

APPLICATION AND FINAL PLAT CHECKLIST

DATE: 2-11-87

Name of Proposed Development SOROPTIMIST ROCKWALL CHILDRENS HOME

Name of Developer Soroptimist International of Rockwall

Address 3921 Roma Court, Rockwall, Tx. 75087 Phone 722-4341

Owner of Record same as developer

Address _____ Phone _____

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

Address Rt. 1, Box 142E, Sids Road, Rockwall, Tx. Phone 722-3036

Total Acreage 2.539 Ac.

Current Zoning L.I.

Number of Lots/Units 1

Signed Bob. J. Brewer

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

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

INFORMATION

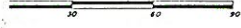
<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
_____	_____	2. Location of the development by City, County and State
_____	_____	3. Location of development tied to a USGS monument, Texas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

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

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

_____	_____
_____	_____
_____	_____

16. Compliance with all special requirements developed in preliminary plat review.
17. Waiver of drainage liability by the City due to development's design.
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.



'54" W

372.44

60' Ingress & Egress — Drainage & Utility Easement

30.15

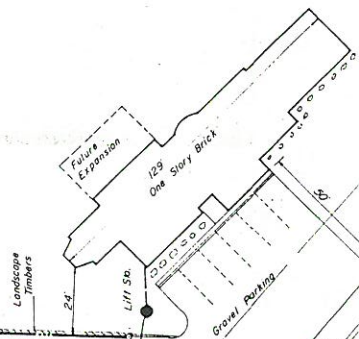
N 88° 55' 48" E 1719.00

PUBLIC ROAD

LOT 1, BLOCK A
2.093 Acres

N 88° 26' 10" W 319.56

Singhion



59.06
S 1° 30' 50" W

189.44
N 82° 02' 24" W

ALUMINIUM

PLANT

25 885 Line

539.82

524.95

S 49° 00' 36" E

ROAD

ROAD DEDICATION

SITE PLAN DATA FOR INSPECTION

Development Name Sceptomist Childrens Shelter

Location Airport Road

Date Approved 2/16/87

Applicant's Name Bama Hill/Sandy Henson - Sceptomist Group

Special Conditions: _____

1) Waiver of escrow requirements

2) Waiver of irrigation requirements

3) Waiver of building permit fees and other associated fees

4) gravel drive permit

5) all conditions apply only so long as property and structure are operated as a children's shelter

City of Rockwall, Texas

Date: 2-11-87

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision SOROPTIMIST ROCKWALL CHILDRENS HOME

Name of Subdivider Soroptimist International of Rockwall

Address 3921 Roma Court, Rockwall, Texas 75087 Phone 722-4341

Owner of Record same as developer

Address _____ Phone _____

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

Address Rt. 1, Box 142E, Sids Rd., Rockwall, Tx. 75087 Phone 722-3036

Total Acreage 2.539 Current Zoning L.I.

No. of Lots/Units 1 signed [Signature]

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 medians, 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 1' 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 patterns 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.

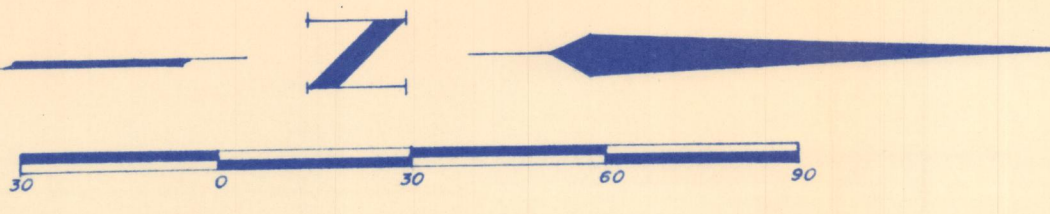
Taken by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____



SITE PLAN

SOROPTIMIST ROCKWALL CHILDRENS HOME

CITY OF ROCKWALL

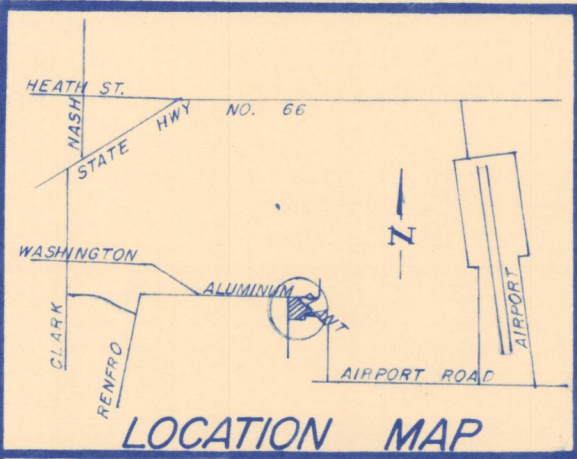
ROCKWALL

COUNTY

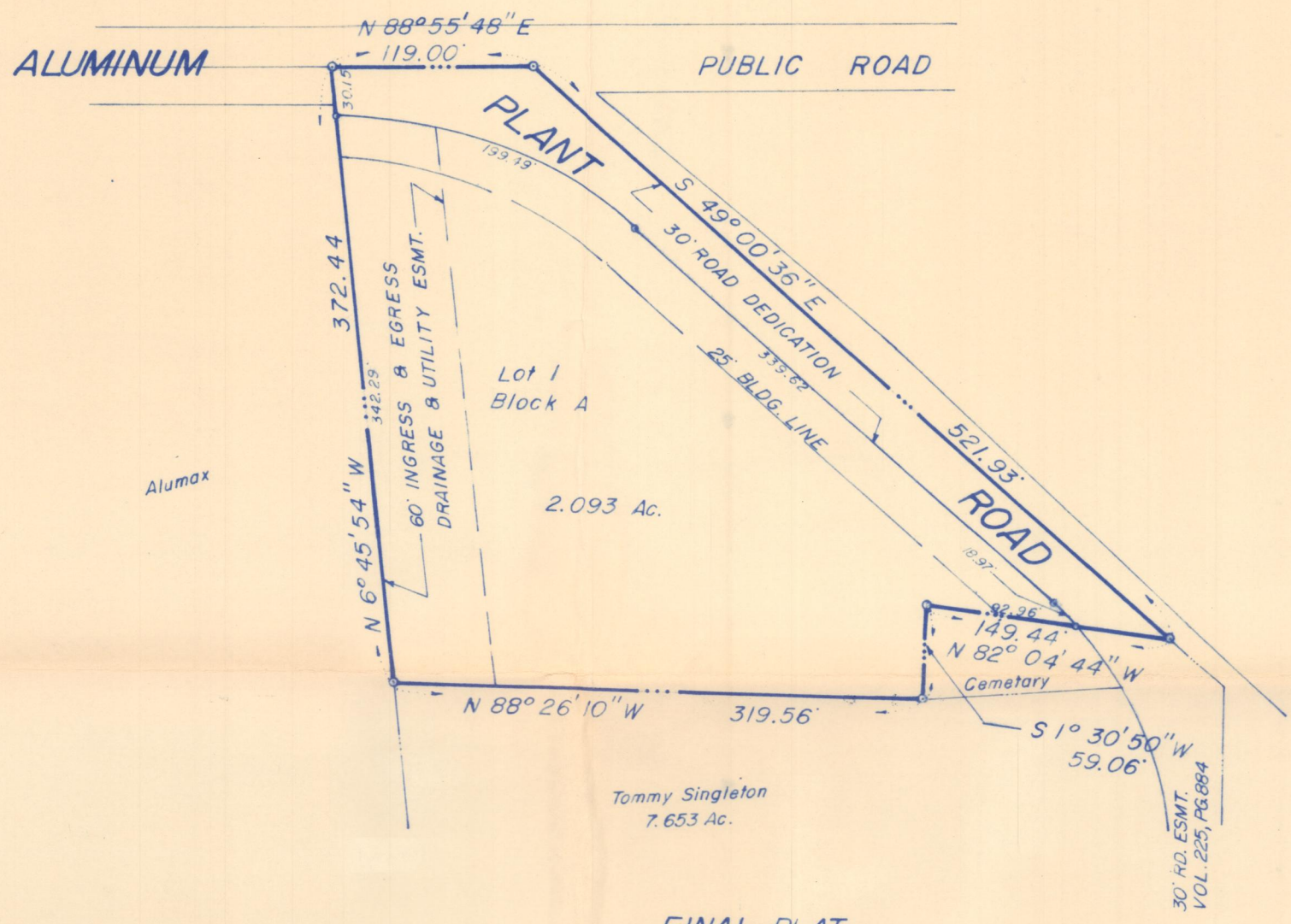
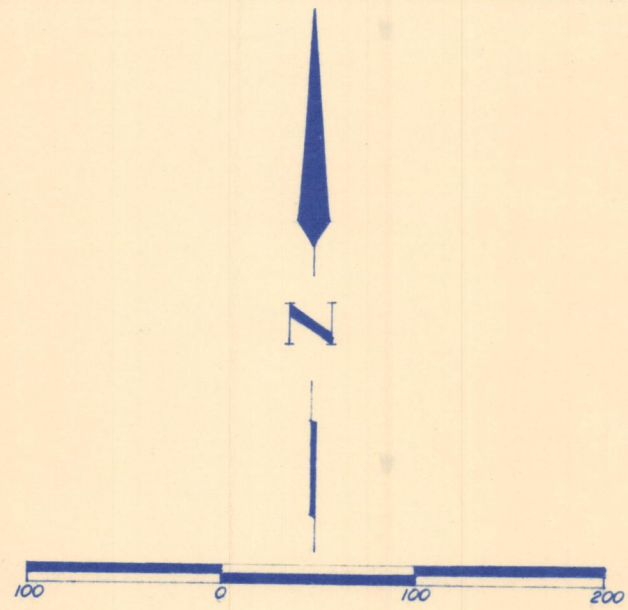
TEXAS

2.539 AC.

SHEET TITLE	PROJECT NO.
PROJECT	SCALE
	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



CURVE DATA	
Δ	42° 03' 40"
R	271.74'
T	104.48'
L	199.49'
Δ	4° 57' 11"
R	219.40'
T	9.49'
L	18.97'



FINAL PLAT

SOROPTIMIST ROCKWALL CHILDRENS HOME
 CITY OF ROCKWALL
 R. BALLARD SURVEY ABSTRACT NO. 29
 ROCKWALL COUNTY, TEXAS

OWNER

SOROPTIMIST INTERNATIONAL OF ROCKWALL
 3921 ROMA COURT 722-4341 ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
 RT. 1 BOX 142 E, SIDS ROAD 722-3036 ROCKWALL, TEXAS 75087

SCALE 1"=100' FEBRUARY 10, 1987

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Soroptimist International of Rockwall, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas, and being part of Tract One as recorded in Volume 168, Page 532, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point in the center of Aluminum Plant Road, said point being the Northwest corner of Tract One, a 1/2" iron stake found for corner;

THENCE, along the center of Aluminum Plant Road, the following:

N. 88° 55' 48" E., a distance of 119.00 feet to a 1/2" iron stake found for corner;

S. 49° 00' 36" E., a distance of 521.92 feet to a 1/2" iron stake found for corner;

THENCE, N. 82° 04' 44" W., leaving the center of Aluminum Plant Road, a distance of 149.44 feet to a 1/2" iron stake found for corner;

THENCE, S. 1° 33' 50" W., a distance of 59.06 feet to a 1/2" iron stake found for corner;

THENCE, N. 88° 26' 10" W., a distance of 319.56 feet to a 1/2" iron stake for corner;

THENCE, N. 6° 45' 54" W., a distance of 372.44 feet to the PLACE OF BEGINNING and containing 2.539 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS our hand at Rockwall, Texas this _____ day of _____ A.D. 1987.

BY _____
 Bamma Hill President / Soroptimist International of Rockwall

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bamma Hill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1987.

Notary Public for the State of Texas
 My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1987.

Notary Public for the State of Texas
 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____

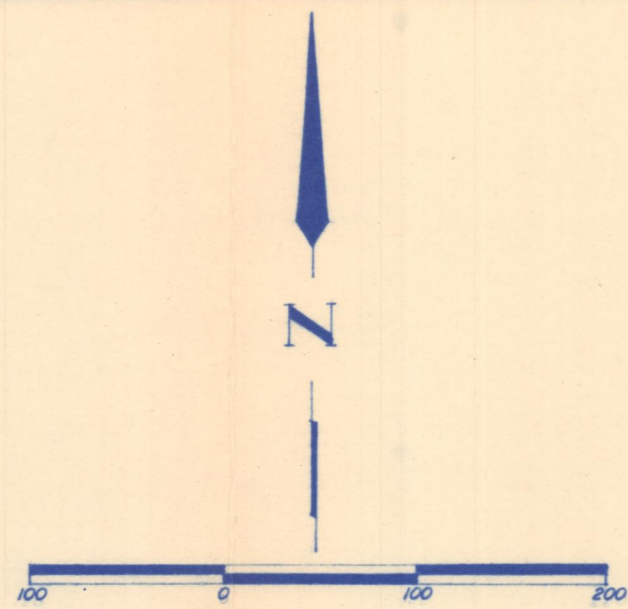
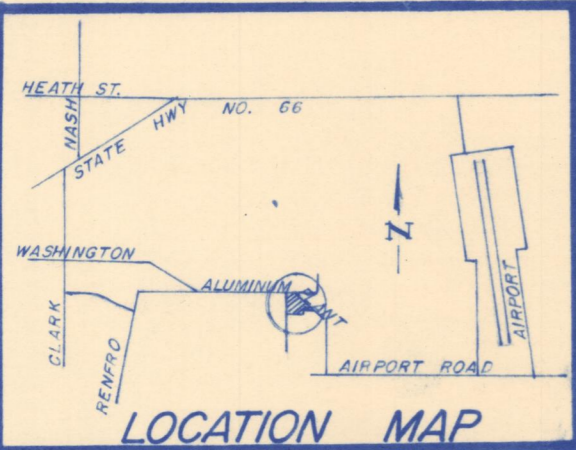
APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

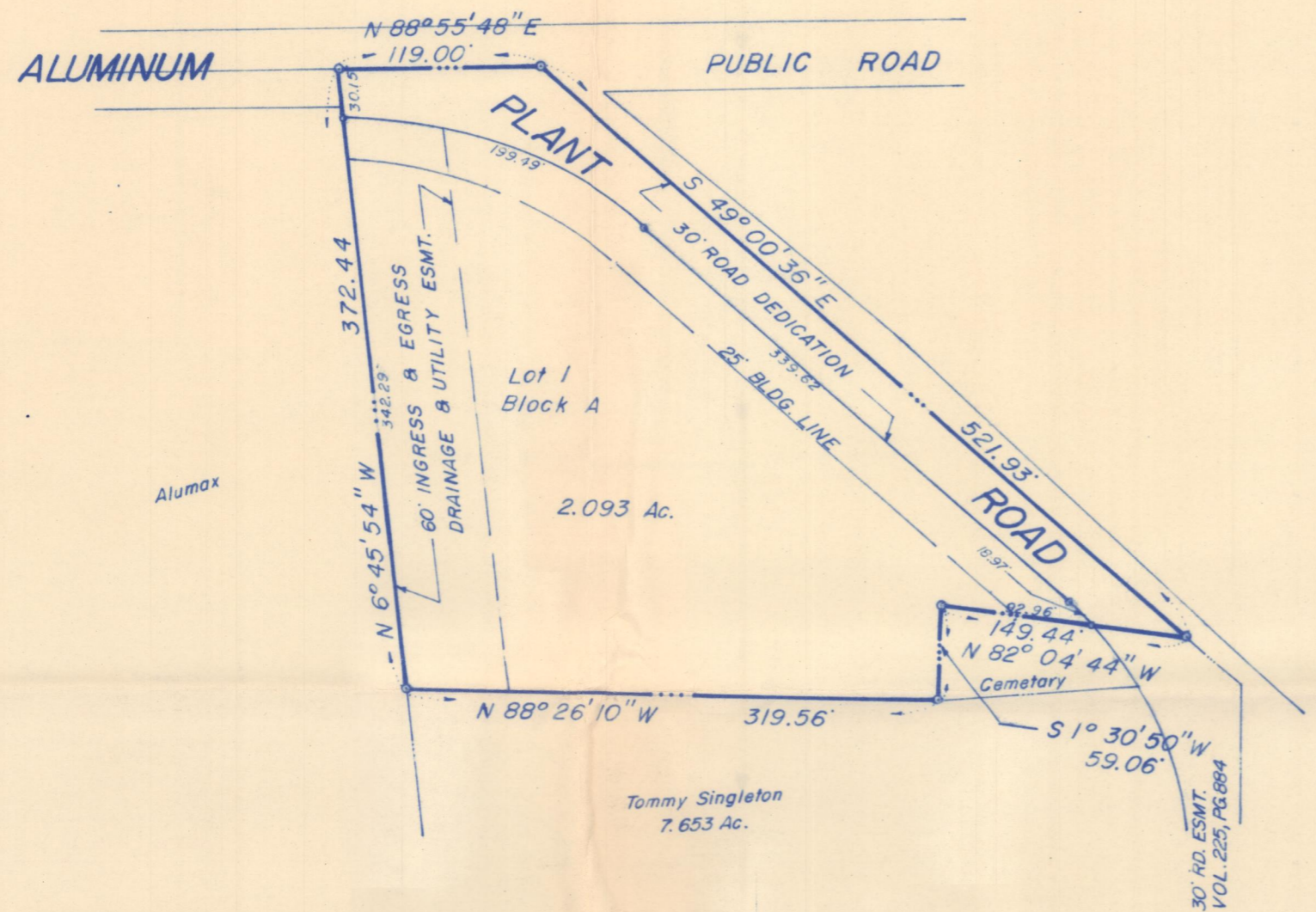
I hereby certify that the above and foregoing plat of the **SOROPTIMIST ROCKWALL CHILDRENS HOME** to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the

_____ day of _____ A.D. 1987.
 WITNESS our hand this _____ day of _____ A.D. 1987.

 Mayor City Secretary



CURVE DATA	
Δ	42° 03' 40"
R	271.74'
T	104.48'
L	199.49'
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FINAL PLAT

SOROPTIMIST ROCKWALL CHILDRENS HOME

CITY OF ROCKWALL

R. BALLARD SURVEY ABSTRACT NO. 29
ROCKWALL COUNTY, TEXAS

OWNER

SOROPTIMIST INTERNATIONAL OF ROCKWALL
3921 ROMA COURT 722-4341 ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS

RT. 1 BOX 142 E. SIDS ROAD 722-3036 ROCKWALL, TEXAS 75087

SCALE 1"=100' FEBRUARY 10, 1987

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COUNTY OF ROCKWALL

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NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS our hand at Rockwall, Texas this 18th day of February A.D. 1987.

By Bamma Hill President / Soroptimist International of Rockwall

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bamma Hill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 18 day of February A.D. 1987.

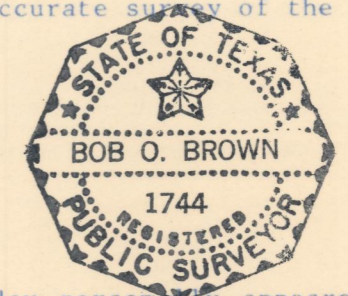
Delia L. Brown
Notary Public for the State of Texas
My Commission Expires 6/7/87

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744



STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN under my hand and seal of office this 18 day of February A.D. 1987.

Delia L. Brown
Notary Public for the State of Texas
My Commission Expires 6/7/87

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____
APPROVED: [Signature] 3/5/87
Chairman Planning and Zoning Commission _____ Date _____

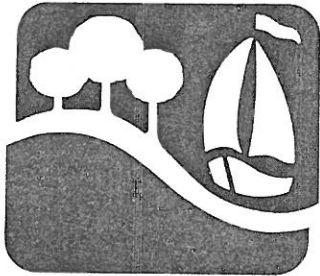
I hereby certify that the above and foregoing plat of the SOROPTIMIST ROCKWALL CHILDRENS HOME to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the

10th day of February A.D. 1987.

WITNESS our hand this 11th day of March A.D. 1987.

[Signature] Mayor [Signature] City Secretary





CITY OF ROCKWALL

"THE NEW HORIZON"

February 13, 1987

Ms. Bama Hill
Soroptomist International of Rockwall
3921 Roma Court
Rockwall, Texas 75087

Dear Ms. Hill:

On February 12, 1987, the Rockwall Planning and Zoning Commission recommended approval of the site plan/preliminary plat and final plat for the Soroptomist's Childrens Home with the following additional recommendations:

1. That escrow requirements be waived as long as the structure is operating as a children's home;
2. To allow a gravel drive and parking;
3. That irrigation requirements be waived as long as the structure is operating as a children's home.

The Rockwall City Council will consider approval of your request at 7:30 P.M. on February 16, 1987, in City Hall.

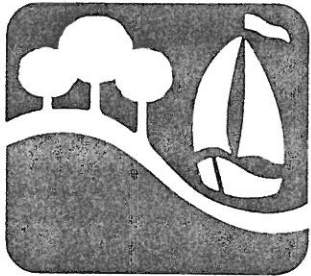
Please feel free to call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Bob Brown
MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

February 18, 1987

Ms. Sandy Hansen
Soroptomist International of Rockwall
3921 Roma Court
Rockwall, Texas 75087

Dear Ms. Hansen:

On February 16, 1987, the Rockwall City Council approved the site plan/preliminary plat and final plat for the Soroptomist Children's Shelter with the following conditions:

1. Escrow requirements are waived.
2. A gravel drive is permitted.
3. Irrigation requirements are waived.
4. Building permit fees are waived.
5. All above conditions apply only so long as the property and structure are utilized for the Children's Shelter.

Upon approval of a final plat, the applicant has 100 days to provide the City with nine copies and two mylars of the plat for filing. I understand that Bob Brown of B.L.S. and Associates is contributing his services to the Soroptomists. He is familiar with this procedure and will be able to make the necessary copies and mylars.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Bob Brown
MN/mmp

Agenda Notes
P&Z - 2/12/87

IV. B. P&Z 87-7-SP/FP - Discuss and Consider Approval of a
Site Plan/Final Plat for the Soroptomist Addition, a 2.2
Acre Subdivision Located on Airport Road

As you are probably aware, the Soroptomists have had a house and a site donated for their Youth Shelter. The site that has been donated is located on Airport Road just to the east of the main entrance into Alumax. The site contains approximately 2 acres and is zoned Light Industrial.

The house is now being readied to move to the site and the Soroptomists have gotten a number of commitments for donations of materials and labor to remodel the house. In an effort to help them expedite their platting and site plan requirements, we have told them that, if they can get the plat and site plan to us by Wednesday, we will be able to consider their site plan and plat on Thursday night.

The plat will be a one lot subdivision on Airport Road. They will be dedicating the necessary ROW along Airport Road. Under our requirements they would also be required to escrow cost of 20 feet of paving, or 1/2 of a collector and the cost of curb and gutter, storm sewer, and sidewalk. They are asking for a waiver from this requirement because they do not have the funds to pay this escrow.

The site plan should be fairly simple and will show the house location, drive entrance and the parking spaces. Again, they will be requesting some consideration on the irrigation and parking lot standards until they have the funds to meet those requirements. They would like to put in a gravel drive and parking lot initially.

Scriptomit

MINUTES OF THE PLANNING AND ZONING COMMISSION
February 12, 1987

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Leigh Plagens, Norm Seligman, Bill Sinclair, and Hank Crumbley.

The Commission first considered approval of the minutes of January 8, 1987. McCall made a motion to approve the minutes with no changes. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then continued a public hearing and considered changing the zoning or modifying the preliminary plan for PD-5 located on north SH-205 between FM-1141 and Quail Run Road. Smith updated the audience on the reasons for continuation of the hearing. Assistant City Manager Julie Couch briefly explained the PD review process and reviewed the current zoning for PD-5 as approved in the early 1970's. Couch summarized a revised proposal submitted by the developer.

J. T. Duncan, representing Leonard Thomas, addressed the Commission and gave a brief presentation of the revised plan. He outlined the amounts of acreage for proposed uses and explained that the plan attempted to satisfy the Land Use Plan while taking into consideration the natural terrain and future thoroughfares. Duncan stated that at the major intersection he proposed more than two gas pumps as an accessory use to General Retail, but that all other areas would conform to the two pump minimum. He added that the owner was agreeable to contributing to the City any or all open areas shown in the plan as "Agricultural" for parks and recreational purposes.

J. T. Payne, Jr., addressed the Commission and explained that the proposed south thoroughfare would be adjacent to his property and would substantially lower his property value. Couch clarified that the thoroughfare spoken of was a proposed bypass for SH-205 which would be created by the developer. Smith added that fourteen years had passed since the original approval and that the plan could likely be upgraded again prior to actual development. Payne encouraged the City to limit Multifamily, General Retail and Office zoning.

Bill Golden addressed the Commission and explained that although he lived outside the City Limits, PD-5 affected him. He urged the Commission to require more Single Family and less density in residential. Mary Wall told the Commission that Plano had many empty four corner shopping centers. She urged them to make sure the General Retail areas were needed.

Mayor Pro Tem Nell Welborn questioned present approved uses. Duncan showed an illustration of the current plan. Smith pointed out that Retail was increased by 20 acres, Multifamily was reduced

by 23 acres, and that while Single Family was reduced by 110 acres, there was up to 193 acres of open space. As there was no one else wishing to address the Commission, the public hearing was closed.

The Commission discussed the 23 acres of Townhouse on the east side of the lake, the Multifamily in the southern portion of the PD, and future park and drainage plans. Seligman made a motion to approve the revised preliminary plan for PD-5 as submitted with the condition that a drainage plan be provided when the PD is developed and with the understanding that park land dedication would also be addressed at the development stage. McCall seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered modifying, amending or removing SUP-2 located on Williams at Austin issued for a day care. Smith explained to the audience the objectives of the SUP review process. Couch told the Commission that the property had not been used as a day care in many years and that the Middle School had been built since the SUP was issued. David Dorotik addressed the Commission and stated favor for removal of the permit as day cares added noise and traffic as well as defeated the purpose of a crime watch by adding unfamiliar people to the neighborhood. As there was no one else wishing to address the Commission on this item, the public hearing was closed. Seligman made a motion to recommend removal of SUP-2. Plagens seconded the motion. Sinclair confirmed with Staff that the underlying zoning was Single Family. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered modifying, amending, or removing SUP-6 located at Washington and SH-66 issued for a car wash. Julie Couch explained the location of the SUP and that the cemetery had expanded since the permit was issued. She added that the underlying zoning was General Retail. Mike Belt told the Commission that the property was still under the original ownership who had obtained the permit. David Cook, co-developer for the proposed car wash, explained that he had invested time and several thousand dollars in the project knowing that a car wash was an Allowed Use. He stated that after Planning and Zoning had recommended approval and his Site Plan was before Council, the question came up regarding whether or not a car wash was suitable.

David Howerton told the Commission that he owned property on SH-66 and that a car wash was a potential eye sore. Gerald Burgamy, half owner of the property, stated that any property next to a cemetery is difficult to sell, that there was not a good use to put adjacent to a cemetery in General Retail zoning, and that he objected to Back Zoning his property. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed.

Smith reminded the Commission that Zoning was the issue at hand, not adequacy of the Site Plan for the car wash. Sinclair asked how removal of the SUP would impact the applicants. Smith

explained that the property would revert to the underlying General Retail zoning, which did not permit a car wash. The Commission discussed Allowed Uses in General Retail, desirability of a car wash and whether or not the SUP could be limited to the portion of the property furthest from the cemetery. After extensive discussion, Sinclair made a motion to recommend modifying the SUP to limit the use to the proposed location of a car wash as Site Planned, to remove the SUP from the remainder of the property and to limit the SUP for a period of one year if no construction on the site begins in that period. Seligman seconded the motion. The motion was voted on and passed with all voting in favor, except Plagens who voted against the motion.

The Commission then held a Public Hearing and considered modifying, amending or removing SUP-10 located at East Boydston and Sam Houston issued for a daycare. Julie Couch explained that the SUP was issued in 1982, but the property had not been used as a daycare in the past few years. Since issuance of the permit, construction for a new Post Office had begun on Boydston. Smith then opened the Public Hearing. Benny Tanner addressed the Commission and explained that the Post Office would be adding traffic and traffic added by a daycare would be more than the street could accommodate. Gloria Williams told the Commission she favored removal. John McGuire stated that he would favor removal of the SUP. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed. Seligman made a motion to recommend removal of the SUP. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered recommending an amendment to the Comprehensive Zoning Ordinance to remove the minimum lot size requirements for septic tanks. Julie Couch explained that the Council's desire was to move the requirement from the Zoning Ordinance to a Regulatory Ordinance, which would transfer authority over variances from the Board of Adjustments to Council. Plagens made a motion to recommend amending the Zoning Ordinance to remove the minimum lot size requirement for septic tanks. Sinclair seconded the motion. The motion was voted on and passed unanimously.


The Commission next considered approval of a Site Plan/Preliminary Plat for the Adams Addition on Yellowjacket Lane. Julie Couch briefly explained the applicant's request and explained that Conditional Use Permits regarding materials would be applied for at the Final Plat stage. She added that the applicant needed to obtain in writing, an access agreement with Walmart. Sinclair questioned the purpose of the Service Center. Julie Couch explained that the primary operation would be sale of auto parts and that the Service Center was for installation or accessory repairs. Mike Mishler addressed the Council to explain the proposed materials and appearance of the building. The Commission then discussed the landscaping and roof materials. Seligman made a motion to approve the Site Plan/Preliminary Plat subject to the landscaping including a minimum of three trees, the parking/access agreement obtained in

writing by the Final Plat stage and with the understanding that the Site Plan/Preliminary Plat will comply with all City zoning regulations, unless otherwise approved in a Conditional Use Permit. McCall seconded the motion. After further discussion regarding the proposed Conditional Uses, the motion was voted on and passed 4 to 2 with Plagens and Smith voting against the motion.

[The Commission then considered approval of a Site Plan/Final Plat for the Soroptomist Youth Shelter, a 2.2 acre subdivision located on Airport Road. Julie Couch explained the location of the property and told the Commission that the applicants were requesting a waiver from Irrigation and Street Escrow requirements as well as permission for a gravel drive, since the organization was a charitable, non-profit operation. Bob Brown explained that the property and house as well as half the cost of moving the house had all been donated. He added that the Soroptimists didn't have funds adequate for some requirements. The Commission discussed the sewer arrangements, fire hydrant and gravel drive. Seligman made a motion to approve the Site Plan and Final Plat allowing a gravel drive and waivers of irrigation requirements, street escrow requirements and building permit fees as long as the property was utilized for a youth shelter. Crumbley seconded the motion. After further discussion, the motion was voted and passed unanimously.]

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

APPROVED:


Chairman

ATTEST:

By: _____

Agenda Notes

City Council - 2/16/87

- V. B. P&Z 87-7-SP/PP/SP - Discuss and Consider Approval of a Site Plan/Final Plat for the Soroptomist Addition, a 2.5 Acre Subdivision Located on Airport Road

As you are probably aware, the Soroptomists have had a house and a site donated for their Youth Shelter. The site that has been donated is located on Airport Road just to the east of the main entrance into Alumax. The site contains approximately 2 acres and is zoned Light Industrial.

The house is now being readied to move to the site and the Soroptomists have gotten a number of commitments for donations of materials and labor to remodel the house.

The plat will be a one lot subdivision on Airport Road. They will be dedicating the necessary ROW along Airport Road. Under our subdivision requirements they would normally also be required to escrow cost of 20 feet of paving, or 1/2 of a collector and the cost of curb and gutter, storm sewer, and sidewalk. As a charitable, non-profit project, they are asking for a waiver from this requirement because they do not have the funds to pay this escrow.

The site plan shows the house location, drive entrance and the parking spaces. Again, they will be requesting some consideration on the irrigation and parking lot standards until they have the funds to meet those requirements. They would like to put in a gravel drive and parking lot and not be required to put in irrigation.

The Planning and Zoning Commission has recommended approval of the site plan/plat and approval of the waiver requests with the condition that they apply only so long as the building and site is used by the Soroptomists for a Youth Shelter. If the use were to ever change by the Soroptomists, the waivers would no longer apply.

MINUTES OF THE ROCKWALL CITY COUNCIL
February 16, 1987

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

Council first considered approval of the Consent Agenda which consisted of

1. Minutes of the Rockwall City Council dated February 2, 1987.
2. 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 second reading. Ord. 87-5

Assistant City Manager Julie Couch read the ordinance caption. Fox made a motion to approve the Consent Agenda. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then continued a public hearing on a dangerous building on the 500 block of Turtle Cove. City Manager Bill Eisen explained that the City had reached an agreement with the property owner and that no further action would be necessary. As there was no one wishing to address the Council on this matter, the public hearing was closed.

Council then held a public hearing and considered approval of an ordinance amending the Comprehensive Zoning Ordinance to remove a minimum lot size requirement for installation of septic tanks. As there was no one wishing to address the Council, the public hearing was closed. Couch read the ordinance caption. Fox made a motion to approve the ordinance. Jones seconded the motion. The motion was voted on and carried unanimously.

Council then considered approval of an ordinance regulating septic tanks within the City on first reading. Couch read the ordinance caption. Welborn made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

Next, the Council discussed and considered approval of a site plan/preliminary plat for the Adams Addition on Yellowjacket Lane. Couch explained the applicant's request and told Council an access agreement would need to be provided in writing at the final platting stage. Tuttle confirmed with Staff that a Conditional Use Permit regarding materials would be considered at a later date. The Council discussed the possible uses of the accessory

service area and conditions recommended by the Planning and Zoning Commission. Welborn then made a motion to approve the site plan/preliminary plat subject to the access agreement being obtained in writing by the final platting stage and the landscaping consisting of at least three trees. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a site plan and final plat for the Soroptomist Youth Shelter, at 2.5 acre subdivision located on Airport Road. Couch explained the applicant's request including waivers of escrow requirements, irrigation requirements, and permission for a gravel drive. Sandy Hansen briefly explained the progress Soroptomists had made regarding the project. Couch explained that the Planning and Zoning Commission had recommended approval of these waivers so long as the property was still utilized as a youth shelter. Eisen suggested that Council consider waiving permit fees. Bullock made a motion to approve the site plan and final plat with waivers of escrow requirements, irrigation requirements and permit fees and allowing a gravel drive for as long as the property was utilized as a youth shelter. Fox seconded the motion. Welborn questioned maintenance arrangements. Hansen explained that the majority of the maintenance would be provided by young people utilizing the shelter. After further discussion, the motion was voted on and passed unanimously.

Council then considered awarding bids for materials and hauling. Eisen explained that the low bid for the hot mix asphalt was submitted by Richards and Richards for \$26.50 per ton. Jayroe submitted the low bid for all other materials as follows: cold mix asphalt - \$28.00, fill sand - \$6.00, Red Ball Diamond sand - \$7.00, white rock - \$6.90, pea gravel - \$11.50, and crushed rock - \$14.50. Jones made a motion to award the bid for hot mix asphalt to Richards and Richards and all other materials to Jayroe as recommended by Staff. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for concrete work associated with the concession/restroom facility. Eisen explained that only one bid had been received from Speed Fab-Crete International and that the bid had come in approximately \$6,000 over the anticipated bid. Eisen recommended that Council award the bid to Speed Fab-Crete with the condition that Staff negotiate a possible reduction. He told Council that a reduction in the bid and possible low bids in other areas of construction might balance the \$81,000 budgeted for the project. Otherwise some alternate savings could be utilized from other projects.

Tuttle requested to see the plan again. Rick Crowley, Director of Parks and Recreation, addressed Council and reviewed the building plans for the facility. He discussed the plan as it differed from the original and explained what changes had been made. Council discussed potential cost reductions including the possible elimination of the second floor. After extensive discussion, Fox made a motion to award the bid as recommended by the City Manager. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then discussed the City's current health inspection procedures. Tuttle told Council that printing scores of inspections in the paper could have a negative effect on a restaurant that had only received one low score. Fox suggested that second time low scores be printed in the paper. The Council discussed reinspections, repeat low scores, and whether or not the City should print scores. Tuttle suggested Council obtain input from the local restaurants. Holt told Council that many Rockwall restaurants were members of the Texas Restaurant Association.

Council then discussed postponing the March 2nd Council meeting. Jones told Council that as he and Bullock would both be unavailable for the next regular meeting, if another member became ill or had an emergency, the Council would be conducting business with barely a quorum. Bullock told Council that he was certain business could be conducted as usual in both his and Jones' absence.

Council then discussed procedures for competitive bidding. Council discussed whether to award bids to the low bidder or set a dollar amount that an outside bidder must meet below the local merchant in order to be awarded the bid. Eisen explained that service, maintenance and durability of products were all considered and that Staff recommended award of bids to the lowest responsible bidder.

Council then discuss procedures regarding the length of Council meetings. Jones suggested that Council not take action on items after 11:00 P.M. Welborn suggested either to limit the number of items on the Agenda or the amount of discussion on each. Tuttle reminded Council that recent workloads had been relatively light. At this time, 8:45 P.M., Frank Miller joined the meeting. After further discussion Jones made a motion to begin future Council meetings at 6:30 P.M. The motion died for lack of a second. Welborn then made a motion to begin Council meetings at 7:00 P.M. Bullock seconded the motion. The motion was voted on and passed with all voting in favor except for Tuttle, who abstained.

Council then discussed the Ethics Code regarding fines and penalties. Fox told Council that employees could be discharged for violations and Council members ought to be fined. Council discussed maximum fines, State offenses, court administration of ethics fines, and whether or not the fine should be reinstated. Fox made a motion to reinstate a fine for Council members in violation of the Ethics Code. Miller seconded the motion. The motion was voted on and passed, 4 to 3, with Bullock, Jones, and Welborn voting against the motion.

The Council next discussed the City's Building Code requirements. Tuttle pointed out two items which were permitted under the Building Code but which he said are not absolutely reliable nor which could withstand time. One of the items is a plastic item that replaces lead flashing around plumbing vents and fits over the pipe. Tuttle said these can leak and only last a few years. The other item is a flex-duct that can be used instead of a metal heat/air duct wrapped in insulation. Tuttle pointed out inadequacies with the flex-duct and asked if Staff could amend the Code to prohibit these. Fox made a motion to instruct Staff to draft an ordinance amending the Building Code to prohibit the two items as explained. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then discussed guidelines for submission of Agenda items by Council members. Bullock suggested that Council limit each member to adding two discussion items per Agenda. Eisen explained that in many cities, a Council member wrote a description and an objective for Staff to review and accumulate any necessary information or cost estimate. He added that in some cities an item had to be requested by more than one Council member. After discussion, Jones made a motion to limit Council members to adding two discussion items unless an emergency. Bullock seconded the motion. Welborn made a motion to amend the motion to require items to be added by members to include an explanation and objective. Holt seconded the motion. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

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

APPROVED:

ATTEST:

BY _____

PLANNING AND ZONING ACTION SHEET

Applicant Seceptomists of Rockwall Case No. P+Z 87-7-SP/FP
Property Description 2.53 acres on airport road
Case Subject Matter site plan, final plat Seceptomist
Rockwall Childrens Home

CASE ACTION

	Approved	Disapproved	Tabled
Date to P&Z <u>February 12</u>	<u>X</u>		
Conditions <u>waine paving requirements, irrigation, street</u> <u>sewer and permit fees as long as Children's Shelter</u>			
Date to City Council <u>Feb 16</u>	<u>X</u>		
Conditions <u>same as P+Z</u>			
Ordinance no. _____			Date _____

ITEMS IN FILE

Zoning Cases	Plat/Site Plan Cases
<input type="checkbox"/> Application	<input checked="" type="checkbox"/> Application
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Filing Fee
<input type="checkbox"/> Filing Fee	<input checked="" type="checkbox"/> Plat/Plan
<input type="checkbox"/> Notice to Paper	<input type="checkbox"/> Engineer's Review
<input type="checkbox"/> Notice to Residents	<input type="checkbox"/> Consultant's Review
<input type="checkbox"/> List of Residents Notified	<input checked="" type="checkbox"/> Agenda Notes
<input type="checkbox"/> Residents' Responses	<input checked="" type="checkbox"/> Minutes
<input type="checkbox"/> Consultant's Review	<input checked="" type="checkbox"/> Correspondence
<input type="checkbox"/> Agenda Notes	<input type="checkbox"/> County File Number
<input type="checkbox"/> Minutes	<input checked="" type="checkbox"/> Applicant Receipts
<input type="checkbox"/> Ordinance	
<input type="checkbox"/> Correspondence	
<input type="checkbox"/> Applicant Receipts	