprehensive Zoning Ordinance (83-23) Article II, creating and establishing Section 2.24, I-30 Overlay Corridor and establishing a purpose, permitted uses, conditional uses and area requirements that will be used in conjunction with existing zoning currently established along I-30. The designation of this I-30 Overlay Corridor district will apply to those properties within 500' of I-30.

Crolley outlined the request stating the initial public meeting with the property owners along I-30 took place at the Planning and Zoning work session (Tuesday, September 28th). The Commission and Staff have taken comments and feedback gained at that meeting under advisement. Additional information will be collected at this public hearing tonight. Based on the comments made by the property owners, Staff recommends additional review of the draft ordinance to address the concerns identified by the property owners.

Jackson opened the public hearing.

Lehman Harris addressed the Commission stating that he and several of the property owners had attended a meeting to review the draft and to consult with a professional land planner and would like more time to review the draft. He presented the Commission with a copy of changes made to the draft.

Mr. LaFon addressed the Commission stating he was not notified by mail of the meeting and needed more time to review the draft.

Brian Davenport addressed the Commission stating he was not notified of the meeting and needed additional time to review the draft. He also stated that 90% of the draft should be redone.

Crolley stated that notification was mailed to both Mr. LaFon and Mr. Davenport.

Ms. Liles addressed the Commission stating that she agreed with Mr. Davenport.

Jake Moser addressed the Commission stating he would like the City to consult with a professional land planner to assist with this ordinance.

Jackson closed the public hearing.

Caffarel made a motion to table any action on the amendment to the Comprehensive Zoning Ordinance (83-23) Article II, creating and establishing Section 2.24, I-30 Overlay Corridor and establishing a purpose, permitted uses, conditional uses and area requirements that will be used in conjunction with existing zoning currently established along I-30. The designation of this I-30 Overlay Corridor district will apply to those properties within 500' of I-30.

Randolph second the motion. The motion was voted on and passed 7 to 0.

1999-76-01-RP

A request from Lakeside Village Limited Partners for a replat of 1 single family lot zoned PD-2 and known as Lot 7, Block B of the Lakeside Village VA addition.

Crolley outlined the request stating the subject property containing one lot is zoned PD-2 and is located in the Lakeside Village Addition. The applicant is proposing that a TXU Electric easement that is on the southwest side of his property be reduced from 10 feet to five feet for a distance of a little more than 130 feet. Attached is a letter from TXU stating that they have no concern with the reduction in the size of the easement in question.

Jackson opened the public hearing.

Ron Slovecsek, applicant addressed the Commission requesting approval of the request.

Jackson closed the public hearing.

Welborn made a motion to approve the request from Lakeside Village Limited Partners for a replat of 1 single family lot zoned PD-2 and known as Lot 7, Block B of the Lakeside Village VA addition.

Randolph second the motion. The motion was vote on and passed 7 to 0.

1999-81-FP/Z

A request from Ashton Custer for a residential final plat and an amendment to the planned development to allow an increase in number of front entry in order to save trees for a 100 single family lots on a tract of land currently zoned PD-2 and containing approximately 21.1 acres generally located in the Turtle Cove Addition.

Crolley outlined the request stating a request from Ashton Custer to amend the PD-2 zoning in order to increase the number of front-loading lots. This requests stem from an effort on the developer's part to limit the number of trees removed from the original tract of land. The final plat proposes 60 front-entry lots, an increase of five from the original number of 55 front-entry lots.

Jackson opened the public hearing

Brian Umberger, applicant addressed the Commission requesting approval of the request.

Jackson closed the public hearing.

Welborn made a motion to approve the request from Ashton Custer for a residential final plat and an amendment to the planned development to allow an increase in number of front entry in order to save trees for a 100 single family lots on a tract of land currently zoned PD-2 and containing approximately 21.1 acres generally located in the Turtle Cove Addition with the condition that the Final Plat indicate that lots 10 – 17 block A and Lots 2 – 5 Block B would be front entry.

Caffarel second the motion. The motion was voted on and passed 7 to 0.

PLATS / SITE PLANS

1999-61-01-FP/TP

A request from Whittle Development for a residential final plat and treescape plan for 37 single-family lots on a tract of land containing 15.01 acres currently zoned PD-9 known as Fox Chase 6 generally located on the northwest side of Rainbow Road east of Steeple Chase Drive.

Randolph left the meeting stating a conflict of interest.

Crolley outlined the request stating that a major concern of the City was the traffic movement/circulation south of FM 3097 along Tubbs Road to White Road. A traffic study was performed by DeShazo, Tang & Associates to investigate the most efficient scenarios for transitioning that roadway. Crolley pointed out that the traffic study was included in the Planning and Zoning packet.

Harold Evans, applicant addressed the Commission requesting approval of the request.

Rob Whittle, owner addressed the Commission requesting approval of the request.

Caffarel made a motion to table the treescape plan for 37 single-family lots on a tract of land containing 15.01 acres currently zoned PD-9 known as Fox Chase 6 generally located on the northwest side of Rainbow Road east of Steeple Chase Drive.

Greenwalt second the motion. The motion was voted on and passed 6 to 0.

Caffarel made a motion to approve the request from Whittle Development for a residential final plat for 37 single-family lots on a tract of land containing 15.01 acres currently zoned PD-9 known as Fox Chase 6 generally located on the northwest side of Rainbow Road east of Steeple Chase Drive with the following conditions;

1. Street names need to be designated
2. Landscape easement on Summer Lee and Tubbs Blvd for screening.
3. J-swing or rear entry garage access for lots with no alley Service.
4. Tree Preservation description (type and size).
5. Release and approval from soil conversation district with regards to the impounding of water - if necessary.
6. Streets will be rough-cut to preserve trees
7. Block I; Lot 7 adjusted to accommodate alley.

Greenwalt second the motion. The motion was voted on and passed 6 to 0.

1999-74-01-FP/TP

A request from Rob Whittle for a residential final plat and treescape plan for a 29 acre tract of land currently zoned PD-9 and containing 66 lots known as the Rainbow Lake Addition generally located on the northwest side of Rainbow Lake Road east of Steeple Chase Drive.

Crolley outlined the request stating the subject property is part of the Rainbow Lake Addition, which is part of PD-9. The plat proposes 66 single-family lots on a 29 acre site. This property will gain access from FM 3097 (Horizon) via Tubbs Road. This plat is in conformance with the preliminary plat for this tract. Since there has been no review of the trees by the Commission, Staff recommends this case be tabled until tree removal and replacement is reviewed.

Harold Evans addressed the Commission requesting approval of the request.

Caffarel made a motion to table the treescape plan for a 29 acre tract of land currently zoned PD-9 and containing 66 lots known as the Rainbow Lake Addition generally located on the northwest side of Rainbow Lake Road east of Steeple Chase Drive.

Hall second the motion. The motion was voted on and passed 6 to 0.

Caffarel made a motion to approve the request from Rob Whittle for a residential final plat for a 29 acre tract of land currently zoned PD-9 and containing 66 lots known as the Rainbow Lake Addition generally located on the northwest side of Rainbow Lake Road east of Steeple Chase Drive with the following conditions;

1. Street names added to plat.
2. Developer agreement with the adjacent property owned by Schuller Properties.
3. Tree Preservation description (type and size).
4. Park Board dedication arrangements and park board recommendations.
5. Abandonment of Rainbow Road and decision as to how the transition will be accomplished.
6. J-swing or rear entry garages where no alley service exists.
7. Release and approval from soil conservation district with regards to the impounding of water - if necessary.

Hall second the motion. The motion was voted on and passed 6 to 0.

Randolph returned to the meeting.

Jackson left the meeting stating a conflict of interest.

1999-71-01-FP

A request from Shepherd Place Homes for a residential final plat with 97 single-family lots on a tract of land containing 25.52 acres currently zoned SF-7 known as the Highland Meadows Phase 2 generally located on the west of Tubbs Road south of Rochell Elementary School.

Crolley outlined the request stating the subject property is part of the Highland Meadows subdivision and is currently zoned SF-7. The plat proposes 97 single-family lots as part of this development. The property will gain access from Mims Road, Ralph Hall Pkwy. and Tubbs Road. This plat is in conformance with the preliminary plat for this tract.

Harold Evans addressed the Commission requesting approval of the request.

Greenwalt made a motion to approve the request from Shepherd Place Homes for a residential final plat with 97 single-family lots on a tract of land containing 25.52 acres currently zoned SF-7 known as the Highland Meadows Phase 2 generally located on the west of Tubbs Road south of Rochell Elementary School with the following conditions;

1. Approval of Engineering Plans.
2. Masonry screening along the thoroughfares Mimes and Ralph Hall Parkway.
3. Name provided to the street running parallel to Rockwall Pkwy.
4. Review Primrose Lane to shorten it or alter it some fashion to reduce its length.
5. Add visibility triangle at all street intersections.
6. Add visibility triangle at Block H; Lot 10 for the Mimes and Ralph Hall Parkway intersection.
7. Revise street connection to match turn lane on Ralph Hall Pkwy.
8. Revise 15' side building lines at Hampshire Lane and Goldenwave to match remainder of the street.
9. Revise alley connection so as to not connect with Ralph Hall Parkway.

Randolph second the motion. The motion was voted on and passed 6 to 0.

Jackson returned to the meeting.

1999-72-01-FP/SP/LP/BE

A request from Scott Smith for a commercial final plat, site plan, landscape plan and building elevations for a 1.3 acre tract of land currently zoned commercial and containing one lot known as the Ranch House Addition generally located on the north side of I-30 west of Village Drive.

Crolley outlined the request stating the subject property is part of the Ranch House Addition and is currently zoned commercial. The plat proposes a 265-seat restaurant on a 1.3-acre site. This property will have traffic access off of Village Drive just north of I-30 and will provide cross access to the adjacent properties to the west. This plat is in conformance with the preliminary plat for this tract. At the work session the topic of the adjacent lot (immediately to the west) was discussed as to how it would develop following the development of the Ranch House Restaurant. Staff recommends that the development of the property be addressed at the time of its development and not at this time.

The site is adjacent to Village Drive, which is to the east, and I-30 and the Union Pacific Railroad tracks, to the south and north, respectively. The site plan proposes a 265 seat (requiring 67 parking spots - at one space for every four seats or 1/100 square feet of floor area) restaurant. The site proposes over 100 parking spaces and will provide cross access to the adjacent properties to the west. Given the location of the dumpster, the Staff recommends that additional landscaping be used to further screen the receptacle from I-30. A photometric plan will be required from the applicant and signage location(s) and size will need to conform to the City sign ordinance regulations before permits are issued. The landscaping along the back of the property needs to be higher and varied to improve the screening of this property from the property to the north.

Welborn made a motion to approve the request from Scott Smith for a commercial final plat, site plan, landscape plan and building elevations for a 1.3 acre tract of land currently zoned commercial and containing one lot known as the Ranch House Addition generally located on the north side of I-30 west of Village Drive with the following conditions;

1. Additional landscape screening of the dumpster from I-30.
2. Additional screening along the back of the property.
3. Restaurant building adheres to 90 % masonry requirement.
4. Screening of Roof mounted equipment.

5. Higher landscaping on the back of the property.
6. Additional stone and or artificial windows to the rear/east side of building
7. Approval of a Photometric Plan (Lighting plan).
8. Approval of the Engineering Plans

Hall second the motion. The motion was voted on and passed 7 to 0.

1999-75-01-SP/LP/BE

A request from Falcon Fine Wire Products for a site plan, landscape, building elevations for a manufacturing warehouse on a tract of land currently zoned light industrial containing approximately 4.763 acres generally located north of SH-276 and south of what is to be Discovery Blvd. within the Rockwall Technology Park.

Crolley outlined the request stating the subject property contains 4.763 acres and is zoned light industrial. The site is within the REDC Technology Park along SH 276. The proposed Falcon Wire facility is located on the west side of the Park development and has access to SH 276 via Innovation and Discovery Blvds. The site plan proposes a 72,000 square for building with 122 space parking lot, which conforms to the parking required by an office/manufacturing/warehouse facility. Given the location of the loading dock doors, additional landscape screening is recommended for the west and south sides of the property. A photometric plan of the property was submitted and appears to be appropriate. The covenants/deed restrictions imposed by the REDC Technology Park will be providing additional measures as to the quality and appearance of this facility.

Hall made a motion to approve the request from Falcon Fine Wire Products for a site plan, landscape, building elevations for a manufacturing warehouse on a tract of land currently zoned light industrial containing approximately 4.763 acres generally located north of SH-276 and south of what is to be Discovery Blvd. within the Rockwall Technology Park with the following conditions;

1. Approval of the Engineering Plans.
2. Screening of roof mounted equipment.
3. Lowering of the foot candles near the center of the southside perimeter of the building.
4. Landscape hedge to screen loading docks

Chaffer second the motion. The motion was voted on and passed 7 to 0.

1999-77-01-RP

A request from Braum's Ice Cream Stores Inc. for a replat of 2 lots zoned general retail on a tract of land containing 2.44 acre and generally located on west side of Goliad and north of Yellowjacket Lane.

Crolley outlined the request stating the subject property is zoned general retail and contains three lots. The applicant is proposing to replat the existing three lots into two lots. These lots meet the area requirements for the general retail zoning district.

Welborn made a motion to approve the request from Braum's Ice Cream Stores Inc. for a replat of 2 lots zoned general retail on a tract of land containing 2.44 acre and generally located on west side of Goliad and north of Yellowjacket Lane with the condition that determinations regarding access to the property off SH 205 (Goliad) and Yellowjacket and cross-access to the Braum's Ice Cream property are made at the time of site plan review.

Caffarel second the motion. The motion was voted on and passed 7 to 0.

1999-78-01-SP/Z

A request from Winkelmann & Associates for a site plan to allow expansion to the Home Depot store garden center located at 765 I-30 and currently zoned commercial containing approximately 11.3 acres.

Crolley outlined the request stating the Home Depot is located on a 11.3 acre site zoned commercial, which is south of the I-30 eastbound frontage road, and east of Market Center Drive. The site plan proposes increasing the garden center located on the I-30 side (north facing) of the building by 4,536 square feet (from 17,955 to 21,491 sq. ft.). The original site plan approval included a reduction in the required parking spaces based upon a nationwide parking study of 43 Home Depot stores in operation at that time. Even with reduction of 13 spaces (as proposed by this request), the site plan still exceeds the needed parking as reflected by the traffic study considered at the time of the original site plan review. The study concluded that the typical Home Depot store's peak demand was 404 parking spaces to accommodate patrons and employees. This revised site plan includes 589 spaces.

Greenwalt made a motion to approve the request from Winkelmann & Associates for a site plan to allow expansion to the Home Depot store garden center located at 765 I-30 and currently zoned commercial containing approximately 11.3 acres with the condition that the building elevations of the Garden Center portion of the building are made available and those elevations must match all materials of the existing north elevation.

Currie second the motion. The motion was voted on and passed 7 to 0.

1999-79-01-PP

A request from Brian Jordan for a commercial preliminary plat for a tract of land currently zoned commercial and containing approximately 2 acres known as the Clayton Addition generally located on the south side of SH-276 approximately 400' east of FM-549.

Crolley outlined the request stating the property contains approximately 2 acres and was zoned commercial by an ordinance executed in June of 1998. The applicant proposes the development of three (3) "spec-buildings" on the property. There remains a question as to whether the sewer line that is run south of the property can be feasibly connected to this site in order to provide sewer service. In order to use a septic system with this development, approval will be required by the City Council. A preliminary site plan was included with this submission to illustrate the intended development pattern for the tract. This was intended not as a plan for approval, but rather as an aid to help Staff understand the proposed development.

Greenwalt made a motion to approve the request from Brian Jordan for a commercial preliminary plat for a tract of land currently zoned commercial and containing approximately 2 acres known as the Clayton Addition generally located on the south side of SH-276 approximately 400' east of FM-549. With the following conditions;

1. Approval of the Engineering plans
2. Determine the feasibility of connecting to the City sewer system prior to final plat submittal.
3. Cross access to adjacent tract to the west to be determined with final plat and site plan.
4. If septic is used a plan for connecting to the sewer should be determined prior to final plat or site plan submittal.

Caffarel second the motion. The motion was voted on and passed 7 to 0.

DISCUSSION ITEMS

- Discuss Septic System Issues

The Commission agreed to hold a special meeting Wednesday, October 20, 1999 at 6:30 to review the portable building and septic system issues

ADJOURNMENT

There being no further business the Commission adjourned at 12:35 a.m.

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Julie Couch stated that a proposal was due in 30 days.

The motion to deny Mr. Schuler's request passed unanimously by a vote of 7 ayes and 0 nays.

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- c. PZ-2002-55-Z – Hold a public hearing to consider an **Ordinance** for a city initiated amendment to the Comprehensive Zoning Ordinance (83-23) Article II, creating and establishing Section 2.24, I-30 Corridor Overlay District and establishing a purpose, application and boundaries, architectural standards, site design standards and landscaping standards that will be used in conjunction with existing zoning currently along I-30 and applicable to those tracts of land within 500 feet of the future right-of-way of I-30 from Lake Ray Hubbard east to the city limits (east of FM 549) and take any action necessary. (1st Reading)

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Councilmember Welborn asked that Robert LaCroix advise the Council how this ordinance would apply to existing structures. Robert LaCroix discussed the general issues of the request and clarified how this ordinance would affect existing properties.

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Councilmember Cotti asked that the changes he requested be addressed, specifically changing the width of 500 feet to 300 feet. Cotti stated that he could live with the 500 width when we get to SH-205. Councilmember Welborn stated that our first overlay district was 740 and the width was 500 feet and that she believes the commercial properties along I-30 should be consistent.

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LaCroix stated on the P&Z level we change the masonry requirements to no tilt-wall construction. Synthetic products limited to 50% and not placed on the first 8 feet of the building. Roof standards – 6,000 square feet building with requirement of a pitched roof. Larger has more choices. Landscaping buffer – height and we are proposing a 20 ft. buffer. Exclude concrete tilt – clarifying language. Berm shrubbery = E. (1) Landscape Standards & E(2). No flat roof for buildings 6,000 square feet or less. Approval of variances from the Sign Ordinance requires a ¾ vote.

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Councilmember Welborn asked if it is the concrete or the construction method – the exterior finishes too expensive.

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Ross Ramsay advised that Kirby Albright had to leave, but asked me to ask to delete the berms because they are hard to maintain and that he agreed with Albright. Ramsay stated that we need to save what's left of I-30 and any future redevelopment of Goliad. We need to keep development moving so that people say they are proud of their City. We need to protect it. We need the protection provided in the Ordinance. Distances on the corridor are OK at 500 ft.

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Councilmember Cotti stated that the wording changes regarding the 25 foot wide buffer strip, should be combined to be either 30" to 48". Ramsay stated that he does see that we need to limit it.

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10:40 p.m. – Mayor Jones opened the public. The following persons appeared before the Council:

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Brian Davenport
Triple Creek Ranch
Owns corner of 205 & I-30 S.E. 10 acres.

Site plan approved – no plat – 15 years old. Would this affect the site plan? We've been pushing development. We need to know how that affects the property. Still have the same vision. If so, who would pay for engineering, etc. What about taking out trees? What about the knoll? P&Z Chairman recommended no berms.

City Attorney Eckert advised that the ordinance does apply to this property.

There being no one further to address the Council, Mayor Jones closed the public hearing.

Councilmember Cotti made a motion to approve with the existing 500 feet, the changes requested by Councilmember Welborn, and changing E1 to reflect a combined berm and/or shrubbery along the entire length of the build up.

City Attorney Eckert stated that the Council would be well advised to write a variance procedure in the ordinance.

Councilmember Cotti agreed that a variance should be included. Councilmember King seconded the motion.

Councilmember Welborn stated that she had a problem and is concerned about concrete tilt-wall, but had no suggestion tonight. Welborn stated she wanted the wording to be clearer and that was not going to approve this tonight.

Ramsey stated that the exclusion will raise the quality. We don't think that the tilt wall is appropriate.

Councilmember Cecil stated that he was concerned that this may not speak to all Councilmembers exactly as it needs to and wanted to know if the changes be made by the second reading. Cecil also asked if anyone felt like there is anything of consequence missing from the ordinance.

Councilmember Welborn stated that her of concerns were mainly clarification. Excluding tilt-wall means that it can't be used and then even a stucco finish. There will be none. Some of the other things.

Councilmember King told Councilmember Welborn that he could understand her concerns and that you and I had a discussion, but I agree with Ross. Concrete is fast and cheap. Builders will use the cheapest available. Look at Walmart and Kroger has already had to be replaced. If a business really wants to come to Rockwall, they are going to be willing to adhere to our standards. The ordinance was read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE ROCKWALL COMPREHENSIVE ZONING ORDINANCE BY ADDING A NEW SECTION 2.24 I-30 CORRIDOR OVERLAY DISTRICT; PROVIDING FOR A PURPOSE STATEMENT; PROVIDING FOR APPLICATION AND BOUNDARIES; PROVIDING FOR ARCHITECTURAL STANDARDS; PROVIDING FOR SITE DESIGN STANDARDS; PROVIDING FOR LANDSCAPING STANDARDS; PROVIDING FOR A

601 PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS
602 (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE;
603 PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE
604 DATE.
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607 **The motion passed by a vote of 6 ayes and 1 nay [Welborn].**
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- 609 d. PZ-2002-56-Z – Hold a public hearing to consider an *Ordinance* for a
610 city initiated amendment to the Comprehensive Zoning Ordinance (83-23)
611 Article II, creating and establishing Section 2.25, SH 205 Corridor Overlay
612 District and establishing a purpose, application and boundaries,
613 architectural standards, site design standards and landscaping standards
614 that will be used in conjunction with existing zoning currently along SH
615 205 and applicable to those tracts of land within 200 feet of the future
616 right-of-way of SH 205 (South Goliad) from FM 740, south to the Rockwall
617 city limits near FM 549 and take any action necessary. (1st Reading)

618 **Robert LaCroix discussed the general issues of the request. Many items are the same as**
619 **in previous ordinance. Recommending 200 feet on either side. Changes sent by Cotti**
620 **were basically the same.**

621 **Councilmember King asked if they needed to include the same recourse procedures.**
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623 **Mayor Jones opened the public hearing. No one came forward to be heard and the**
624 **public hearing was closed.**

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626 **Councilmember Cotti made a motion to approve the SH 205 Corridor District with the**
627 **same corrections and modifications as discussed with regard to the I-30 Corridor Overlay**
628 **Ordinance and Councilmember Morris seconded the motion.**
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630 **Councilmember Welborn stated that she understood the tilt-wall concerns for this and**
631 **would support this request. The ordinance was read as follows:**
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633 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
634 **AMENDING THE ROCKWALL COMPREHENSIVE ZONING ORDINANCE BY ADDING**
635 **A NEW SECTION 2.25 SH 205 CORRIDOR OVERLAY DISTRICT; PROVIDING FOR A**
636 **PURPOSE STATEMENT; PROVIDING FOR APPLICATION AND BOUNDARIES;**
637 **PROVIDING FOR ARCHITECTURAL STANDARDS; PROVIDING FOR SITE DESIGN**
638 **STANDARDS; PROVIDING FOR LANDSCAPING STANDARDS; PROVIDING FOR A**
639 **PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR**
640 **EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A**
641 **SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**
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643 **The motion passed unanimously by a vote of 7 ayes and 0 nays.**
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- 645 e. PZ-2002-60-Z – Hold a public hearing to consider an *Ordinance* for a
646 request from John Chong for a zoning change from "A", Agricultural, to
647 "GR", General Retail for a 2.442-acre tract of land situated in the Edward
648 Teal Survey, Abstract No. 207, being a portion of Lot 1-A and the
649 remainder of Lots 4 and 5, of the Isaac Brown's Land Partitioned to His
650 Heirs Addition, City and County of Rockwall, Texas, located on the south
651 side of Horizon Road (FM 3097) between I-30 and Ridge Road (FM 740)
652 and take any action necessary. (1st Reading)