

30' H.I. NO.

CITY OF ROCKWALL
 PROPOSED PRELIMINARY PLAN
 PD-7

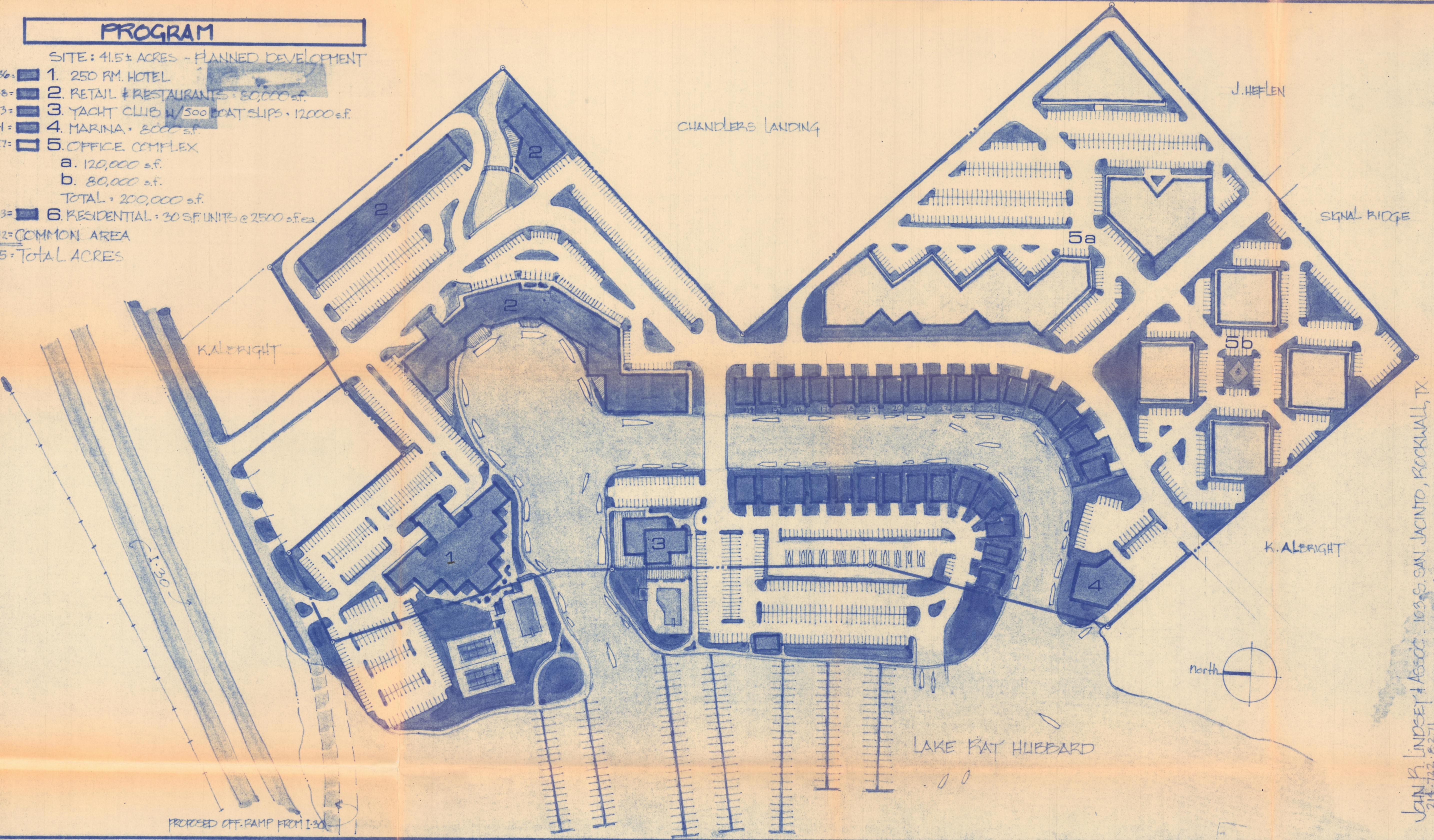
LAKE RAY HUBBARD

SHEET TITLE	PROJECT NO.
	SCALE
PROJECT	DATE
	DRAWN BY
	CHECKED BY
	DRAWING NO.
B.L.S. & ASSOCIATES, INC.	
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	
	OF _____ SHEETS

PROGRAM

SITE: 41.5± ACRES - PLANNED DEVELOPMENT

- 3.36= 1. 250 RM. HOTEL
- 7.48= 2. RETAIL & RESTAURANTS - 80,000 s.f.
- 1.43= 3. YACHT CLUB w/ 500 BOAT SLIPS - 12,000 s.f.
- 2.41= 4. MARINA - 8,000 s.f.
- 1.27= 5. OFFICE COMPLEX
 - a. 120,000 s.f.
 - b. 80,000 s.f.
 - TOTAL = 200,000 s.f.
- 1.63= 6. RESIDENTIAL: 30 SF. UNITS @ 2500 s.f. ea
- 0.92= COMMON AREA
- 41.5= TOTAL ACRES



JOHN P. LINDSEY & ASSOC. 103 S. SAN JACINTO, ROCKWALL, TX.
 214-722-6271



STATE OF TEXAS
COUNTY OF ROCKWALL

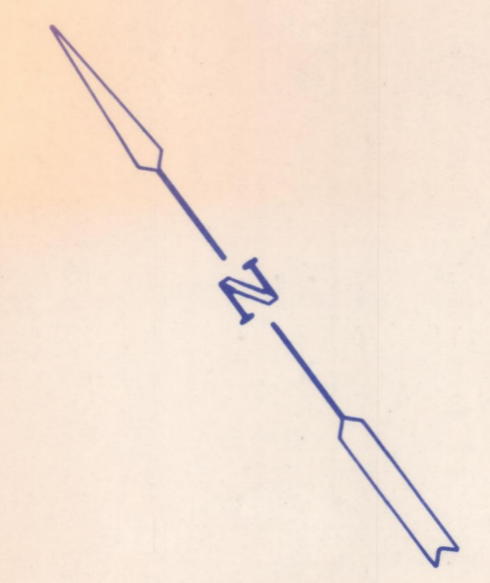
BEING a tract of land situated in the E. Teal Survey, Abstract No 207, and the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of that 55.20 acre tract conveyed to A.P. Roffino as recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Staley W. Mims, Jr., as recorded in Volume 71, Page 302, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most Northerly East corner of the above mentioned 55.20 acre tract;
 THENCE: South 43° 38' 16" West a distance of 744.03 feet generally along an old fence line and the most Northerly Southeast line of said 55.20 acre tract to an iron rod found for a corner;
 THENCE: South 45° 52' 44" East a distance of 1023.17 feet along the most Southwesterly Northeast line of said 55.20 acre tract to an iron rod set for a corner at the most Southerly East corner of said 55.20 acre tract;
 THENCE: South 44° 54' 20" West a distance of 951.66 feet along the center of a public road to an iron rod set for a corner at the South corner of said 55.20 acre tract and on the Northeast line of that 55.106 acre tract of land conveyed to Kirby Albright by Deed Recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas;
 THENCE: North 45° 50' 03" West a distance of 861.23 feet along said Northeast line and the Southwest line of said 55.20 acre tract to an iron rod set for a corner at the most Southerly West corner of said 55.20 acre tract and on the City of Dallas take line for Lake Ray Hubbard;
 THENCE: North 10° 59' 44" East a distance of 500.92 feet along said take line to an iron pipe found for a corner;

THENCE: North 4° 13' 40" West along said take line a distance of 539.49 feet to a broken City of Dallas concrete monument found at the Southwest corner of that City of Dallas drainage easement recorded in Volume 83, Page 297, Deed Records, Rockwall County, Texas;
 THENCE: North 7° 27' 58" West along said take line a distance of 124.36 feet to an iron rod set for a corner;
 THENCE: North 21° 47' 59" West along said take line a distance of 477.92 feet to an iron rod found for a corner on the Southeast line of Interstate Highway No. 30;
 THENCE: North 60° 30' 20" East a distance of 197.02 feet along said Southeast line to an iron rod found for a corner;
 THENCE: South 44° 52' 02" East a distance of 310.85 feet to an iron rod found for a corner;
 THENCE: North 43° 35' 24" East a distance of 176.29 feet to an iron rod found for a corner;
 THENCE: North 54° 25' 12" East a distance of 300.53 feet to an iron rod found for a corner;
 THENCE: South 44° 53' 55" East a distance of 637.05 feet to the Point of Beginning and containing 41.180 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Danny E. Osteen
 Danny E. Osteen, Registered Public Surveyor No. 4169



Property Subject to the Following:
 Texas Power & Light Co. Easement
 Vol 48 P. 234 - Exact location shown
 Texas Power & Light Co. Easement
 Vol 62 P. 517 - Exact location shown
 Texas Power & Light Co. Easement
 Vol 59 P. 319 - Exact location shown
 Permit to improve water granted by the State Board of Water Engineers to the City of Dallas as shown by permit of record in Vol 59 P. 331, D.R.R.C. Texas and extended as shown on extension agreements of record in Vol 62 P. 331, D.R.R.C. Texas

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			BOUNDARY SURVEY M.J. BARKSDALE SURVEY Abstract No. 11 E. TEAL SURVEY Abstract No. 207 ROCKWALL COUNTY TEXAS		
SCALE	DATE	JOB NO.			
1"=100'	8-28-86	86149			

TELEPHONE POST 10/17/74

PP-7

47 Notices

City of Dallas
Parks & Recreation
Dallas, Tx.

Culpepper / Spatex JV
1127 Conveyor Ln.
Dallas 75247

Church on the Rock
P.O. Box 880
Rockwall

Almetra Dockery
5528 Adeline St.
Oakland, CA. 94608

Kirby Albright & Wolf
9330 LBJ Frwy #775
Dallas 75243

Texas Frates
1717 S. Boulder
Suite 201
Tulsa, OK. 74119-4817

James Brown
301 E. I-30
Rockwall

K.B. & P Inc.
5505 Broadway
Garland 750407

Culpeppers Cattle Co.
% Michael A. Stephenson
309 I-30 Service Rd. South
Rockwall

D.L. Faulkner
P.O. Box 476627
Garland 75047

~~Paul Liechty~~
~~816 Lakeshore~~
~~Rockwall~~

Kirby Albright
9330 LBJ Frwy. #775
Dallas, 75243

~~D.L. Faulkner~~
~~P.O. Box 476627, Dept. 402~~
~~Garland 75047~~

Home Owners Assoc.
% Signal Ridge

Lula Fields & Iola Rollins
5210 Hollow Bend Ln.
Garland

3

XXXXXXXXXXXX

P-D-7

G. Lynn Morris
64863 Apple Ln.
Goshen, Indiana 46526

Anthony P. Roffino
2301 B Executive Dr.
Garland 75041

James K. + Laura Woodard
802 Signal Ridge Pl.
Rockwall

Jane I. Koch
811 Signal Ridge Pl.
Rockwall

E1 Lem Properties
% M.E. Edwards
12 Meadowlake
Rockwall

Gary M. Hizer
812 Signal Ridge Pl.
Rockwall

Patricia Fitzgerald
805 Signal Ridge Pl.

John R. Dunn
813 Signal Ridge Pl.
Rockwall

Amos Zehr
10030 St. SocCenter Rd.
Ft. Wayne, Ind. 46815

James Yarbrough
814 Signal Ridge Pl.
Rockwall

Douglas E. Kopp
807 Signal Ridge Pl.
Rockwall

Charles Brittingham
Rt. 4, Box 713B
Terrell 75160

Bernard G. Lambright
166 Greenway Dr.
Coshen, Ind. 46526

~~Anthony P.~~
Anthony S. Moore
901 Signal Ridge Pl.
Rockwall

Harvey G. Trump
3100 Ridge Rd. #809
Rockwall

Frank M Hughes
902 Signal Ridge
Rockwall

PD-7

Peter Chant
903 Signal Ridge Pl.
Rockwall

Dolores L. Halcomb
911 Signal Ridge Pl.
Rockwall

David N. Hogg
P.O. Box 20
Fate 75032

Signal Ridge Dev. Corp.
Box 39
Rockwall

Edward H. Groark
905 Signal Ridge
Rockwall

Barbara Joy Morrow
1323 Alto Dr.
Richardson, 75081

Bruce A. Pauley
906 Signal Ridge Pl.

Steven L. Wilson
914 Signal Ridge Pl.
Rockwall

Donald B. Hutchison
907 Signal Ridge Pl.
Rockwall

Fred Wynn
P.O. Box 920292
Dallas 75218

J.K. Moran
395 ~~Lincoln~~ Lincoln Tower
Box 2263
Fort Wayne, Ind. 46801

James David Oates
P.O. Box 186
Mesquite 75149

City Federal S+L Assoc.
125 Belmont Dr.
Somerset, N.J. 08873

Joyce T. Ammerman
917 Signal Ridge Pl.
Rockwall

Ron Thomas
910 Signal Ridge
Rockwall

Daryl Hall
918 Signal Ridge Pl.
Rockwall

PD-7

Peggy A. Gardner
919 Signal Ridge Pl.
Rockwall

Thomas P. Roberts
920 Signal Ridge Pl.
Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



REASON CHECKED

Unclaimed Refused

Address unknown

Insufficient Address

No such street number

No such office in state

Do not remain in this envelope



Peter Chant
 903 Signal Ridge Place
 Rockwall, Tx. 75087

CHA 03 BR1595N1 01/15/87

RETURN TO SENDER
 NO FORWARDING ORDER ON FILE
 UNABLE TO FORWARD



CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



REASON CHECKED

Unclaimed Refused

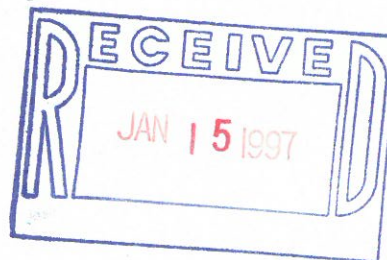
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Insufficient Address

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No such office in state

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Daryl Hall
 918 Signal Ridge Pl.
 Rockwall, Tx. 75087



CITY OF ROCKWALL

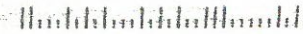
"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



Kelli Lynn, Inc.
c/o Lewis L. Faulkner, Jr.
6314 ClubHouse Circle
Dallas, Tx. 75240

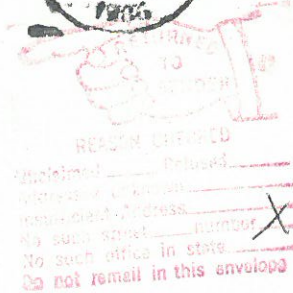
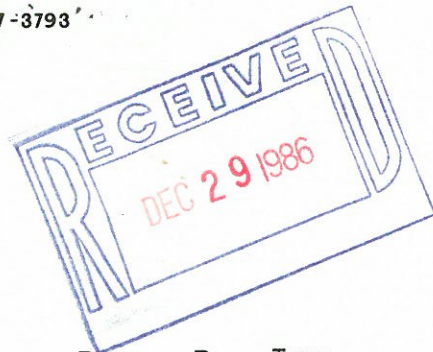
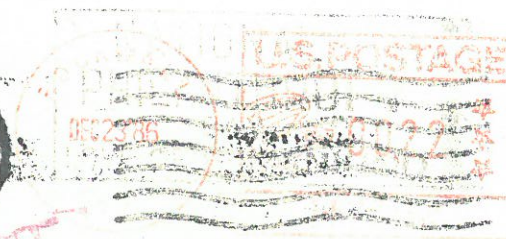


CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



Donna R., Inc.
c/o Wesley Akin
Rt. 1, Box 553
Allen, Tx. 75002





CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



CCBC, Inc.
c/o C.C. Collie
3417 Ashbury
Dallas, Tx. ~~75052~~

-CCB 17 192718N1 12/27/86
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NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



CITY OF ROCKWALL

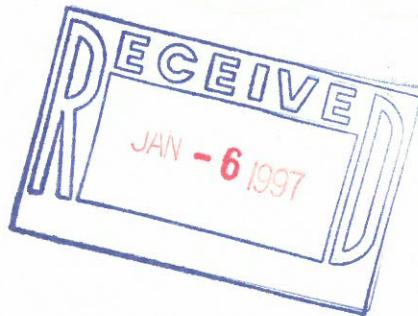
"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793

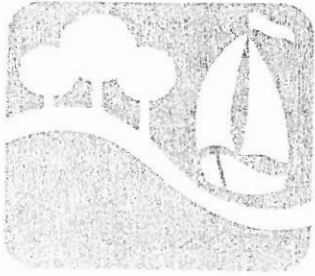


REASON CHECKED
Unclaimed Refused
Address unknown
Insufficient Address
No such street number
No such office in state
Do not re-mail in this envelope



Peggy A. Gardner
919 Signal Ridge Pl.
Rockwall, Tx. 75087

GAR 19 BR3106N1 12/31/86
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



CITY OF ROCKWALL

"THE NEW HORIZON"

23 December, 1986

Dear Property Owner:

You recently received a letter from the City notifying you that the Rockwall Planning and Zoning Commission would be reviewing your property, zoned PD No. 7, for compliance with the City's Land Use Plan. The meeting indicated in the letter was held on that date and the Commission recommended that Public Hearings be initiated to consider changing the zoning or modifying the land use designations on your property to bring it into compliance with the City's Land Use Plan. The Commission has determined that there are sufficient differences between the land uses approved under PD No. 7, and the City's Land Use Plan to require that Public Hearings be held to consider changing those land uses. The Rockwall City Council has directed the Commission to initiate these hearings and your property is scheduled to be heard on Thursday, January 8, 1987, at 7:30 P.M. at 205 West Rusk, Rockwall.

You, as a property owner, are strongly encouraged to attend this meeting. The result of this meeting could be a recommendation to the City Council that your property be rezoned to a different zoning classification or that the land use designations approved under the PD be changed. In order to provide input to the Commission you may submit proposed changes that you may have already developed and would like to have considered. This information may be submitted prior to your meeting with the Commission and it will be distributed to them prior to the meeting.

If you have any questions concerning this process please don't hesitate to contact either Julie Couch or me at 722-1111.

Sincerely,

Bill Eisen
Bill Eisen
City Manager

BE/mmp

THE PLAT ATTACHED HERETO, SAID TRACT BEING
DESCRIBED AS FOLLOWS:

PD7

BEING a tract of land situated in the Edward Teal L & L Survey, Abstract No. 207, and the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake in the Northwest line of the said Teal Survey, 2277.7 feet Southwest of the North corner of said Teal Survey, a point for corner;

THENCE, S. 45° 00' E, a distance of 1006.80 feet to a point for corner;

THENCE, S. 42° 42' W, a distance of 944.90 feet to a point for corner;

THENCE, N. 45° 00' W, a distance of 866.00 feet to a point on the Take Line of Lake Ray Hubbard a point for corner;

THENCE, along the Take Line of Lake Ray Hubbard the following:

N. 10° 52' E, a distance of 502.20 feet to a point for corner;

N. 4° 21' 10" W, a distance of 539.30 feet to a point for corner;

N 7° 35' 29" W, a distance of 124.36 feet to a point for corner;

N. 21° 15' W, a distance of 496.07 feet to a point on the Southeast line of Interstate Highway No. 30, a point for corner;

THENCE, N. 60° 23' 10" E, along the said Southeast line of Interstate Highway No. 30 a distance 209.95 feet to a point for corner;

THENCE S. 44° 30' E, leaving the said Southeast line of Interstate Highway 30 a distance of 250.00 feet to a point for corner;

THENCE, N. 61° 09' E, a distance of 485.96 feet to a point for corner;

THENCE, S. 44° 30' E, a distance of 611.00 feet to a point for corner;

THENCE, S. 44° 00' W, a distance of 760.00 feet to the PLACE OF BEGINNING, and containing 41.2 acres of land.

HI
 PD
 S

HEAVY INDUSTRIAL
 PLANNED DEVELOPMENT
 SPECIAL USE PERMIT

PD-7

LEGEND

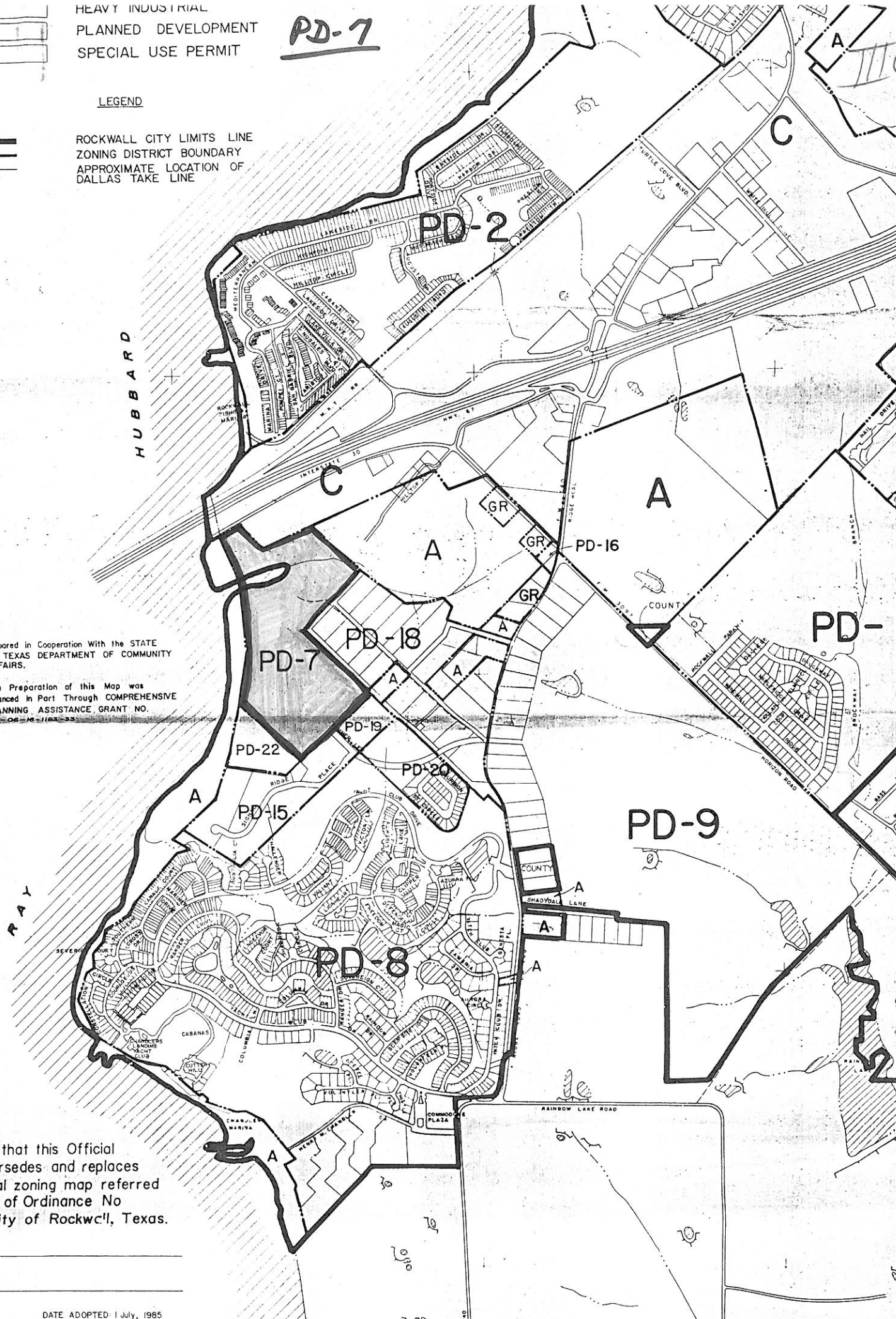


ROCKWALL CITY LIMITS LINE
 ZONING DISTRICT BOUNDARY
 APPROXIMATE LOCATION OF DALLAS TAKE LINE

III C.

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. 70-06-18-1102-33



This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No 13-23 of the City of Rockwall, Texas.

Leon Tuttle, Mayor

Julie Couch, City Secretary

DATE ADOPTED: July, 1985

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

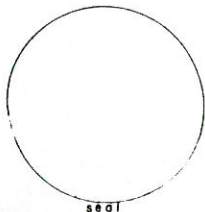
The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX - 06-16-1183-33

This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No 83-23 of the City of Rockwall, Texas.

S/ Leon Tuttle, Mayor

S/ Julie Couch, City Secretary

DATE ADOPTED 1 July, 1985



LAKE

HUB

RAY

PD-7

PD-18

PD-16

PD-9

PD-15

PD-20

PD-8

PD-22

PD-19

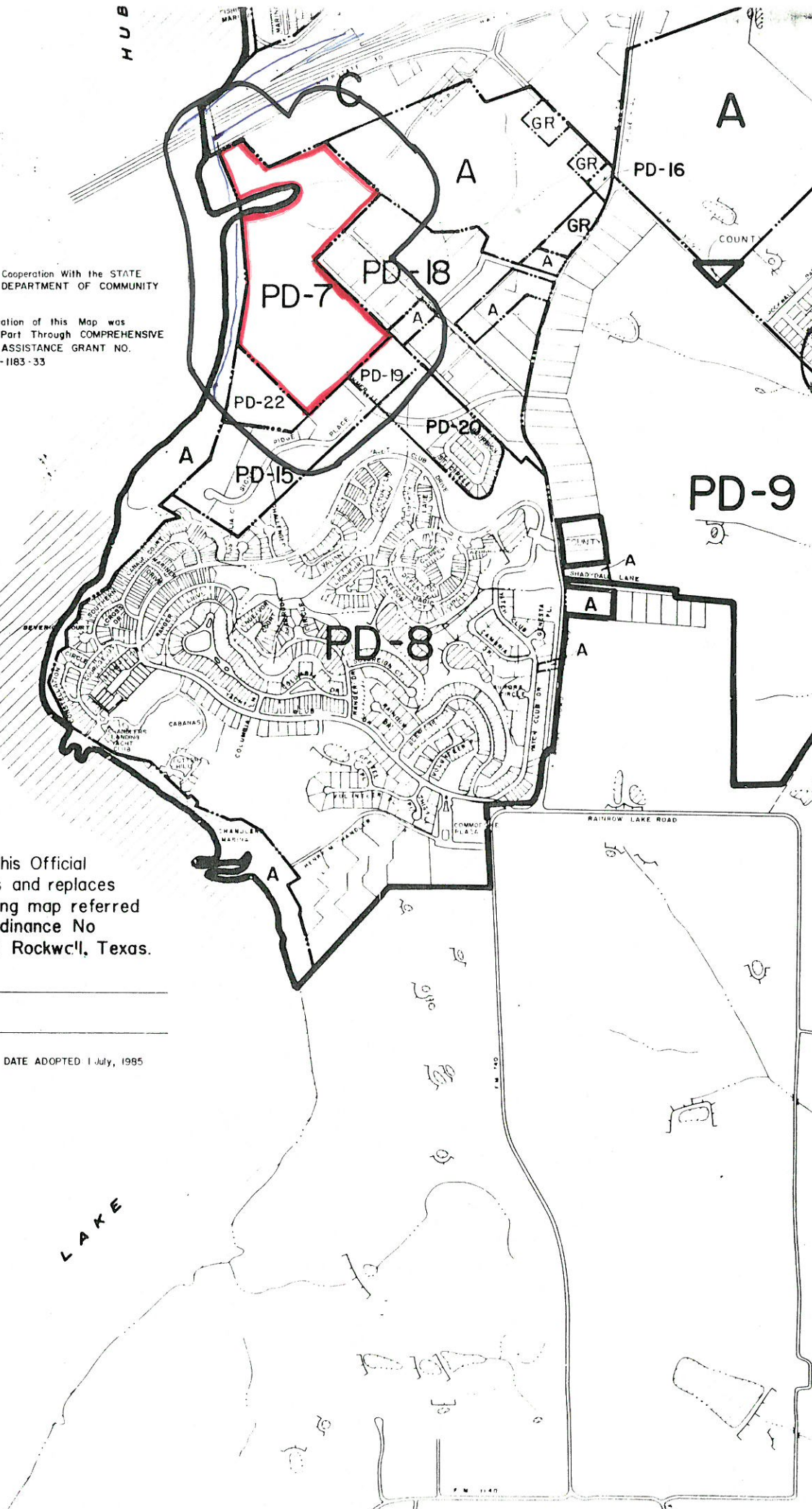
RAINBOW LAKE ROAD

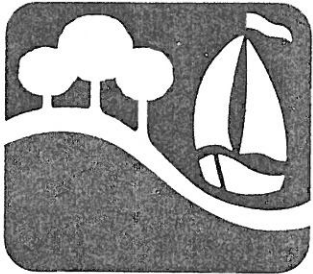
N446.000

N443.000

N440.000

N437.000





CITY OF ROCKWALL
"THE NEW HORIZON"

January 9, 1987

Mr. Rob Whittle
Whittle Development
2804 Ridge Road
Rockwall, Texas 75087

Dear Mr. Whittle:

On January 8, 1987, the Rockwall Planning and Zoning Commission recommended approval of the revised preliminary plan for PD-7, including the permitted use of a marina in both tracts A and B and the contingency that all proposed structures over 36 feet in height are subject to approval by the Planning and Zoning Commission and Council.

The Rockwall City Council will hold a public hearing and consider approval of your request on February 2, 1987, at 7:30 P.M. in City Hall, 205 West Rusk.

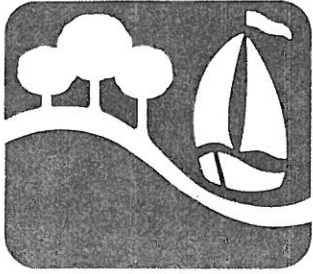
Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

February 5, 1987

Mr. Rob Whittle
Whittle Development
2804 Ridge Road
Rockwall, Texas 75087

Dear Mr. Whittle:

On February 2, 1987, the Rockwall City Council approved the revised preliminary plan for PD-7, Tracts A and B, subject to Planning and Zoning Commission and City Council approval for buildings over 36 feet in height and limited to not more than thirty Zero Lot Line units without specific approval from the Planning and Zoning Commission and City Council.

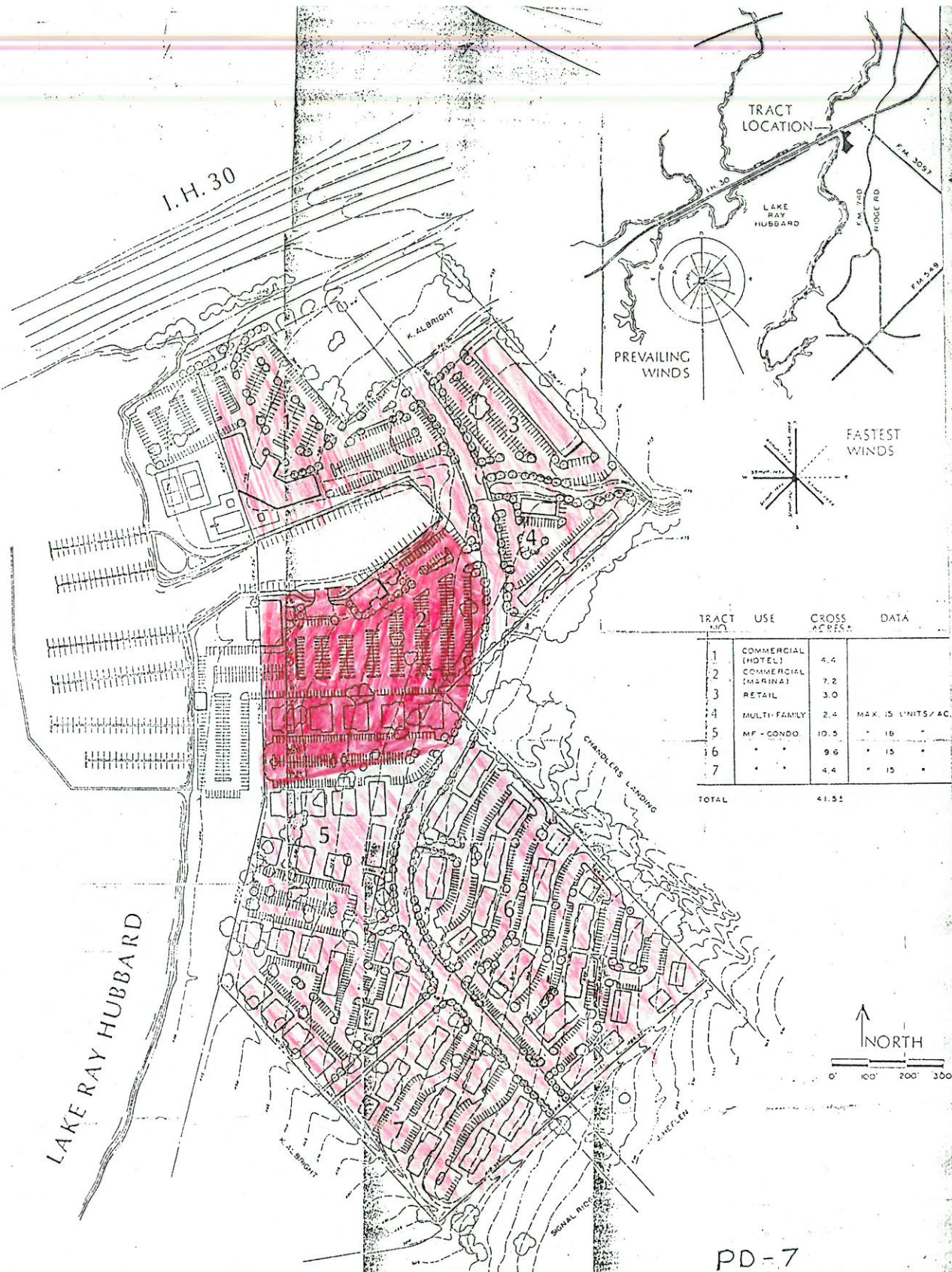
Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Aide

MN/mmp



TRACT NO.	USE	CROSS ACRES.	DATA
1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC.
5	MF - CONDO.	10.5	* 10 *
6	* *	9.6	* 15 *
7	* *	4.4	* 15 *
TOTAL		41.51	

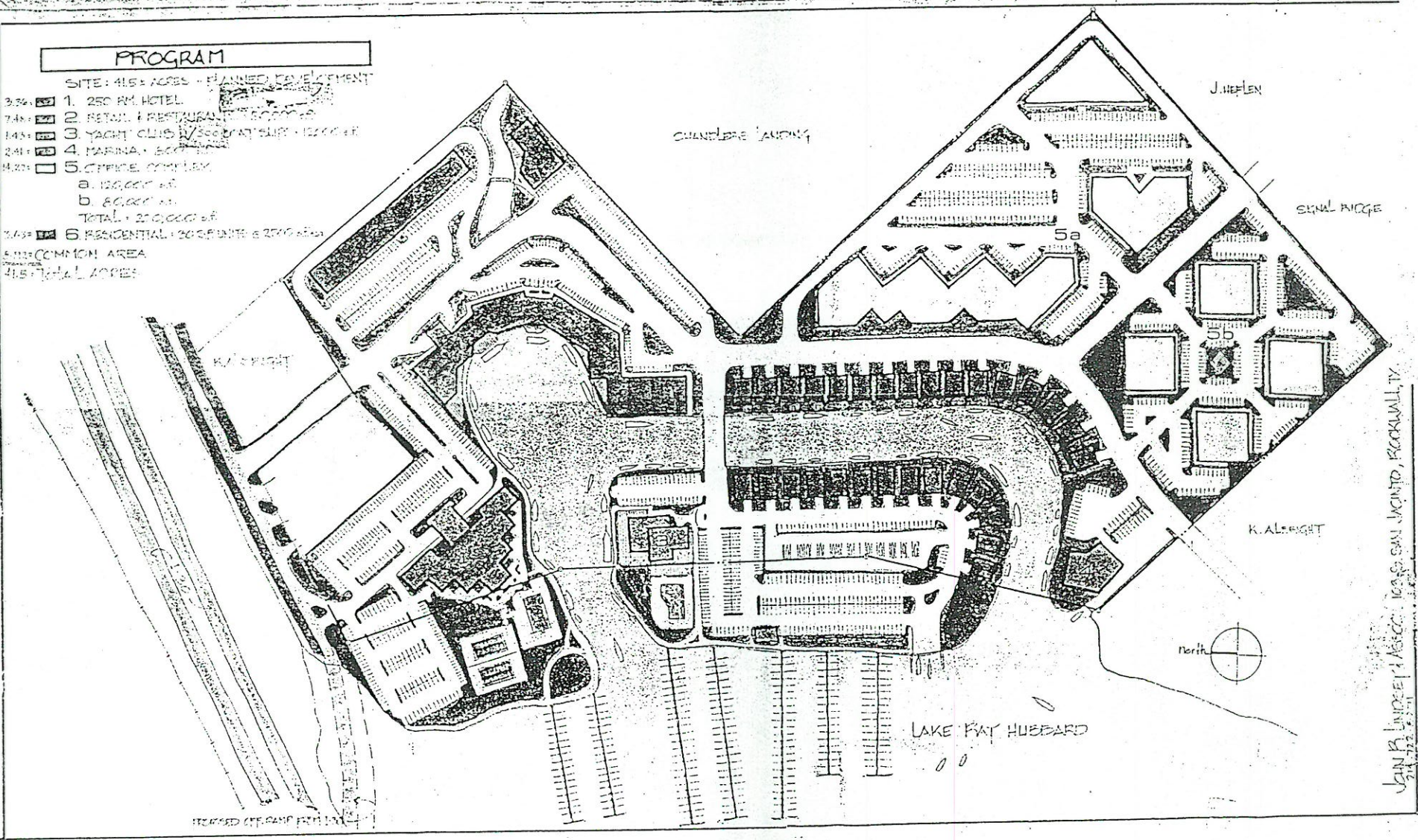
PD-7
 PLANNED DEVELOPMENT
 ROCKWALL, TEXAS

HAROLD L. EVANS, CONSULTING ENGINEER
 PATSY STEPHENSON, URBAN DESIGN DATE: 6/18/82
 REV. 2/15/83

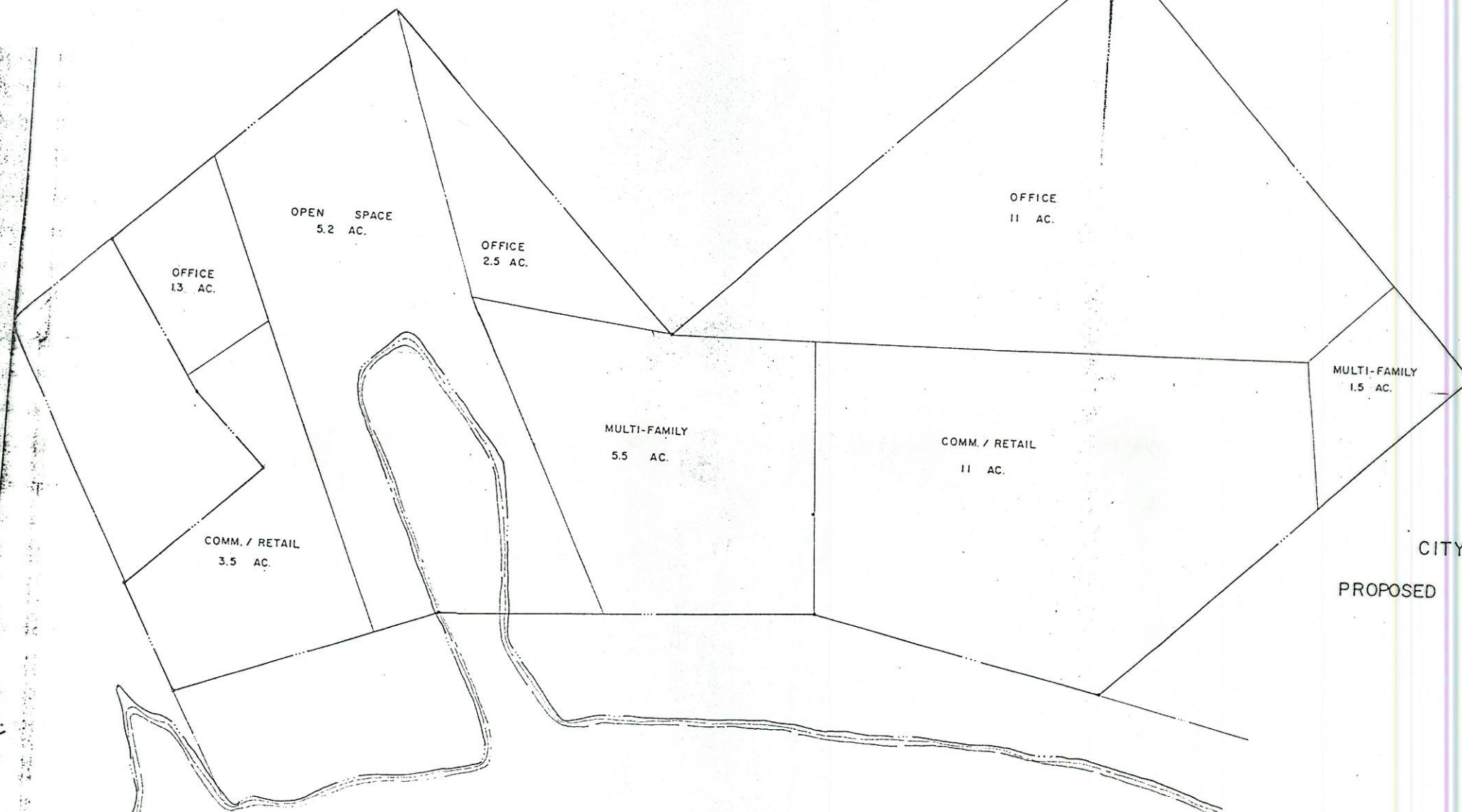
PROGRAM

SITE: 41.5 ACRES - PLANNED DEVELOPMENT

- 3,354,000 1. 250 RM. HOTEL
 - 7,400,000 2. RETAIL & RESTAURANT 100,000 SF
 - 1,400,000 3. YACHT CLUB / SERVICE CLUB 100,000 SF
 - 2,400,000 4. MARINA 500' x 100'
 - 4,800,000 5. OFFICE COMPLEX
 - a. 150,000 SF
 - b. 80,000 SF
 - TOTAL: 230,000 SF
 - 7,400,000 6. RESIDENTIAL 120 CONDOS & 2700 SF
- 5,000 COMMON AREA
41.5 TOTAL ACRES



JOHN B. LINDELL & ASSOC. 1000 S. SAN JACINTO, ROCKWELL, TX
 24 12 2011



OPEN SPACE
5.2 AC.

OFFICE
13 AC.

OFFICE
2.5 AC.

OFFICE
11 AC.

MULTI-FAMILY
1.5 AC.

MULTI-FAMILY
5.5 AC.

COMM. / RETAIL
11 AC.

COMM. / RETAIL
3.5 AC.

CITY
PROPOSED

Agenda Notes
P&Z - 1/8/87

III. A. P&Z 86-69-Z - Hold Public Hearings and Consider Rezoning/Revision of Preliminary Plan for PD-7 Located South of I-30 between FM-740 and Lake Ray Hubbard

As you are aware, we have received a proposal for PD-7 from Sam Chenault and Rob Whittle. Their proposal, as you saw at the Work Session, would change the land use designations to primarily Commercial uses with a small tract of Single Family Residential.

As we discussed at the Work Session, there are normally several items that we require in approving a preliminary plan under PD. At a minimum a preliminary plan should include the land uses requested and where they will be located, the area requirements that will be applicable to those land uses such as height, lot sizes, dwelling sizes, setbacks, etc., and any specific conditions that you may want to plan on the development.

The only information the applicants have submitted so far has been the drawing you saw at the Work Session. This does not address all of the items indicated above that would normally be required under a preliminary plan. Thursday night you have several alternatives open to you. You could continue the public hearing to give the developer some time to submit the additional information. You could approve the plan as submitted but with conditions that you might want to establish regarding the submitted plan such as assigning area requirements to each area.

As pointed out at the Work Session, there are several items regarding the plan that are not addressed. One is the question of maximum height. The developer would like the full allowable height, as we understand it, in order to have maximum flexibility. However, given the location of this property its development is going to have a substantial impact on this entire area. Our Land Use Plan has indicated this area as a vista area that is to be protected. This should be taken into consideration in any approval.

Additionally, as pointed out at the Work Session, the current layout proposes residential driveways accessing Summer Lea Drive, which is not an appropriate method of development along a major collector. Again, any approval needs to take this under consideration.

The developer should be here Thursday night. We are also preparing a drawing based on the Land Use Plan for your comparison. This will be delivered on Wednesday.

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 8, 1987

Chairman Don Smith called the meeting to order with the following members present: Bill Sinclair, Leigh Plagens, Tom Quinn, Hank Crumbley, and Norm Seligman.

The Commission first considered approval of the minutes of December 11, 1986. Seligman made a motion to approve the minutes. Quinn seconded the motion. The motion was voted on and passed with all voting in favor except Plagens who abstained.

* [The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-7 south of I-30 between FM-740 and Lake Ray Hubbard. Assistant City Manager Julie Couch outlined approved uses as indicated on the development plan. She added that the developer had submitted a proposal for revised acreage/area requirements.

Kirby Albright addressed the Commission and recommended approval of the revised preliminary plan. Rob Whittle told the Commission that he was representing Federal Savings and Loan, the current owners. Whittle explained that his goal was to eliminate multifamily and replace it with more commercial development. He explained that the Zero Lot Line Single Family indicated in one plan would only be feasible if the City of Dallas approved the channel.

Smith questioned how Whittle's plan compared with the City's land use interpretation. Whittle explained that his plan was generally in compliance. The Commission discussed existing uses and the acreage of the two proposed tracts. Quinn then made a motion to approve the revised preliminary plan for PD-7 including Tract A (33.16 acres) and Tract B (8.15 acres) as submitted, including the permitted use of a marina and requiring both Planning and Zoning Commission and Council approval for any building exceeding 36 feet in height. Seligman seconded the motion. The motion was voted on and passed unanimously.]

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Staff explained the location of the PD, its approved uses, and the uses as recommended in the Land Use Plan. Steve Crowley, an associate of a six-owner partnership, explained that the ownership wasn't prepared to submit a land use plan as the current market didn't warrant additional development. He asked the Commission to delay action until the owners were prepared to begin development. Bill Lofland addressed the Commission and stated support for the revision or rezoning of PD-10 to bring it into compliance with the Land Use Plan.

The Commission discussed the size of the PD, how it compared to the Land Use Plan, and what developments could be instigated by future property owners with current approved uses.

Couch reminded the Commission that if the owners were compelled to submit a preliminary plan, they still had the option to submit a revised plan at the time of development. Sinclair noted that at the development plan stage, the Commission couldn't limit the amounts of the uses or densities of development. Quinn suggested that the Commission recommend land uses for the PD by percentages and/or ratios. Crowley asked the Commission not to restrict the ability to design the property. Quinn asked Staff if the Commission could recommend a revision by percentage. Couch explained that the Commission could make the recommendation that percentages conform with the Land Use Plan.

Quinn made a motion to recommend amending the allowed uses to include commercial, retail, office, single family, multifamily, open space, and industrial to be generally in conformance with the Land Use Plan regarding locations and percentages of acreage as indicated on the Staff's interpretation of the Land Use Plan. Sinclair seconded the motion. The motion was voted on and passed 5 to 1 with all in favor except Crumbley, who voted against the motion.

The Commission then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Couch explained that a revised master plan had recently been approved for PD-9. She told the Commission that Country Highlands was platted in 1974 prior to approval of the plan. Couch also showed the Commission where PD-9, including Highland Acres and Country Highlands, was located in relationship to the Land Use Plan. Smith confirmed that Country Highlands did not require a public hearing as the property was all under one ownership. Rob Whittle explained to the Commission that the platted properties did not fit the recently approved preliminary plan and that he had requested the vacations for that reason. The Chairman then closed the public hearing. Seligman made a motion to approve the vacation for Highland Acres. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a vacation of the Country Highlands Addition. Seligman made a motion to approve the vacation of Country Highlands. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Benny Barnes, President of Imperial Foods, explained that parking had been revised from angle parking and a one-way drive to head-in parking and a two-way drive at the Commission's recommendation. He explained that the restaurant would still meet all parking and landscaping requirements. Crumbley questioned the appearance of the store. Barnes explained that the exterior would match WalMart's brick and that the interior would be attractive and easily kept up. Plagens made a motion to approve the site plan. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Northshore Plaza. Sinclair made a motion to approve the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed PD-22 located off Summer Lee Drive south of PD-7 and north of the Signal Ridge Development. Kirby Albright explained that right-of-way he had dedicated wasn't recorded and had, therefore, been sold. He explained that his property was landlocked and that when he developed, he still intended to follow the original approved plan. After discussion Seligman made a motion to let the property remain as currently zoned. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed Specific Use Permit No. 6 located on Washington at SH-66 issued for an auto laundry. Couch explained the location of the property and the background for beginning the reviews of SUP-6. Bill Way addressed the Commission and explained that he and Gerald Burgamy had received the SUP in 1977. Way stated that although the Cemetery had been extended, there were no zone changes in the area and he saw no reason to remove the permit. Mike Belt explained that not until he had submitted a site plan for a car wash did the Council decide the use was inappropriate. He added that he had satisfied all of Council's concerns regarding noise and screening at a considerable expense and was turned down even though the property was zoned for a car wash. Smith confirmed that the entire General Retail tract was approved in the SUP for a car wash. He then suggested that as the Planning and zoning Commission had approved the site plan and had been over-ruled by the Council, the permit should be remanded to Council for review. Seligman made a motion to recommend initiation of public hearings to consider removing SUP-6. Plagens seconded the motion. The motion was voted on and passed, with all in favor except Sinclair, who abstained.

The Commission then reviewed Specific Use Permit No. 2 located on Williams at Austin and issued for a day care. Couch explained the underlying use for the property was "SF-7", but that the day care usage had ceased an unknown period of time. Quinn made a motion to request Council to initiate public hearings to consider removing SUP-2. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-4 located east of SH-205 and south of SH-276. Couch explained that the SUP was issued for a recreational facility, that the property had no underlying zoning, and that the uses for the facility would be in conformance with the Land Use Plan. Seligman made a motion to recommend public hearings. Crumbley seconded the motion. The Commission then discussed the facility in relation to the Land Use Plan and the surrounding zoning for low density single family housing. The motion was voted on and failed, with all members voting against the

motion. Sinclair then made a motion to leave the property zoned SUP-4. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-10 located on East Boydstun issued for a day care. Couch explained that the property was no longer used as a day care. Quinn made a motion to recommend initiation of public hearings on SUP-10. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

Approved:

—
Attest:

Chairman

By _____

Agenda Notes

City Council - 2/2/87

III. C. P&Z 86-69-Z - Hold Public Hearing and Consider Rezoning/Revision of Preliminary Plan for PD-7 Located South of I-30 between FM-740 and Lake Ray Hubbard

This is the first case under the PD review process that the Council will hold public hearings on to consider changing or amending the zoning on the property. The property is a 41 acre tract located along the lake south of I-30. It is currently zoned PD for condominium, commercial and marina uses. Attached you will find a copy of the current preliminary plan and a breakdown of land uses.

The Land Use Plan as approved by the City indicates three land uses in the PD, those being Commercial/ Retail, Office and Multifamily. Keep in mind that Multifamily under our Land Use Plan is any residential land use other than straight single family and includes Zero Lot Line, Duplex, and Townhouse.

Rob Whittle of Whittle Development currently has a contract to buy PD-7 from State Savings. As a result of the City initiating public hearings he has submitted a preliminary plan with the concurrence of State Savings, to redesignate the land uses under the PD to bring them into compliance with the Land Use Plan. His Concept Plan for development of the area includes the construction of a hotel, marina, retail areas, office development and possibly some Zero Lot Line homes located close to the marina. Attached you will find his concept of what he currently envisions for this area.

While the Concept Plan is currently what they believe will work on the site, they are still only in the very early planning stages and they are not sure that this will, in fact, be the actual layout. The developer is asking the City to consider redesignating the land uses under PD-7 to Commercial on 33.65 acres and to Commercial and Zero Lot Line on 8.15 acres. Attached you will find a boundary survey that shows the location of these acreages.

Additionally, the developer has proposed the land uses and area requirements for both Tract A and Tract B. They are proposing to adopt the standards in the Commercial classification for both Tract A and Tract B and the Zero Lot Line standards for Tract B. Attached you will find their list of proposed uses under these classifications. One area of concern was the matter of maximum height in the Commercial areas. Under our Commercial classification the maximum height is 60 feet without a Conditional Use Permit and with a CUP a structure could go as high as 120 ft. We had some concerns about establishing a maximum height of 60 ft. without the opportunity to see what is going to be built and how it will affect uphill property. The Planning and Zoning Commission therefore has recommended that although there is an allowable height of 120 ft., no structure may exceed 36 feet unless specific approval is granted by the P&Z and Council. The Commission has recommended approval with this condition.

MINUTES OF THE CITY COUNCIL

February 2, 1987

Mayor Leon Tuttle called the meeting to order with the following members present: Nell Welborn, Ken Jones, Jean Holt, John Bullock, and Frank Miller.

Council first considered approval of the Consent Agenda which consisted of:

- A. The minutes of January 19, 1987
- B. An ordinance authorizing a Conditional Use Permit for a structure with less than 90% exterior masonry materials at 305 West Washington on second reading Ord. 87-3
- C. An ordinance authorizing a change in zoning from "A" to "C" on a 1.105 acre tract of land on I-30 between High School Road and FM-549 on second reading Ord. 87-4
- D. An ordinance authorizing a change in zoning from "A" to "PD" on a 2.0 acre tract of land at 1520 East I-30 on first reading. Ord. 87-5

Bullock asked Item A to be pulled from the Consent Agenda. Miller made a motion to approve the Consent Agenda with the exception of Item A. Bullock seconded the motion. The motion was voted on and passed unanimously. Jones noted that the Minutes did not indicate at what point he had joined the meeting. Bullock made a motion to approve the Minutes revised to state the appropriate time that Jones joined the meeting. Holt seconded the motion. The motion was voted on and passed unanimously. At this point Councilman Bill Fox joined the meeting.

Council then heard a report from Don Smith, Chairman of the Planning and Zoning Commission. Smith outlined the items that the Commission had considered and explained the Commission's recommendation on each.

Council then held a public hearing and considered approval of a request from Bill Way for a variance from the setback requirements of the Sign Ordinance at 1905 East I-30. Assistant City Manager Julie Couch explained that the base for the sign had been poured prior to annexation of the property and would position the sign on the property line instead of the required 10 ft. setback. She added that in all other aspects, including size, the sign was in compliance with City requirements. As there was no one wishing to address Council, the public hearing was closed. Bullock made a motion to approve the

variance. Fox seconded the motion. The motion was voted on and passed unanimously.

[Council then held a public hearing and considered approval of a revised preliminary plan for PD-7 located south of I-30 and east of SH-205. Rob Whittle addressed Council and offered to answer their concerns. Tuttle confirmed with Planning and Zoning 's recommendation that all buildings over 36 feet require Planning and Zoning and Council approval. Miller suggested that the development be limited to no more than thirty zero lot line units. As there was no one else wishing to address the Council, the public hearing was closed. After further discussion, Jones made a motion to approve the revised preliminary plan for PD-7 subject to all buildings over 36 feet in height requiring Planning and Zoning Commission and Council approval and limiting the development to not more than thirty zero lot line units. Fox seconded the motion. The motion was voted on and passed unanimously.]

Council then held a public hearing and considered action regarding rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Bill Blackburn, representing the Cambridge Company, addressed Council and proposed an agreement for a twelve month moratorium on development in PD-10. The agreement would allow the developer twelve months in which to submit a preliminary plan and Council would reserve the right to again begin the public hearing process at the end of that time. The Mayor closed the public hearing. Council discussed the proposed agreement and a resolution authorizing the City Manager to enter into the agreement. Welborn made a motion to table action on PD-10 for twelve months or until a preliminary plan is approved by Council, and to approve the resolution authorizing the City Manager to enter into an agreement with the Cambridge Company. Bullock seconded the motion. Miller offered an amendment to the motion to include a change in wording to indicate "the City Council will initiate" instead of "may initiate" public hearings at the end of twelve months. Fox seconded the amendment. The amendment was voted on and failed, 3 to 4, with Jones, Holt, Tuttle and Bullock voting against the amendment. The original motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Rob Whittle explained that the plat should have been vacated prior to approval of a revised preliminary plan for PD-9. Tuttle closed the public hearing. Holt confirmed with Staff that notified property owners had not voiced objections. Holt then made a motion to approve the plat vacation. Bullock

seconded the motion. The motion was voted on and passed unanimously.

Council next considered approval of a vacation of the Country Highlands Addition. Rob Whittle told Council that the same situation applied to Country Highlands as did to Highland Acres but that none of the lots had been sold. Bullock made a motion to approve the plat vacation. Fox seconded the motion. The motion was voted on and passed unanimously.

City Manager Bill Eisen then gave the City Manager's report. He addressed new proposed speed limits on I-30 service roads, completion of new hangars at the Airport, the contract for expansion of the Squabble Creek Wastewater Treatment plant, and funding for a turn lane on FM-740 in front of Ridge Road Shopping Center.

At this time Traffic Engineer John Reglin addressed Council to make recommendations regarding the City's Thoroughfare Plan as it related to FM-740. Reglin recommended that FM-740 south of Goliad be a four lane divided and that FM-740 south of I-30 be reduced to less than the present six lane divided shown on the Thoroughfare Plan. Reglin addressed the City's options with regard to FM-740 and noted obstacles that could be encountered with each option. He reviewed State statistics and the amount of funds that could be expected from the State. Council discussed the required funds for expansions of FM-740, the recent traffic counts, and acquisition of right-of-way. Tuttle suggested that Reglin outline in writing the City's various options and the advantages and/or disadvantages to each. He asked Reglin to be prepared to answer Council's concerns regarding his outline at the next regularly scheduled meeting on February 16th.

Council then considered approval of a resolution authorizing the execution of a boundary agreement with the City of Fate. Eisen explained that the agreement would provide a guideline for both Rockwall and Fate with regard to future annexations. Welborn made a motion to approve the resolution. Bullock seconded the motion. Miller confirmed with Staff that annexations by both cities would still go through the public hearing process. The motion was voted on and passed unanimously.

Reso. 87-9

Council then held a public hearing and considered action on dangerous buildings at the following locations: 1) 903 Sam Houston, 2) the 500 block of Turtle Cove, 3) a one acre tract on Horizon Road, 4) a .280 acre tract on Horizon Road, and 5) a .560 acre tract on Horizon Road. Staff provided photographs of the structures from the exterior. James Reese of 303 Dartbrook offered

photographs of the interior of his structure on the 500 block of Turtle Cove and told Council that his building was stable and not hazardous. Ed Heath, Director of Community Services, explained that the structure was unsound and could result in additional dangers when subdivisions built up around it if the building wasn't stabilized. As there was no one else wishing to address Council, the public hearing was closed. Welborn made a motion to notify the owners of the buildings, except Reese's, that they had 90 days in which to remove, repair, or demolish the buildings. Bullock seconded the motion. Holt confirmed that City action would be taken at the owners' expense. The motion was voted on and passed unanimously. Tuttle suggested that Reese meet with the City Inspector and reach an agreement regarding the necessary steps towards satisfying criteria for a sound structure. He also recommended that Council continue the public hearing February 16th. Miller then made a motion to continue the public hearing to February 16th. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for Technician Design Services. Eisen explained that the City was utilizing an in-house engineer, and, as planned, would contract with a draftsman. He added that the Staff's recommendation was to award the bid to Robert Porter, and by that approach could save up to \$86,000. Fox made a motion to award the bid for Technician Design Services to Robert Porter. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered appointing a Council Liaison to the Park Board for development of planning for the Community Recreation Facility. Eisen explained that Welborn had expressed an interest in serving in this capacity. Holt made a motion to appoint Welborn to the position. Jones seconded the motion. The motion was voted on and passed with all voting in favor except Welborn who abstained.

Council then discussed the origination of a discretionary fund for use by City Council members. Fox explained that such a fund was utilized by other cities for Council expenses such as meetings and other non-political City-related uses. Welborn pointed out that she had always submitted expense reports for City Council related expenses and had always been reimbursed. Bullock suggested Council discuss a guideline for refunding expenses. Bullock then made a motion to continue the expense report procedure for reimbursement and to instruct Staff to draft guidelines for submission of such reports for Council consideration. Fox seconded the motion. Miller pointed out that this was an item to be addressed

at the time the budget was reviewed. The motion was voted on and passed unanimously.

Council then discussed re-establishing a fine for violation of the City of Rockwall Ethics Code. Welborn questioned the method of penalty for current violation. Eisen explained that employees were disciplined by the City Manager and subject to dismissal, Board and Commission members were subject to removal by Council, and that a Council member was subject to censure by a three-quarter vote of Council. Tuttle reminded Council that the last time the ordinance was reviewed, the fine passed on first reading and failed on second reading. Welborn made a motion to table the item. Jones seconded the motion. City Attorney Pete Eckert reminded Council that without a specific date in the motion, the item would appear at the next regularly scheduled meeting. The motion was voted on and passed 4 to 3, with Bullock, Fox, and Holt voting against the motion.

Council briefly discussed curb and guttering in front of the Fire Station and Holt requested that Council be provided with an accident count on Ridge Road in front of Ridge Road Shopping Center.

As there was no further business to come before the Council for consideration, the meeting was adjourned.

APPROVED:

Mayor

ATTEST:

City Secretary

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a Public Hearing at 7:30 P.M. on the 8th day of January, 1987, in the Rockwall City Hall, 205 W. Rusk, Rockwall, Texas, for the purpose of considering changing the zoning or modifying the Preliminary Plan for PD-7 to include the following zoning classifications or designations:

"2F" - Duplex, "2L-5" - Zero Lot Line
"MF-15" - Multi-Family, "OF" - Office
"NS" - Neighborhood Service, "GR" - General Retail
"C" - Commercial, "HC" - Heavy Commercial
"PD" - Planned Development

PD-7 is generally located south of I-30, between Lake Ray Hubbard and FM-740.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on the 8th day of January, 1987, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, for the purpose of considering changing the zoning or modifying the preliminary plan for PD-7, Planned Development No. 7, to include the following zoning classifications or designations:

- "ZL-5" - Zero Lot Line
- "2F" - Duplex
- "MF-15" - Multifamily
- "OF" - Office
- "NS" - Neighborhood Service
- "GR" - General Retail
- "C" - Commercial
- "HC" - Heavy Commercial
- "PD" - Planned Development

on the tract further described on the attached Exhibit "A" and generally located south of I-30 along Lake Ray Hubbard.

This zoning case has been initiated by the City in order to evaluate the current zoning within the Planned Development as it relates to the City's Land Use Plan.

As an interested property owner you may attend this meeting or notify the Commission in writing of your feeling in regard to this matter. Planned Development No. 7 is currently approved for Condominium, Multifamily, Marina, Hotel, and Commercial uses.

Tract A 33.65 Acres of Zoning classification of Planned Development - Commercial, with the permitted uses of the following:

A. Permitted Uses

1. Office Buildings and Accessory uses.
2. Restaurants, including accessory outdoor seating.
3. Hotel, motel.
4. Paved parking lots, not including commercial parking lots.
5. Temporary on site construction offices limited to the period of construction and approved by the Building Official.
6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official.
7. Marina.
8. Private club as an accessory to a general restaurant.
9. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
10. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage.

- B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and City Council.

Tract B 8.15 Acres of Zoning classification of Planned Development
- Commercial, with the permitted uses of the following:

A. Permitted Uses

1. Office buildings and accessory uses.
2. Restaurants, including accessory outdoor seating.
3. Hotel, motel.
4. Paved parking lots, not including commercial parking lots.
5. Temporary on site construction offices limited to the period of construction and approved by the Building Official.
6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official.
7. Zero Lot Line Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 25.
8. Marina.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage.

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and City Council.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing at 7:30 P.M. on February 2, 1987, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, for the purpose of considering changing the zoning or modifying the preliminary plan for PD-7, Planned Development No. 7, to include the following zoning classifications or designations:

"ZL-5" - Zero Lot Line
"2F" - Duplex
"MF-15" - Multifamily
"OF" - Office
"NS" - Neighborhood Service
"GR" - General Retail
"C" - Commercial
"HC" - Heavy Commercial
"PD" - Planned Development

on the tract further described on the property described below and generally located south of I-30 along Lake Ray Hubbard.

PD-7

BEING a tract of land situated in the Edward Teal L & L Survey, Abstract No. 207, and the M. J. Barksdale Survey, Abstract No. 11 Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake in the Northwest line of the said Teal Survey, 2277.7 feet Southwest of the North corner of said Teal Survey, a point for corner;

THENCE, S. 45° 00' E, a distance of 1006.80 feet to a point for corner;

THENCE, S. 42° 42' W, a distance of 944.90 feet to a point for corner;

THENCE, N. 45° 00' W, a distance of 866.00 feet to a point on the Take Line of Lake Ray Hubbard a point for corner;

THENCE, along the Take Line of Lake Ray Hubbard the following:

N. 10° 52' E, a distance of 502.20 feet to a point for corner;

N. 4° 21' 10" W, a distance of 539.30 feet to a point for corner;

N. 7° 35' 29" W, a distance of 124.36 feet to a point for corner;

N. 21° 15' W, a distance of 496.07 feet to a point on the Southeast line of Interstate Highway No. 30, a point for corner;

THENCE, N. 60° 23' 10" E, along the said Southeast line of Interstate Highway No. 30 a distance 209.95 feet to a point for corner;

THENCE S. 44° 30' E, leaving the said Southeast line of Interstate Highway 30 a distance of 250.00 feet to a point for corner;

THENCE, N. 61° 09' E, a distance of 485.96 feet to a point for corner;

THENCE, S. 44° 30' E, a distance of 611.00 feet to a point for corner;

THENCE, S. 44° 00' W, a distance of 760.00 feet to the PLACE OF BEGINNING, and containing 41.2 acres of land.

This zoning case has been initiated by the City in order to evaluate current zoning within the Planned Development as it relates to the City's Land Use Plan.

PLANNING AND ZONING ACTION SHEET

Applicant _____ Case No. 86-69-2
Property Description PD7 South of I30 between Lake and FM 740
Case Subject Matter PD review process - submission of
revised preliminary plan by Rob Whittle

CASE ACTION

Date to P&Z January 8 Approved Disapproved Tabled
Conditions recommend approval of revised plan
allowing a marina

Date to City Council Feb 2 Approved Disapproved Tabled
Conditions same as P&Z

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts