

City of Rockwall, Texas

Date: 4/28/87

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision HUBBARD CAR WASH

Name of Subdivider _____

Address _____ Phone _____

Owner of Record DAVID COOK / MIKE BELL

Address P.O. Box 98 Rockwall Phone 722-5353

Name of Land Planner/Surveyor/Engineer ARCHIMATIY

Address _____ Phone 722-0044

Total Acreage 15755 SF Current Zoning SUP-6

No. of Lots/Units 1 Signed Michael W Bell

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VI 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

Check on roof color
 - check on wall - Brick

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z 5/14

Scheduled for Council 5/18

Applicant/Owner Mike Bell

Name of Proposed Development Habbaud Car Wash

Location Washington / 66

Total Acreage 15,755 sq. ft. Number Lots/Units 1

Current Zoning SDP 6 - underlying CR

Special Restrictions _____

Surrounding Zoning GR, cemetery

	Yes	No	N/A
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 - <u>has screened along cemetery w/ 6' fence</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Building height	<input checked="" 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?	<input checked="" type="checkbox"/>	_____	_____
9. Are street names acceptable?	_____	_____	<input checked="" type="checkbox"/>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	_____	<input checked="" type="checkbox"/>	_____
11. Does the plan conform to the Master Park Plan?	_____	_____	<input checked="" type="checkbox"/>

Comments:

Building Codes

1. Do buildings meet setback requirements?	<input checked="" type="checkbox"/>	_____	_____
2. Do buildings meet fire codes?	<input checked="" type="checkbox"/>	_____	_____
3. Do signs conform to Sign Ordinance?	_____	_____	_____

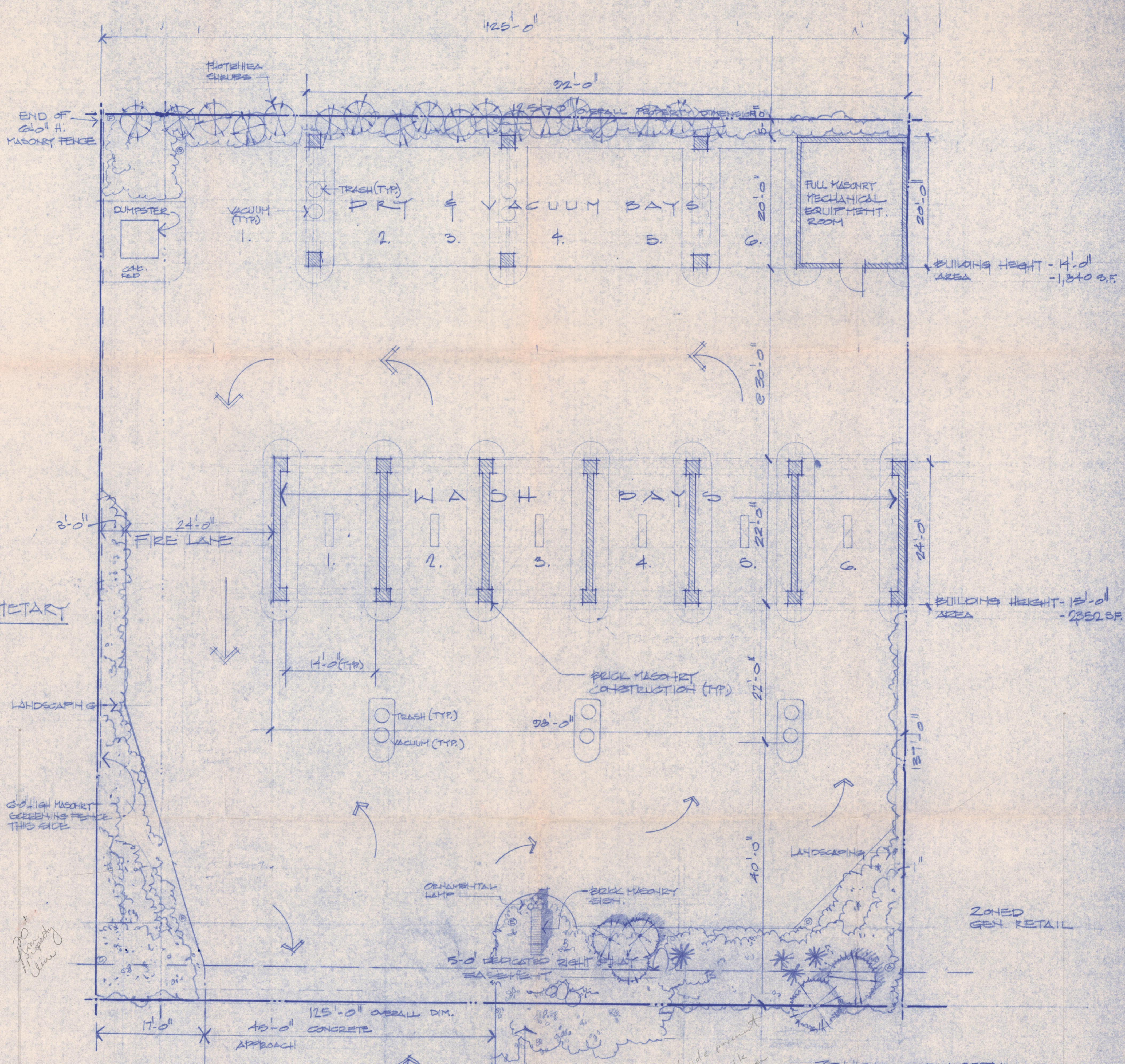
Comments:

Engineering

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

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cox</u>	<u>6/3/87</u>	<u>2 hr.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____



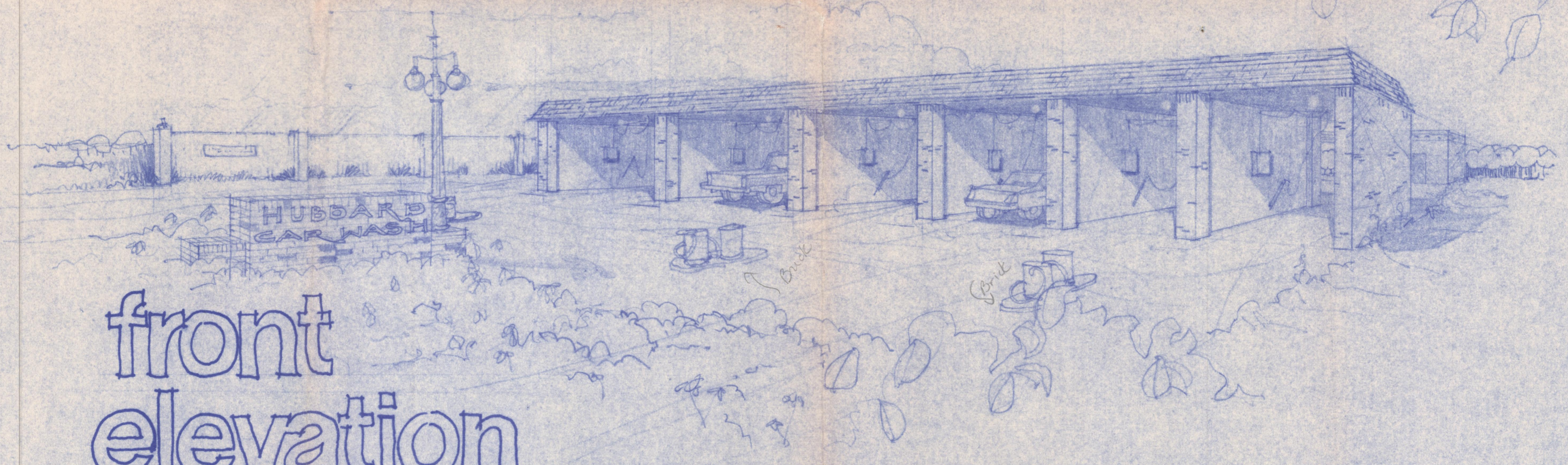
site plan
 scale 1/8" = 1'-0"
 0 5 10 20 40

ARCHIMATRIX, INC.
 CLAS. E. HODGES A.T.A.
 BOX 394 ROCKHALL TEXAS 75087
 214-122-0044

ZONED-GEN. RETAIL
 LOT SIZE 115 x 137'
 LOT AREA 15,755 S.F.

revised: 12/12/86

front elevation



Washington / SH66 Car War Escrow
6/5/87

1. 8" Concrete Pavement 18' wide
 $18' \times 125' \times \frac{1}{9} \times 20/sy = \5000

2. 6" Lime Stabilized subgrade =
 $19' \times 125' \times \frac{1}{9} \times \$1.50 = \$396$

3. Hydrated Lime
 $19 \times 125' \times .06 \times 110 \times \frac{1}{2000} \times \$30/ton = \$627$

4. 6" Curb & 24" Gutter
 $80' \times \$10/l.f. = \800

5. 4' Sidewalk
 $\$2.50/s.f. \times 4' \times 80' = \800

$\$7,623.00$

$\$7623 \times 1.15 = \boxed{\$8766}$

May 11, 1987

City of Rockwall
Julie Couch
205 W. Rusk
Rockwall, Texas 75087

Dear Julie:

We do hereby request that our site plan/primarily plant consideration pending before Planning and Zoning Commission of Rockwall, Texas regarding Hubbard Car Wash be postponed for one month.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael W. Belt". The signature is written in a cursive style with a large initial "M".

Michael W. Belt

TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: Hubbard Car Wash
 (name, address) Washington @ Hwy. 66
 Rockwall, Texas

ARCHITECT'S PROJECT NO:

DATE: June 12, 1987

TO: ┌
└ City of Rockwall
 205 W. Rusk
 Rockwall, Texas 75087

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

ATTN: ┌
└ Julie Couch

If checked below, please:
 () Acknowledge receipt of enclosures.
 () Return enclosures to us.

WE TRANSMIT:
 (x) herewith () under separate cover via _____
 () in accordance with your request _____

FOR YOUR:
 (x) approval (x) distribution to parties (x) information
 (x) review & comment () record
 () use () _____

THE FOLLOWING:
 (x) Drawings () Shop Drawing Prints () Samples
 () Specifications () Shop Drawing Reproducibles () Product Literature
 () Change Order () _____


COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
7			Site Plan, Perspective Elevation	

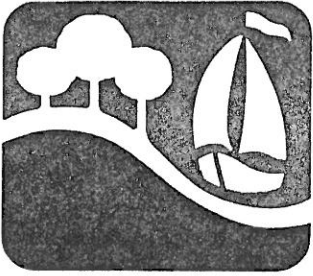
ACTION CODE A. Action indicated on item transmitted D. For signature and forwarding as noted below under REMARKS
 B. No action required E. See REMARKS below
 C. For signature and return to this office

REMARKS _____

COPIES TO: (with enclosures)

-
-
-
-
-

BY: 



CITY OF ROCKWALL

"THE NEW HORIZON"

June 17, 1987

Mr. David Cook/Mr. Mike Belt
P.O. Box 98
Rockwall, TX 75087

Dear Mr. Cook and Mr. Belt,

On June 15, 1987, the Rockwall City Council approved a site plan/preliminary plat for Hubbard Car Wash subject to the following conditions:

1. landscaping on each side of the masonry fence
2. masonry fence to be set back 20 feet from the front property line.
3. trash and vacuum areas to be bricked in
4. insulated vacuums with a potential noise reduction of 90%
5. compliance with street escrow requirements
6. dedication of additional 5 feet of right-of-way

Please provide at least three copies of a revised site plan, reflecting the additional landscaping and length of the masonry wall. These must be received prior to your application for a final plat.

Feel free to contact me, if you have any questions.

Sincerely,

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

Mary Nichols
Assistant City Secretary

MN/ss

Agenda Notes
P&Z - 6/11/87

- IV. A. P&Z 87-29-SP/PP - Discuss and Consider Approval of a Site Plan/Preliminary Plat for Hubbard Car Wash Located on West Washington Street

As you are aware, now that the zoning question on SUP-6 has been finalized the applicants for the car wash have filed another site plan/preliminary plat for consideration. The site plan is the same as the original plan submitted to P&Z with the additions as requested by Council. They propose to build a 6 ft. masonry fence along the property line adjacent to the Cemetery. They also propose to plant photinias along their rear property line. They will have information Thursday night regarding what type of fence will be installed, what color the roof will be, what size the photinias will be and what the interior partitions will be made of. One requirement the Council had discussed previously was a requirement that the vacuums be of an insulated type to reduce the noise next to the Cemetery.

This site plan is also serving as the preliminary plat. The applicants will have to dedicate an additional 5 ft. of Right-of-Way and would be subject to our street escrow ordinance. There will also need to be an extension of a water line to serve the area and it may require the installation of a fire hydrant.

A copy of the site plan is enclosed as well as a location map.

MINUTES OF THE PLANNING AND ZONING COMMISSION
June 11, 1987

Chairman Don Smith called the meeting to order with the following members present: Leigh Plagens, Norm Seligman, Bill Sinclair and Hank Crumbley. The Commission first considered approval of the minutes of May 14th and May 28th. Sinclair pointed out a correction in the May 28th minutes. Seligman made a motion to approve both minutes with the name correction in the minutes of May 28th. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered amending, modifying or removing SUP-7, a specific use permit issued for miniwarehouses at SH-205 and Yellowjacket Lane. Assistant City Manager, Julie Couch explained the location of the property, the original approved site plan, and the development since the permit was approved. Bob Harper addressed the Commission and explained that he owned one section of the property and that Lee Mitchell owned the other portion. He stated that the economy had prevented expansion of the miniwarehouses and that the only access was from SH-205. He added that he bought the property three years ago as a result of a foreclosure. Lee Mitchell addressed the Commission and explained that miniwarehouses were the only choice in a landlocked situation. He also stated that a concrete drain had been and was slowly being filled with dirt to allow settlement for eventual development. Smith pointed out that the property would revert to the underlying commercial zoning if the permit were removed and that under the current zoning ordinance there wasn't a mechanism for allowing miniwarehouses in commercial zoning. The Commission discussed the apparent landlock situation, the two sources of access controlled by two separate owners and the necessity for the property to be platted prior to expansion. Seligman made a motion to limit the permit to undeveloped areas, to limit the permit to three years at which time it will be reviewed again by P&Z, and requiring a site plan at the time of development. Crumbley seconded the motion. Seligman clarified that the motion was to review the permit in three years, not automatically remove it. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Scott Bowman for a change in zoning from "C" Commercial to "LI" Light Industrial on a 5.7 acre tract of land located on I-30 west of FM-549 and approval of a site plan. Couch outlined the applicants request, proposed uses and planned improvements on the existing metal building. She added that the drives as proposed were only 127 feet apart and that the applicants were requesting a waiver to the 200 foot separation requirement. She also stated that the applicant proposed a future joint drive on the west side with the adjacent property. The drive as proposed would not, therefore meet the required 10 foot setback. Chuck Hodges, representing the applicant, explained additional

improvements including bricking the front, bricking 1/3 up on sides, adding a canopy and a security fence. Smith confirmed that parking met requirements and requested an earth tone baked enamel be painted over the blue. The Commission discussed permitted uses in light industrial, the joint drive and the non conforming status of the metal building. Seligman made a motion to approve the change in zoning and the site plan waiving the 200 ft. drive separation requirement and waiving the 10 ft. drive setback requirement on the west property line subject to this becoming a future joint drive and requiring an access easement. Sinclair seconded the motion. Seligman restated his motion to include a minimum 127 foot separation between drives. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan/preliminary plat for Hubbard Car Wash located on Washington at SH-66. Couch reviewed the background of the application and the permit under which the car wash was permitted. She outlined improvements made on the site plan at Council's request including a six foot masonry screen, photinias along the rear and additional landscaping. Mike Belt addressed the Commission and explained that the masonry wall would be at least 20 feet off the front property line to allow visibility for traffic exiting the cemetery. He added that insulated vacuums would reduce noise by 90 percent and that the equipment room would be on the opposite side from the cemetery. David Cook, co-applicant, added that the manufacturer of the vacuums had stated that the noise wouldn't carry more than 20 feet. Cook and Belt explained the bricked in trash and vacuum areas, the roof materials, the color of brick and the landscaping which was 10% more than required. The Commission discussed the height of stalls, florescent lighting and the berm in the rear. Seligman made a motion to approve the site plan/preliminary plat as presented with bricked in trash and vacuum areas, insulated vacuums, the masonry screen to begin 20 feet off the front property line and no waiver of escrow requirements. Plagens seconded the motion. The motion was voted on and passed unanimously.

Couch told the Commission that the next item, a site plan within the Bodin Industrial Addition had been withdrawn. The Commission then considered approval of a final plat for Harbor Landing Phase II. Couch stated that all necessary topographical information necessary had been received and that all changes had been made that were required on the preliminary plat. Smith explained that the additional document addressed heights as prescribed by an ordinance governing tract 1A in Chandlers Landing. Couch explained that staff had worked on the graph in conjunction with property owners to establish guidelines for future development. Van Hall, consulting engineer, stated that all requirements and recommendations by Council and P&Z had been met. Sinclair then made a motion to approve the final plat having reviewed the additional data supplied with regard to heights. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed the proposed scenic overlay district, discussed changes in text and discussed the public hearing scheduled for the Planning and Zoning Commission on June 25th. Couch pointed out Council's recommended changes and Smith asked the staff to make copies of the district available at the hearing.

The Commission then discussed a revision to the Comprehensive Zoning Ordinance as it pertained to accessory buildings in residential areas. Couch explained some suggestions of Council which included tying down the accessory structure to the size of the main structure, putting one maximum size on portable and/or storage buildings and another maximum size on detached garages, placing a maximum size on all accessory buildings with a Conditional Use Permit provision for applicants who propose a structure in excess of the maximum size. The Commission discussed these options and also the possibility of limiting materials in accessory structures to the same percentage of materials in the main structure. Couch pointed out that with such a requirement greenhouses and certain other buildings wouldn't be allowed at all.

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

Approved:

Chairman

Attest:

Secretary

MINUTES OF THE ROCKWALL CITY COUNCIL

June 15, 1987

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

The Council first considered approval of the Consent Agenda which consisted of (a) the minutes of June 1, 1987, (b) an ordinance authorizing taxation of telecommunication services on second reading, (c) a resolution naming the ballfield park, and (d) an amendment to the contract with the Rockwall Baseball Association. Assistant City Manager Julie Couch read the ordinance caption. Bullock made a motion to approve the Consent Agenda. Welborn seconded the motion. The motion was voted on and passed unanimously.

Don Smith then gave the Planning and Zoning Commission Chairman's report in which he addressed items which had previously been considered by the Planning and Zoning Commission including public hearings on PD-19 and PD-20, the site plan for Hubbard Car Wash, and a final plat for Harbor Landing Phase 2. Fox questioned the densities that the Commission recommended approving for PD-19 and PD-20. Smith explained that these densities were submitted by the applicants as a result of the PD review process. Fox stated that he would prefer a lower density in both of these Planned Developments. Miller stated that the density had obviously been based on adjacent development.

Couch explained that the next item, an appointment with Robert Hart to discuss Ordinance 86-51 governing satellite dishes and radio transmitters, had been pulled at the applicant's request and would be rescheduled.

Council then held a public hearing and considered amending the zoning or modifying the preliminary plan for PD-19 on Summer Lea Drive. Couch explained that based on adjacent development, the applicant had submitted some revised area requirements. She added that although he did have a lot layout to present, only land use and area requirements were being considered. Richard Waldorsky of the Nelson Corporation, representing Robert Greenberg, addressed the Council and outlined the lot layout and explained that the basic Townhouse requirements from the Zoning Ordinance had been used as a guideline. Bullock stated that he would abstain from voting due to a conflict of interest and left the room. Lee Wilson addressed the Council. He stated that he lived on 4.2 acres surrounded with property zoned for higher density. He urged Council to consider zoning this tract a lower density. Fox stated

that he would favor zoning this tract to meet current standards for Zero Lot Line. Brian Marcus of the Nelson Corporation stated that the plan had been submitted as proposed to allow this tract to fit in with the adjacent property and work alone also if necessary. Welborn stated favor for standard Zero Lot Line requirements, retaining a 1,200 square foot minimum building size. After further discussion with regard to setbacks and densities Welborn made a motion to deny without prejudice the plan as submitted. Jones seconded the motion. City Manager Eisen pointed out that in a Planned Development Council did have the ability to revise the land use and area requirements at this time. Welborn then withdrew her motion and made another motion to amend the preliminary plan for PD-19 to revise land uses and area requirements to conform with standard Zero Lot Line requirements as currently adopted in the Comprehensive Zoning Ordinance. Jones seconded the motion. The motion was voted on and passed with all in favor except Bullock, who abstained.

Council then held a public hearing and considered amending the zoning or modifying the preliminary plan for PD-20 located on Summer Lea Drive. Couch explained that the owners did not at this time know how they wanted to develop the property and, although they wished the zoning to be left as is, would like to retain a density of seven units per acre if the density was reduced. She pointed out that the lower portion of this tract of land was already being developed as Orleans on the Lake at seven units per acre. As there was no one wishing to address the Council on this matter, the public hearing was closed. Holt then made a motion to amend the preliminary plan for PD-20 to conform with Zero Lot Line standards as currently adopted in the Comprehensive Zoning Ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a site plan for Hubbard Car Wash located on Washington at SH-66. Couch stated that the site plan was the same site plan as originally submitted to the Planning and Zoning Commission with additions that were requested by Council. She added that the applicants also planned to construct brick enclosures around the trash cans and vacuum areas and that the six foot masonry screen would be set back 20 ft. from the front property line. David Belt addressed the Council and explained the proposed changes and also outlined the original changes made by the applicants at the time of their first application. Miller confirmed that the rear vacuum area would be covered. Jones confirmed with the applicant that landscaping would still be provided on both sides of the masonry screen. After further discussion, Bullock made a motion to approve the site plan/preliminary plat for Hubbard Car Wash as submitted and including all

the requirements placed on the original submission. Holt seconded the motion. The motion was voted on and passed four to three, with Miller, Fox, and Luby voting against the motion.

Council then considered approval of a final plat for Harbor Landing, Phase 2. Couch pointed out that changes which had been requested at the preliminary plat stage had been met and with these changes the application met all requirements as submitted. Van Hall, Consulting Engineer, explained that the drawings Council had received regarding elevations represented several weeks of work and was generally agreed upon by homeowners and all parties involved. Holt pointed out that several lots were nonconforming with regard to the 12 ft. rule. Ed Heath, Director of Community Services, explained that there were several lots that could not meet the 12 ft. rule, but that the conflict was internal to Phase 1 and Phase 2 of Harbor Landing and not with existing homes on Yacht Club Drive. City Manager Bill Eisen pointed out that some lots were geographically unable to comply and that the drawing provided to Council was approved by homeowners. Fox stated preference to an empty lot or greenbelt area instead of a residence blocking another residence's view. Holt pointed out that the residences whose view would be blocked were unbuilt homes and that the buyer would know at the time the home was purchased that they would not have a view. Luby stated that he had been in contact with some of the homeowners who had earlier been in opposition and that he felt this was the best possible solution. After extensive discussion, Bullock made a motion to approve the final plat for Harbor Landing Phase 2. Jones seconded the motion. Eisen pointed out that the developer would need to provide funding on a pro rata basis for necessary lift station improvements as estimated by the City Engineer. Bullock restated his motion to include the requirement for pro rata participation in lift station improvements. Jones seconded the motion. After further discussion the motion was voted on and passed unanimously.

Mike Phemister, Director of Finance, addressed the Council to explain the 1986 Annual Audit and a management letter submitted by Arthur Andersen. He pointed out progress being made in areas where improvements had been recommended by Arthur Andersen and also pointed out areas where the recommended improvements were not feasible or were financially impossible. Council discussed the 1986 Annual Audit as well as the 1986 Budget status. After extensive discussion with regard to problems encountered during the audit process, Miller asked Staff to provide Council with monthly expenditure reports.

Council then considered approval of an ordinance declaring the necessity of street improvements and providing for assessment for these improvements on first reading. Couch read the ordinance caption. Eisen explained the ordinance and outlined the process for estimating assessment for commercial and residential areas. Welborn made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an agreement with Precision Cable as permitted by the Property Reinvestment and Tax Abatement Act. Eisen explained the agreement for tax abatement approved for Buffalo Creek Office Park. Fox made a motion to approve the agreement. Holt seconded the motion. The motion was voted on and passed unanimously.

Regarding the next item, an ordinance amending the Code of Ordinances as it relates to animal control, Eisen stated that he had noted some areas for revision and for discussion and requested Council to delay action on this item until the next meeting.

Council then considered approval of an ordinance amending Ordinance No. 85-2 prescribing conditions for the issuance of private club permits on first reading. Couch read the ordinance caption. Eisen outlined two possible revisions: 1. allowing private clubs in restaurants up to 1,000 ft. from the Interstate or in centers with access to or frontage on I-30 not exceeding 1,000 ft. from Interstate 30; or 2. allowing private clubs within 500 ft. of the Interstate, in centers with frontage and access to I-30, or in restaurants with frontage on SH-205 from the first lot fronting Yellowjacket on the north to SH-276, or frontage on FM-740 from the first lot on the north of White Hills Drive and Turtle Cove to FM-3097. Fox confirmed that the second option did not include areas located near residences. Council discussed the two options and the ordinance as it presently existed. Jones stated opposition to either Plan 1 or Plan 2, although he stated he would agree to 530 ft. for the applicant who came in at the previous meeting. After further discussion, Fox made a motion to approve an amendment to the ordinance to include the second option as outlined by the City Manger. Couch read the ordinance caption. Bullock seconded the motion. The motion was voted on and passed six to one, with all in favor except Jones, who voted against the motion.

Council then discussed the annual Budget Retreat and a possible revision in the location for the Retreat. Council discussed holding the Retreat in Arlington, in Greenville, in San Antonio, and in Rockwall. Fox stated that in light of the current Budget situation he would

prefer that Council remain in Rockwall. After extensive discussion, Bullock made a motion to hold the Budget Retreat in the Council Chambers. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then discussed funding for Councilmembers' expenses for the annual Municipal Convention for the Institute of Mayors and Councilmembers. Fox stated that based on a tight budget he had asked this item to be placed on the Agenda so that Council could reach an agreement regarding the curbing of expenditures. He recommended that the City either pay registration only for each member who attended or pay complete expenses for the Mayor and one member who attended. There was extensive discussion with regard to the amount of funding by the City, the number of members who should attend, and whether or not the members attending should pay for any portion of their own expenses. Bullock recommended several motions although no final action was taken on this item and several members had decided not to attend.

Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss (1) litigation regarding Harbor Landing, Inc., versus the City of Rockwall, and (2) land acquisition regarding water projects. Upon reconvening into Regular Session, City Attorney Pete Eckert explained that there were two items for action by Council, a resolution authorizing the City Manager to enter into a settlement agreement with property owners and a resolution clarifying the interpretation of the ordinance adopting elevation standards for Tract 1-A in Chandlers Landing. Welborn made a motion to approve both resolutions and the settlement agreement. Luby seconded the motion. The motion was voted on and passed unanimously.

Eisen then briefly updated the Council on recent action taken by himself and also Mayor Miller with regard to a decision by Southwestern Bell to remove Rockwall and the City of Allen from the 214 Area Code. He explained that in the year 1989 Southwestern Bell intended for areas outside of Dallas County to have new area codes, and although Extended Area Service would still be in effect, Rockwall would have ten digit dialing. He explained that he would update the Council on any further developments as a result of the letter sent by Mayor Miller and Mayor Rodenbaugh of the City of Allen.

As there was no further business to come before Council for consideration, Jones made a motion to adjourn. Bullock seconded the motion. The motion was voted on, passed unanimously, and the meeting was adjourned.

APPROVED:

Mayor

ATTEST:

By _____

PLANNING AND ZONING ACTION SHEET

Applicant Mike Best/David Cook Case No. P+Z 87-29-SP/PP
 Property Description Hubbard Car Wash - Washington 154-66
 Case Subject Matter site plan/preliminary plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>June 11</u>	<u>X</u>		
Conditions <u>ded 5' add ROW, street encrow req., insulated vacuums, trash vacuum areas bricked in, masonry fence 20' off front prop. line, and landscaped on each side</u>			
Date to City Council <u>June 15</u>	<u>X</u>		
Conditions <u>outlined on letter dated 6/7 same as P+Z</u>			
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 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	