

SITE PLAN APPLICATION

Date: 23 Feb. 1987

NAME OF PROPOSED DEVELOPMENT ROCKWALL CO. LAW ENFORCEMENT CENTER

NAME OF PROPERTY OWNER/DEVELOPER ROCKWALL CO. COMMISSIONERS COURT

ADDRESS ROCKWALL CO. COURT HOUSE - ROCKWALL TX PHONE 722-5152


NAME OF LAND PLANNER/ENGINEER CHAS. E. HODGES A.I.A.

ADDRESS 2233 RIDGE RD. ROCKWALL, TX. 75087 PHONE 722-0044

TOTAL ACREAGE 10.205 ac.

CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS ONE (1)

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>✓</u>	<u>          </u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	<u>          </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	<u>          </u>	3. Design and location of ingress and egress
<u>✓</u>	<u>          </u>	4. Off-street parking and loading facilities
<u>✓</u>	<u>          </u>	5. Height of all structures
<u>✓</u>	<u>          </u>	6. Proposed Uses
<u>✓</u>	<u>✓</u>	7. Location and types of all signs, including lighting and heights
<u>          </u>	<u>✓</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. Street names on proposed streets

10. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

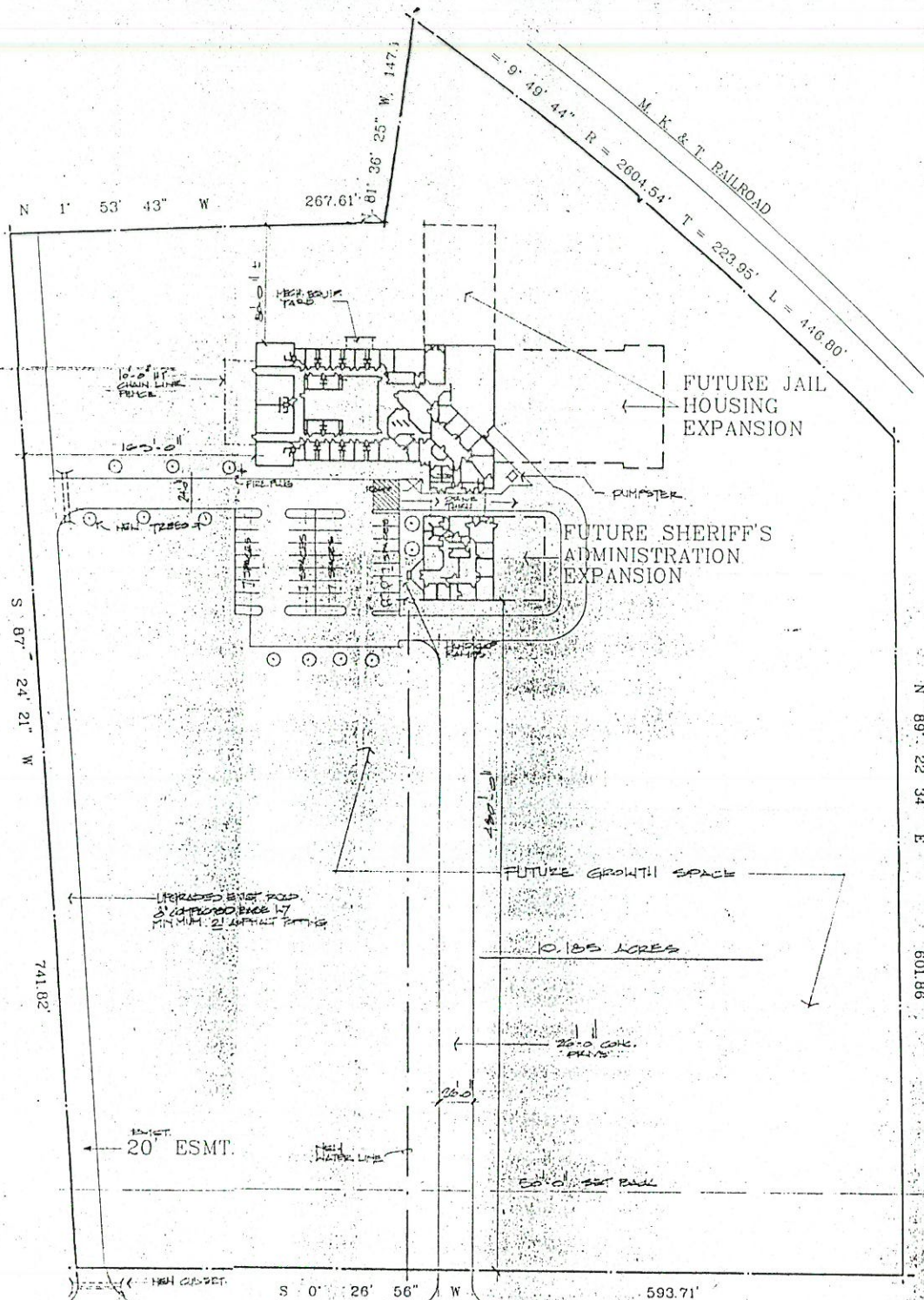
If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

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

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

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

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



# SITE PLAN

sc. 1" = 50'-0"

SITE PLAN REVIEW

Date Submitted 2/23/87

Scheduled for P&Z 3/12/87

Scheduled for Council 3/16/87

Applicant/Owner Rockwall County

Name of Proposed Development Rockwall County Jail

Location High School Road

Total Acreage 10.185 ac. Number Lots/Units 1

Current Zoning 1/2" L1" 1/2" C"

Special Restrictions \_\_\_\_\_

Surrounding Zoning "HC", "L1", "Ag"

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the use conform to the Land Use Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is this project in compliance with the provisions of a Concept Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the property platted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. If not, is this site plan serving as a preliminary plat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Building height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Building Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
7. Does the site plan contain all required information from the application checklist?	_____	_____	_____
8. Is there adequate access and circulation?	_____	_____	_____
9. Are street names acceptable?	_____	_____	_____
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	_____	_____	_____
11. Does the plan conform to the Master Park Plan?	_____	_____	_____

Comments:

Building Codes

1. Do buildings meet setback requirements?	_____	_____	_____
2. Do buildings meet fire codes?	_____	_____	_____
3. Do signs conform to Sign Ordinance?	_____	_____	_____

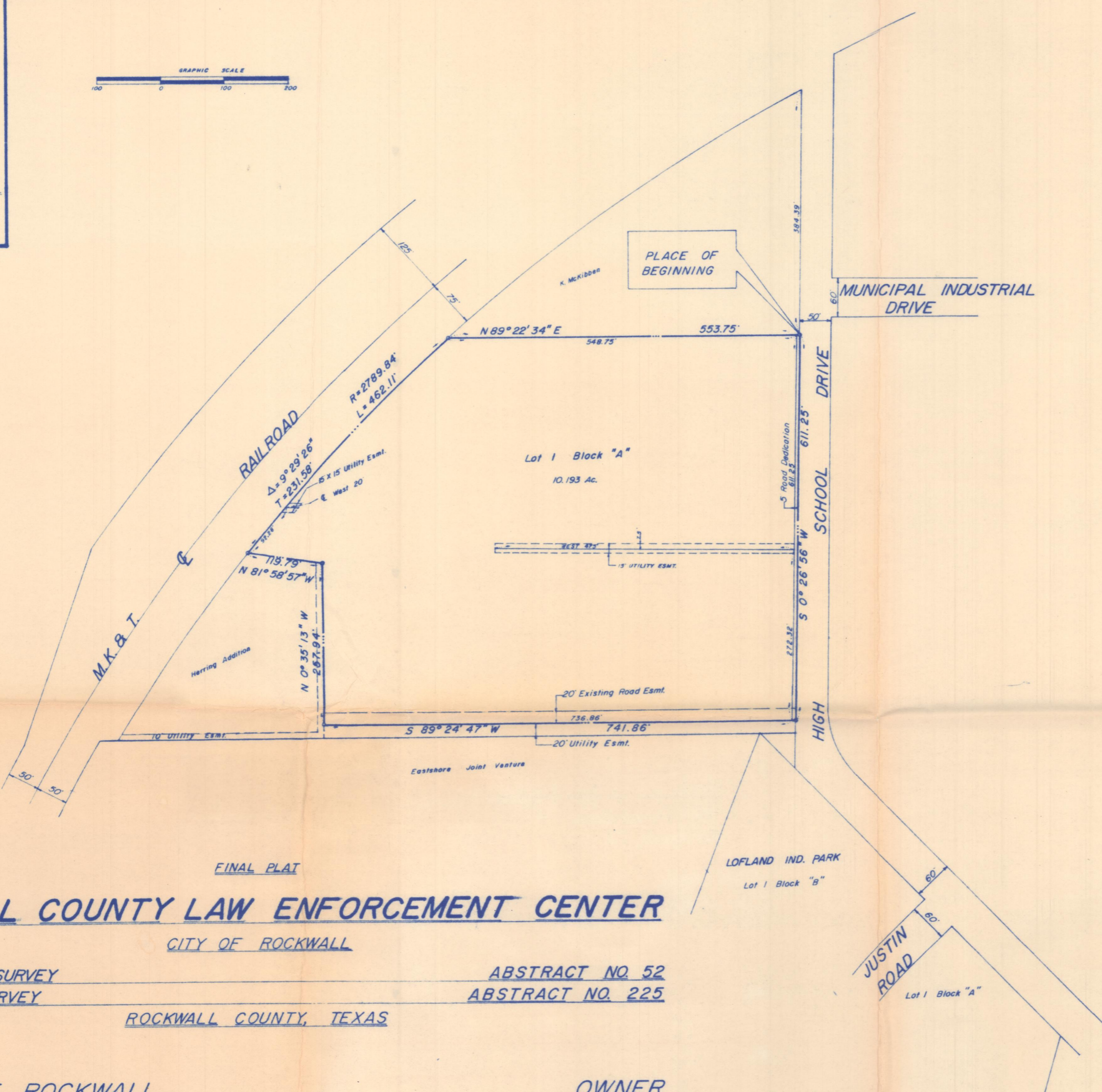
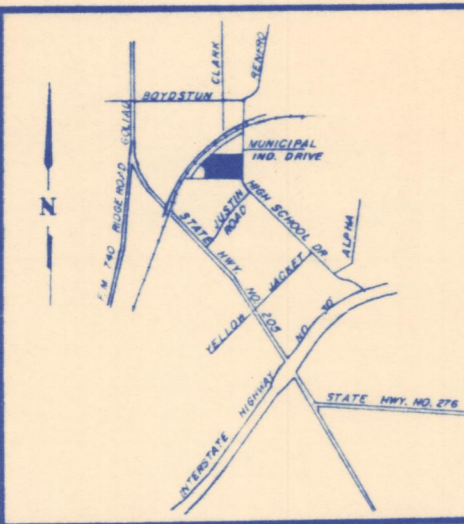
Comments:

Engineering

1. Does plan conform to Thoroughfare Plan?	_____	_____	_____
2. Do points of access align with adjacent ROW?	_____	_____	_____
3. Are the points of access properly spaced?	_____	_____	_____
4. Does plan conform with Flood Plain Regulations?	_____	_____	_____
5. Will escrowing of funds or construction of substandard roads be required?	_____	_____	_____

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



FINAL PLAT

**ROCKWALL COUNTY LAW ENFORCEMENT CENTER**

CITY OF ROCKWALL

B.F. BOYDSTUN SURVEY ABSTRACT NO. 52  
 B.J.T. LEWIS SURVEY ABSTRACT NO. 225  
 ROCKWALL COUNTY, TEXAS

COUNTY OF ROCKWALL OWNER  
 COUNTY COURT HOUSE (722-5152) ROCKWALL TEXAS 75087

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

SCALE 1" = 100' FEBRUARY 20, 1987

OWNERS CERTIFICATE

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Whereas, County of Rockwall, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being, a tract of land situated in the B.F. Boydston Survey, Abstract No. 52 and the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:  
 Beginning, at a point on the West line of High School Drive, and also being the Northeast corner of said tract recorded in Volume 63, Page 644, an iron stake for corner;  
 Thence, S. 0° 26' 56" W., along the West line of High School Drive, a distance of 611.25 feet to an iron stake for corner;  
 Thence, S. 89° 24' 47" W., leaving the said West line of High School Drive, and along the South line of a 20' foot Easement, a distance of 741.86 feet to an iron stake for corner;  
 Thence, N. 0° 35' 13" W., a distance of 257.94 feet to an iron stake for corner;  
 Thence, N. 81° 58' 57" W., a distance of 117.79 feet to a point on the Southeast line of the M.K. & T. Railroad R.O.W., an iron stake for corner;  
 Thence, in a Northeasterly direction and along the Southeast line of the M.K. & T. Railroad R.O.W., and around a curve having a central angle of 9° 29' 26", a radius of 2789.84 feet, a distance of 462.11 feet to the end of said curve, an iron stake for corner;  
 Thence, N. 89° 22' 34" E., leaving the said Southeast line of the M.K. & T. Railroad R.O.W., a distance of 553.75 feet to the PLACE OF BEGINNING and containing 10.263 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That, County of Rockwall, being owner, does hereby adopt this plat designating the herein above described property as **ROCKWALL COUNTY LAW ENFORCEMENT CENTER**, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do 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 or efficiency of their respective systems on any of the 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, 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, not 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 \_\_\_\_\_  
 William B. Lofland County Judge

STATE OF TEXAS

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared William B. Lofland, 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 \_\_\_\_\_

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.

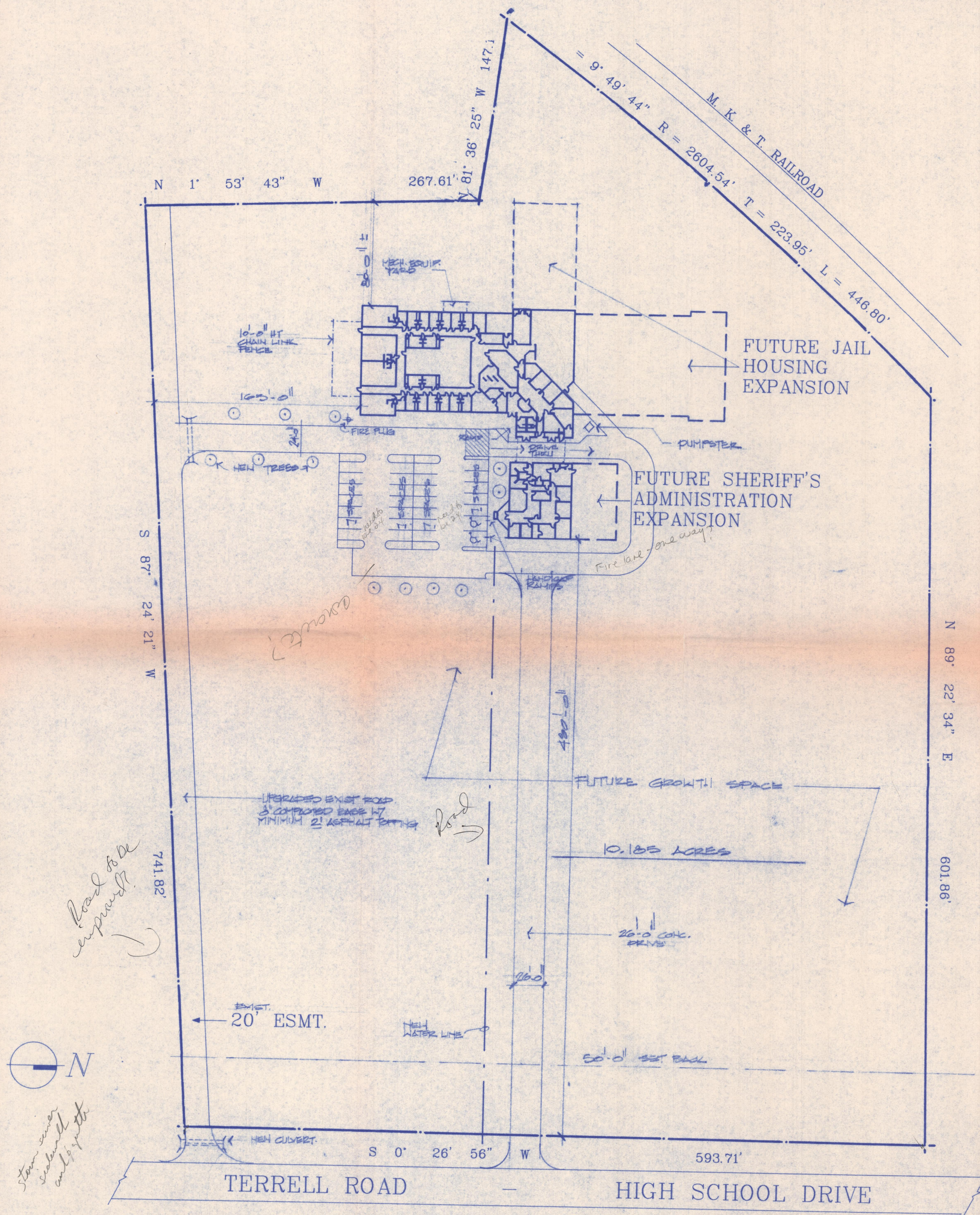
Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS

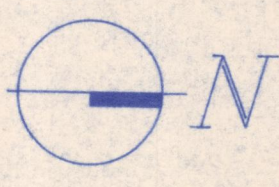
Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

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

Notary Public for the State of Texas  
 My Commission Expires \_\_\_\_\_



*Road to be improved?*



*Station shown on land record and plat for this*

# SITE PLAN

sc. 1" = 50'-0"

*48 inmates  
4 employees*

ROCKWALL CO. LAW ENFORCEMENT CENTER  
 CHAS. E. LODGES A.I.A. ARCHITECTS  
 ROCKWALL, TX 75087 214-722-0044 - 11 FEB 1987

PROGRAM INFO:	
26 PARKING SPACES	
EQUARE PLAN:	
10 spaces	SHERIFF'S OFFICE - 2,955 SF
12 spaces	JAIL HOUSING/INTAKE - 14,675 SF
0 spaces	EXERCISE YARD - 1,600 SF
0 spaces	SALT PILE - 960 SF
20 spaces (100' x 20')	TOTAL
20' provided	20,290 SF

Rockwall Jail Escrow  
593.71

May  
Jail file

storm sewer

$$18" @ \$30/\text{ft} \times 250' = \$7500.00$$

curb & gutter

$$\$12/\text{ft} \times 593.71 = \$7,124.52$$

sidewalk

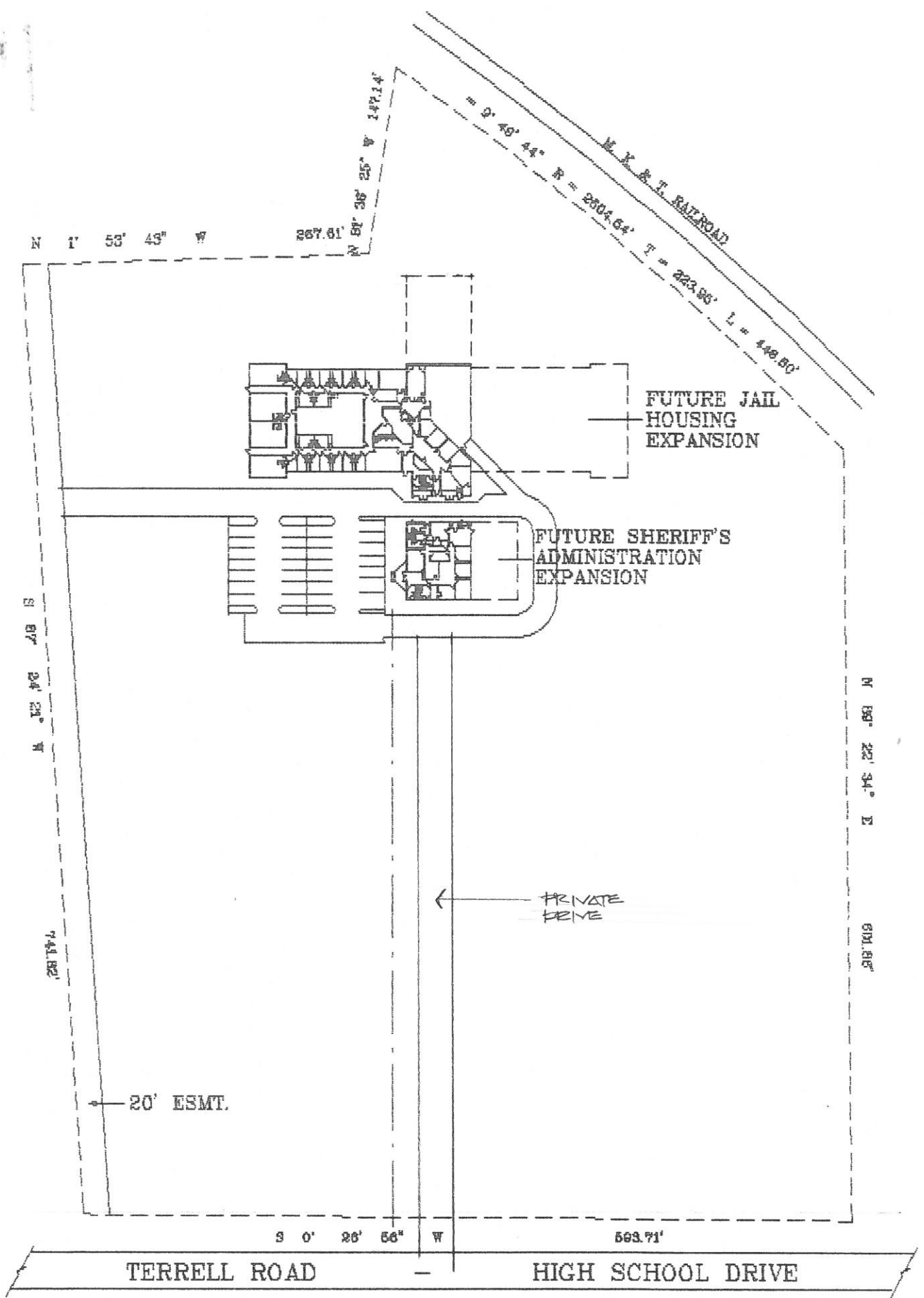
$$\$2.50/\text{sf} \times 593.71 \times 4 = 5937.00$$

+

20,561.52  
152

23,645





SITE PLAN

no scale

# TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: ROCKWALL CO, LAW ENFORCEMENT CENTER  
 (name, address) HIGH SCHOOL DRIVE  
ROCKWALL TX, 75087

ARCHITECT'S PROJECT NO: ROCKWALL JAIL

DATE: 23 Feb. 1987

TO: CITY OF ROCKWALL TX.

If enclosures are not as noted, please inform us immediately.

If checked below, please:

- Acknowledge receipt of enclosures.
- Return enclosures to us.

ATTN: JULIE COUCH ASSIST CITY MANAGER

WE TRANSMIT:

herewith  under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

- approval  distribution to parties  information
- review & comment  record
- use  \_\_\_\_\_

THE FOLLOWING:

- Drawings  Shop Drawing Prints  Samples
- Specifications  Shop Drawing Reproducibles  Product Literature
- Change Order  \_\_\_\_\_

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
8			PRINTS SITE PLAN	
1	23 Feb 87		SITE PLAN APPLICATION	
1	23 Feb 87		CHECK FOR \$35.00	

ACTION CODE A. Action indicated on item transmitted  
 B. No action required  
 C. For signature and return to this office  
 D. For signature and forwarding as noted below under REMARKS  
 E. See REMARKS below

REMARKS \_\_\_\_\_

COPIES TO: \_\_\_\_\_ (with enclosures)

- 
- 
- 
- 
- 
- 

BY: Chuck [Signature]

# TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: *Rockwall Co. Law Enforcement Center*  
 (name, address) *High School Drive*  
*Rockwall, Tx.*

ARCHITECT'S PROJECT NO: *Rockwall Tx.*

DATE: *24 Feb 1987*

TO: *Julie Couch*  
*City of Rockwall, Tx.*

If enclosures are not as noted, please inform us immediately.

If checked below, please:

- Acknowledge receipt of enclosures.
- Return enclosures to us.

ATTN:

WE TRANSMIT:

- herewith  under separate cover via \_\_\_\_\_
- in accordance with your request \_\_\_\_\_

FOR YOUR:

- approval  distribution to parties  information
- review & comment  record
- use  \_\_\_\_\_

THE FOLLOWING:

- Drawings  Shop Drawing Prints  Samples
- Specifications  Shop Drawing Reproducibles  Product Literature
- Change Order  \_\_\_\_\_

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
<i>1</i>			<i>8 1/2 x 11 Site</i>	

ACTION CODE A. Action indicated on item transmitted B. No action required C. For signature and return to this office D. For signature and forwarding as noted below under REMARKS E. See REMARKS below

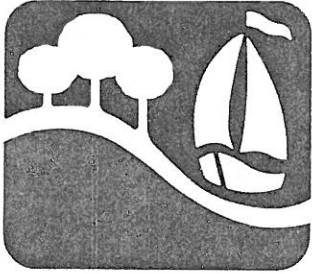
REMARKS \_\_\_\_\_

COPIES TO:

(with enclosures)

- 
- 
- 
- 
- 

BY: *Chuck [Signature]*



# CITY OF ROCKWALL

## "THE NEW HORIZON"

March 13, 1987

Rockwall County Commissioners' Court  
Rockwall County Courthouse  
Rockwall, Texas 75087

Gentlemen:

On March 12, 1987, the Rockwall Planning and Zoning Commission recommended approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road subject to the following conditions:

1. waiver to street escrow requirements
2. escrow for curb and gutter, storm drainage and sidewalk, estimated at \$23,645.00, be waived for a period of not more than one Budget Year
3. irrigation requirements be waived
4. the existing drive be widened from 20 feet to the required 24 feet
5. paving requirements be waived to allow a gravel center drive.

The Rockwall City Council will consider approval of your request at 7:00 P.M. on March 16, 1987, in City Hall, 205 West Rusk.

Please call if you have any questions.

Sincerely,

Mary Nichols  
Administrative Aide

CC: Chuck Hodges  
MN/mmp

Agenda Notes

3/12/87

IV.B. P&Z 87-17-SP/PP - Discuss and Consider Approval of a Site Plan/Preliminary Plat for the Rockwall County Jail Site Located on High School Road

We have received a request for site plan/preliminary plat approval from Rockwall County for the new jail/Sheriff's Office facility. The site is located on High School Road just south of the railroad. The total site contains approximately 10.2 acres. The site plan as submitted meets most of the City's requirements. The jail site is set back toward the rear of the property and is accessed by two drives. One of the drives along the south property line is an existing gravel drive that provides access for a tract owned by Him Herring. The County does not have the funds to pave these drives in asphalt or concrete at this time and they are asking to be allowed to continue with the gravel. Another reason for not wanting to put in a permanent center drive is because they are not sure how the remaining portion of the property will develop. The existing drive is only 20 feet wide and they will widen that to our current requirement of 24 feet. They do need to widen the driving lanes in the parking lot to 24 feet and they are making this change.

Additionally, the County would like to waive the irrigation requirement. The buildings are set back from the road almost 500 feet and when the site is fully developed this will be the back of the site.

The preliminary plat is for a one lot subdivision. At this point the only issue is the requirement for escrow of funds for improvement of High School Road. Under our requirements they would normally be required to escrow for 1/2 of High School Road plus curb and gutter, storm drainage and sidewalk. High School Road was recently redone by the City and our policy on High School has been to only require escrow for curb and gutter, storm sewer and sidewalk. Again, the County does not have the funds to provide this escrow at this time. They have indicated that it could be budgeted in next year's budget and the funds could be escrowed at that time. The estimated cost of the escrow is \$23,645.00.

Attached is a copy of the site plan/preliminary plat. We would recommend approval as submitted.

MINUTES OF THE PLANNING AND ZONING COMMISSION

March 12, 1987

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

The Commission considered approval of the Consent Agenda which consisted of the minutes of February 12, 1987, and a vacation of and replat for the Goldencrest Subdivision. McCall made a motion to approve the Consent Agenda. Seligman seconded the motion. The motion was voted on and passed unanimously.

Smith then opened a public hearing on a request from Westerfield/Tomlinson for a change in zoning from "A" Agricultural to "C" Commercial on 19.705 acres and "HC" Heavy Commercial on 56.980 acres, both located at SH-205 south off Sids Road and East of Mims Road. Assistant City Manager Julie Couch explained the location of the property and how it related to the Land Use Plan. Couch added that if the request were approved, Staff recommended a 200 ft. depth of Commercial zoning along Mims Road and that the Land Use Plan be amended to reflect the area as Heavy Commercial and Commercial instead of Single Family.

Bob Brown, representing the applicants, explained that the 400 foot depth of Commercial along SH-205 was to be consistent with existing development and that a large depth of Commercial on Mims Road would minimize useable Heavy Commercial property. Bill Lofland, representing Evelyn Lofland, pointed out how Mims Road related to the Thoroughfare Plan and requested a 400 foot deep buffer of Commercial zoning along the frontage of Mims. As there was no one else wishing to address this matter, the public hearing was closed.

Couch noted that of 19 public notices mailed, three were returned in favor and one, Evelyn Lofland's, in favor with a Commercial depth along Mims. After discussion, Seligman made a motion to approve the zone change including a 250 ft. depth of Commercial zoning along Mims and to recommend to the City Council revising the Land Use Plan to reflect Commercial use in that area. Sinclair 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 Harold Chenault for a change in zoning from "A" Agricultural to "SF-16" Single Family and a preliminary plat on approximately 14 acres, generally located on SH-205 south of Dalton Road. Couch explained that the request consisted of the rezoning, a preliminary plat and a request for a waiver of street escrow requirements. She added that one of the three lots didn't have street frontage which would require a variance from the minimum lot frontage requirements of the Zoning Ordinance and would be

considered by the Board of Adjustments on March 19th. She also stated that the three lots must meet the requirements of the Park Land Dedication Ordinance.

Harold Chenault addressed the Commission and explained his request. He said that the property would not be salable with street escrow attached to it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Smith stated that this house was being sold and escrow would not necessarily cause financial hardship on an individual but on the sale of a piece of property.

Smith told the Commission that no precedent had been set with regard to escrow waivers. Seligman made a motion to approve the preliminary plat and the change in zoning subject to approval by the Board of Adjustments for a variance to the minimum lot frontage requirement and recognizing escrow for compliance with the Park Land Dedication Ordinance in the amount of \$473.02. Sinclair seconded the motion. The motion was voted on and passed, 5 to 1, with Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Joanne Sidlinger for a change in zoning from "A" Agricultural to "LI" Light Industrial on a .988 acre tract of land located off Airport Road adjacent to the Rockwall Municipal Airport. Couch explained the applicant's request, the location of the property and that "LI" zoning was in conformance with the Comprehensive Land Use Plan. Robert Hager, Attorney representing the applicant, explained that the existing building on the property was being used for storage for an off-premise business but that the use had since ceased. He added that the property needed permanent zoning before the application could get a Certificate of Occupancy for a future use. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. McCall confirmed with Staff that the property would still need to be platted. Sinclair made a motion to approve the zone change. Seligman 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 Frank Springer for a Conditional Use Permit for a temporary gun club and target range on a tract of land located on FM-549 between I-30 and SH-276. Couch explained the applicant's request and recommended that if the Planning and Zoning Commission chose to approve the CUP, that it be temporary and allowing adjacent developments to trigger review of the permit. James Needleman addressed the Commission and explained that the new proposed building would be portable and that the gun club would be strictly skeet shooting. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. The Commission discussed the request and the time limit for the permit. Crumbley made a motion to approve the Conditional Use Permit for one year. Seligman offered a substitute motion to approve the CUP for one year, to review the CUP at any point in time

when adjacent or nearby property develops, and to issue a building permit without requiring the property to be platted as the usage was temporary. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Mike Rogers for a Conditional Use Permit for an accessory structure over the maximum height requirement in an "SF-10" classification, and a vacation of and replat for the Carroll Estates. Couch explained that the structure was seven feet over the maximum height and that the building would cut into the hillside, providing minimal visibility from Ridge Road.

Wayne Rogers told the Commission that the height was needed to enclose a car carrier and show cars. He added that it would be 38 feet from the alley and utilizing roll-up doors. Chip Gehle of 1316 South Alamo said that a residential area was not a safe location for such storage, that the building would add noise and deteriorate the neighborhood. Smith confirmed the size, 42 ft. by 60 ft. with Mr. Rogers. He added that the issue at hand was height, not whether or not he could construct the building. Lorraine Burns pointed out that property owners who were present were confused with regard to the proposed height. Rogers stated that with a CUP the structure would be 22 ft. high. J. D. Shriber, 204 Becky Lane, said that the height would be detrimental to the neighborhood. Inez Shriber stated that the permit would defeat the purpose of the high development standards in Rockwall. The Commission discussed the appearance of the building, usage of the structure, and a possible periodic review of the permit. Smith then closed the public hearing. Seligman made a motion to approve the vacation and replat prior to further discussion regarding the permit. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed the appearance of the building and concerns of the residents present who were nearest to the proposed building. Smith pointed out that the Commission hadn't seen all sides of the building. Mike Rogers offered some additional drawings and assured the Commission that the structure would be used solely for storage. Sinclair made a motion to deny the CUP request for the height restrictions. Seligman seconded the motion. The motion was voted on and passed 4 to 2, with McCall and Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Burgy/Miller, Inc. for a change in zoning from "GR" General Retail to "SF-10" Single Family and approval of a preliminary plat. Couch explained the application, the location of the tract, and that the preliminary plat was in compliance with the Land Use Plan. She stated that they were asking for a waiver to alley requirements for homes that backed up to the lake and that they were subject to escrow of \$2,709.45 to comply with the Mandatory Park Land Dedication Ordinance.



Harold Evans, Consulting Engineer for the applicants, explained the locations of General Retail in the area and the need for additional Single Family. Nora Myers, 1100 Teakwood, expressed support for additional residential although she had hoped for a community park at this location. Suzanne Ingram, 1101 Bayshore, expressed her favor for the change to Single Family. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. Seligman made a motion to approve the change in zoning and preliminary plat recognizing a requirement of \$2,709.45 in escrow to comply with the Mandatory Park Land Dedication Ordinance. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-19 located west of FM-740 on Summer Lea Drive. Couch explained that the property was undeveloped and zoned for "MF-15". Bryan Marcus, Nelson Corporation, stated that the new ownership only recently became aware of the PD review and requested tabling the PD review until the new owner, Robert Greenberg, had the opportunity to submit a plan. Clark Beard confirmed with Planning and Zoning Commission that "MF-15" was the only use allowed. As there was no one further wishing to speak on the matter, Smith closed the public hearing. Seligman made a motion to table the review of PD-19 until May 14th. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-20 located west of FM-740 on Summer Lea Drive. Couch explained that only six acres remained undeveloped in the PD and the rest of the property was being developed as Orleans on the Lake. Richard Harris, developer of Orleans on the Lake, asked the Commission to make no changes with regard to this area. Smith stated that Orleans was platted and not the concern at present, but the remainder of the PD was subject to review. Clark Beard, owner of the six acres in question, explained that he had misunderstood the object of the review and requested action be deferred as on PD-19. Sinclair made a motion to table review of PD-20 until May 14th. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Next, the Commission considered approval of a site plan for a Quick Lube located on Ridge Road. Couch explained revisions to the plan that had been done at Staff or Planning and Zoning Commission's recommendation and briefly reviewed the plan. Sh added that FM-740 in this area was indicated as a scenic route in the Land Use Plan. John Fulgham, Car Wash Equipment Company, outlined the appearance of the building, the materials, the landscaping, and expressed his willingness to comply with recommendations of the Commission. Quinn pointed out that although a Quick Lube was an allowed use in this area, and even though the plan was well-done, this was an inappropriate business for an area designated as a scenic route. He recommended that the City pursue the possibility of establishing overlay zoning requirements for scenic routes. The Commission

discussed this point with the applicants and encouraged some design improvements. Quinn made a motion to approve the site plan with the stipulation that an improved design be submitted to the City Council and recognizing that this use was inappropriate, although allowed. He further recommended that Council consider initiating a study of possible overlay requirements for scenic routes. Crumbley seconded the motion. The motion was voted on and passed 5 to 1, with McCall voting against the motion.

The Commission then considered approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road. Couch explained the location of the site, the existing gravel drive and the proposed drive. She added that the County was requesting a waiver to irrigation requirements, to be allowed a temporary gravel drive and to be given a waiver of escrow for substandard paving until next budget year. Chuck Hodges was available to answer questions. Seligman made a motion to approve the site plan/preliminary plat allowing a gravel drive, waiving irrigation requirements, waiving escrow for street improvements, and temporarily waiving escrow for storm sewer, curb and gutter, and sidewalk. Quinn offered a substitute motion to include a time limit of not more than one budget year to the temporary waiver of escrow. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Rockwall Towne Centre Phase III located on the north service road of I-30. Couch explained that the only concern regarding the plat was the need for an access easement along the front of the property and the 20 ft. setback needed to meet the required 25 feet. Pat Donovan, Dunning Development, explained that both the requirements could be met and that the same brick would be used on all the businesses locating in the Centre. Seligman made a motion to approve the plat contingent to provision of an access easement through the lots and the required 25 foot setback being met. 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:



Chairman

ATTEST:



Council then continued a public hearing and considered approval of a revised preliminary plan for PD-5 generally located on SH-205 and Quail Run Road. J. T. Dunkin, representing Leonard Thomas, explained that the revised plan was a result of the PD review process initiated by the City. Dunkin reviewed the plan, the problems encountered during the planning process, and the acreages and locations of each designated land use. Fox stated concern for the amount of designated Townhouse. Dunkin offered a substitute plan which would replace Townhouse with detached cluster housing, seven units to the acre. At this time Tuttle turned the chair over to Mayor Pro Tem Welborn.

Roy Hance addressed Council and expressed concern for high density. He urged the Council to limit density as it would affect his property adjacent to the City Limits. Frank Springer addressed Council and explained that flood areas needed to be taken into consideration at the time of development. As there was no one else wishing to address Council on this matter, the public hearing was closed.

Welborn suggested that each Council member provide Dunkin with a recommended change to give him a general idea of what improvements in the plan Council desired. Jones stated that there was too much high density along SH-205. Holt favored detached cluster housing, seven units to the acre, to replace some "MF-14" and a revision of the Quail Run extension alignment. Welborn recommended exchanging Tract 2 and Tract 19 and making Tracts 3, 5, and 9 detached cluster homes. Bullock favored straightening the Quail Run alignment. Fox requested an overall reduction in density. Miller asked Dunkin to consider office use on Tract 7. Dunkin asked Staff to review the alignment of the Quail Run extension and determine his options regarding the location and configuration.

Council then considered approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road. Couch explained that the applicants were requesting a waiver of escrow for curb and gutter, storm drainage and sidewalk. She added that the existing drive was 20 feet wide and Council could stipulate that it be widened to meet the required 24 feet. At this time Welborn returned the chair to Mayor Tuttle.

Chuck Hodges, speaking for the applicants, explained that funds for the facility were obtained by Bond Election and that minimal funds had been requested. He stated that irrigation would be provided by inmates and that a gravel drive would provide flexibility with regard to future expansions. After Council discussion, Welborn made a

motion to approve the site plan/preliminary plat with a temporary waiver of escrow for curb and gutter, storm drainage and sidewalk to be budgeted for fiscal year 1988 and a waiver to paving requirements to allow a gravel drive with plans for a permanent drive to be submitted in fiscal year 1988. Jones seconded the motion. Fox offered an amendment to the motion to include a requirement that the drive be seal-coated, of an all-weather nature, and that road improvements for a permanent drive be completed not later than two years from the date of submittal of plans. Jones seconded the amendment. Miller questioned the City's ability to enforce payment of escrow. Eisen suggested a contractual agreement to insure compliance. The amendment was voted on and passed unanimously. Holt offered another amendment to make site plan/preliminary plat approval subject to the County entering into a contractual agreement regarding the waivers. Welborn seconded the amendment. The amendment was voted on and passed unanimously. The original motion as amended was voted on and passed unanimously.]

Council then considered approval of a final plat for Rockwall Town Centre Phase III located on the north service road of I-30. Fox questioned the extension of a turn lane along Ridge Road. Eisen explained that the turn lane wouldn't apply to this plat as it was located along the service road. Welborn made a motion to approve the final plat subject to the 20 ft. setback being changed to meet a 25 ft. setback and provision of an access easement through all the lots. Holt seconded the motion. The motion was voted on and passed unanimously.

Council next considered a request from Frank Barber for de-annexation of 224 ft. by 300 ft. of his property that was annexed in 1986 into the City. Holt made a motion to approve the request. Jones seconded the motion. Council briefly discussed the property. The motion was voted on and failed 2 to 5, with all voting opposed except Holt and Jones who voted in favor of the motion.

Council considered approval of an ordinance re-establishing the Texas Power and Light Company franchise on first reading. Jones made a motion to approve the ordinance. Bullock seconded the motion. Couch read the ordinance caption. The motion was voted on and passed unanimously.

Council next considered approval of a contract with the County defining responsibility for road improvements on roads in both the City and County. Fox made a motion to approve the contract. Bullock seconded the motion. The motion was voted on and passed unanimously.

PLANNING AND ZONING ACTION SHEET

Applicant Rockwall County Case No. Pz 87-17-SP/PP  
 Property Description Rockwall County Jail site  
 Case Subject Matter site plan/preliminary plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>March 12</u>	<u>X</u>		
Conditions _____			

Date to City Council March 16 X  
 Conditions existing drive 20' widened to 24', curbs/gravel drive permit 1 yr, seal-coat drive, contractual agreement, permanent drive 2 years after plans submitted, plans submitted in fiscal '88  
 Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- |                                                     |                                                       |
|-----------------------------------------------------|-------------------------------------------------------|
| <u>Zoning Cases</u>                                 | <u>Plat/Site Plan Cases</u>                           |
| <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 checked="" 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 type="checkbox"/> Applicant Receipts           |
| <input type="checkbox"/> Ordinance                  |                                                       |
| <input type="checkbox"/> Correspondence             |                                                       |
| <input type="checkbox"/> Applicant Receipts         |                                                       |