

City of Rockwall, Texas

Date: 11-26-85

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision HARBOR LANDING I

Name of Subdivider ROCKWALL SOUTH JOINT VENTURE

Address P.O. BOX 1234 GREENVILLE, TEXAS Phone 214-455-3082

Owner of Record SAME AS ABOVE

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS - CONSULTING ENGINEER

Address 2331 GUSTHOMASSON Rd Dallas Texas Phone 308-8133

Total Acreage 6.1 Current Zoning SF-10

No. of Lots/Units 20 Signed Pete Nelson

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or                      Not  
Shown on Plat        Applicable

I. General Information

✓                      \_\_\_\_\_

A. Vicinity map

✓                      \_\_\_\_\_

B. Subdivision Name

✓                      \_\_\_\_\_

C. Name of record owner, subdivider, land planner/engineer

✓                      \_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

✓                      \_\_\_\_\_

A. Subdivision boundary lines

✓                      \_\_\_\_\_

B. Identification of each lot and block by number or letter

✓ \_\_\_\_\_

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization

✓ \_\_\_\_\_

D. Proposed land uses, and existing and proposed zoning categories

✓ \_\_\_\_\_

E. Approximate acreage

✓ \_\_\_\_\_

F. Typical lot size; lot layout; smallest lot area; number of lots

✓ \_\_\_\_\_

G. Building set-back lines adjacent to street

✓ \_\_\_\_\_

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

✓

I. Location of City limit lines, contiguous or within plat area

✓ \_\_\_\_\_

J. Location and sizes of existing utilities

✓ \_\_\_\_\_

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

✓ \_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plats.

✓ \_\_\_\_\_

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

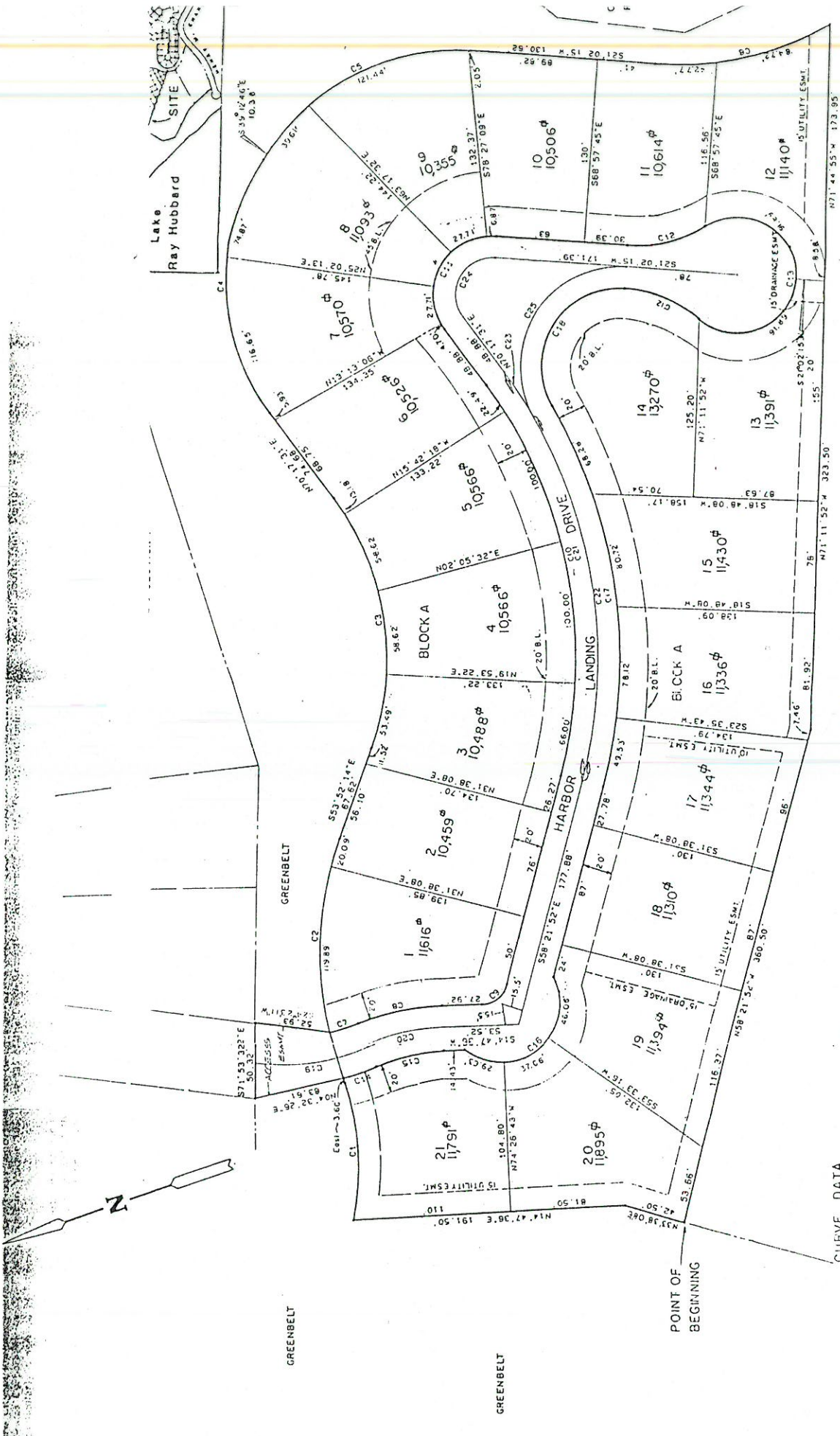
Taken by: \_\_\_\_\_

File No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_



CURVE DATA

TAN	19.57	11.96	10.00	15.69	10.48	4.10	4.74	9.20	5.33	2.20
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FUTURE DEVELOPMENT  
 ROCKWALL SOUTH JOINT VENTURE

PLAT REVIEW

Preliminary Plat  
 Final Plat

Name of Proposed Subdivision Chandler's Landing  
Location of Proposed Subdivision Harbor Landing Phase I - Revised  
Name of Subdivider Rickwall Soda Joint Venture  
Date Submitted \_\_\_\_\_ Date of Review 1-9-86  
Total Acreage 6.1 Number of Lots 21

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1"=60'</u> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use? SF-10
2. What is the proposed density? N/A
3. What is existing zoning? PD-SF-10
4. Is the plan zoned properly?
5. Does the use conform to the Land Use Plan?
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	_____✓
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	_____✓
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	_____	_____
e. Are all necessary easements provided?	_____	_____	_____
f. Do all easements have adequate access?	_____	_____	_____
g. Are any offsite easements required?	_____	_____	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____
2. Gas	_____	_____	_____
3. Telephone	_____	_____	_____
i. Does the drainage conform to City regulations and specifications?	_____	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	_____

Yes      No      N/A

k. Comments:

General Requirements

- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff Comments:

_____	_____	<u>✓</u>
_____	_____	<u>✓</u>
_____	_____	<u>✓</u>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>July Cook</u>	<u>1-9-86</u>	<u>15 min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision REVISED PRELIM PLAT Pt. I

Name of Subdivider ROCKWALL SOUTH JOINT VENTURES

Address Box 1234 Phone 455-3082

Owner of Record SAME

Address SAME Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD EVANS ENGR. Co.

Address 2331 Gus THOMASSON Phone 329-8133

Total Acreage 6.1<sup>+</sup> Current Zoning S.F. 10

No. of Lots/Units 21 Signed JIM PETERS

*By Van R. Hall*

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A. Vicinity map

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B. Subdivision Name

X                      \_\_\_\_\_

C. Name of record owner, subdivider, land planner/engineer

X                      \_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

X                      \_\_\_\_\_

A. Subdivision boundary lines

X                      \_\_\_\_\_

B. Identification of each lot and block by number or letter



X   \_\_\_\_\_

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization.

  X   \_\_\_\_\_

D. Proposed land uses, and existing and proposed zoning categories

  X   \_\_\_\_\_

E. Approximate acreage

  X   \_\_\_\_\_

F. Typical lot size; lot layout; smallest lot area; number of lots

  X   \_\_\_\_\_

G. Building set-back lines adjacent to street

  X   \_\_\_\_\_

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

I. Location of City limit lines, contiguous or within plat area

\_\_\_\_\_   X  

J. Location and sizes of existing utilities

\_\_\_\_\_   X  

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

\_\_\_\_\_   X  

A. The record owners of contiguous parcels of unsubdivided land; names and lot patters of contiguous subdivisions; approved concept plans or preliminary plats.

\_\_\_\_\_   X  

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by:   Jarrett  

File No. \_\_\_\_\_

Date:   Van E. Hall  

Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_





Agenda Notes  
City Council - 11/13/85

- III. Hold Public Hearing and Consider 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 Landuse Designation for a Portion of a 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.

Action Needed: Approval or denial of a change in the preliminary plans for the portion of the tract known as "A-A" for a change in landuse designation from SF-10 and SF-7 to cluster home and approval of a development plan and area requirements along with any conditions.

Rockwall South Joint Venture, the current owner of the tract commonly known as 1-A located in Chandlers Landing between the Cutter Hill Condominium project, the marina and Henry M Chandler Drive, has submitted a request to change a portion of the area from its current landuse designation of SF-10 and SF-7 single designation to a cluster home designation. The total acreage included in tract 1-A is 17.7 acres. The applicant is proposing to rezone 11.5 of those acres to cluster homes. The remaining 6.2 acres would remain in SF-10 and is being submitted on this agenda for a preliminary plat for a single family subdivision. The cluster homes as proposed would resemble town homes with the exception they would not be platted on individual lots. The applicant proposes to maintain the landscaping and roadway in common areas to be maintained by a Homeowner's Association. The units would be attached up to a total of four units and there would be a minimum separation between detached units of 20 feet. Both of these standards are in conformance with our town house requirements. The drawing presented does not indicate this. It does show two sections of buildings with more than four attached units. They do propose to change this and reduce that number as well as make sure there are 20 feet between detached units. This could, in fact, result in fewer units than the 75 as proposed. While density in the cluster home area is approximately 6.9 units to the acre, they are adjacent to Cutter Hill on one side which has an estimated density of 28 units to the acre and are across the street from Spyglass Hill which is approximately 18 units to the acre. They are bounded on the lake side by the marina and the marina parking lot. They are proposing one entrance into the cluster home development from Henry M Chandler Drive. The entrance at this point is being proposed as a manned entrance with someone being present approximately eight hours a day. You have already received a copy of the layout drawing and a copy of their proposed area requirements.

As a matter of historical background information, a portion of the total 17.7 acres included in tract 1-A was originally platted in a 34 lot subdivision prior to the revision of the master plan in 1982. This original plat contained 13.09 acres and is located in the same area as the proposed SF-10 subdivision is located. This plat was vacated prior to the revision of the master plan. When the master plan was revised, tract 1-A was not addressed and the ordinance stipulated

Agenda Notes  
City Council - 11/13/85

III Cont'd

that a study would be undertaken by the Planning Zone and City Council to determine appropriate landuse. Hearings were held on tract 1-A the owner at that time submitted a request for a combination of single family and condominium developments. After hearings, which included comments from homeowners in the area as well as the previous property owners, Planning and Zoning Commission and City Council approved a combination landuse designation of SF-10 on the Northern portion and SF-7 on the lower portion with stipulation that development would adhere to a maximum high restriction of 30 feet above existing grade and 12 feet above the building line of the uphill lot.

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

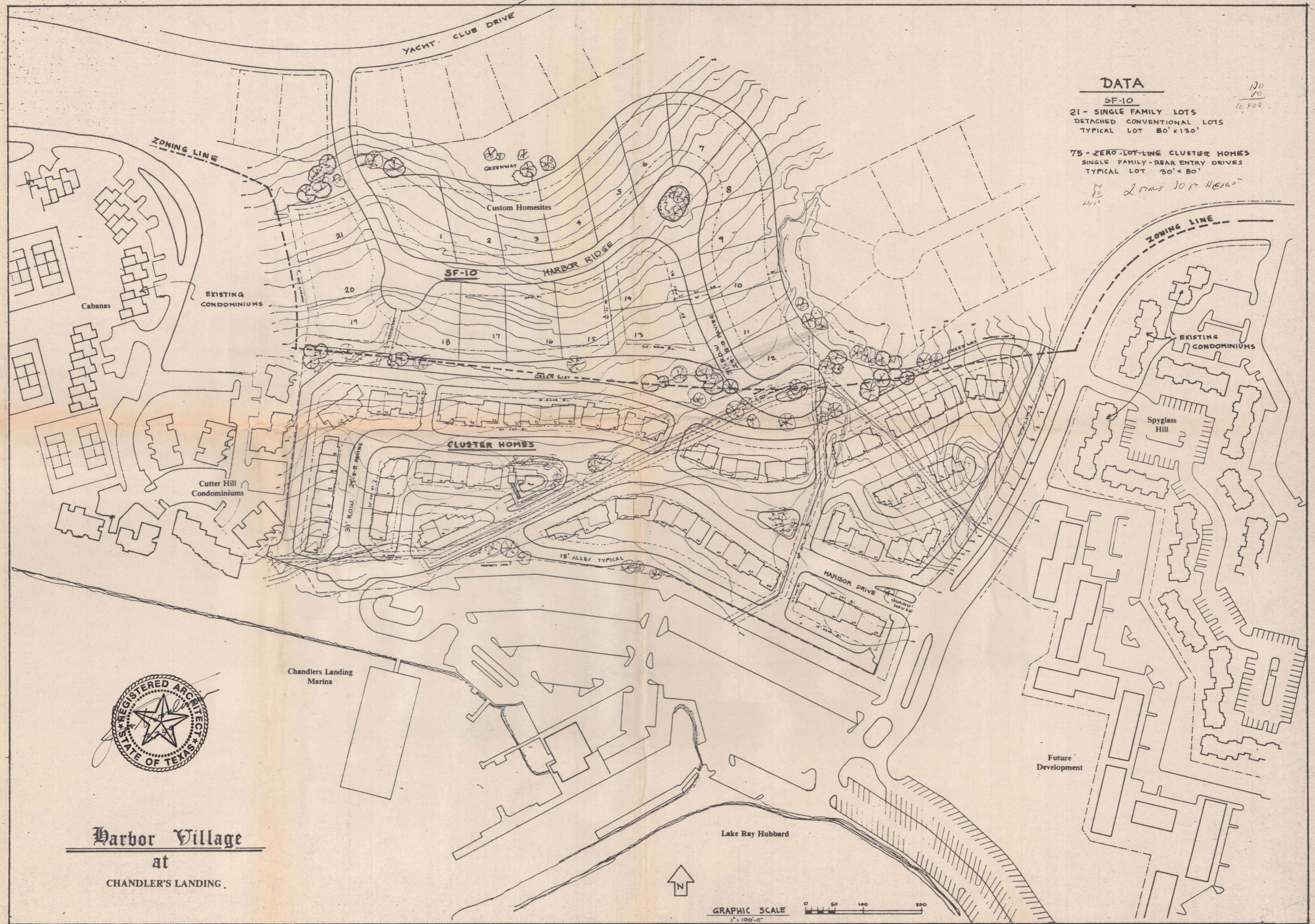
(214) 722-1111 — Dallas 226-7885

12-13-85

- TO: ■ Rockwall South Joint Venture ■ Julie Couch  
Box 1234 ■ Asst. City Mgr.  
■ Greenville, Texas 75401 ■  
■ ■

> On 12-3-85, the City Council voted to approve your request for the Preliminary Plat/Development Plan for a 21 single family lot subdivision in Chandlers Landing with the following conditions.

1. That the final plat must show details of all phases of 1-A as a total subdivision before approval of the final plat on Phase 1 will be considered.
2. The preliminary plat was approved as submitted to the Planning & Zoning Commission containing 21 lots and culdesac streets.



**DATA**

SF-10  
 21 - SINGLE FAMILY LOTS  
 DETACHED CONVENTIONAL LOTS  
 TYPICAL LOT 80' x 130'

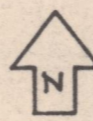
130  
 80  
 10,400

75 - ZERO-LOT-LINE CLUSTER HOMES  
 SINGLE FAMILY - REAR ENTRY DRIVES  
 TYPICAL LOT 30' x 80'

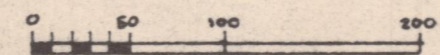
10  
 30  
 300  
*2 rows 30 ft High*



**Harbor Village**  
 at  
 CHANDLER'S LANDING.

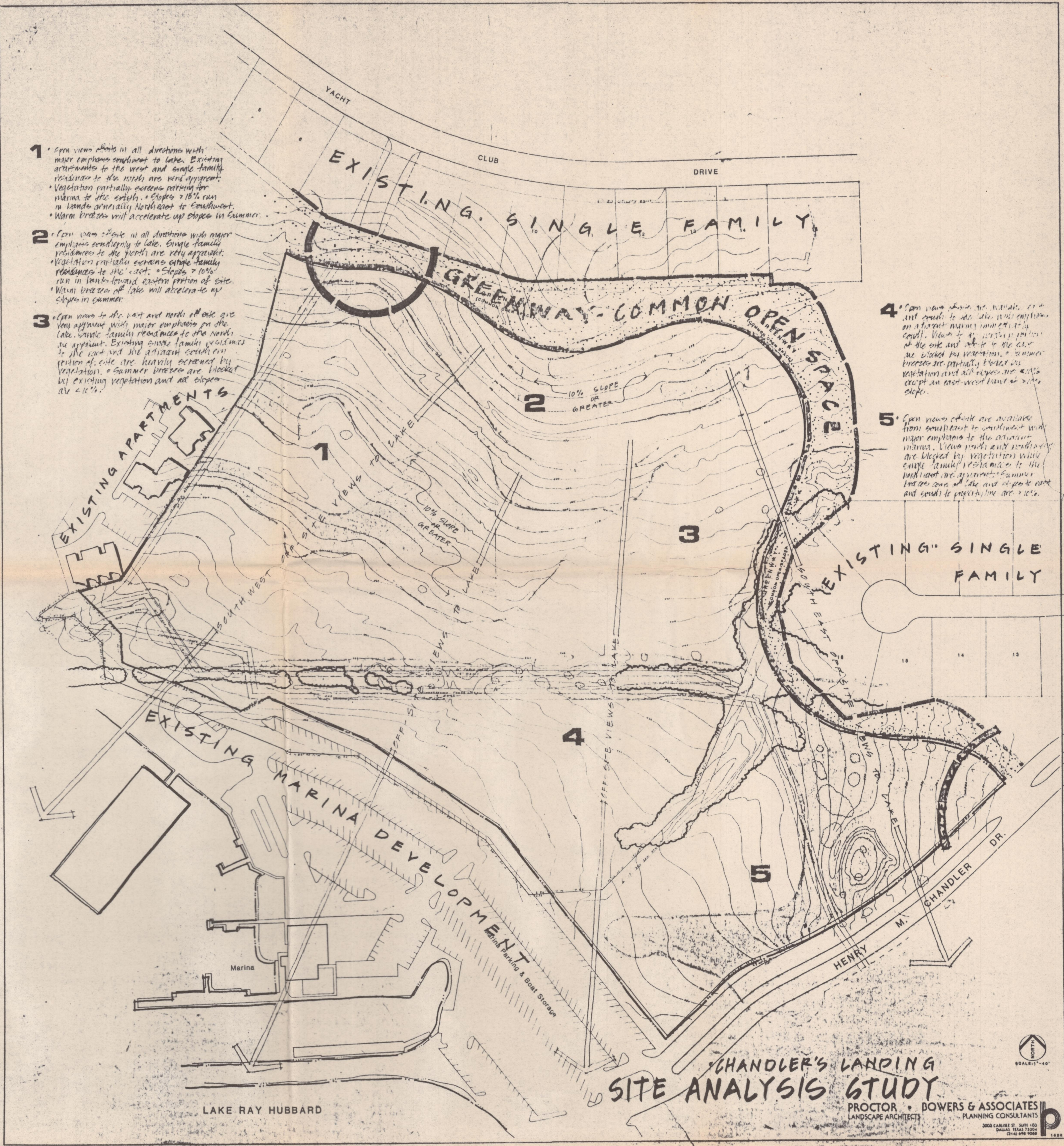


GRAPHIC SCALE  
 1" = 100'-0"



- 1 • Open views about in all directions with major emphasis southeast to lake. Existing apartments to the west and single family residences to the north are very apparent. Vegetation partially screens existing marina to the east. Slopes > 10% run in lands generally Northwest to Southwest. Warm breezes will accelerate up slopes in summer.
- 2 • Open views about in all directions with major emphasis southeast to lake. Single family residences to the north are very apparent. Vegetation partially screens single family residences to the east. Slopes > 10% run in lands toward eastern portion of site. Warm breezes off lake will accelerate up slopes in summer.
- 3 • Open views to the west and north of site are very apparent with major emphasis on the lake. Single family residences to the north are apparent. Existing single family residences to the east and the adjacent eastern portion of site are heavily screened by vegetation. Summer breezes are blocked by existing vegetation and all slopes are < 10%.

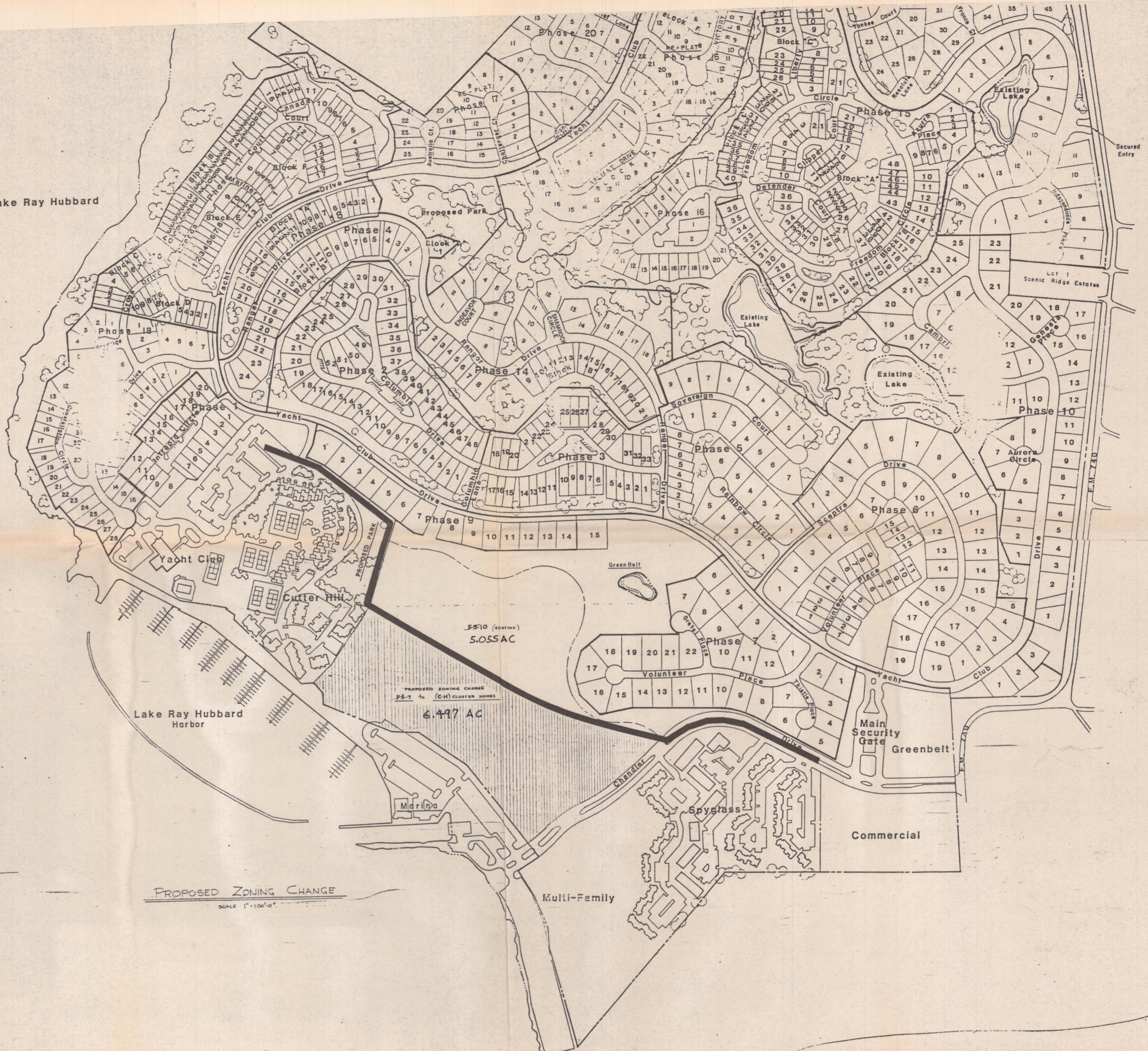
- 4 • Open views about in all directions with major emphasis on the east and southeast to lake. Views to the north and west of the site are blocked by vegetation. Summer breezes are partially blocked by vegetation and all slopes are < 10% except an east-west band of > 10% slope.
- 5 • Open views about in all directions from southeast to southwest with major emphasis to the adjacent marina. Views north and northeast are blocked by vegetation while single family residences to the northwest are apparent. Summer breezes from the east and southeast are > 10%.



LAKE RAY HUBBARD



Lake Ray Hubbard



Lake Ray Hubbard Harbor

S.O.S.S.A.C.

PROPOSED ZONING CHANGE  
PS-7 to (CH) CLUSTER HOMES  
6.497 AC

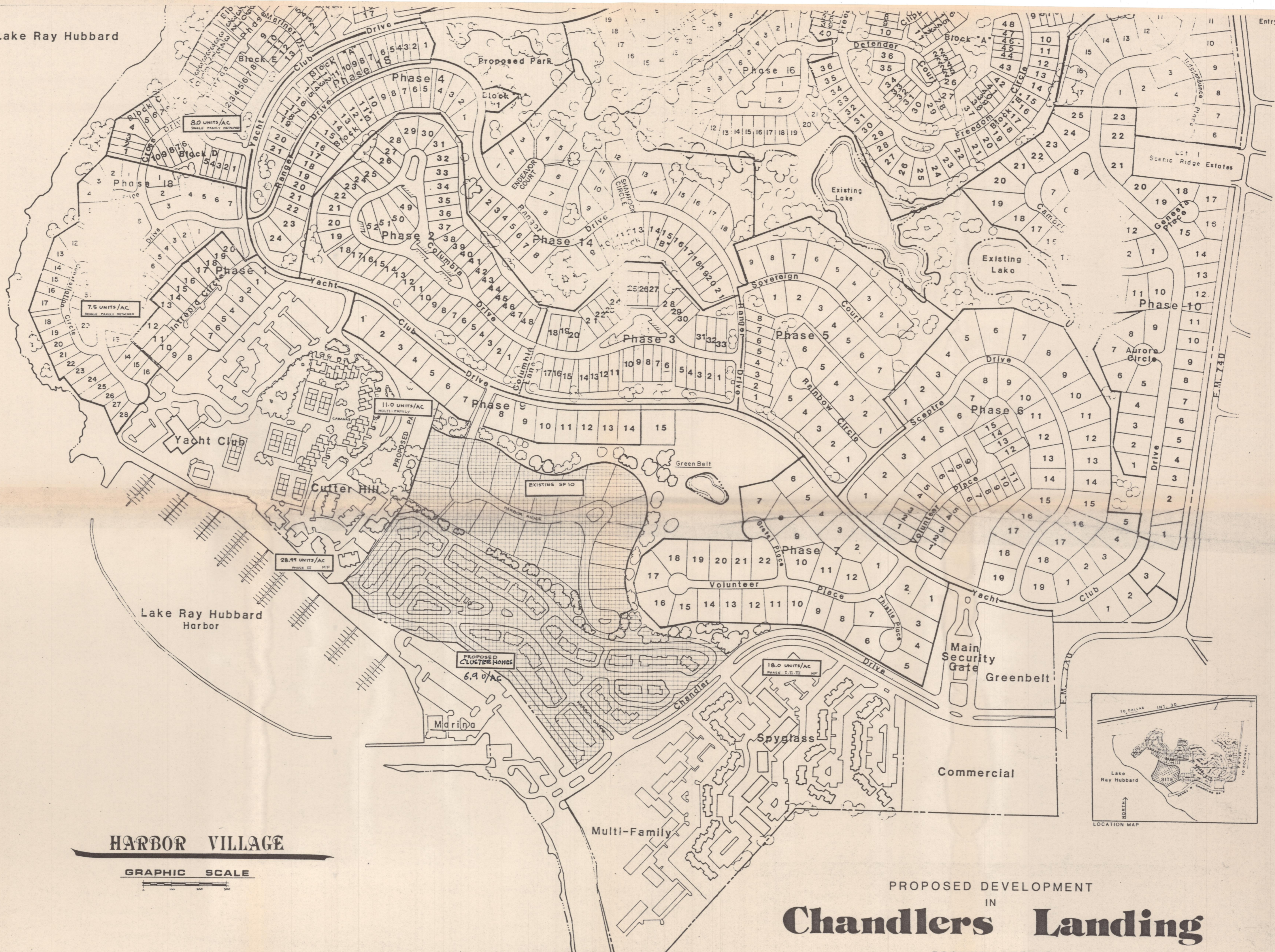
Main Security Gate  
Greenbelt

Commercial

Multi-Family

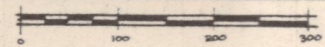
PROPOSED ZONING CHANGE  
SCALE 1"=100'-0"

Lake Ray Hubbard



# HARBOR VILLAGE

GRAPHIC SCALE

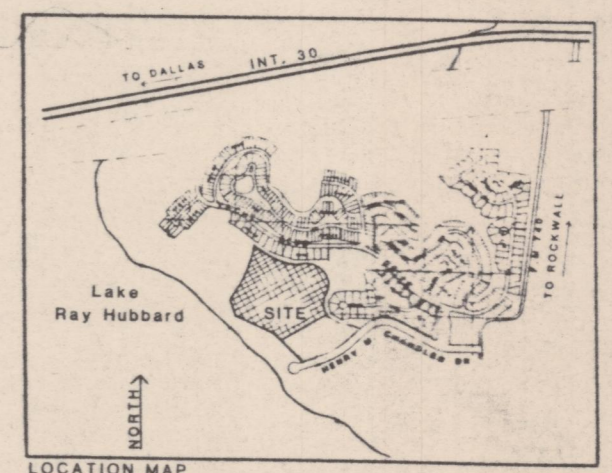


PROPOSED DEVELOPMENT

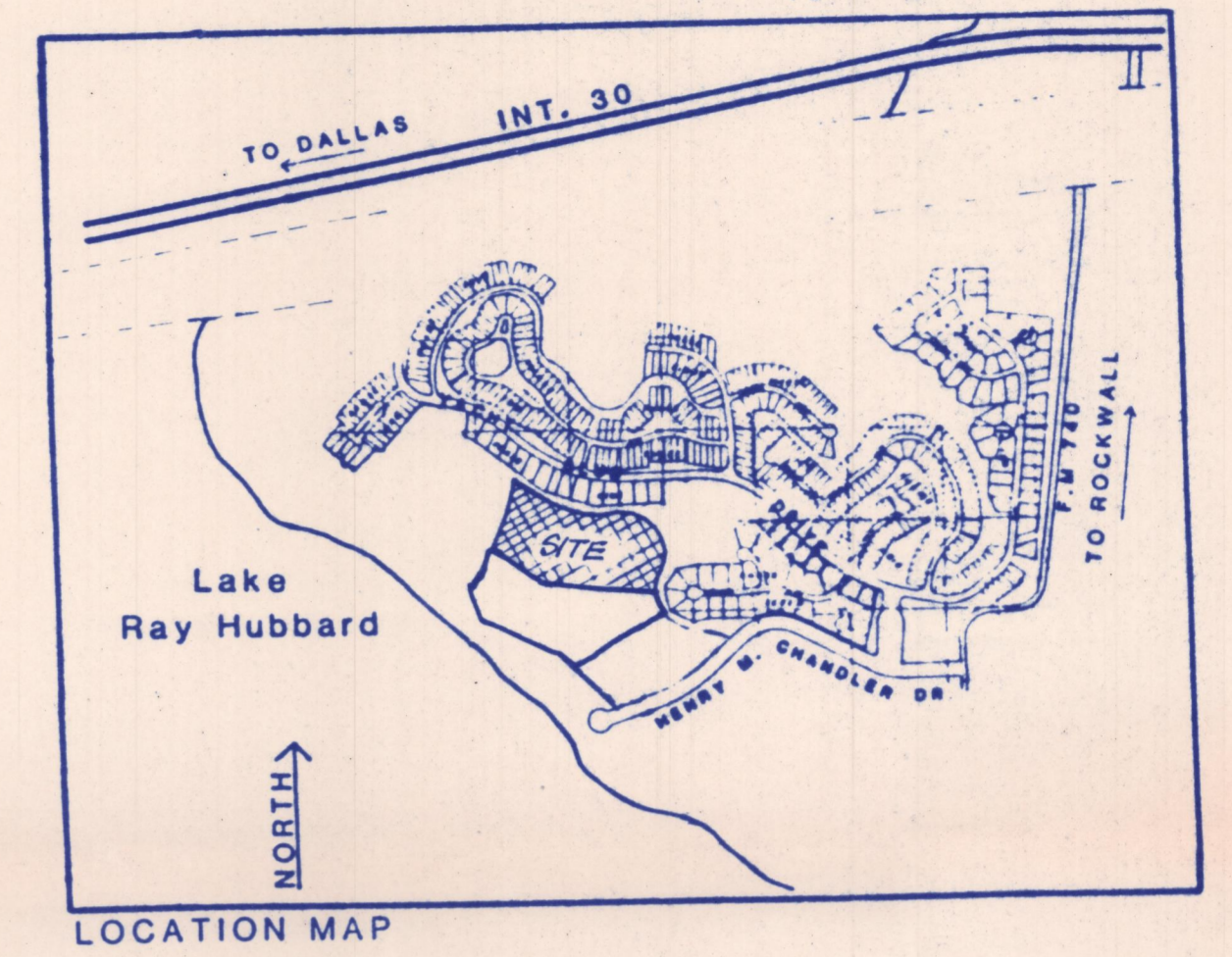
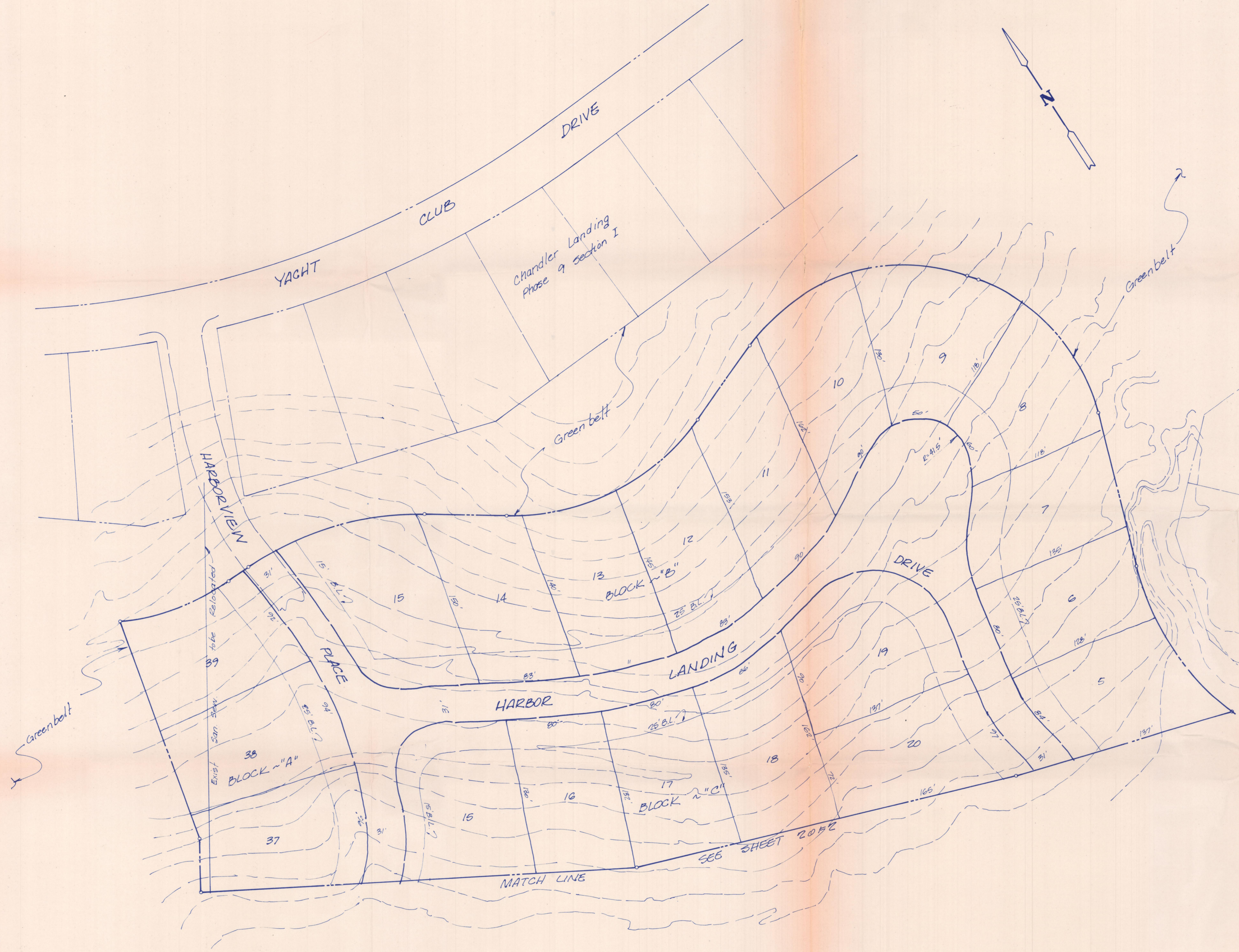
IN

# Chandlers Landing

ROCKWELL, TEXAS







2nd submission  
forward plan to Council

EXISTING ZONING - EF-10  
 MIN LOT SIZE - 80' x 125'  
 MIN LOT SQ. FT. 10,000  
 APPROXIMATE ACRES 6.1 Acres  
 TOTAL LOTS 20

<b>HAROLD L. EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD., SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>PRELIMINARY PLAT</b> <b>HARBOR LANDING I</b> CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TEXAS	
SCALE	DATE	JOB NO.	OWNER	
1" = 40'	11-24-85	84186	Phone 214-466-3062	

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:

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Chairman

ATTEST:

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