

SITE PLAN  
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 THE CACANAS @ CHATOUERS  
 LANDING PHASE II  
 ROCKWALL, TX.

*1st Submission*

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AGENDA  
ROCKWALL CITY COUNCIL  
CITY HALL  
October 7, 1985  
7:30 P.M.

- I. Call to Order
- II. Public Hearings/Appointments
  - A. Hold Public Hearing on the Issuance of Certificates of Obligation for the Construction of Improvements to the City's Water System
  - B. Consider Adoption of a Resolution Relating to the Giving of Notice of Intention to Issue Not to Exceed \$975,000 City of Rockwall, Texas, Combination Tax and Revenue Certificates of Obligation, Series 1985, for the Purpose of Making Improvements to the City's Water and Sewer System
  - C. Planning and Zoning Commission Chairman's Report
  - D. Home and Apartment Builders Association - Re: Development Policies of the City
  - E. Brookshires - Re: Discuss Provisions of the Sign Ordinance
  - F. McDonalds - Re: Discuss Provisions of the Sign Ordinance
  - G. Rockwall County YMCA - Re: Request for Waiver to Parking Lot Standards
  - H. Hold Public Hearing and Consider Approval of an Amendment to the Comprehensive Zoning Ordinance to Change the Maximum Density Allowed in "MF-15" and "MF-20" Multifamily Residential Districts
- III. City Manager's Report
- IV. Site Plans and Plats
  - A. 85-65-FP - Consider Approval of a Final Plat for Blue Sky Subdivision on Renfro Street submitted by Jeff Simpson
  - B. Consider Approval of a Change in the Development Plan for The Cabanas, Phase 2 in Chandlers Landing PD-8
  - C. 85-69-SP - Consider Approval of a Revised Site Plan for Lakeshore Business Park on White Hills Drive and I-30 submitted by Rosa Bielac and Michael Mullen
  - D. ~~85-68-FP - Consider Approval of a Final Plat for Windmill Ridge Phase 3A on FM-3097 submitted by Centennial Homes~~

V. Action/Discussion Items

*Note  
to  
table*

- A. Consideration and Second Reading of an Ordinance Calling a Bond Election to be Held on November 2, 1985, within the City Boundaries Making Provision for the Conduct of the Election and Other Provisions Relating to the Purpose of the Ordinance
- B. Consider Approval of a Resolution Consenting to the Merger of Storer Cable TV
- C. Consider Approval of Two Ordinances Closing and Abandoning Two Roads Off of FM-740
- D. Consider Approval of Two Resolutions Authorizing the Exchange of Property for Right-of-Way Off of FM-740 and Authorizing the Mayor to Execute Quit Claim Deeds
- E. Consider Approval of a Resolution on Rockwall County Historical Foundation
- F. Discuss the Rates Charged at the Municipal Airport for Hangar and Tie-down Spaces
- G. Discuss an Ordinance Prohibiting the Sale of Water or Any Other City Service or Utility at Less than the City's Cost, and in Cases Where the City Presently has Contracts to Sell Services or Utilities (Water) at Less than the City's Cost that These Sales be Strictly Limited to the Quantities Stated in the Contracts
- H. Discuss Requiring a Health Certificate Including a Test for Communicable Diseases Including AIDS for Food Service Personnel in the City
- I. Consider Approval of an Ordinance Setting the Rates to be Charged for Garbage Service in the City (2nd reading)
- J. Consider Approval of an Ordinance Setting the Fees to be Charged for Landfill Use (2nd reading)
- K. Consider Approval of an Ordinance Changing the Date of the Regular Council Meeting to the First and Third Tuesdays of Each Month (2nd reading)
- L. Consider Approval of an Ordinance Amending Ordinance 79-7 Providing for Fees to be Charged for Restaurant Permits and Inspections (2nd reading)
- M. 85-57-Z/CUP/PP - Consider Approval of an Ordinance for a Change in Zoning from "MF-15" Multifamily Residential to Commercial with a Conditional Use Permit for a Building Over 60 ft. in Height (1st reading)
- N. 85-61-CUP - Consider Approval of an Ordinance for a Conditional Use Permit for a Private Club as an Accessory to a Restaurant at Culpepper Cattle and Catering Company (1st reading)

*Read  
out*

- O. Consider Approval of an Ordinance for a Conditional Use Permit for a Building with Less than 90% Masonry Facade Next to Culpepper Cattle and Catering Company (1st reading)
  - P. 85-64-CUP - Consider Approval of an Ordinance for a Conditional Use Permit for a Building with Less than 100% Noncombustible Materials at the Henry Africa Restaurant (1st reading)
  - Q. 85-63-CUP - Consider Approval of an Ordinance for a Conditional Use Permit for a Private Club as an Accessory to a Restaurant at the Henry Africa Restaurant (1st reading)
  - R. 85-39-P - Consider Approval of an Ordinance Amending the Preliminary Plan for PD-8: Chandlers Landing to Allow a Private Club, Meeting All Conditions Set by the City Council (1st reading)
  - S. Consider Approval of an Ordinance for a Conditional Use Permit for Mr. Catfish for a Private Club Meeting All Conditions Set by the City Council (1st reading)
  - T. Discuss Inequities in Issuing Citations for Violations of City Ordinances and Enforcement of Ordinances
- VI. Under Article 6252-17 V.A.T.S Hold Executive Session to Discuss Land Acquisition and Litigation
- VII. Adjournment

Agenda Notes  
City Council - 10/7/85

- IV. B. Consider Approval of a Change in the Development Plan for the Cabanas, Phase 2 in Chandlers Landing PD-8

Action Needed: Motion to approve or deny change in development plan to allow carports in front of Cabanas, Phase 2

The cabana area in Chandlers Landing was platted into one large lot several years ago. At that time the developer showed a site plan that was not filed with the City. Therefore, when a developer wanted to build the second phase of the cabanas last year he had to submit a development plan to the City and have it approved by the Planning Commission and City Council. The development plan did fit with the original preliminary plan calling for townhouses in this area. However, the developer had to meet the new setback requirements from adjoining property lines and structures. When that development plan was approved last year the developer showed parking areas but did not indicate any covered parking. Since then he has started to construct carports, not knowing that it was an alteration to his development plan which should have received approval from the Planning and Zoning Commission and City Council.

Anthony Roffino is coming before you to ask for a revision to the development plan to allow the carports to remain. Since this is not a major alteration to the land use, density, or layout of the property, it does not require a public hearing. The alteration to the development plan can be approved by a simple majority vote of the Commission and Council. —

The Planning and Zoning Commission has recommended approval of this request.

Agenda Notes  
City Council - 10/7/85

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The Planning and Zoning Commission has recommended approval of this request.

anthony roffino  
CUSTOM HOMES, INC.

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P.O. BOX 233

• ROCKWALL, TEXAS 75087

September 3, 1985

Members of City Council:  
Planning & Zoning Commission:

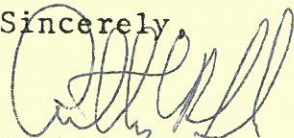
I am resubmitting a new site plan for my eleven unit development in Chandlers Landing. The purpose of this plat is to show the location of the covered parking structures.

When I came before you last year you recommended to me that I install some type of shelter for automobiles. This was not mandatory and therefore not a requirement of this planned development.

I feel, however, that covered parking spaces would enhance my property and have elected to do so. These are metal framed structures with pitched composition roofs and painted to match the existing buildings.

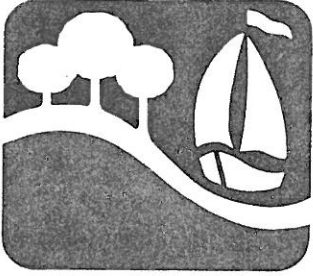
I, therefore, request approval of this amended site plan to include these parking facilities.

Sincerely,



Anthony C. Roffino

ACR/1g



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

October 25, 1985

Mr. Anthony Roffino  
Roffino-Walters Properties, Inc.  
807 Lake Meadows  
Rockwall, Texas 75087

Dear Anthony:

On October 7, 1985, the Rockwall City Council approved your change in the Development Plan for Phase II of The Cabanas to allow the construction of covered parking areas. The plans were approved as you submitted with the stipulation that the covered parking would have to meet all setback requirements with the exception of the one unit that is already constructed. When you have completed them, please submit five revised drawings reflecting the changes.

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

Sincerely,

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

Julie Couch  
Assistant City Manager

JC/mmp

CC: J. E. Hildreth



PLANNING AND ZONING ACTION SHEET

Applicant Anthony Ruffino Case No. 85-17-D  
Property Description Cabanas of Chandler Phase II  
Case Subject Matter Change in development plan for covered parking areas

CASE ACTION

Date to P&Z September ✓ \_\_\_\_\_ \_\_\_\_\_  
Conditions \_\_\_\_\_

Date to City Council October? ✓ \_\_\_\_\_ \_\_\_\_\_  
Conditions approved w/ stipulation that seed crops unconstructed meet setbacks

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- | <u>Zoning Cases</u>                     | <u>Plat/Site Plan Cases</u>    |
|---|--------------------------------|
| <u>_____</u> Application                | <u>_____</u> Application       |
| <u>_____</u> Site Plan                  | <u>_____</u> Filing Fee        |
| <u>_____</u> Filing Fee                 | <u>✓</u> Plat/Plan             |
| <u>_____</u> Notice to Paper            | <u>N/A</u> Engineer's Review   |
| <u>_____</u> Notice to Residents        | <u>N/A</u> Consultant's Review |
| <u>_____</u> List of Residents Notified | <u>_____</u> Agenda Notes      |
| <u>_____</u> Residents' Responses       | <u>_____</u> Minutes           |
| <u>_____</u> Consultant's Review        | <u>_____</u> Correspondence    |
| <u>_____</u> Agenda Notes               | <u>N/A</u> County File Number  |
| <u>_____</u> Minutes                    |                                |
| <u>_____</u> Ordinance                  |                                |
| <u>_____</u> Correspondence             |                                |