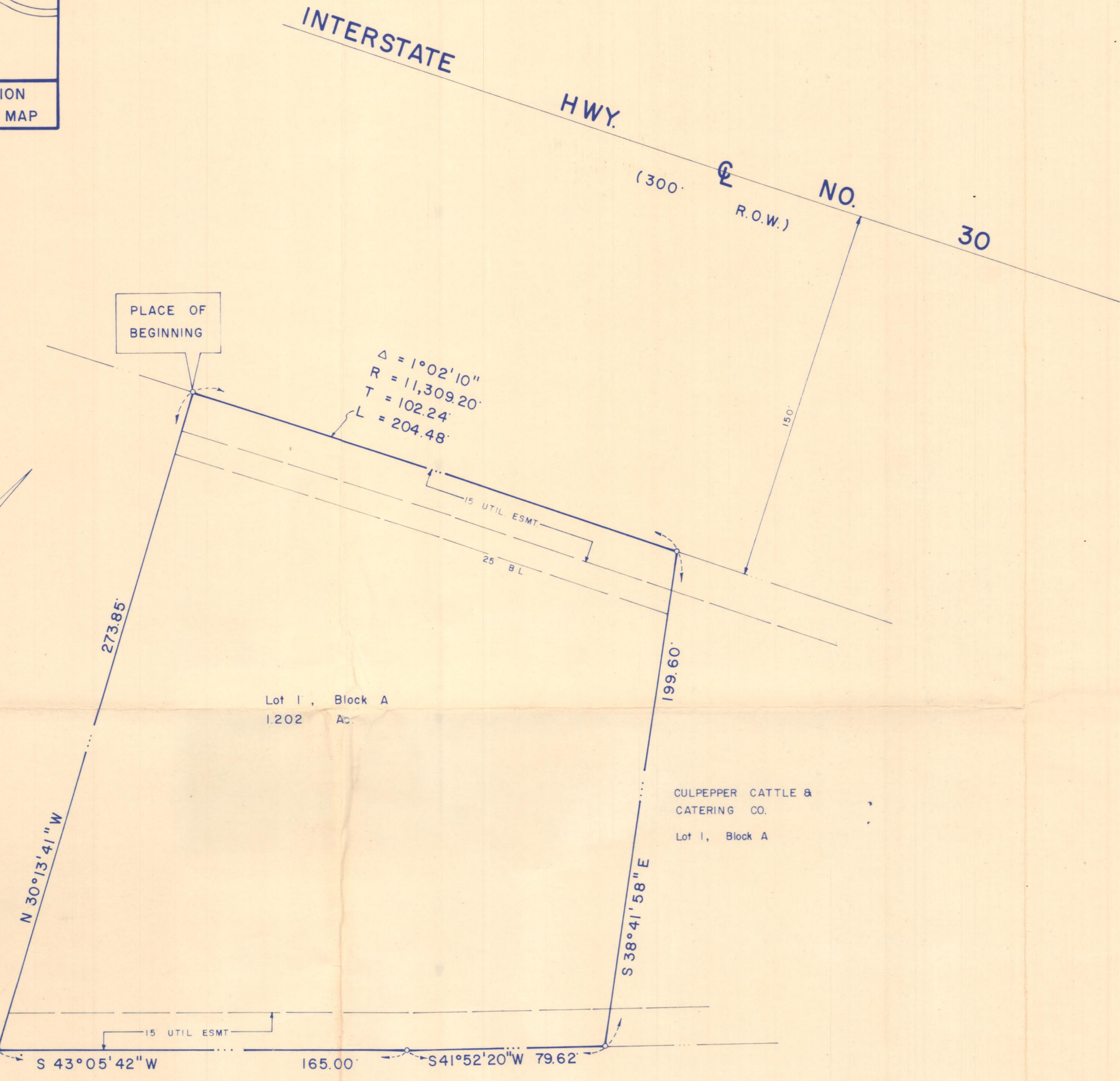


PLACE OF BEGINNING

$\Delta = 1^{\circ}02'10''$
 $R = 11,309.20'$
 $T = 102.24'$
 $L = 204.48'$



Lot 1, Block A
 1.202 Ac.

CULPEPPER CATTLE &
 CATERING CO.
 Lot 1, Block A

STEPHENSON

FINAL PLAT

HENRY AFRICA SUBDIVISION

CITY OF ROCKWALL

M. J. BARKSDALE SURVEY - ABSTRACT NO. 11
 ROCKWALL COUNTY, TEXAS

MICHAEL A. STEPHENSON OWNER
 452 B YACHT CLUB DRIVE ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
 304 W RUSK, P.O. BOX 65 (722-3036) ROCKWALL, TEXAS 75087
 SCALE 1" = 30' JULY 25, 1985

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Michael A. Stephenson, is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 BEING, a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being those tracts as conveyed to Michael A. Stephenson, as recorded in Volume 166, Page 42, Volume 177, Page 346, and Volume 210, Page 595, Deed Records of Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a point on the Southeast line of Interstate Highway No. 30, said point being the West corner of said tract recorded in Volume 166, Page 42, a 1/2" iron stake found for corner.
 THENCE, along the Southeast line of Interstate Highway No. 30, and around a curve to the right in a Northeasterly direction, having a central angle of 1° 02' 10", a radius of 11,309.20 feet, a distance of 204.48 feet to the end of said curve, a 1/2" iron stake found for corner.
 THENCE, S. 38° 41' 58" E., leaving the said Southeast line of Interstate Highway No. 30, a distance of 199.60 feet to a 1/2" iron stake for corner.
 THENCE, S. 41° 52' 20" W., a distance of 79.62 feet to a 1/2" iron stake found for corner.
 THENCE, S. 43° 05' 42" W., a distance of 165.00 feet to a 1/2" iron stake found for corner.
 THENCE, N. 30° 13' 41" W., a distance of 273.85 feet to the PLACE OF BEGINNING and containing 1.202 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, Michael A. Stephenson, being owner, does hereby adopt this plat designating the herein above described property as Henry Africa Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets, and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance of efficiency of their respective systems on any of the right of way and easement strips; any any public utility shall have the right of ingress and egress to, from and upon the said right of way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishments of grades of streets in this addition. (A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. (B) The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1985.
 BY _____
 Michael A. Stephenson Owner

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Michael A. Stephenson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ DAY OF _____ A.D. 1985.

Notary Public for the State of Texas
 My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor NO. 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this _____ DAY OF _____ A.D. 1985.

Notary Public for the State of Texas
 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager _____ Date _____

APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

Case # 85-80 - FP
10/9/85
red

CITY OF ROCKWALL, TEXAS

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 9-13-85

Name of Proposed Development Henry Africa Subdivision

Name of Developer Michael A. Stephenson

Address 452-B Yacht Club Dr. Phone 722-6735
Rockwall Texas

Owner of Record Michael A. Stephenson

Address 425-B Yacht Club Dr. Phone 722-6735
Rockwall Texas

Name of Land Planner/Surveyor/Engineer B.L.S. and Associates Inc.

Address 304 W. Rusk, P.O. Box 65, Rockwall Tx Phone 722-3036

Total Acreage 1.202 acres

Current Zoning Commercial

Number of Lots/Units 1

Signed *Bob O. Brown*

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or</u> <u>Shown on Plat</u>	<u>Not</u> <u>Applicable</u>	
_____	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
_____	_____	2. Location of the development by City, County and State
_____	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
_____	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

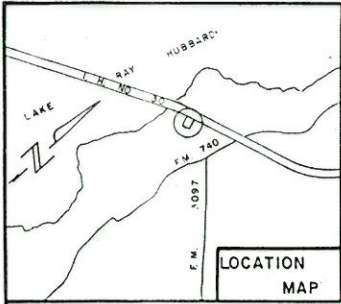
<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
_____	_____	6. Approved name and right-of-way width of each street, both within and adjacent to the development
_____	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way
_____	_____	8. Identification of each lot or site and block by letter and building lines or residential lots
_____	_____	9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
_____	_____	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
_____	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
_____	_____	12. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades
_____	_____	13. Instrument of dedication or adoption signed by the owner or owners
_____	_____	14. Space for signatures attesting approval of the plat
_____	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
--------------------------------------	---------------------------

16. Compliance with all special requirements developed in preliminary plat review

17. Waiver of drainage liability by the City due to development's design

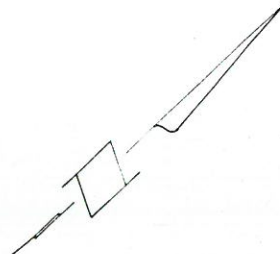
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.



INTERSTATE HWY. NO. 30
 (300' R.O.W.)

PLACE OF BEGINNING

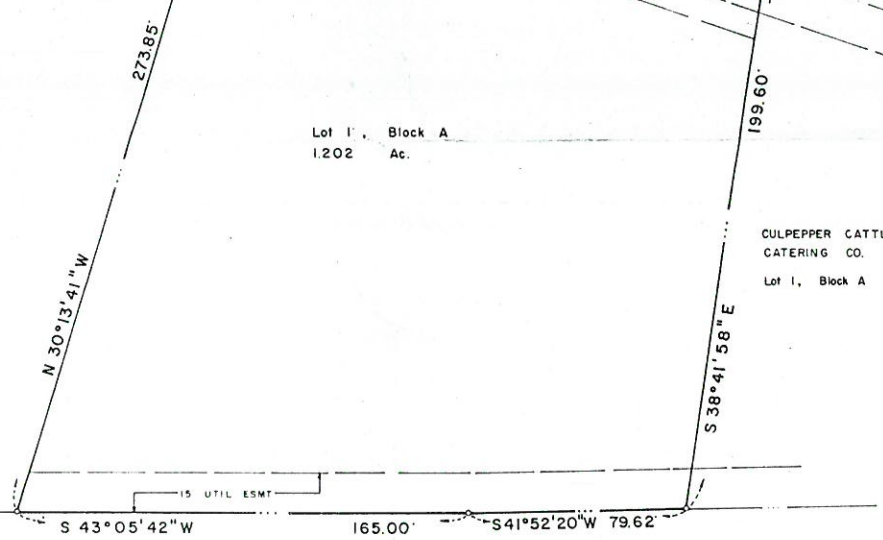
$\Delta = 1^{\circ}02'10''$
 $R = 11,309.20'$
 $T = 102.24'$
 $L = 204.48'$



BROWN

Lot 1, Block A
 1.202 Ac.

CULPEPPER CATTLE & CATERING CO.
 Lot 1, Block A



STEPHENSON

FINAL PLAT

HENRY AFRICA SUBDIVISION
 CITY OF ROCKWALL
M. J. BARKSDALE SURVEY - ABSTRACT NO. 11
ROCKWALL COUNTY, TEXAS

MICHAEL A. STEPHENSON OWNER
452 B YACHT CLUB DRIVE ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
394 W BUSH, P.O. BOX 50 (788-8020) ROCKWALL, TEXAS 75087
BR 2008 40 JULY 28 1988

ENGINEERING DRAWINGS CHECKLISTDate: 10-14-85Name of Proposed Development HENRY AFRICA - RESTAURANTName of Developer MICHAEL A. STEPHENSONAddress 452 B YACHT CLUB DR. Phone 722-1001Owner of Record MICHAEL A. STEPHENSONAddress 452 B YACHT CLUB DR. Phone 722-1001Name of Land Planner/Surveyor/Engineer HAROLD L. EVANSAddress 2231 Gus Thomasson Phone 328-8133Total Acreage 1.202 Ac. ^{# 102} Current Zoning _____Number of Lots/Units 1 Signed Pete Nelson

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City will be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	<u>UTILITY PLAN:</u>
_____	_____	1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
_____	_____	2. Plan view shall also include all existing and proposed easements and rights-of-ways.
_____	_____	3. Plan view shall show street lighting.
_____	_____	<u>STREETS SYSTEM:</u>
_____	_____	1. Paving plan shall show plan of existing and proposed street improvements.
_____	_____	2. Paving plan shall show paving width and street classification with standard curve data.
_____	_____	3. Paving profile shall show existing ground grade and the proposed grade of the right and left curb and the existing and proposed utilities.
_____	_____	4. Paving details shall comply with the Standard Details for the City of Rockwall.
_____	_____	<u>STORM DRAINAGE SYSTEM:</u>
_____	_____	1. A map showing the entire watershed on which the project is located shall be included on the drainage map as an insert. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	Item
_____	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
_____	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
_____	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map, with a "Q" shown at locations where flow enters inlets, channels or other structures.
_____	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	8. All existing and proposed drainage easements on the project site shall be shown.
_____	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.
_____	_____	<u>WATER DISTRIBUTION SYSTEM:</u>
_____	_____	1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves (gate and flush) and location of fire hydrants and services.
_____	_____	2. Summary calculations pertaining to the water demand of the development, including appropriate fire flows, shall be shown in tabular form on the water plan sheet.
_____	_____	3. The plans shall identify the source of water supply.
_____	_____	4. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the approved Water Distribution Plan.
_____	_____	<u>SANITARY SEWER SYSTEM</u>
_____	_____	1. The plans shall show existing and proposed wastewater collection improvements, including location of manholes, cleanouts, and services.
_____	_____	2. The calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	3. Where proposed facilities tie into existing facilities, the plans shall show the flowline of the existing facilities and how the proposed facilities affect the system.
_____	_____	4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
_____	_____	5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
_____	_____	6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: _____
Sent to Engineer: _____
P & Z Approval: _____
City Council Approval: _____
Pre-Construction: _____
As Built Submitted: _____
Case No.: _____
Fee Paid: _____
Availability Paid: _____

PLANNING AND ZONING ACTION SHEET

Applicant: Michael Sepanson Case No. 85-80-12P
Property Description Henry Offices Sub - F-30
Case Subject Matter Final plat

CASE ACTION

Date to P&Z: Nov 14, 1985 ✓ Approved Disapproved Tabled

Conditions: Plat was approved with all conditions
applied to pul plat

Date to City Council Dec. 3 _____

Conditions: _____

Ordinance No. _____ Date: _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|----------------------------------|-----------------------------|
| _____ Application | <u>✓</u> Application |
| _____ Site Plan | <u>✓</u> Filing Fee |
| _____ Filing Fee | <u>✓</u> Plat/Plan |
| _____ Notice to Paper | _____ Engineer's Review |
| _____ Notice to Residents | _____ Consultant's Review |
| _____ List of Residents Notified | _____ agenda notes |
| _____ Residents' Responses | _____ minutes |
| _____ Consultant's Review | _____ correspondence |

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

(214) 722-1111 — Dallas 226-7885

TO: • Michael A. Stephenson
452-B Yacht Club Drive
• Rockwall, Texas 75087

12-3-85
• Julie Couch
Assistant City Manager

> On December 3, 1985, the City Council voted to approve your request of the Final Plat for the Henry Africa Subdivision, a 1.2 acre tract of land located on South I-30, with the following conditions:

1. That the existing metal fence around a portion of Culpeppers be replaced with a cross tie fence.
2. That the plan meet City's landscape requirements.
3. That an 8" water main be constructed to serve Henry Africa's and Culpepper's Restaurants.
4. That city sewer service be provided for both Henry Africa's and Culpepper's Restaurants.
5. That all associated parking for Culpepper's be paved prior to the issuance of any building permits for Henry Africa.
6. That all associated parking lots and driveways for Henry Africa be

MINUTES OF THE PLANNING AND ZONING COMMISSION

November 14, 1985

The meeting was called to order at 8:15 P.M. Members present were Chairman Tom Quinn, Norm Seligman, Teddy Carlaw, and Hank Crumbley. Members absent were Don Smith, J. D. Jacobs and Harry Knight.

The Commission first considered approval of the minutes of October 10, 1985. There being no additions or deletions, Hank Crumbley moved approval of the minutes as published. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Rockwall South Joint Venture for a change in the preliminary plan for Chandlers Landing PD-8 for a change in land use designation for a portion of the tract commonly known as 1-A from "SF-10" and "SF-7" designation to Cluster Home designation, approval of a development plan, and area requirements. The Chairman asked for an overview of the proposed request from Staff. Mrs. Couch reviewed the request and stated that the applicant had requested the Commission to consider tabling consideration and continuing the public hearing until the next regular meeting. The Chairman indicated that the Commission would consider the request, but asked if there were residents present in the audience who wished to speak on the request. A number of people indicated that they did wish to do so. Due to the interest and the fact that the residents did attend the meeting, Chairman Quinn indicated that the Commission would hear the people who were present. He asked the developers if they wished to make any comments about the project. The developers' representative indicated that they did not come prepared to the meeting and were not ready to make a presentation due to the fact that they did wish to have some additional time to meet with the homeowners and explain their request. Chairman Quinn then opened a public hearing. A number of residents in the area spoke against the proposed change in land use designation to Cluster Home. After completion of the statements from the residents of Chandlers, Chairman Quinn outlined the alternatives before the Commission, which included continuing the public hearing and tabling any consideration of the request until the next regular meeting as had been requested by the developer, or go ahead and close the public hearing and take action on the request. Members of the Commission expressed their opinion on whether or not the public hearing should be continued or whether there should be a vote on the request. Crumbley indicated he felt that the case should be continued due to the absence of a number of members of the Planning and Zoning Commission. Mr. Crumbley made a motion to continue the public hearing to the next regular meeting of the Planning and Zoning Commission. The motion died for lack of a second. Chairman Quinn indicated that he would not pursue continuing the public hearing if there was no support on the Planning and Zoning Commission to do so. He therefore closed the public hearing and called for comments from members of the Commission. Norm Seligman said he felt the zoning in this area should stay as it is. Teddy Carlaw indicated that after reviewing the proposal, she did not feel that Cluster Homes was the appropriate land use for this land. Chairman Quinn indicated that while the land use may or may not be appropriate in this location, he was not categorically opposed densities higher than "SF-7". He also indicated that recent approvals of densities higher than "SF-7" had generally involved developments with individual lots for each unit,

although the densities might be somewhat higher than "SF-7" standards. After some additional brief discussion, Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat/development plan for a 21 single family lot subdivision in Chandlers Landing. After a brief discussion, Norm Seligman moved approval of the preliminary plat as submitted. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from the Cutter Hill Homeowners' Association, Phase III, for a change in the development plan for Cutter Hill to provide for carports over existing parking for Phase III. Prior to opening the public hearing, Chairman Tom Quinn indicated that he also had a request from the applicant to continue the public hearing and table any consideration of this item until the next regular meeting so that the applicant can review his request with the homeowners in Cutter Hill. The Chairman indicated that the options of the Planning and Zoning Commission again were to consider the request of the applicant to continue the public hearing or to go ahead and hold the public hearing and vote on the matter. The Chairman asked if there were any parties present who wished to speak on the request. Several people were present who indicated they wished to speak. Chairman Quinn then opened the public hearing and several residents of Cutter Hill spoke in opposition to the request. The applicant for the request did not make a presentation. Upon hearing the statements of the surrounding residents and calling for further comments, the Chairman pointed out again the two alternatives the Planning and Zoning Commission had before them, one to consider continuing the public hearing at the request of the applicant, or to close the public hearing and vote on the request. Teddy Carlaw made a motion to continue the public hearing to the next regular meeting of the Commission. Norm Seligman seconded the motion. There was some discussion among the Planning and Zoning members. Additional comments were made by some of the audience concerning the request. The vot was tied, with Teddy Carlaw and Hank Crumbley voting for the motion, and Norm Seligman and Tom Quinn voting against the motion. After some additional discussion and a review of the request by Staff, the Chairman indicated that the public hearing was closed and then called for discussion among the members of the Planning and Zoning Commission. Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then continued the public hearing and considered approval of a request from The Shores PD-3 for a change in the preliminary plan for a private club meeting the City's regulations for private clubs. The Chairman called for comments regarding the request. There being none, he closed the public hearing. Norm Seligman made a motion to approve the change in the preliminary plan. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered a request from Michael Stephenson from Agricultural zoning to "C" Commercial zoning with a Conditional Use Permit for a driving range and accessory uses on a 13.5 acre tract of land located behind Culpeppers Restaurant

on South I-30. Staff presented an overview of the request and a representative for the applicant presented the request for the driving range. After some discussion among the members of the Planning and Zoning Commission, and there being no one else present to comment on the request, the public hearing was closed. The Commission then considered action on the request. Hank Crumbley made a motion to deny the request. Norm Seligman seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a change in zoning from "SF-7" single family classification to "O" Office classification with a Conditional Use Permit for a funeral home. Staff presented an overview of the request, indicating that the public hearing had been held and closed last meeting. After some discussion concerning the request, Norm Seligman made a motion to approve the request for a change in zoning from "SF-7" to "O" with a Conditional Use Permit for a funeral home with the conditions that the funeral home would conduct its services elsewhere; that the required parking spaces could be constructed with gravel, thereby waiving the City's paving requirements for required parking; and that the structure shall be brought up to City code. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of an amendment to the Comprehensive Zoning Ordinance to provide for period review of Planned Developments. After several comments from a member of the audience regarding Planned Developments, there being no further comments, the public hearing was closed. Staff then reviewed several areas that would need to be addressed by such an ordinance. After some additional discussion, Teddy Carlaw made a motion that the consideration of the item be tabled until the next regular meeting, at which time Staff would submit a draft ordinance. Norm Seligman seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat on Buffalo Creek Industrial Park, a 146 acre subdivision on SH-276 and FM-549. Staff presented an overview of the proposed subdivision, indicating that it did meet all of the minimum requirements of City ordinances. Mrs. Couch also indicated that escrowing of monies for improvements to FM-549 and SH-276 would be required as part of approval on this subdivision based on the City's escrowing ordinance. Staff explained that the subdivision is currently in the City's ETJ, but that prior to submission for final plat approval it would be annexed into the City. Staff also indicated that both water and sewer improvements would have to be extended from existing facilities in order to serve the property. After some additional discussion, Norm Seligman moved approval of the preliminary plat as submitted, Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Henry Africa Subdivision, a 1.2 acre tract of land located on South I-30 Service Road. Mrs. Couch indicated that the plat did meet all of the City's requirements and that the engineering had been approved by the City's engineers. She also indicated that approval of the final plat should be based on the same conditions as the preliminary plat. After a brief discussion, Norm Seligman made a motion to approve the final plat subject to the following conditions:

1. That the existing metal fence be replaced with a cross-tie fence.
2. That the plan meet the City's landscape requirements.
3. That an 8 inch water main be constructed to serve Henry Africa and Culpeppers Restaurants.
4. That City sewer service be provided for both Henry Africa and Culpeppers restaurants.
5. That all associated parking lots and driveways be paved.

Hank Crumbley seconded the motion. The motion was voted on and carried unanimously.

The Commission then considered approval of a vacation and replat of Phase 16, Chandlers Landing. Staff explained that approval of this replat brought Phase 16 into compliance with the revised land use as approved at the last meeting and approved a realignment of streets in another portion of Phase 16. It was explained that the plat met all of the requirements of the Subdivision Ordinance and was in conformance with the land use change approved at the last meeting. There being no further discussion, Norm Seligman made a motion to approve the vacation and replat of Phase 16, Chandlers Landing. Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Lofland Industrial Park, a 14.4 acre tract of land between SH-205 and High School Road. Staff presented the final plat on Lofland Industrial Park to the Commission. It was indicated that the final plat as submitted did not conform to the preliminary plat as approved in that the two front lots proposed on the preliminary plat along SH-205 and a secondary street coming off of the main road through the development were not included on the final plat. Based on the fact that the plat did not conform to the preliminary plat as approved, Norm Seligman made a motion to deny the plat, Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 10:50 P.M.

APPROVED:

Chairman

ATTEST:

City Secretary

Agenda Notes

- 11/13/85

XI. Consider Approval of a Final Plat on Henry Africa Subdivision, a 1.2 Acre Tract of Land Located on South I-30.

Action Needed: Approval or denial of a final plat with conditions.

Michael Stephenson has submitted his final plat on Henry Africa for approval. The engineering to provide water and sewer to the location has been submitted to engineers and he has received preliminary approval with some modifications developing.

The preliminary plat site plan for Henry Africa was approved by the Council with following conditions:

1. That the existing metal fence around a portion of Culpeppers be replaced with a cross type fence.
2. That the plan meet City's landscape requirements.
3. That an 8" water main be constructed to serve Henry Africa and Culpepper restaurant.
4. That City sewer service be provided for both Henry Africa and Culpepper restaurant.
5. That all associated parking lots and driveways be paved.

These same conditions could and should be conditions of approval for the final plat.

Technically the plat itself has no problems.

MINUTES OF THE PLANNING AND ZONING COMMISSION

November 14, 1985

The meeting was called to order at 8:15 P.M. Members present were Chairman Tom Quinn, Norm Seligman, Teddy Carlaw, and Hank Crumbley. Members absent were Don Smith, J. D. Jacobs and Harry Knight.

The Commission first considered approval of the minutes of October 10, 1985. There being no additions or deletions, Hank Crumbley moved approval of the minutes as published. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Rockwall South Joint Venture for a change in the preliminary plan for Chandlers Landing PD-8 for a change in land use designation for a portion of the tract commonly known as 1-A from "SF-10" and "SF-7" designation to Cluster Home designation, approval of a development plan, and area requirements. The Chairman asked for an overview of the proposed request from Staff. Mrs. Couch reviewed the request and stated that the applicant had requested the Commission to consider tabling consideration and continuing the public hearing until the next regular meeting. The Chairman indicated that the Commission would consider the request, but asked if there were residents present in the audience who wished to speak on the request. A number of people indicated that they did wish to do so. Due to the interest and the fact that the residents did attend the meeting, Chairman Quinn indicated that the Commission would hear the people who were present. He asked the developers if they wished to make any comments about the project. The developers' representative indicated that they did not come prepared to the meeting and were not ready to make a presentation due to the fact that they did wish to have some additional time to meet with the homeowners and explain their request. Chairman Quinn then opened a public hearing. A number of residents in the area spoke against the proposed change in land use designation to Cluster Home. After completion of the statements from the residents of Chandlers, Chairman Quinn outlined the alternatives before the Commission, which included continuing the public hearing and tabling any consideration of the request until the next regular meeting as had been requested by the developer, or go ahead and close the public hearing and take action on the request. Members of the Commission expressed their opinion on whether or not the public hearing should be continued or whether there should be a vote on the request. Crumbley indicated he felt that the case should be continued due to the absence of a number of members of the Planning and Zoning Commission. Mr. Crumbley made a motion to continue the public hearing to the next regular meeting of the Planning and Zoning Commission. The motion died for lack of a second. Chairman Quinn indicated that he would not pursue continuing the public hearing if there was no support on the Planning and Zoning Commission to do so. He therefore closed the public hearing and called for comments from members of the Commission. Norm Seligman said he felt the zoning in this area should stay as it is. Teddy Carlaw indicated that after reviewing the proposal, she did not feel that Cluster Homes was the appropriate land use for this land. Chairman Quinn indicated that while the land use may or may not be appropriate in this location, he was not categorically opposed densities higher than "SF-7". He also indicated that recent approvals of densities higher than "SF-7" had generally involved developments with individual lots for each unit,

although the densities might be somewhat higher than "SF-7" standards. After some additional brief discussion, Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat/development plan for a 21 single family lot subdivision in Chandlers Landing. After a brief discussion, Norm Seligman moved approval of the preliminary plat as submitted. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from the Cutter Hill Homeowners' Association, Phase III, for a change in the development plan for Cutter Hill to provide for carports over existing parking for Phase III. Prior to opening the public hearing, Chairman Tom Quinn indicated that he also had a request from the applicant to continue the public hearing and table any consideration of this item until the next regular meeting so that the applicant can review his request with the homeowners in Cutter Hill. The Chairman indicated that the options of the Planning and Zoning Commission again were to consider the request of the applicant to continue the public hearing or to go ahead and hold the public hearing and vote on the matter. The Chairman asked if there were any parties present who wished to speak on the request. Several people were present who indicated they wished to speak. Chairman Quinn then opened the public hearing and several residents of Cutter Hill spoke in opposition to the request. The applicant for the request did not make a presentation. Upon hearing the statements of the surrounding residents and calling for further comments, the Chairman pointed out again the two alternatives the Planning and Zoning Commission had before them, one to consider continuing the public hearing at the request of the applicant, or to close the public hearing and vote on the request. Teddy Carlaw made a motion to continue the public hearing to the next regular meeting of the Commission. Norm Seligman seconded the motion. There was some discussion among the Planning and Zoning members. Additional comments were made by some of the audience concerning the request. The vot was tied, with Teddy Carlaw and Hank Crumbley voting for the motion, and Norm Seligman and Tom Quinn voting against the motion. After some additional discussion and a review of the request by Staff, the Chairman indicated that the public hearing was closed and then called for discussion among the members of the Planning and Zoning Commission. Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then continued the public hearing and considered approval of a request from The Shores PD-3 for a change in the preliminary plan for a private club meeting the City's regulations for private clubs. The Chairman called for comments regarding the request. There being none, he closed the public hearing. Norm Seligman made a motion to approve the change in the preliminary plan. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered a request from Michael Stephenson from Agricultural zoning to "C" Commercial zoning with a Conditional Use Permit for a driving range and accessory uses on a 13.5 acre tract of land located behind Culpeppers Restaurant

on South I-30. Staff presented an overview of the request and a representative for the applicant presented the request for the driving range. After some discussion among the members of the Planning and Zoning Commission, and there being no one else present to comment on the request, the public hearing was closed. The Commission then considered action on the request. Hank Crumbley made a motion to deny the request. Norm Seligman seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a change in zoning from "SF-7" single family classification to "O" Office classification with a Conditional Use Permit for a funeral home. Staff presented an overview of the request, indicating that the public hearing had been held and closed last meeting. After some discussion concerning the request, Norm Seligman made a motion to approve the request for a change in zoning from "SF-7" to "O" with a Conditional Use Permit for a funeral home with the conditions that the funeral home would conduct its services elsewhere; that the required parking spaces could be constructed with gravel, thereby waiving the City's paving requirements for required parking; and that the structure shall be brought up to City code. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of an amendment to the Comprehensive Zoning Ordinance to provide for period review of Planned Developments. After several comments from a member of the audience regarding Planned Developments, there being no further comments, the public hearing was closed. Staff then reviewed several areas that would need to be addressed by such an ordinance. After some additional discussion, Teddy Carlaw made a motion that the consideration of the item be tabled until the next regular meeting, at which time Staff would submit a draft ordinance. Norm Seligman seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat on Buffalo Creek Industrial Park, a 146 acre subdivision on SH-276 and FM-549. Staff presented an overview of the proposed subdivision, indicating that it did meet all of the minimum requirements of City ordinances. Mrs. Couch also indicated that escrowing of monies for improvements to FM-549 and SH-276 would be required as part of approval on this subdivision based on the City's escrowing ordinance. Staff explained that the subdivision is currently in the City's ETJ, but that prior to submission for final plat approval it would be annexed into the City. Staff also indicated that both water and sewer improvements would have to be extended from existing facilities in order to serve the property. After some additional discussion, Norm Seligman moved approval of the preliminary plat as submitted, Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Henry Africa Subdivision, a 1.2 acre tract of land located on South I-30 Service Road. Mrs. Couch indicated that the plat did meet all of the City's requirements and that the engineering had been approved by the City's engineers. She also indicated that approval of the final plat should be based on the same conditions as the preliminary plat. After a brief discussion, Norm Seligman made a motion to approve the final plat subject to the following conditions:

1. That the existing metal fence be replaced with a cross-tie fence.
2. That the plan meet the City's landscape requirements.
3. That an 8 inch water main be constructed to serve Henry Africa and Culpeppers Restaurants.
4. That City sewer service be provided for both Henry Africa and Culpeppers restaurants.
5. That all associated parking lots and driveways be paved.

Hank Crumbley seconded the motion. The motion was voted on and carried unanimously.

The Commission then considered approval of a vacation and replat of Phase 16, Chandlers Landing. Staff explained that approval of this replat brought Phase 16 into compliance with the revised land use as approved at the last meeting and approved a realignment of streets in another portion of Phase 16. It was explained that the plat met all of the requirements of the Subdivision Ordinance and was in conformance with the land use change approved at the last meeting. There being no further discussion, Norm Seligman made a motion to approve the vacation and replat of Phase 16, Chandlers Landing. Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Lofland Industrial Park, a 14.4 acre tract of land between SH-205 and High School Road. Staff presented the final plat on Lofland Industrial Park to the Commission. It was indicated that the final plat as submitted did not conform to the preliminary plat as approved in that the two front lots proposed on the preliminary plat along SH-205 and a secondary street coming off of the main road through the development were not included on the final plat. Based on the fact that the plat did not conform to the preliminary plat as approved, Norm Seligman made a motion to deny the plat, Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 10:50 P.M.

APPROVED:

Chairman

ATTEST:

City Secretary