

CITY OF ROCKWALL

APPLICATION FOR FRONT YARD FENCE

Case No. \_\_\_\_\_

Date: 1/29/86

Filing Fee: \$35.00

Applicant: MELVIN L COOLEY

Mailing Address: 201 MAPLERIDGE DR.  
ROCKWALL, TX 75087

Phone: 722-9593

Legal Description of Property:

Lot 19  
Blk D Windmill Ridge 2-A

Description of Fence:

8 ft split rail (2) rail high (36 in) H.  
DECORATIVE

ITEMIZED COST APPLICATION

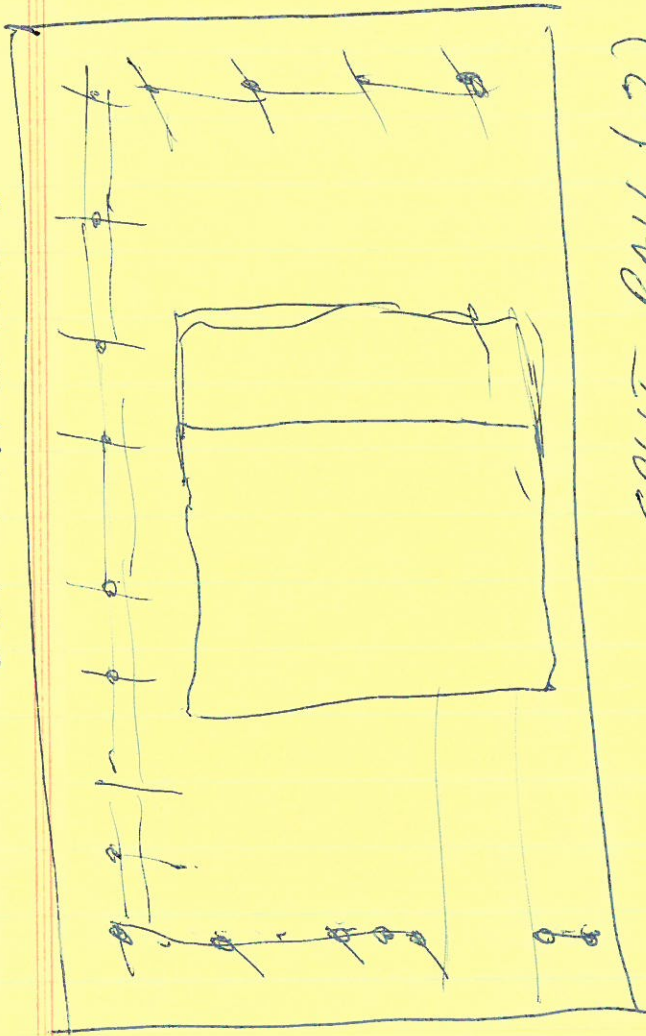
DATE 1-29-86  
GENERAL CONTRACTOR NAME Melvin L. Cooley  
JOB ADDRESS \_\_\_\_\_  
OWNER NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

GENERAL FUND  
ACCT. NO.

WATER FUND  
ACCT. NO.

<u>GENERAL FUND</u> <u>ACCT. NO.</u>	<u>WATER FUND</u> <u>ACCT. NO.</u>	<u>WATER SERVICES</u>
00-3601		CERT. OF OCCUPANCY: _____
00-3601	00-3311	BUILDING PERMIT: _____ MATERIAL, LABOR & EQUIP. FEE: _____
00-3602	00-3311	FENCE PERMIT: _____ 10% FEE: _____
00-3604	00-2201	ELECTRICAL PERMIT: _____ METER DEPOSIT: _____
00-3607	00-3819	PLUMBING PERMIT: _____ MISCELLANEOUS: _____
00-3610	33-3835	MECHANICAL PERMIT: _____ WATER AVAILABILITY: _____
00-3828		SIGN PERMIT: _____ <u>SEWER SERVICES</u>
00-3631	00-3314	HEALTH PERMIT: _____ MATERIAL, LABOR & EQUIP. FEE: _____
00-3613	34-3836	ELEC. LIC.: CONTRACTOR, MASTERS JOURNEYMAN & TEST FEE _____ SEWER AVAILABILITY: _____
00-3613		OTHER LIC.: _____ TOTAL WATER & SEWER: _____
00-3819		MISCELLANEOUS: <u>Frontyd. fence appl. 35.00</u>
		TOTAL GENERAL: <u>35.00</u>

MEL COOLEY  
201 MAPLERIDGE DR.



SPLIT RAIL (2)  
DECORATIVE



# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

003051

205 West Rusk

(214) 722-1111  
Metro 226-7885  
Cash Receipt

Name M. J. Croley Date 1-29-86

Mailing Address \_\_\_\_\_

Job Address 201 Maple Permit No. \_\_\_\_\_

Check  2035 Cash  Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616	35 00	Sewer Availability	33-3836	
Subdivision Plats	3619		Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				
<b>TOTAL GENERAL</b>			<b>TOTAL WATER</b>		

TOTAL DUE 35.00 Received by \_\_\_\_\_



MEMO

JANUARY 29, 1986

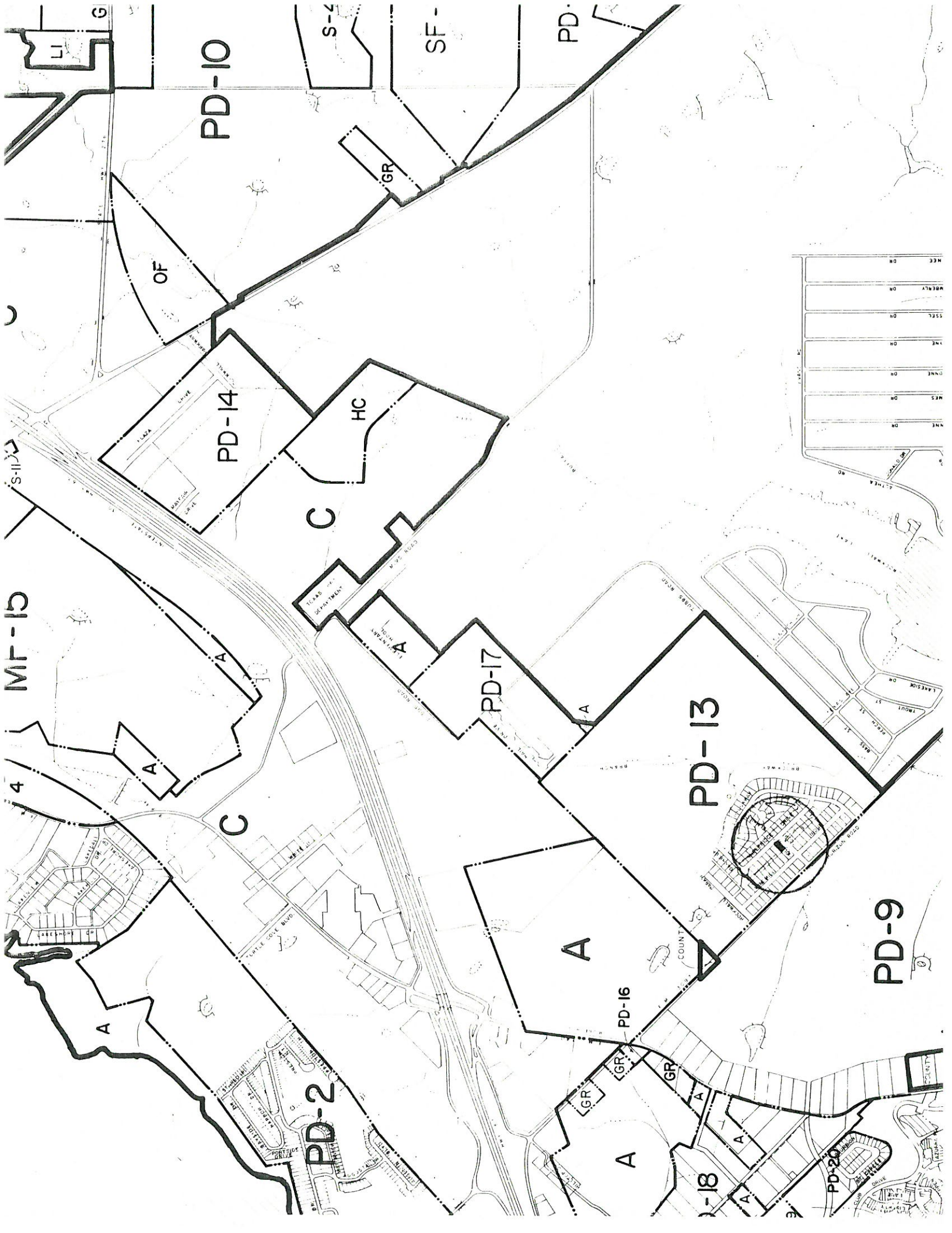
TO: TERRI

FROM: LARRY *L.B.*

SUBJECT: FRONT YARD FENCE AT 201 MAPLERIDGE

We need to notify all property owners within 200 feet of this property of the P & Z Meeting on 2-13-86. At this date, P & Z will hear the request for a special use permit for this front yard fence. We also need to get pictures of the fence.

*Done 1/29/86*



PD-10

S-2

SF-

PD-

GR

OF

PD-14

HC

C

MF-1b

TEXAS OF JAPAN TOWN

HOUSTON UNIVERSITY

PD-17

PD-13

4

C

PD-9

A

PD-16

PD-2

A

-18

PD-20

COUNTY



CITY OF ROCKWALL  
"THE NEW HORIZON"

March 25, 1986

Melvin Cooley  
201 Mapleridge  
Rockwall, Texas 75087

Dear Sir:

This letter is in reference to the fence that was approved by the Board of Adjustments. Although it was approved by the Board, you are still required to take out a fence permit.

Please be advised that you have ten (10) days from receipt of this letter to apply for a fence permit.

If you have any questions, feel free to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Terri Cohn".

Terri Cohn  
Code Enforcement Officer

TC:cls

*Please see attached copy.*  
*Thank you*



Agenda Notes  
P&Z - 2/13/86

IV. F. Consider Approval of a Request from Melvin Cooley to Build a Front Yard Fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Drive)

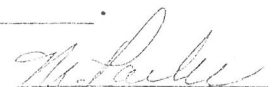
We have received a request from Melvin Cooley for a front yard fence in Windmill Ridge. Mr. Cooley constructed a split rail fence in his front yard without realizing he had to acquire a permit or receive approval. We will have pictures of the fence for you at the meeting Thursday night. Notices have been sent to all of the residents within 200 ft. of the lot. We will have any responses for your review at the meeting also.

F. Consider Approval of a Request from Melvin Cooley to Build a Front Yard Fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Drive)

IV. Adjournment

Agenda Posted at 4:55 P.M.

2/10/86



MINUTES OF THE PLANNING AND ZONING COMMISSION .

February 13, 1986

The meeting was called to order at approximately 7:35 P.M. by Chairman Tom Quinn. Other members present were J. D. Jacobs, Teddy Carlaw, Don Smith, Hank Crumbley, Leigh Plagens and Norm Seligman.

The first item considered was the Consent Agenda consisting of the following:

1. Approval of minutes dated January 16, 1986
2. Approval of final plat for Northshore, Phase II-B.

Carlaw made a motion to approve the Consent Agenda with the following name corrections on the minutes of January 16, 1986: 1) Vernie Miller, 2) Rex Reavis, 3) George Lubke. The motion was seconded by Jacobs, the same was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Whittle Development for a change in the preliminary plan for "PD-9" to include the land uses of General Retail, "SF-7", "SF-22.5", "SF-15", and "MF-14", with area requirements on approximately 288 acres of land located between FM-740 and FM-3097. Staff briefly detailed the case. The public hearing was opened. The developer, Rob Whittle, then approached the Commission stating the details of his request and offering to answer any questions that the Commission or others might have. Next, Mr. Jim Seglee, an adjacent property owner, approached the Commission requesting to ask Mr. Whittle various questions and stated his concerns regarding the request. As there was no further discussion, the public hearing was closed. The Commission then discussed the following items: 1) Office/Warehouse versus Office/Showroom; 2) the breaking up of large tracts into small sections; 3) the timetable for the development plan; 4) the land that is to be developed in the City of Heath; 5) the ownership of land; 6) the timetable for developing the property; 7) utilities; 8) the sewer treatment plant. A motion was made by Seligman to approve the request for the "PD-9" to include the land uses of General Retail, "SF-22.5", "SF-12.5", "SF-10" with the area requirements, amenities, and guidelines as submitted on the plan to the Commission. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Madolyn Anderson/Randy Sparks for a Conditional Use Permit and a site plan for a day care and learning center to be located on Lots 1 - 6 of the Foree Addition. Staff detailed the case. The public hearing was opened. Mr. John Lindsey, representing Anderson/Sparks, then approached the Commission, outlining the request. The following residents of the Foree Addition approached the Commission with their opposition to this request: Sue Roan, Alvin Hunter, Pete Nelson, Craig Fox, Sherry Eperson, Henry Dryer, Joe Niel, David Dorotik. Mrs. Anderson, the applicant, then approached the Commission explaining her request. After Mrs. Anderson's statements, the following residents again came before the Commission opposing the request: W. B. Lowe, Bob Speights, Rick Lemley, Mary Tarvin. The public hearing was then closed. The Commission then discussed at length the following

items: 1) deliveries to the center; 2) traffic; 3) sewer and water lines; 4) hours that the center would be open; 5) the number of children that would be expected in the center. A motion was then made by Smith to deny the request, with Plagens seconding the motion. The motion was voted on and passed six to one, with Crumbley voting against and all others voting in favor.

The Commission then held a public hearing and considered approval of a request from Larry Cleghorn for a Conditional Use Permit for the temporary location of one mobile home located on 66.26 acres of land. Staff detailed the case. The public hearing was opened. Mr. Cleghorn then approached the Commission, outlining his request and offering to answer any questions the Commission or others might have. With no one wishing to discuss the issue, the public hearing was closed. The Commission then discussed with Mr. Cleghorn several items. A motion was made by Plagens to approve the request for a one-year Conditional Use Permit with Seligman seconding the motion. Smith then amended the motion by stating that the motion should be subject to the applicable conditions of City ordinances. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Harbor Landing, Phase I, a 21 lot single family subdivision located in Chandlers. Smith noted to the Commission that the preliminary plat for this request had not been before the Council at this time. Smith then made a motion to approve the request subject to the Council's action on the preliminary plat. Plagens seconded the motion, the same was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Lee Rhoades Addition, a one-lot subdivision located on Summit Ridge. A motion was made by Plagens to approve the request. Smith seconded the motion, the same was voted on and passed unanimously.

The item to consider approval of a vacation of plat and a replat of the Goldencrest Subdivision containing 49.943 acres of land located east of FM-740 was withdrawn from the Agenda by the applicant.

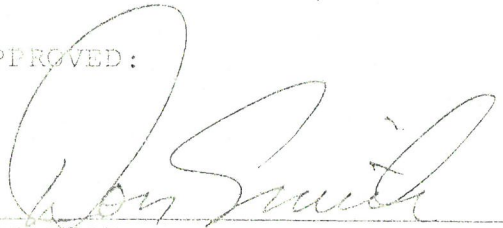
Next, the Commission considered approval of a site plan for the 740 Gulf Station located at the northwest corner of FM-740 and I-30 Service Road. After several remarks by the Commission, a motion was made by Smith to approve the request as submitted, with Jacobs seconding the motion. The motion was voted on and passed unanimously.

The item to consider approval of a revised site plan/preliminary plat of the Chenault Retail Center located at the north corner of Storrs Street and SH-205 was withdrawn from the Agenda by the applicant.


The Commission then considered approval of a request from Melvin Cooley to build a front yard fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Drive). After a short discussion by the Commission, a motion was made by Plagens to approve the request and was seconded by Seligman. The motion was voted on and passed six to one, with Smith voting against and all others voting in favor.

With no other business to come before the Commission, the meeting was adjourned.

APPROVED:

  
\_\_\_\_\_  
Chairman

ATTEST:

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

Agenda Notes

City Council - 3/3/86

VI. B. Consider Approval of a Request from Melvin Cooley to Build a Front Yard Fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Maplaridge Drive)

We have received a request from Melvin Cooley for a front yard fence in Windmill Ridge. Mr. Cooley constructed a split rail fence in his front yard without realizing he had to acquire a permit or receive approval. We will have pictures of the fence for you at the meeting Thursday night. Notices have been sent to all of the residents within 200 ft. of the lot. We will have any responses for your review at the meeting also.

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

CITY COUNCIL MEETING MINUTES 3-3-86

*Melvin  
Coolidge*

The meeting was called to order by Mayor Tuttle at approximately 7:30 p.m. Other Councilmembers present were Nell Welborn, Luke Gournay, Bill Fox, Granville Davis, & John Bullock. Ed Eubanks arrived approximately at 7:45 p.m..

As the 1st order of business, Mayor Tuttle presented plaques to Nell Welborn for her dedicated service while serving for the P & Z Committee during 1984-85, and Luke Gournay for his service while serving on the BOA during 1984-85. Both Welborn & Gournay were present to accept their plaques.

The Council next considered approval of the Consent Agenda as listed below:

- A. Minutes dated 1-20-86, 2-3-86 & 2-10-86
- B. A Resolution appointing 2 Deputy Court Clerks
- C. A Final Plat for Northshore, Phase 2-B
- D. A Final Plat for the Lee Rhoades Addition
- E. An Ordinance amending the 2 Hour Parking Ordinance on the Square
- F. An Ordinance disannexing a portion of FM-740
- G. An Ordinance amending the Comprehensive Zoning Ordinance changing the zone from "A" to "LI" classification (Richard Cullins)
- H. An Ordinance amending the Comprehensive Zoning Ordinance changing the zone from "A" to "LI" classification (KHD Construction)
- I. An Ordinance amending the Comprehensive Zoning Ordinance granting a "CUP" for a Private Club (Pastrami's Sandwich Shoppes)
- J. An Ordinance amending the Comprehensive Zoning Ordinance granting a "CUP" for a building with less than 90% masonry materials on exterior walls (Braums Ice Cream Store)
- K. An Ordinance amending the Comprehensive Zoning Ordinance allowing Veterinary Clinics, without outside storage, in the "C" classification with a "CUP"
- L. An Ordinance amending the Comprehensive Zoning Ordinance granting a "CUP" for a Veterinary Clinic, without outside storage, in a "C" classification (Lakeisde Veterinary Clinic)
- M. An Ordinance amending the Comprehensive Zoning Ordinance changing the zone form "LI" to "PD" classification for a Hardware/Construction Materials Business, with outside storage (Ed-Rich Development)

At this time, staff requested that Item F be pulled from the Consent Agenda as the annexation was in fact valid. Also, it was requested that Item "A" be removed from the Consent Agenda for further discussion. Staff then read captions of the above said Ordinances. Welborn made a motion to approve the Consent Agenda, with the exception of Item "A" as presented. Bullock seconded the motion. The same was voted on & passed 6-1 with all in favor & Eubanks abstaining. Item "A" was then discussed with Welborn requesting a change

in the minutes dated 1-20-86, page 3, paragraph 4, stating "Missouri Case" should be "Missouri City Case". A motion was made by Bullock to approve the minutes with the correction, with Welborn seconding. The same was voted on & passed unanimously.

The Council then heard from Mr. Don Cameron regarding escrow requirements of Lofland Industrial Park. Mr. Jim Conway approached the Council stating that he was one of the owners of Lofland Industrial Park & would be speaking in lieu of Mr. Cameron. Mr. Conway indicates that he has with him the executed copies of the Final Plat for Lofland Industrial Park but has not presented them to the City for filing because of the escrow requirements on this project. Mr. Conway indicates that the City is requiring escrow funds for the estimated cost of paving 12 ft of SH205 & constructing curbs, gutters, & sidewalks for SH205 & High School Road totaling \$56,851.00 which represents approximately 17% of the cost of their development. Mr. Conway then stated that they felt their development would be a very valuable addition to the City because it would increase the tax bases for the City. It is also stated by Mr. Conway that he does believe that developers should pay to move the traffic that is created by their developments; however, developers should not be required to pay for improvements which are not caused by their developments.

Mr. Conway also discussed before the Council the following items:

1. Escrow funds that have actually been received by the City from Developers
2. Developers that did not proceed with their projects due to the escrow requirements
3. The City developing a negative reputation with developers & afraid of retribution from the Council
4. The fairness of requiring Lofland Industrial Park to pave SH205 when (1) the State Hwy Dept. states that no improvements are planned for the near future; (2) the street has just recently been upgraded; and (3) improvements would still need to be made even if this project was not developed.

Mr. Conway also states that he and the other 2 owners will have to make a loan for this escrow at 11.5% interest.

Mr. Conway summarizes his presentation by indicating to the Council his reasons for requesting to be placed on this agenda. They are as follows:

1. To ask the Council to reconsider their decision regarding escrow requirements as it pertains to their development and for all the reasons as stated above
2. Inquiring if there is anyone or any board higher than the City Council that they might be able to appeal the Council's 1st decision requiring escrowing of funds for his development
3. If the owners did meet the escrow requirements, if the Council would then agree to have the Courts review this case for an opinion. Mr. Conway states that this is nothing personal, but simply to question this escrow procedure. At this time Mr. Conway closes his presentation & offers to answer any questions. Welborn commends



Mr. Conway on the method of his presentation to the Council.

The Council then discussed the following items:

1. Street escrow requirements of other surrounding cities
2. The study that is currently being completed by the City Manager & Staff

Mayor Tuttle states that they are reviewing this ordinance in order to make it more equitable to everyone. Mr. Conway again approached the Council requesting that the Council to please consider & take action on the Lofland Industrial Park escrow requirements & not on the Escrow Ordinance itself. Mr. Conway also asked the Council if they would consider letting the Final Plat for Lofland Industrial Park be filed with the City, but that it not be a consent to the escrow requirements and would not stop them from receiving the necessary construction permits.

City Manager Eisen then stated to the Council that after review with the City Attorney, they feel that the escrow funds should be met at this time but with the condition that after deliberation if it was decided not to require these funds the funds would be refunded to Mr. Conway & the other 2 owners. Eisen also indicated that these funds would be placed in a separate account and would be identifiable. Bullock made a motion, as outlined above, with Fox seconding. The same was voted on & passed unanimously.

Next the Council heard from Nancy Woodall regarding a request to rescind the Ordinance naming Orr Drive. Mrs. Woodall approached the Council indicating that she was the legal representative for the Hammers. Mrs. Woodall presented exhibits to the Council regarding this case. Mrs. Woodall also pointed out that (1) Mr. Orr is not the adjacent property owner (2) that the property is not a public road (3) that the other property owners were not notified of the naming of Orr Drive (4) that the ordinance naming Orr Drive was in fact being used as evidence for the District Court.

Mayor Tuttle asked Mr. Eckert for legal assistance. Mr. Eckert points out that this is entirely a Council decision and that placing a name on the property should not be a deciding factor in the District Court's decision.

Bullock made a motion to table this request and let the court decide the issue. Gournay seconded the motion. The same was voted on and passed unanimously.

The Planning & Zoning Chairman Report was passed at this meeting as the Chairman was not present.

The Council then opened a public hearing on the Land Use Plan for the City. Dr. Douglas Cargo approached the Council and presented a brief overview of the Land Use Plan.

The following residents of Rockwall approached the Council in regard to this Land Use Plan:

- (1) Mike Wallace
- (2) Mr. Conway
- (3) Mr. Carlou
- (4) Gloria Williams
- (5) William Lofland
- (6) Mr. Wadsworth

The Council discussed at length the concept of the Land Use Plan. Councilmember Fox requested that the minutes show that there are too many pink circles indicated on this Land Use Plan and that they will not be covering greenbelts or parks. The public hearing was closed. Mayor Tuttle asked the City Manager to prepare a summary of all these residents' comments so that the Council could consider them at the next Public Hearing.

Next the Council held a Public Hearing and considered approval of a request from Whittle Development for a change in the Preliminary Plan for "PD-9" Planned Development to include the land uses of (1) General Retail (2) "SF-7" (3) "SF-22.5" (4) "SF-15" and (5) "MF-14" on approximately 288 acres of land located between FM-740 & FM-3097. The Public Hearing was opened. Mr. Rob Whittle, President, approached the Council restating his request and indicating that the MF-14 has been changed to Office/Warehouse. The Public Hearing was closed.

Gournay made a motion to approve this request to include the land uses of (1) General Retail (2) SF-7 (3) SF-22.5 & (4) SF-15. The Office/Warehouse land use will be brought back to Council for consideration after proper advertising. Bullock seconded the motion. The same was voted on & passed unanimously.

Council then held a Public Hearing on the proposed annexation of Lot 4, Block A of the Highland Acres Estates (5 Shadydale Lane). The Public Hearing was opened. Susan Wall approached the Council requesting this annexation into the City. With no others wishing to discuss, the Public Hearing was closed.

Next the Council held a Public Hearing on the proposed annexation of Lot 2, Block A of the Highland Acres Estates (3 Shadydale Lane). The Public Hearing was opened. Ms. McKinney approached the Council also requesting annexation into the City. With no others wishing to discuss, the Public Hearing was closed.

Mayor Tuttle then opened the Public Hearing on the proposed annexation of 20.136 acres of land located at the Northeast corner of the intersection of FM-549 & I-30. The owner of this 20.136 acre tract approached the Council stating that they are partially in the city limits and would like to bring the remainder into the City. With no others wishing to discuss, the Public Hearing was closed.

Next, the Council held a Public Hearing on a dilapidated building located on Lot 3, Block A of the Sanger Addition (709 Peters Colony). The Public hearing was opened. Staff indicated that the owner would not be present as they had tried to notify the owner but was not successful. Staff also indicated that the house located on this property had been in a fire and was now considered to be a dangerous building and under the conditions of City Ordinances the Council has the right to make a motion that the house be either demolished, removed, or repaired within 90 days from consideration of the Council. Welborn made a motion that the owner be notified to either repair, remove, or demolish the building within 90 days of the notice. Bullock seconded the motion. The same was voted on and passed unanimously.

Eisen then presented the City Manager's report to the Council outlining the following items:

1. Insurance
2. New Engineer for the City
3. Buffalo Creek Expansion Plant
4. Water Storage tank
5. Water Storage piping

Next the Council considered approval of a request from Michael Wallace for a change in zoning from "2-F" Duplex to "HC" Heavy Commercial or "C" Commercial on a 1.4412 acre tract of land located on the Northwest corner of Clark Street and St. Mary's street. Mayor Tuttle abstained from this item and left the Chamber. Mayor Pro Tem Welborn presides over this request. Mr. Wallace approached the Council submitting information regarding other property owners' responses to this request. Council then discussed the adjacent property owners. Mr. Stark then approached the Council and presented a petition with names of other property owners in opposition to this request. The Council then discussed a Commercial versus an HC Zoning classification. Bullock made a motion to approve a change in zoning from 2-F to C. Gournay seconded the motion. Mr. Wallace again approached the Council requesting an "HC" classification. The motion was voted on and passed unanimously.

The Council then considered approval of a request from Melvin Cooley to build a front yard fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Dr.). Staff indicated that this was an existing fence and that P&Z has recommended approval. A motion was made by Gournay to approve the request with Eubanks seconding. The same was voted on and passed unanimously.

Mayor Tuttle re-entered the Chambers at this time and presided over the remainder of the meeting.

Next the Council considered approval of an Ordinance designating the takeline property adjacent to a proposed Hotel/Conference Center as a City Park and considered approval of a contract with Albright Properties for development and use of the property. Eisen briefly outlined the request and stated the recommendations of the Park Board. Welborn made a motion that the ordinance designating the takeline property as a City Park and approve the contract as submitted with the following amendments:

- Section 2 - Delete the word "substantially"
- Section 3 - In exchange for the use of the park land, the items as listed on the Park & Recreation Board minutes (Items 1 through 6 be inserted in place of Items 1 & 2.

Gournay seconded the motion. Fox amended the motion so that the improvements within the takeline be adjacent to the property completed prior to Certificate of Occupancy being issued, and that at the end of 5 years if no progress has been made in regard to the Hotel/Conference Center the City may choose to cancel this contract. Welborn seconds the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

Next, the Council considered approval of a contract for the lease of airport ground for hanger facilities at the Municipal Airport. Eisen gave a brief overview of this request. Council discussed briefly with Staff and City Attorney Eckert Section 3, 4, 7, & 8 of the contract. Eisen stated that he had not had an opportunity to discuss this item with Mr. Ray and would like to come back to this item after the break.

The Council then discussed the City's thoroughfare Plan. Fox made a motion to hold a Public Hearing on the City's thoroughfare plan on the 2nd meeting in April. Bullock seconded the motion. The same was voted and passed unanimously.

A short break was taken at this time.

The Council then went back to discuss the contract for hanger facilities at the Municipal Airport. Eisen stated that there will be a change of wording so that when a list of 10 people are on a reserve list waiting for a space and facilities to be built and once they are 90% occupied the City can advertise for bids at that time. Eisen also stated that Mr. Ray has requested that the word "construction" be deleted from the section that stated the City has the right to audit construction and operation cost. Mr. Ray also pointed out to Eisen that the proposal as submitted indicated that it was subject to the financing being obtained. Bullock made a motion to accept the contract with Gournay seconding. The same was voted on and passed unanimously.

Next the Council then discussed the audit report. Eisen stated that representatives of Author Anderson were present at the meeting to give a brief overview of the audit. Mr. Bill Dillion approached the Council briefly outlining the details of the audit. Steve Phillips then approached the Council briefly outlining the Financial aspects of the report Mr. Dillion again approached the Council giving a brief overview of the Management letter.

The Council then considered approval of a contract with North Texas permitting the operation and financing of the Squabble Creek Treatment Plant expansion. Eisen gives brief overview of the contract and recommends that the City enter into this agreement with North Texas. Eubanks made a motion to approve said contract with Bullock seconding. The same was voted on and passed unanimously.

Next the Council considered approval of a waiver to the Sign Ordinance for Carlisle Properties. Eisen indicated at this time that the Sign Committee had met earlier in regard to this request and recommend approval of the Carlisle sign. Mr. Jim Tonic representing Carlisle approached the Council restating his request and presented a diagram of the sign. Bullock made a motion to approve the request with Fox seconding. The same was voted on and passed unanimously.

The Council then discussed the annexation of unincorporated area East of FM-740. Staff indicated that Councilmember Fox had requested this term to be placed on the Agenda. Fox stated that 2 homeowners in this area had requested annexation into the City. Council requested staff to contact persons in this area regarding annexation.

Council then considered approval of a resolution commending the Rockwall Nursing Care Center for Designation by the Texas Department of Health as a "Superior" Facility. Gournay made a motion to approve the request with Fox seconding. The same was voted on and passed unanimously.

Next the Council approval of bid on sale of property at High School Road and Renfro Street. Eisen gave a brief overview of the bids received after advertising and recommended they award the bid of \$12,762.00 to Carol Bryan. Bullock made a motion to approve the bid award to Ms. Bryan with Fox seconding. A brief discussion was held by Council. The motion was voted on and passed 4 to 3 with Eubanks, Davis, and Gournay voting against and all others voting in favor.

The Council then considered approval of awarding the bid on the Siren Warning System and authorize the City Manager to secure lease purchase financing on an Emergency Basis for same. Eisen briefly outlines the request and recommends that the bid be awarded to low bidder Gifford Electric totaling \$50,000.00 with

the financing to be provided by Capital City Leasing with 48 monthly installments in the amount of \$1251.96 at an annual rate of 9 3/4%. Welborn made a motion to approve this request with Bullock seconding. Council and Staff then discussed the location of the sirens. The motion was voted on and passed unanimously.

The Council then considered approval of authorizing the purchase of a replacement Police car and authorizing the City Manager to secure lease purchase financing for same. Eisen briefly outlines the request. A motion was made by Fox to approve the request with Gournay seconding. The same was voted on and passed unanimously.

Next the Council considered approval of a resolution setting a public hearing for a proposed annexation of approximately 16.5 acres on Airport Road. Eisen gave a brief overview of the request. Eubanks made a motion to approve the resolution setting the public hearing for 3-17-86 on the 16.5 acres. Bullock seconded the motion. The same was voted on and passed unanimously.

With no other business coming before the Council for consideration, the meeting adjourned.

ATTESTED BY:

APPROVED BY:

\_\_\_\_\_  
Mayor

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 201 Mapleridge Drive, at 7:30 o'clock P. M., on the 13th day of February, 1986, at 205 West Rusk, Rockwall, Texas, at the request of Melvin L. Cooley.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

Lot 19, Block D, Windmill Ridge 2-A

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

*Jennifer S. Jarrett*

The following form may be filled out and mailed to the Planning and Zoning Commission, 205 West Rusk, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 201 Mapleridge Drive

I am in favor of the request for the reasons listed below. \_\_\_\_\_

I am opposed to the request for the reasons listed below: \_\_\_\_\_

- 1.
- 2.
- 3.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

201 Mapleridge

William R. Thomas  
212 Windmill Ridge  
Rockwall

Rodney, Mary, Judy Vestal  
108 Windmill Ridge  
Rock

Robert C. Coleman  
214 Windmill Ridge

Wm. H. Oswald Jr.  
106 Windmill Ridge  
Rock.

John B. Lloyd  
216 Windmill Ridge

Daniel R. Dammann  
104 Windmill Ridge  
Rock.

Caroline S. Gray  
218 Windmill Ridge  
Rock.

Anthony, TR I 160 C VU  
102 Windmill Ridge

Mary E. Hall  
220 Windmill Ridge  
Rock.

Rock

Raymond Astumian  
222 Windmill  
Rock.

Mark Stepler Mansel  
215 Windmill Ridge  
Rock

Samuel R. Mayfield  
224 Windmill Ridge  
Rock.

James Christopher Pausen  
213 Windmill Ridge  
Rock.

Billy S. Moon  
112 Windmill Ridge  
Rockwall

Ronald V. Debrincat  
24582 Overlake Pl.  
El Toro, Ca. 92630

Teresa Pickinson  
110 Windmill Ridge  
Rock

Michael M. Sambogna  
209 Windmill Ridge  
Rock.



201 Mapleridge  
S.U.P. for Front yard Fence

Centennial Homes  
5720 LBJ Army. #610  
Dallas 75240

Wayne D. Abenschen  
112 Mapleridge  
Rockwall

L. J. Calvert  
103 Mapleridge  
Rockwall

John M. Cramer  
114 Mapleridge  
Rock

Norman T. Blue  
107 Mapleridge  
Rockwall

Harold J. McNelly Jr.  
208 Mapleridge  
Rockwall

William R. Fridge  
109 Mapleridge  
Rock.

James M Anderson  
210 Mapleridge  
Rockwall

Steven D. Hildinger  
113 Mapleridge  
Rock.

Cary James Watson  
202 Windridge  
Rockwall

Jesse J. Chapa  
115 Mapleridge  
Rock.

Charles A. Hansen  
204 Windmill Ridge  
Rock.

Chuck Jennings Jr.  
104 Mapleridge  
Rockwall

Raul Perez Jr.  
208 Windmill Ridge  
Rock.

Patrick K. Weslerbeck  
106 Mapleridge  
Rockwall

Patrick S. Mulloy  
210 Windmill Ridge  
Rock

201 Mapleridge

Wm. T. Brunner  
111 Windmill Ridge  
Rock.

James S. Ince  
909 Windmill Ridge  
Rock.

Edward Foster  
107 Windmill Ridge  
Rock.