

APPLICATION AND FINAL PLAT CHECKLIST

DATE: May 21, 1987

Name of Proposed Subdivision Replat Lots 1, 2, 3 & 4 Block "C" Chandler's Landing Phase 1

Name of Subdivider Texas-Frates Corp.

Address One Commodore Plaza Rockwall, Tex Phone 226-7635

Owner of Record Texas-Frates Corp

Address One Commodore Plaza Rockwall, Texas Phone 226-7635

Name of Land Planner/Surveyor/Engineer Harold L. Evan & Assoc.

Address 2331 Gus Thomasson Rd Dallas, Texas 75226 Phone 328-8133

Total Acreage 0.448 AC. Current Zoning Townhomes

Number of Lots/Units 3 Signed Danny E. Oster

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

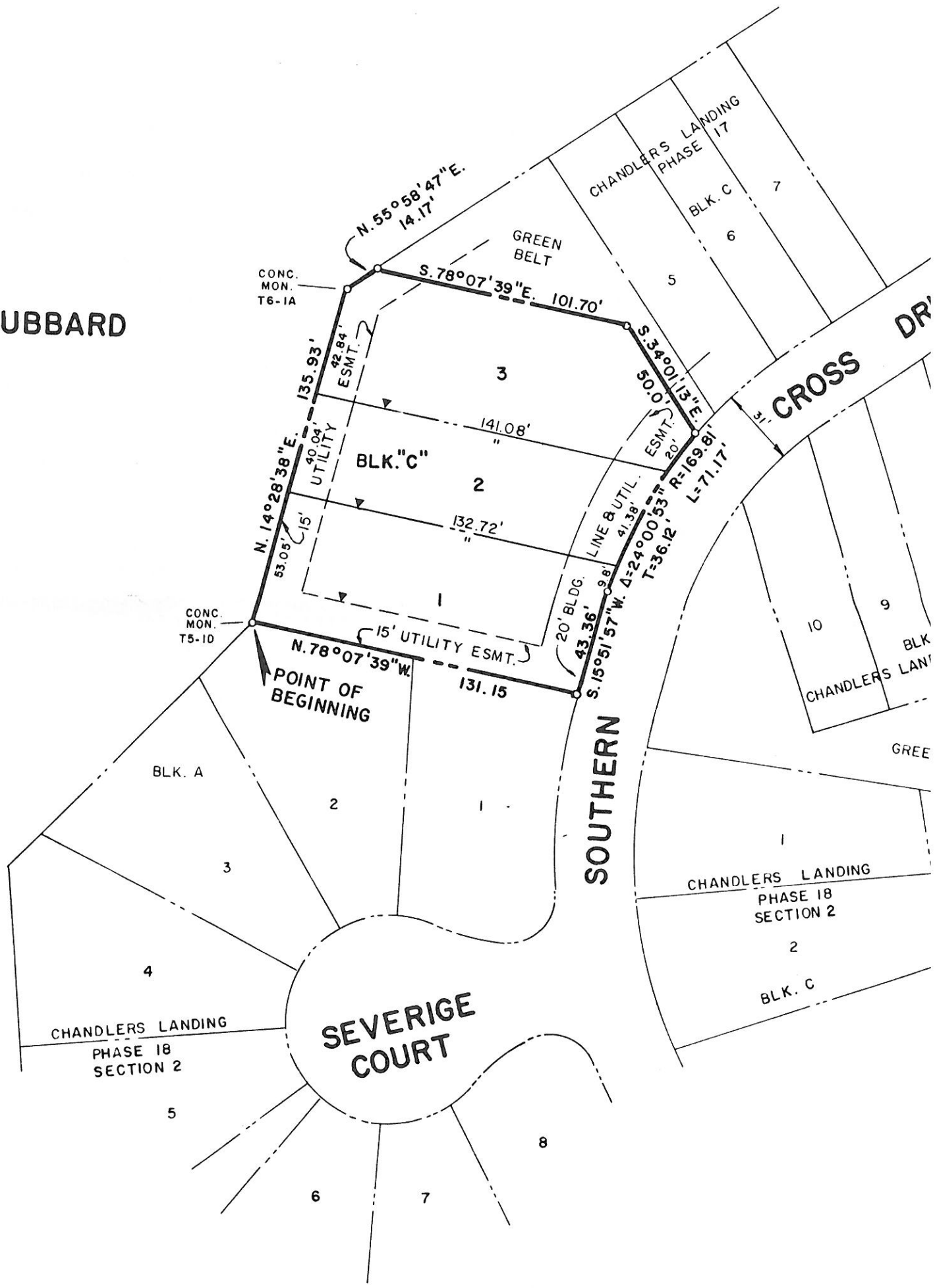
The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or Shown on Plat Not Applicable

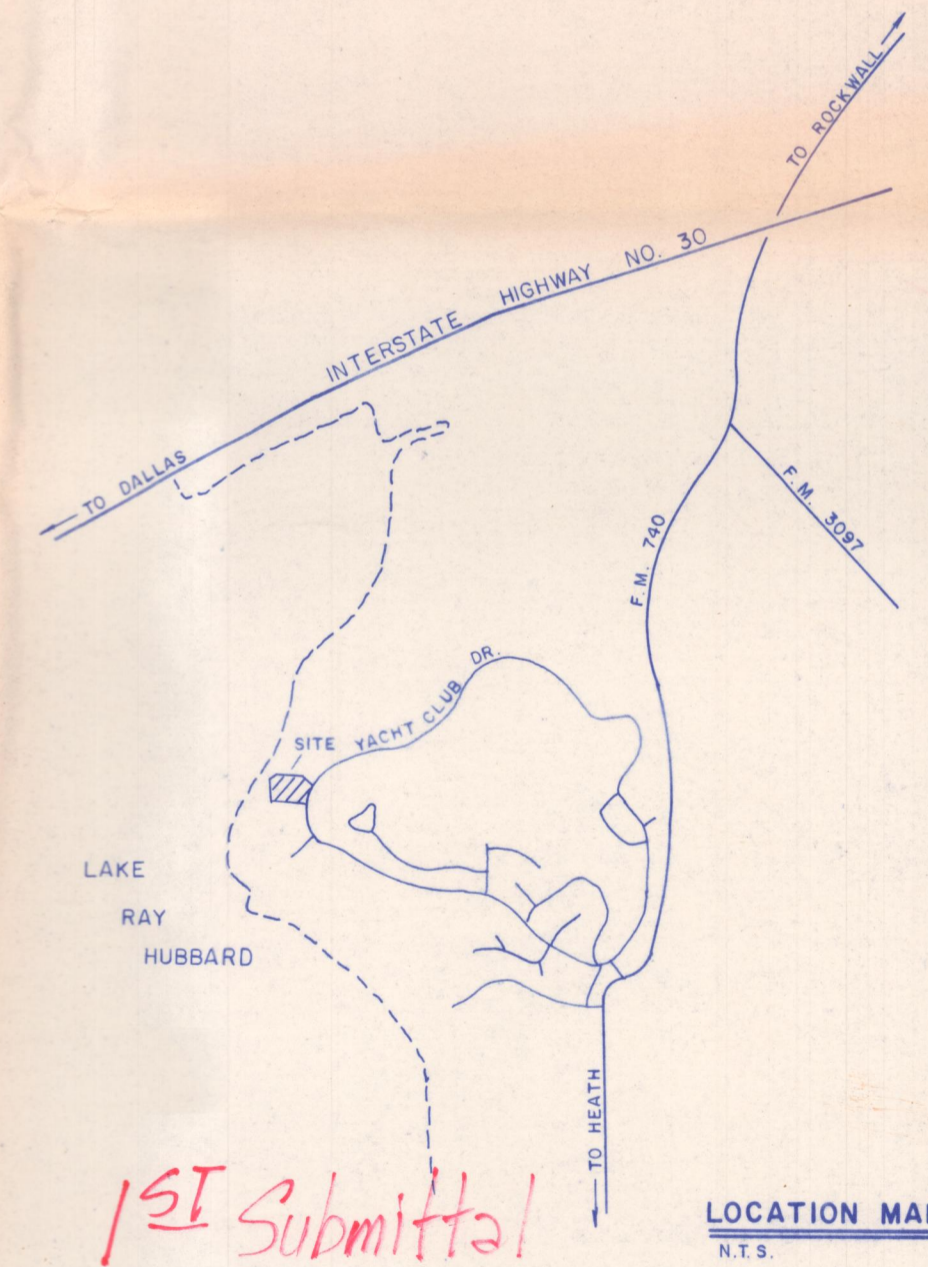
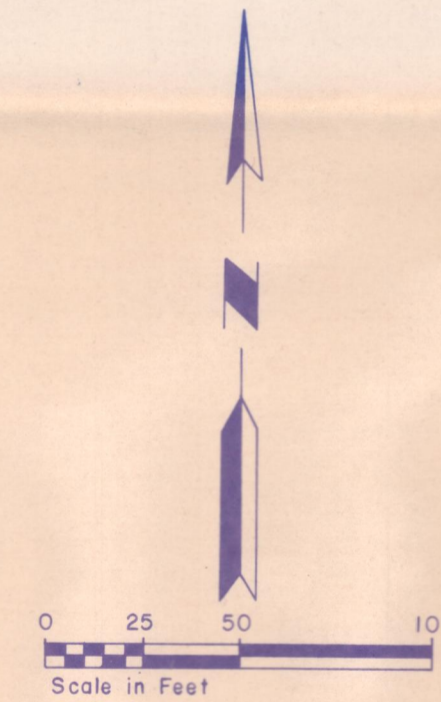
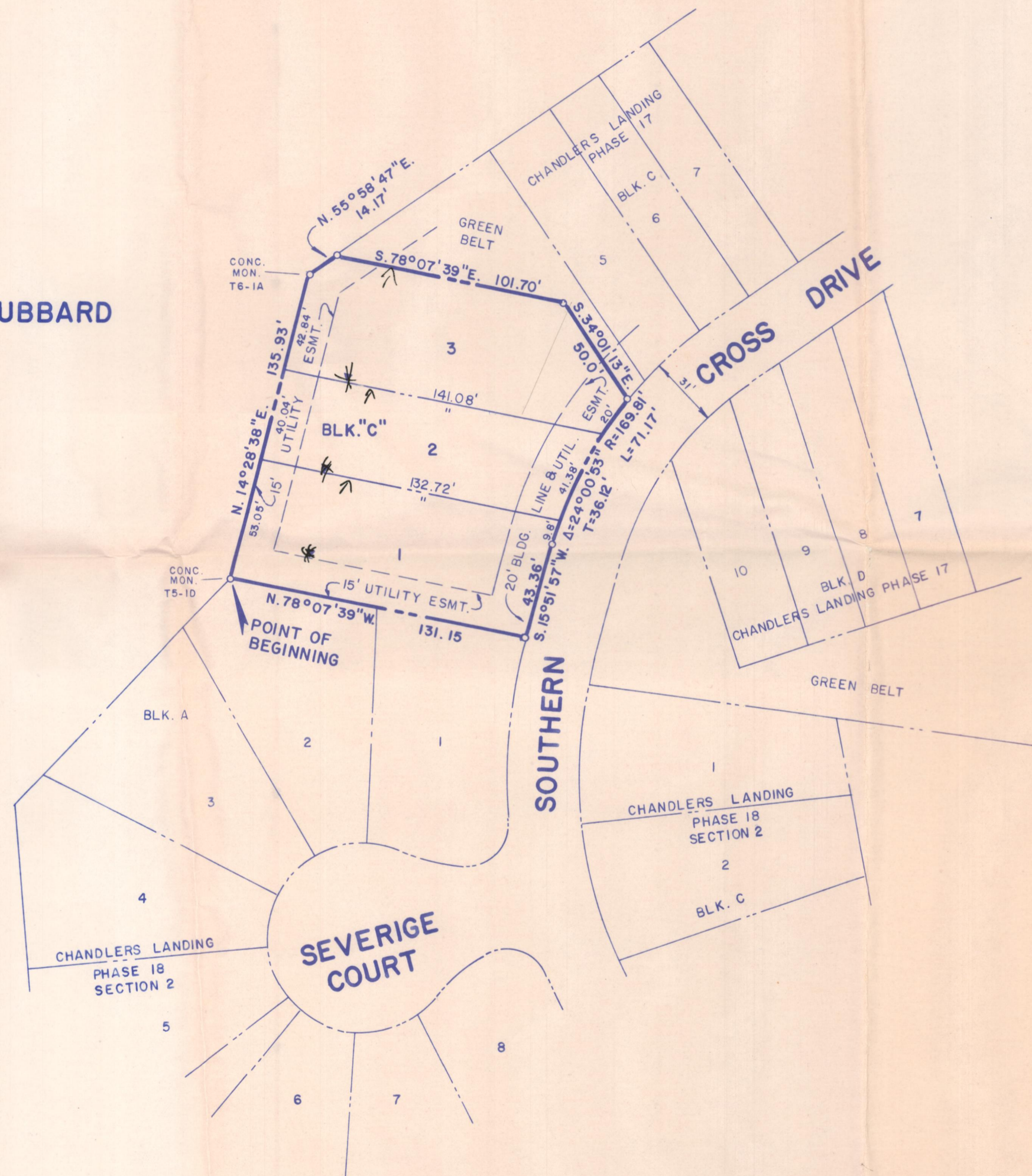
- | | | |
|-----------------|-----------------|---|
| <u> </u> | <u> </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map |
| <u> </u> | <u> </u> | 2. Location of the subdivision by City, County and State |
| <u> </u> | <u> </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark |
| <u> </u> | <u> </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| <u> </u> | <u> </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |

E
RAY
HUBBARD



For Informational Purposes Only. Chandlers Landing, its employees and agents, make no representation or warranty as to the accuracy of information shown hereon. Reference should be made to the Map and Plat Records of Rockwall County, Texas for the actual map or plat and related information filed of record. The property may further be subject to any recorded and unrecorded easements, restrictions or other encumbrances not shown. Recorded plats and/or subdivision plans are subject to vacation or modification at any time pursuant to the terms thereof and any applicable laws and/or ordinances.

LAKE
RAY
HUBBARD



1st Submittal

LOCATION MAP
N.T.S.

REPLAT
LOTS 1, 2, 3 & 4 BLOCK C

1
2

NOTE:
"▲" REPRESENT ZERO LOT BUILDING LINE.

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 50'	5-20-87	72122

CHANDLERS LANDING PHASE 17
E. TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TEXAS-FRATES CORPORATION ONE COMMODORE PLAZA	ROCKWALL, TEXAS	OWNER 75087
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WHEREAS, Texas-Frates Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being all of a 15 foot utility easement and also being all of Lots 1,2,3, & 4, Block C of Chandlers Landing Phase 17, an addition to the City of Rockwall, recorded in Slide B, Pages 195 - 198, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument stamped T5-1D for a corner on the City of Dallas Take Line of Lake Ray Hubbard, said point also being the Southwest corner of the hereinabove mentioned Chandlers Landing Phase 17;
THENCE: North 14° 28' 38" East along said Take Line a distance of 135.93 feet to a concrete monument stamped T6-1A for a corner;
THENCE: North 55° 58' 47" East along said Take Line a distance of 14.17 feet to an iron rod for a corner;
THENCE: South 78° 07' 39" East a distance of 101.70 feet to an iron rod for a corner;
THENCE: South 34° 01' 13" East a distance of 50.00 feet to an iron rod for a corner on the Northwest right-of-way line of Southern Cross Drive (a 31 foot R.O.W.), said point also being on a circular curve to the left;
THENCE: Around said curve in a Southwesterly direction along the Northwest right-of-way line of Southern Cross Drive having a central angle of 24° 00' 53", a radius of 169.81 feet, a tangent of 36.12 feet, an arc distance of 71.17 feet and a chord that bears South 27° 52' 23" West, 70.65 feet to an iron rod at the point of tangency of said curve;
THENCE: South 15° 51' 57" West along the Northwest right-of-way line of Southern Cross Drive a distance of 43.36 feet to an iron rod for a corner;
THENCE: North 78° 07' 39" West a distance of 131.15 feet to the Point of Beginning and Containing 19,526 Square Feet or 0.448 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Texas-Frates Corporation, being owner, does hereby adopt this designating the hereinabove described property as a Replat of Lots 1,2,3, & 4, Block C of Chandlers Landing Phase 17, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Texas-Frates Corporation, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Texas-Frates Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of, at any time, procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance responsible for maintenance and service required or ordinarily performed by that utility. Texas-Frates Corporation, its successors and assigns, will be responsible for maintenance of all private streets and drives. 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.

WITNESS OUR HANDS, at _____, this _____ day of _____, 1987.

TEXAS - FRATES CORPORATION

BY: _____
Steve Mills, Vice President

ATTEST: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1987, by Steve Mills, the Vice-President of Texas - Frates Corporation, a Texas corporation, on behalf of said corporation.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, I, Danny E. Osteen, 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.

Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1987, by Danny E. Osteen.

Notary Public
My Commission Expires _____

City Manager

APPROVED

Date

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of a Replat of Lots 1,2,3, & 4, Block C of Chandlers Landing Phase 17, an addition to the City of Rockwall, Texas, was approved by the City Council of Rockwall on the _____ day of _____, 1987.

Mayor, City of Rockwall

City Secretary, City of Rockwall

REPLAT
LOTS 1,2,3 & 4 BLOCK C

2
2

CHANDLERS LANDING PHASE 17

E. TEAL SURVEY ABSTRACT NO.207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

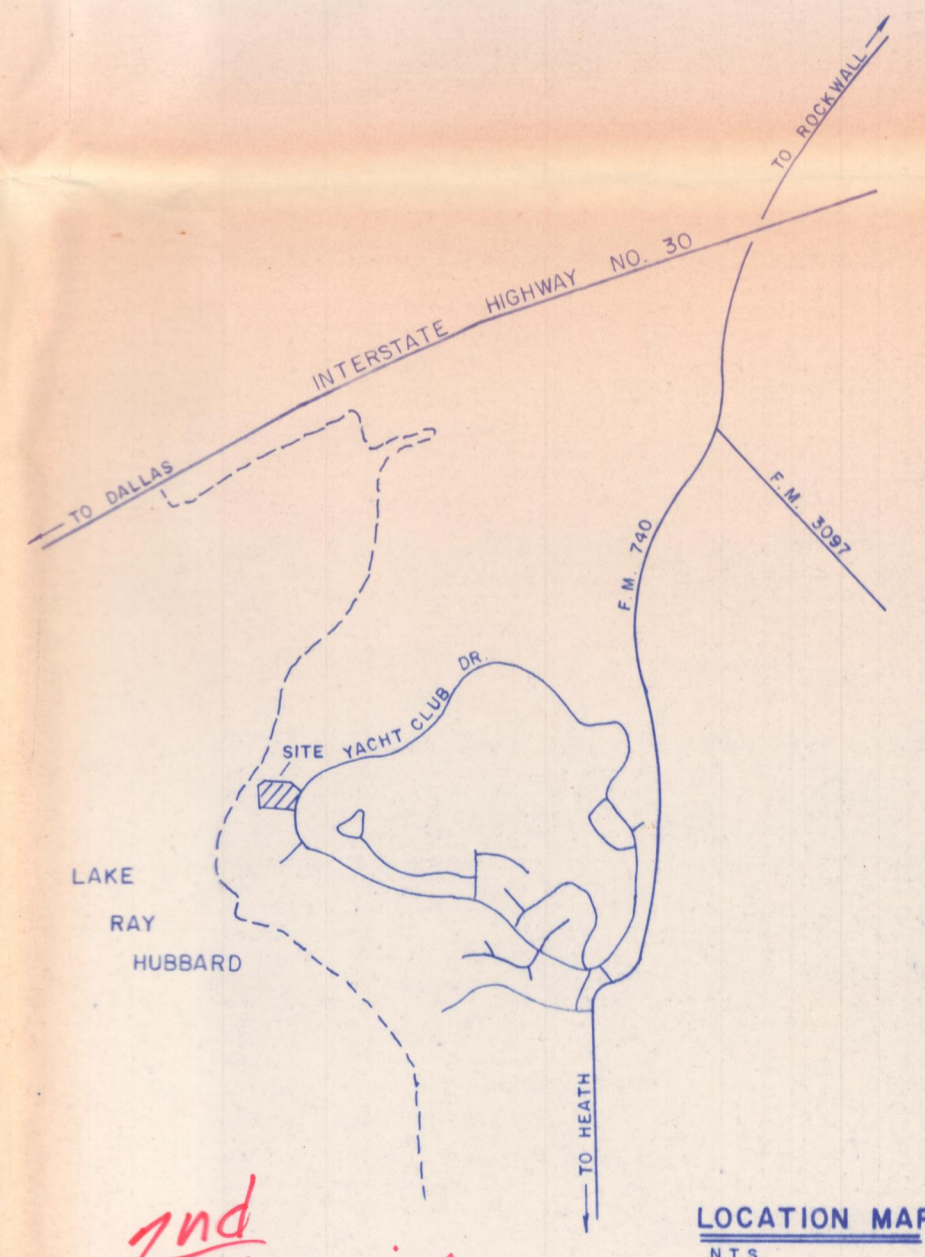
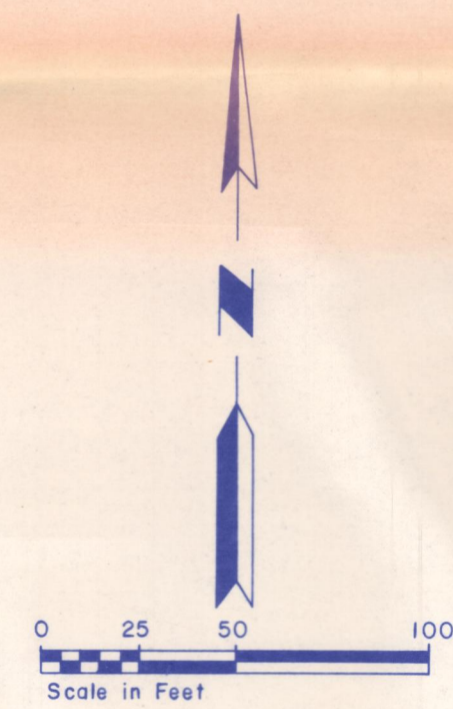
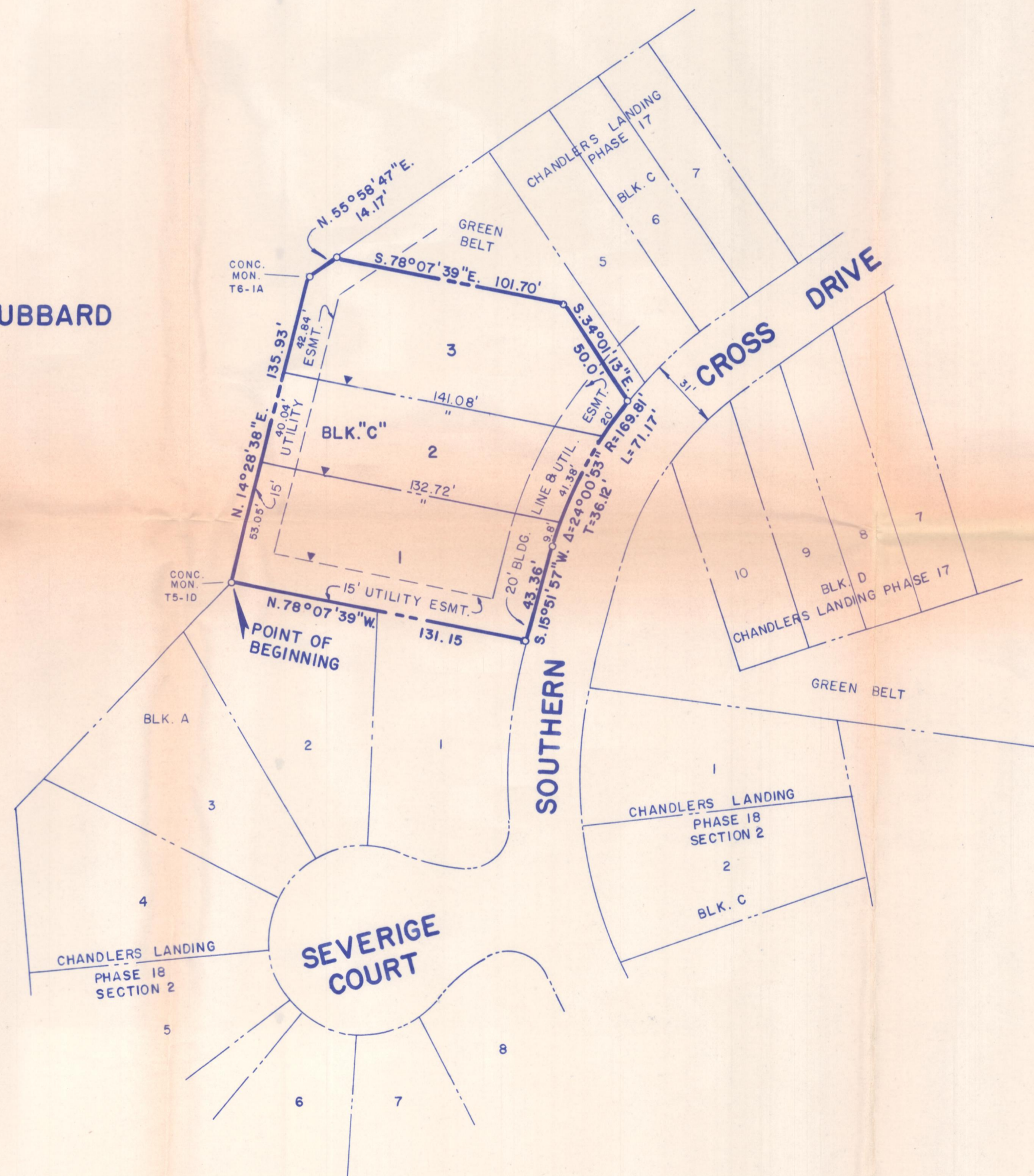
TEXAS-FRATES CORPORATION
ONE COMMODORE PLAZA
ROCKWALL, TEXAS
OWNER
75087

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE DATE JOB NO.
NONE 5-20-87 72122

TELETYPE POST

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LAKE
RAY
HUBBARD



2nd Submission

LOCATION MAP
N.T.S.

REPLAT
LOTS 1, 2, 3 & 4 BLOCK C

1
2

NOTE:
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HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 50'	5-20-87	72122

CHANDLERS LANDING PHASE 17
E. TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TEXAS-FRATES CORPORATION ONE COMMODORE PLAZA	OWNER 75087
---	----------------

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

RECOMMENDED FOR FINAL APPROVAL

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WITNESS OUR HANDS, at _____, this _____ day of _____, 1987.

TEXAS - FRATES CORPORATION

BY: _____
Steve Mills, Vice President

ATTEST: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1987, by Steve Mills, the Vice-President of Texas - Frates Corporation, a Texas corporation, on behalf of said corporation.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1987, by Danny E. Osteen.

Notary Public
My Commission Expires _____

City Manager

APPROVED

Date

Chairman, Planning and Zoning Commission

Date

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Mayor, City of Rockwall

City Secretary, City of Rockwall

REPLAT
LOTS 1,2,3 & 4 BLOCK C

2
2

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
NONE	5-20-87	72122

CHANDLERS LANDING PHASE 17
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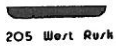
TELETYPE POST
N7174



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3793

Robert E Beckwith
1425 Dogwood Trail
Lewisville, TX 75067

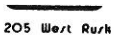
Corridor Properties
8334 E R L Thornton #30
Dallas, TX 75228



"THE NEW HORIZON"
Rockwall, Texas 75087-3793

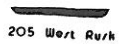
Lurval J Foster
1522 Trowbridge Street
Garland, TX 75042

Linda Sue Henderson
3130 Encino Road
Dallas, TX 75228



"THE NEW HORIZON"
Rockwall, Texas 75087-3793

Olice E Piper
735 Sewell Drive
Lancaster, TX 75146



"THE NEW HORIZON"
Rockwall, Texas 75087-3793

Weldon W Wright
2012 S Meadow Way Circle
Arlington, TX 76015

David Groark
5572 Canada Court
Rockwall, TX 75087

Edwin H & Marsha Eigenbrodt
1404 Glenbrook Drive
Irving, TX 75061

James W Ayers Jr.
1202 Lakeshore Drive
Rockwall, TX 75087

Whittle Development
1101 Ridge Road, Suite C
Rockwall TX 75087

Dwight M Rathmell, SR
1020 Signal Ridge Place
Rockwall, TX 75087

Joseph M Ferreri
304 Amherst Drive
Richardson, TX 75081



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Rick A Defoe
5583 Canada Court
Rockwall, TX 75087

205 West Rusk

Rockwall, Texas 75087-3793

Clifford R Goldsmith
5580 Canada Court
Rockwall, TX 75087



205 West Rusk

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Henry Kieth Barrett
5578 Canada Court
Rockwall, TX 75087

Craig F Pak
5576 Canada Court
Rockwall TX 75087



205 West Rusk

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Ruth M McLemore O'Connor
5574 Canada Court
Rockwall, TX 75087



205 West Rusk

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



205 West Rusk

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3793

William K & Joan Jackson
5610 Canada Court
Rockwall, TX 75087

205 West Rusk

Joel Holliday
5705 Southern Cross Drive
Rockwall, TX 75087

Candice Fairbanks
4211 Mannine Lane
Dallas, TX 75270



205 West Rusk

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3793

Paul J Krebs
5710 Southern Cross Drive
Rockwall, TX 75087

205 West Rusk

"THE NEW HORIZON"
Rockwall, Texas 75087-3793

Marvin Petsch
158 Classen Drive
Dallas, TX 75218

205 West Rusk

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3793

Sharon S. Arundel
5569 Canada Court
Rockwall, TX 75087



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Donald L Briggs
P.O. Box 937
Arden, NC 28704



205 West Rusk

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Gerald M Ullom
5573 Canada Court
Rockwall, TX 75087



205 West Rusk

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Donald K Foster
5575 Canada Court
Rockwall TX 75087



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Steven M Smedstad
5579 Canada Court
Rockwall, TX 75087



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Rex Dwyer
5581 Canada Court
Rockwall, TX 75087



205 West Park

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Chandlers Landing Development Co.
1717 S Boulder #201
Tulsa, OK 74119-4817



205 West Park

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Harry Schroeder
Rt 4, Box 634
Rockwall, TX 75087

*Kenneth Martin
5707 Southern Cross*

Harold L. Evans, Consulting Engineer

2331 Gus Thomasson Road
 P.O. Box 28355
 Dallas, Texas 75228
 (214) 328-8133

LETTER OF TRANSMITTAL

DATE	5-21-87	JOB NO.	72122
ATTENTION	Julie Couch		
RE:	Replat Lots 1, 2, 3 & 4 Blk. C. Chandler's Landing Phase 17		

TO City of Rockwall
Planning Dept.
205 RusK st
Rockwall, Texas 75087

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Contracts Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
12			Replat
1			Application
1			Zoning change
1			Fee \$78 ⁰⁰

THESE ARE TRANSMITTED as checked below:

- For signature
 For approval
 For your use
 As requested
 For review and comment _____

REMARKS _____

COPY TO _____

Thanks
 SIGNED: Danny E. Osteen



CITY OF ROCKWALL
"THE NEW HORIZON"

June 23, 1987

Texas Frates Corp.
One Commodore Plaza
Rockwall, TX 75087

Dear Sirs,

An application for a replat of lots 1-4, Block C, Phase 17, Chandlers Landing has been scheduled to be considered by the Planning and Zoning Commission at a public hearing in conjunction with consideration of a revision in the Preliminary Plan for PD8 to change these lots from Townhouse to Zero Lot Line.

The hearing is scheduled for July 9th at 7:30 P.M. in City Hall, 205 West Rusk.

Please call me if you have any questions.

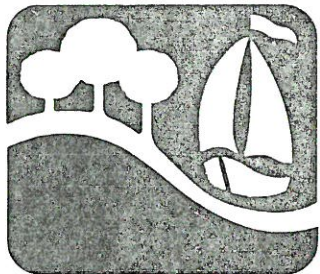
Sincerely,

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

Mary Nichols
Assistant City Secretary

MN/ss

cc:Van Hall, Harold Evans & Assoc.



CITY OF ROCKWALL
"THE NEW HORIZON"

July 14, 1987

Texas Frates Corporation
One Commodore Plaza
Rockwall, Texas 75087

Gentlemen:

On July 9, 1987, the Planning and Zoning Commission recommended approval of an amendment to the preliminary plan for PD-8 to change the zoning from Townhouse to Zero Lot Line on four lots located in Phase 17 and further recommend approval of a replat of these lots.

The City Council will hold a public hearing on August 3rd at 7:00 P.M. in City Hall to consider the request.

Please provide seven (7) additional copies of the replat not later than Friday, July 31st for Council review.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp

Agenda Notes
P&Z - 7/9/87

- III. A. P&Z 87-41-Z - Hold Public Hearing and Consider Approval of a Revision in the Preliminary Plan for PD-8, Chandlers Landing to Amend the Zoning from "TH" Townhouse to "ZL" Zero Lot Line on Four Lots Located in Phase 17
- III. B. P&Z 87-40-FP - Hold Public Hearing and Consider Approval of a Replat of Four Lots Located in Phase 17

We have received a request from the Frates Company to change the current Townhouse designation on four lots located in Phase 17 to Zero Lot Line designation generally meeting the same criteria as Phase 18 which is adjacent to this area, with the exception that the lots would be 5,000 sq. ft. as opposed to 4,000 sq. ft. Attached is a list of the proposed area requirements, those for Phase 18, and the City's current requirements. The lots as drawn meet all of the proposed area requirements.

The area proposed for redesignation and replatting is located directly north of Phase 18 which is designated for Zero Lot Line. Attached you will find copies of the notices we have received regarding this matter, a location map and a copy of the replat.

MINUTES OF THE PLANNING AND ZONING COMMISSION
July 9, 1987

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

The Commission first considered approval of the minutes of June 11 and 25, 1987. Crumbley made a motion to approve the minutes. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Seligman then opened a public hearing and the Commission considered approval of a revision in the preliminary plan for PD-8, Chandlers Landing to amend the zoning from "TH" Townhouse to "ZL" Zero Lot Line on four lots located in Phase 17. Assistant City Manger Julie Couch explained that the Frates Company proposed to change the current Townhouse designation on these four lots to Zero Lot Line designation generally meeting the same criteria as Phase 18 which is adjacent to this area with the exception that the lots would be 5,000 sq. ft. as opposed to 4,000 sq. ft. W. P. Whitmore addressed the Commission and explained that although he was not opposed to the request, he was concerned with about the maximum height allowed. Couch explained that the ordinance as written prescribed a 30 ft. maximum height. Larry Walker, representing the applicant, explained the request pointing out that the zero lot line would be located on the northern lot lines to provide at least ten feet between each building and the southern lot line. Marvin Patsy addressed the Commission and explained that he owned property on Lot 5 adjacent to these lots and that he was concerned about inadequate drainage that caused standing water at the end of his lot. Mrs. Patsy confirmed that the standing water existed for some time and caused mosquitoes, fleas and even snakes to swarm in this area. Harold Evans, Consulting Engineer, stated that although he had been unaware of the problem, he would have someone investigate it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Quinn then made a motion to recommend approving the revision in the preliminary plan for PD-8 to amend the zoning from Townhouse to Zero Lot Line on Lots 1 through 4 located in Phase 17. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a replat of four lots located in Phase 17, Chandlers Landing. After discussion with regard to lot size, Sinclair made a motion to approve the replat with the zero lot line being located on the opposite side from that which was indicated on the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from L. Sanders Thompson for a change in zoning from "SF-10" Single Family to "PD" Planned Development

meeting "SF-7" area requirements and including a minimum 1,500 sq. ft. dwelling size. Couch explained the location of the property, the applicant's request, and pointed out several items that needed to be included in the PD ordinance if the Commission recommended approval of the request. She pointed out that 23 acres of flood plain were planned for parkland dedication and that as the property was bounded by two undeveloped tracts, it was not likely that the City would receive other requests for downgrading lot sizes within the area. Harold Evans explained that the two items considered when developing the concept plan were 1) the sewage treatment plant and 2) the amount of flood plain on this tract. He explained that by reducing the lot size to 7,000 sq. ft. he had reduced the number of lots from 347 lots at 10,000 sq. ft. to 275 lots at 7,000 sq. ft. Sanders Thompson pointed out that with "SF-7" lot sizes he had been able to provide more greenbelt around the sewage treatment plant and more flood plain. He explained that in an "SF-10" lot size he could build up lots within the flood plain, thus enabling him to create more lots. He stated that he was unable to do this with "SF-7" lots as smaller lots could not absorb the cost, and that "SF-7" lots would be more easily sold than "SF-10" lots due to the proximity of the sewer treatment plant. The Commission discussed the proximity of the treatment plant, whether or not adequate buffering would be provided, the need for some "SF-7" housing in Rockwall, and limiting the development to a maximum of 275 lots. The public hearing was closed. After further discussion, Quinn made a motion to recommend approval of the change in zoning and the preliminary plan subject to the following conditions:

- 1) The PD would meet "SF-7" area requirements and permitted uses.
- 2) It would retain a minimum 1,500 sq. ft. dwelling size.
- 3) It would contain a maximum of 275 units.
- 4) The dedication of park area including the flood plain shown on the preliminary plan should be finalized prior to approval of a plat in the PD.
- 5) Prior to plat approval the a detailed alignment study on the location of Lakeshore Drive would be completed.
- 6) Prior to plat approval a phasing plan would be submitted on the entire development if completion is planned in phases.
- 7) A traffic analysis to determine the level of access necessary to serve the development would be completed prior to plat approval.
- 8) Requiring the area north of the sewer treatment plant to be the last section developed.

Crumbley seconded the motion. Harold Evans pointed out that if adjacent property off Lakeshore Drive was the first property in the

area to begin developing, Thompson may wish to develop the north section of his property first. Seligman pointed out that while it may be better to start developing from the south at Alamo, the applicant should not necessarily be required to develop the north section by the treatment plant last. After further discussion, Quinn offered an amendment to his motion to delete the requirement prescribing the north section was to be developed last. Sinclair seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from John Crow for a Conditional Use Permit for a private club to be located at the Gridiron Restaurant in Rockwall Village Shopping Centre. Couch pointed out recent changes that had been made in the ordinance prescribing conditions for issuance of private clubs and further explained that under the revised ordinance Mr. Crow's restaurant would meet all requirements. Michael Crouch, of Carlisle Development, explained that the floor plan the Commission received was basically two separate restaurants, sharing the same restroom and kitchen facilities. He explained that the Gridiron was the restaurant they were requesting the permit for, while the other restaurant, Checkers, was geared more toward young people and quick meals for customers possibly coming from the movie theater. John Crow explained that in his many years in the restaurant business he had never received a complaint connected with alcohol, nor had he ever had to remove a customer as a result of too much alcohol consumption. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Quinn then made a motion to recommend approval of the Conditional Use Permit as it met all requirements for a private club. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from TU Electric for a Conditional Use Permit for a structure exceeding 36 ft. in height to allow a radio antenna. Couch explained that the applicant's proposal was to return the antenna to its original location at 1101 Ridge Road adjacent to the Cameron Building located within the Ridge Road Shopping Center. She explained that the property was located within a PD with a designation of General Retail zoning and that the maximum height in General Retail was 60 ft., although anything over 36 ft. required a Conditional Use Permit. Gary Johnson, of TP&L, explained that prior to the opening of the new service area on Kristy Lane the antenna had been located adjacent to the Cameron Building. He explained that until recently Rockwall had been a sub-office of Terrell, but a merge with Garland was eliminating the need for a Rockwall Service Center as Rockwall would be utilizing the Garland facilities and merging with the Garland workforce as well. He explained that while this would improve service, the Rockwall radio antenna would need to be moved closer towards Garland, signals would be inadequate from Kristy Lane. He proposed

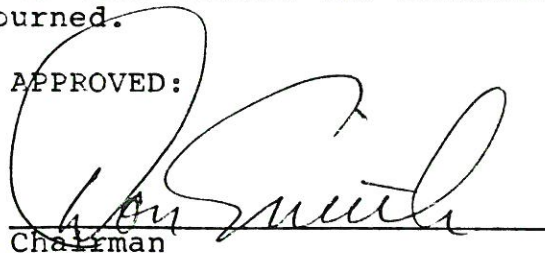
that if the 55 ft. high antenna were returned to its original location, it would be painted to match the Cameron Building. As there was no one else wishing to address this matter, the public hearing was closed. Sinclair made a motion to recommend approval of the Conditional Use Permit. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Aircraft Ducting located within the Bodin Industrial Park on I-30. Couch explained that the original site plan did not have adequate parking, but that the applicant had since revised the plan to provide additional parking and had widened the drive off I-30. The Commission discussed the location of easements, the location of existing power, and confirmed that the extension to the rear would still meet landscaping requirements. After further discussion, Crumbley made a motion to approve the site plan as submitted. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed requirements for accessory buildings in residential areas. Couch reviewed with the Commission the current requirements as outlined in the Zoning Ordinance and four possible alternatives for amending the Zoning Ordinance. The alternative most extensively discussed allowed one detached garage not exceeding 15 ft. in height or 900 sq. ft. as an accessory to a residential use and containing the same materials, not necessarily glass, as found on the main structure. It provided for not more than three accessory buildings not exceeding 15 ft. in height or 225 sq. ft. each as an accessory to a residential use on the same lot. It provided the exterior covering contains only the materials found on the main structure. It provided for greenhouses not exceeding 15 ft. in height nor exceeding 300 sq. ft. as an accessory to residential use and it retained the section of the Zoning Ordinance pertaining to total floor area of accessory structures. After extensive discussion, the Commission decided to present this alternative to the City Council however allowing only two accessory buildings instead of three as stated in the alternative, and exempting greenhouses from the materials requirements. Greenhouses would also be considered one of the two allowed accessory buildings and would meet the same requirements for accessory buildings.

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

APPROVED:



Chairman

ATTEST:

By: _____

CITY OF ROCKWALL
Council Agenda

AGENDA DATE August 3, 1987

AGENDA NOS. IV-A & IV-B

AGENDA ITEM P&Z 87-41-Z - Hold Public Hearing and Consider Approval of an Ordinance Revising the Preliminary Plan for PD-8, Chandlers Landing, to Amend the Zoning Designation from "TH" Townhouse to "ZLL" Zero Lot Line on Four Lots Located in Phase 17 (1st reading)

P&Z 87-45-Z - Hold Public Hearing and Consider Approval of a Replat of Four Lots Located in Phase 17, Chandlers Landing

ITEM GENERATED BY Applicant - Real Vest, Inc.

ACTION NEEDED Hold public hearings and approval or denial of ordinance authorizing request to change the land use designation from "TH" to Zero Lot Line with area requirements and preliminary plan as submitted as revised. Approval of replat of 4 lots into 3 lots as submitted.

BACKGROUND INFORMATION

We have received a request from Real Vest to change the current Townhouse designation on 4 lots located in Phase 17 to Zero Lot Line designation generally meeting the same criteria as Phase 18 which is adjacent to this area, with the exception that the lots would be 5,000 sq. ft. as opposed to 4,000 sq. ft. They are also asking for approval of a replat of these 4 lots into 3 lots. Attached is a list of the proposed area requirements, those for Phase 18 and the City's current requirements. The lots drawn meet their proposed requirements. Attached also you will find copies of the notices we have received, a copy of the current plat of the original 4 lots, and a copy of the replat. The Commission has recommended approval of the request as submitted.

ATTACHMENTS

1. location map
2. ordinance changing the preliminary plan
3. area requirements
4. responses
5. replat and original plat

MINUTES OF THE ROCKWALL CITY COUNCIL
August 17, 1987

Mayor Frank Miller called the meeting to order at 7:00 P.M. with the following members present: Nell Welborn, Jean Holt, John Bullock, Bill Fox and Pat Luby.

Council first considered approval of the Consent Agenda which consisted of A) the minutes of July 20, July 27, July 28 and August 3, 1987, B) an ordinance authorizing a revision in the preliminary plan for PD-8, Chandlers Landing to amend the zoning designation on four lots located within Phase 17 on second reading, C) an ordinance authorizing a Conditional Use Permit for a structure over 36 feet in height to be located at 1101 Ridge Road on second reading, D) an ordinance amending ordinance 86-51 regarding antennas and satellite dishes on second reading, E) an ordinance authorizing the collection of a special expense for processing costs on second reading, F) an ordinance establishing a fee associated with driving records on first reading, and G) an ordinance amending the maximum penalty for violators of City ordinances on first reading. Assistant City Manager Julie Couch read the ordinance captions. Welborn asked Item D to be pulled. Fox pulled Item C. Holt made a motion to approve the Consent Agenda with the exception of Items C and D. Welborn seconded the motion. The motion was voted on and passed unanimously.

Regarding Item C, Fox stated approval of an ordinance authorizing an antenna in excess of 50 feet was in conflict with the purpose of the proposed Scenic Overlay District. Welborn asked if the antenna was larger than necessary for effective communication. Gary Johnson of TP&L explained that the antenna had originally been located at the Cameron Building but had been moved upon completion of the service center on Kristy Lane. He explained that the service center was merging with Garland and the antenna needed to be moved towards that City. He stated that although he didn't know if 55 feet was necessary, it was cost effective and would be painted to match the building. Miller asked Johnson if the item were tabled, would he return with another proposal. Johnson agreed to consider a roof mount antenna but stated that it may still exceed the height requirements. At this time, 7:15 P.M., Ken Jones joined the meeting. Fox made a motion to table consideration of the second reading pending another proposal to be submitted by Gary Johnson. Welborn seconded the motion. The motion was voted on and passed unanimously.

Regarding Item D, Welborn confirmed that permits were required and applicants were made aware of other

applicable requirements at the time of application. She made reference to a letter written by Mrs. Hart and asked for explanation of the wording in the ordinance in an effort to address Mrs. Hart's concerns. City Attorney Pete Eckert explained that the ordinance was worded to coincide with the requirements and procedures already established in the Comprehensive Zoning Ordinance. He stated that another option would be to redefine "structure" in the Zoning Ordinance to not include antennas or to raise the maximum height without a Conditional Use Permit in residential areas. Fox confirmed that screening requirements hadn't been removed. Miller explained that only the clause pertaining to the retroactivity of the screening requirements had been removed. Fox pointed out that the ordinance did not contain a maximum height with a permit. Eckert explained that Council could limit height individually upon each permit application. As there was no further discussion, Welborn made a motion to approve the ordinance on second reading. Jones seconded the motion. The motion was voted on and passed 6 to 1 with all in favor except for Bill Fox, who voted against it.

Couch explained that neither the Planning and Zoning Commission Chairman or Vice Chairman were able to be present to give the Chairman's report. Miller suggested that as Council had copies of the Planning and Zoning Commission minutes that they read the section of the minutes that pertained to each item as these items came up on the Council Agenda.

Council then held a public hearing and considered approval of an amendment to the Comprehensive Zoning Ordinance to add a Scenic Overlay District to the list of zoning categories to apply along FM-740 from SH-205 to the City Limits for a depth of 500 feet on each side and including all of PD Nos. 1 and 4. Couch briefly outlined the District as it was currently drafted, addressing permitted uses, setbacks, landscaping, certain screening requirements, height requirements with and without a Conditional Use Permit, provisions for cross access easements, and the architectural review committee. Miller told the audience present that the Planning and Zoning Commission and Council both had reviewed piece by piece the Overlay District and had reviewed detailed notes on each person's concerns who had spoken at either the Planning and Zoning Commission hearing or Council hearing. Fox added that in every case where there was a reasonable problem mentioned or a large number of people sharing the same complaint, Council had attempted to provide a mechanism for compromise which was, in some cases, a provision for a Conditional Use Permit.

Wayne Baccus addressed the Council and explained that he wanted to put in a Mobil Station at FM-740 and Yellowjacket Lane, but under the current provisions of the Overlay District a full service auto repair station would not be allowed. He stated that there was a need for a full service center in Rockwall and that in his 35 years of business he had received several awards with regard to service and appearance of his station. Fox suggested that a full service station be allowed as a conditional use in the District with a minimum square footage requirement. Welborn suggested adding wording that restricted repair areas from fronting Ridge Road. Miller told Council that if they did not wish to approve the entire District one option would be to table the ordinance completely or to approve the ordinance minus the items that were unresolved. Eckert suggested tabling the entire ordinance instead of portions of it and reminded Council that the moratorium on zoning requests and plats would expire, recommending that it be extended another 30 days if the ordinance was tabled. Walker Rowe, a builder in Rockwall, addressed Council and urged them not to restrict any uses that were allowed in a Commercial zoning classification. He stated that as the district was zoned Commercial, those uses should be allowed and that Council could regulate architectural design to protect the District as opposed to limiting types of businesses. James Johnson of Garland explained that he owned a small piece within the District and was concerned about additional setback requirements that could apply to narrow and deep lots, making some lots unuseable. Couch read the section of the District pertaining to setbacks and by which conditions setback requirements could be brought down to zero. Cecil Unruh addressed the Council, commending the ordinance and urging Council to leave the permitted uses as currently drafted. He supported the promotion of upscale usage, but asked Council to reconsider the maximum height of 36 feet allowed without a Conditional Use Permit. He pointed out that some of the nicest, most appropriate buildings on Ridge Road were the largest. Miller explained that with a Conditional Use Permit the height could go as high as 120 feet. Unruh requested that Council leave the ordinance as currently drafted, but change the maximum height allowed to 60 feet without a Conditional Use Permit. At this point Miller outlined items so far addressed. As there was no one else present wishing to speak, the public hearing was closed.

Luby stated he would support the removal of an exclusion of auto service and repair. Jones recommended prohibition of satellite dishes in front and side yards along FM-740, a date deadline for removal of Christmas trees after temporary sales along Ridge Road, and another 75 foot front setback in addition to the current 25 foot requirement which pertained only to car washes. Welborn

stated favor for an auto repair that was not visible from FM-740 and the allowance of tunnel car washes only. Council discussed the penalty for zoning violations and whether or not Council was prepared to make amendments to the ordinance and approve it on first reading at this meeting. After further discussion, Welborn made a motion to table consideration of the first reading, allowing Staff time to review the particular wording, to consider the ordinance on first reading at the next regularly scheduled Council meeting and to extend the moratorium for 30 days or until the final reading of the ordinance. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council took a brief recess and then continued a public hearing on a request from Sanders Thompson for a change in zoning from "SF-10" Single Family to "PD" Planned Development meeting "SF-7" area requirements with a minimum 1,500 square foot dwelling size. Harold Evans, the consulting engineer, addressed the Council and requested Council table the item and consider a Work Session with the applicant to review the Council's concerns about the zone change request. Miller stated that Evans was basically asking for the opportunity to review and attempt to resolve specific objections. Fox stated opposition to meeting in a Work Session with the applicants, opposition to reducing the lot sizes, and a preference for considering the item in the regular meeting. Evans stated that although the request was to meet with Council in Work Session, he was prepared to make a presentation. Welborn pointed out that Work Sessions were public meetings and that a Work Session could be scheduled at a time when Council could review the unresolved items with regard to the Overlay District as well. Holt made a motion to continue the public hearing to September 8th and to discuss the item in a Work Session the following Monday night along with any other discussion items that might be added. Bullock seconded the motion. After further discussion regarding the motion, the motion was voted on and passed five to two, with Fox and Luby voting against the motion.

Council then continued the public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a private club to be located at the Gridiron, a proposed restaurant within the Rockwall Village Shopping Center. The applicant, John Crow, addressed the Council and explained that his restaurant would contain approximately 5,200 square feet with the capability of seating 200 people, and that he would like to operate a private club as an accessory to his restaurant. Couch read the ordinance caption. Fox made a motion to approve the ordinance and the granting of a

Conditional Use Permit. Luby seconded the motion. The motion was voted on and passed unanimously.

Couch explained that the next item, public hearing regarding the replat of two lots located within Phase I of The Shores had been withdrawn by the applicant and there was, therefore, no need for consideration of the item.

Council then considered approval of a request from Bill Lofland for a final plat for Park Place No. 1, a one lot subdivision located on Ridge Road. Couch outlined the applicant's request and the location of the property. Jones made a motion to approve final plat subject to the recommended conditions of the Planning and Zoning Commission which required escrowing for parkland dedication in an amount estimated between \$200 and \$300. Bullock seconded the motion. Welborn questioned if the subdivision requirements with regard to escrowing for curb and gutter were applicable to this plat. Couch explained that the State Legislature had passed a law which no longer allowed for escrow for street improvements on State roadways. Council briefly discussed the State's policy with regard to street improvements in residential areas. Miller pointed out that although it was Council's preference that right-of-way be obtained from the east side of Ridge Road as opposed to residential properties on the west side, he did want the applicant to be made aware that although the City chose not to require the right-of-way, the State could still at a future date require a provision for right-of-way. As there was no further discussion, the motion was voted on and passed unanimously.

Council then considered approval of a request from Randy Sanders for a site plan for a proposed expansion at Tejanos on White Hills Drive. Couch outlined the applicant's request and explained that existing and future parking that would be paved, only the additional landscaping would be irrigated, and that the Planning and Zoning Commission had recommended that the future proposed entrance to I-30 be included in the approval. Welborn questioned whether the 20' x 30' section of landscaping in the northwest corner qualified as interior landscaping. Couch pointed out that the applicant did originally propose two foot landscaping islands in the interior of the parking area, but that the Planning and Zoning Commission had preferred the northwest section to be landscaped instead. Miller stated that he did not wish to encourage other parking lots to ignore the 2% interior requirement. Walker Rowe, the builder for Tejanos expansion, explained that the Commission had been concerned that the islands would be unseen after cars were parked on either side. After further discussion, Bullock made a motion to approve the site plan with all of the

conditions suggested by the Planning and Zoning Commission, including trees to be placed in the newly landscaped area, irrigation of the area, and approving proposed future entrance to I-30. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a revised development plan for PD-8, Chandlers Landing for a proposed park area. Couch explained that the applicant's request was to shift the park area about 20 feet to accommodate a rear entry drive that had been approved by the Homeowner's Association in 1982. She explained that the Planning and Zoning Commission had recommended a 2 foot retaining wall along the length of the drive to prevent vehicles from entering the park area. Peter Oetking, the applicant, explained that when the park's plan was drawn a provision for a rear entry drive to his lot had been overlooked and that the section he was proposing for rear entry access was too steep for park use. Council discussed the length of the drive and a proposal for landscaping along the 2 foot retaining wall. After further discussion, Jones made a motion to approve the revised development plan for the park area, requiring the 2 foot retaining wall to be landscaped and to run along the entire length of the drive. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered setting the date for a hearing on a request for a permit to operate a business between the shoreline and takeline of Lake Ray Hubbard. City Manager Bill Eisen explained that Council had recently adopted an ordinance which required that a permit be approved before a business could be operated within the takeline in an area leased by the City of Rockwall. He explained that while the ordinance did not set out a specific procedure for considering such requests, the City Attorney had recommended that Council hold a hearing on the request in order to give all parties interested an opportunity to provide any testimony. He suggested scheduling the hearing on the next regular meeting, which was September 8th. Welborn made a motion to set a hearing on September 8th to consider the request and to determine the notification requirements. Holt seconded the motion. Luby stated that the application didn't deserve a hearing as two years previously a petition had been submitted with 94 residents opposing the operation of the business and only two supporting it. He stated that the loading and unloading of passengers had resulted in damage to property and that residents had already made known their feelings with regard to this matter and shouldn't have to do so again. Fox stated that Council had in the past supported the majority opinion of the residents and should continue to do so. He presented a copy of a

petition signed by 144 property owners, as well as copies of police reports citing situations of loud music and situations where additional police were called to assist the guards in unruly situations. He stated that if Mr. Hughes furnished a petition signed by the majority of homeowners stating favor for his request, Council could at that time approve a permit, but that a hearing was not necessary on an item that had been previously addressed. Miller mentioned that Council may be obligated to consider the request since the ordinance was passed after previous action had been taken on the item. He questioned the prescribed procedures for processing such a permit. Eisen explained that as this was the first application since the adoption of the ordinance, no specific procedure had been outlined, but that he and the City Attorney had recommended a hearing as one option since it would provide the City the opportunity to request more details regarding his application. Welborn stated that Council should not deny someone the right to apply for a permit based on prior information. Fox stated that as public hearings were not required by law, the applicant should be required to make his presentation and provide documentation that the neighboring homeowners were unopposed to his business operation. He stated that when the winds were in excess of 25 miles per hour the boat was unable to launch and resulted in passengers having parties on the boat and creating disturbances on the shoreline. Bullock stated that although he was not advocating approval or denial, he agreed that the applicant deserved a hearing. Holt stated that although she had not heard the presentation nor had she formed an opinion on whether or not to issue the permit, she did know that many loud parties took place at the Yacht Club in Chandlers Landing, both indoors and out. Welborn pointed out that the issue was not whether or not to grant the permit, but by what process to hear the request. After further discussion, Welborn restated her motion to set September 8th as the date for the hearing on the request by Ernie Hughes and to determine notification requirements. Miller pointed out that notification requirements needed to be determined prior to the hearing. Eisen suggested that Staff follow the current guidelines for notifying zoning cases, and in the case of Chandlers Landing everyone within the Planned Development would be notified. Fox stated opposition to spending funds on notification when the item could be put on as an appointment. Welborn clarified her motion to state that property owners within the Planned Development would be notified of the public hearing pending. The motion was voted on and passed five to one, with Fox voting against the motion and Luby abstaining. Miller asked Staff to produce a written policy outlining notification procedures for processing of permit applications of this nature. Eisen stated that if it was Council's intention to treat these permit applications as

were zoning cases, Staff could provide an outline of notification procedures for zoning cases.

Council then discussed the proposed 1987-88 Annual Budget and a proposal to increase taxes and the date for a public hearing. Eisen outlined some adjustments that had been made in the General Fund resulting from the two day Budget Work Session. He outlined requested reductions which included a \$25,000 decrease in revenue resulting from sales and beverage taxes and a \$41,000 reduction in expenditures. Some added expenditures in the General Fund Budget included a study regarding self-insurance programs, the reinstatement of the Square project, the addition of a Police Officer, and a \$20,000 addition in street materials totaling \$82,000 in additional expenditures. He stated that the longevity pay that had been allocated in Water and Sewer Fund, Sanitation Fund, and the Airport Fund had been removed from those funds and the sum set aside in the Water and Sewer Fund for longevity pay had been used to increase the transfer to the General Fund. The sum total of the reductions in revenue and expenditures and the additional expenditures would result in taking from the General Fund Reserves a total of \$27,333.

Regarding the Fire Department, Eisen explained that the Budget for the Fire Department had not yet been reviewed by Staff at the time of the Work Session. Staff had since reviewed the Budget consisting of \$59,000 for the Fire Department, a slight increase over the previously estimated \$56,000. Eisen explained that the Equipment Fund as submitted consisted of 1) a new grass truck, 2) a burn house used to simulate house fires and utilized by the Fire Department as a training tool which would cost about \$25,000, and 3) miscellaneous equipment totaling approximately \$13,000. He explained that representatives of the Fire Department had expressed concern about funds received from the County for fire calls which had been increased two years ago. The Fire Department had asked that the City's portion of the funds be put in the Fire Equipment Fund as opposed to the General Operating Budget. Eisen explained that about \$1,500 had been budgeted for the next year. Additionally, the Fire Department had asked that the \$13,000 allocated for miscellaneous equipment be taken from the General Operating Fund. Eisen explained that if this was Council's desire, one of three options was possible: 1) increasing revenues, 2) reducing expenditures, or 3) taking these funds out of the General Operating Fund Reserves. He stated a preference for taking funds out of Reserves only for major one-of-a-kind projects such as the reinstatement of the Square Project. As this fund had not previously been reviewed by Council, Miller asked Council to review the Fire Equipment Fund as if they were in a Work Session. At this time Eisen summarized the proposed

Fire Equipment Fund, funds reserved for training that consisted of donations, and proposed expenditures.

Mark Poindexter, Assistant Chief of the Fire Department, addressed the Council to make the following requests: 1) that the \$30,000 budgeted to be transferred in from the General Operating Fund be left as is; 2) that the \$13,940 budgeted for miscellaneous fire equipment, including bunker gear and hoses, be expended from either the General Fund or another fund; 3) that the City's share of funds received from County fire calls be put into the Fire Equipment Fund instead of the General Fund. Miller questioned the amount of funds received for County fire calls. Poindexter explained that of every \$75 per call, \$50 went to the Fire Department and \$25 went into the General Fund. He added that this was a total of \$3,275. Holt questioned the use of the burn building for training. Poindexter explained that in the past Firemen had been going to A&M for training and would continue to do so once a year. A burn building was available for lease from the City of Garland, although this training was only available during week days at which time the firemen held primary jobs. Welborn stated that based on a tight budget it might be necessary to take the \$13,940 out of the Fire Equipment Fund in order to provide the other items such as the burn house. Poindexter stated that it was the Fire Department's goal to keep \$100,000 in the Fire Equipment Fund at all times to be available for large, more permanent purchases such as trucks and large equipment. Council discussed the proposed burn house, previous items budgeted from the Fire Equipment Fund which were never purchased, allocating to the Fire Equipment Fund the amount of funds received during the last two years for County fire calls, and whether to take these funds from the General Operating Reserves. Eisen explained that when the cost of fire calls was raised he had interpreted that the funds received by the City for County fire calls was to offset the cost of fire services which could include fuel and other items taken out of the General Fund. He explained that Poindexter had understood that these funds were to go directly into the Fire Equipment Fund. After further discussion, Welborn made a motion to transfer \$13,940 from the General Revenue Fund to the Fire Equipment Fund, to transfer \$3,275 from the General Fund to the Fire Equipment Fund, to direct the Staff put the City's share of County fire call funds into the Fire Equipment Fund. The motion failed for lack of a second. Fox then made a motion to transfer the \$13,940 from the General Fund Reserves into the Fire Equipment Fund; additionally, to transfer \$6,550 from the General Fund Reserves into the Fire Equipment Fund which would equal the amount of funds received by the City for County fire calls in the last two years; and to amend the 1987-88 Budget to direct the City's portion of County fire calls

into the Fire Equipment Fund. Bullock seconded the motion. The motion was voted on and passed unanimously.

Eisen suggested September 8th as the date for the public hearing to propose an increase in the effective tax rate. Welborn confirmed that an additional patrolman would not increase the cost of uniforms in the Police Department. After further discussion, Welborn made a motion to set the date for the public hearing on September 8th. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then discussed the screening requirements pertaining to satellite dishes. Eisen explained that Council had recently adopted an ordinance amending the height requirements for radio transmitters and satellite dishes and had at that time asked to have the retroactivity of screening requirements addressed separately. Eisen explained that only the screening requirements had not been grandfathered and that all other requirements with regard to location, etc., were grandfathered. Council discussed the permit process, notification process prior to issuance of a citation, and the amount of fine. Fox stated preference for leaving the ordinance as is, retaining the retroactive screening requirements. Jones made a motion to require all satellite dishes to be screened by at least a 6 ft. fence except those dishes installed prior to the adoption of the regulatory ordinance. Holt seconded the motion. The motion was voted on and passed four to three, with Bullock, Fox and Luby voting against the motion.

Council then discussed raising the minimum square footage requirements in "SF-7" and "SF-10" Single Family zoning classifications and discussed the establishment of minimum square footage requirements in Multifamily and Planned Development zoning classifications. Fox stated opposition to small dwelling sizes as they required the same amount of street improvements and Police protection as did larger homes while providing fewer tax dollars. Fox recommended Council consider amending the minimum dwelling size in an "SF-7" district to 1,500 square feet and amending the "SF-10" minimum dwelling size to 1,800 square feet. He further recommended that Council consider addressing every category, including Multifamily and Planned Development. Council discussed holding a Work Session with the Planning and Zoning Commission to review the minimum dwelling sizes in every zoning category. Welborn made a motion to schedule a joint Work Session with the Planning and Zoning Commission on either the second or fourth Monday for the purpose of reviewing the minimum dwelling sizes. Jones seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of an ordinance adopting an amended fine schedule on first reading. Couch explained that the State Legislature had recently passed a law that required all speeding fines collected on State highways over \$2.00 per mile be remitted to the State. She explained that this would create more paper work than the current personnel could handle to continue to collect the current fines and keep track of what had to go to the State. She added that the amended ordinance would change the speeding fines to \$2.00 per mile over the speed limit plus the State court costs. Police Chief Bruce Beaty distributed copies of the current fine schedule for comparison with the new schedule. Miller stated concern about reducing fines to avoid additional paper work. He stated that a reduction in fines would not work well as a deterrent. Eisen explained that the penalty on one's insurance as a result of a ticket was stiffer than the cost of the fine. He explained that in some cases insurance could increase as much as \$100 per year for a period of three years. After further discussion, Couch read the ordinance caption. Jones made a motion to approve the ordinance on first reading. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss personnel pertaining to the Airport Advisory Board. Upon reconvening into regular session, as there was no action necessary as a result of the Executive Session, Jones made a motion to adjourn. Holt seconded the motion. The motion was voted on and passed unanimously. As there was no further business to come before the Council, the meeting was adjourned at 11:55 P.M.

APPROVED:

ATTEST:

By _____

PLANNING AND ZONING ACTION SHEET

Applicant Leates Case No. 87-40-FP
Property Description Phase 17 Lots 1-4 Chandler
Case Subject Matter replat

CASE ACTION

Approved Disapproved Tabled
Date to P&Z July 9
Conditions zero lot lines on north property lines

Date to City Council Aug 3
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

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

Plat/Site Plan Cases

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

June 19 '87

Public Notice

The Rockwall Planning and Zoning Commission, will hold a Public Hearing on July 9, 1987 at 7:30 P.M. in City Hall, 205 West Rusk to consider approval of a replat of a portion of Phase 17, Chandlers Landing. The request is to replat lots 1-4, Block C of Phase 17 into three lots.

(1tc-CR)

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on July 9, 1987, and the Rockwall City Council will hold a public hearing on August 3, 1987, to consider approval of a request for a replat of a portion of Phase 17, Chandlers Landing. The applicant proposes to replat Lots 1 through 4, Block C of Phase 17, making 4 lots into 3 larger lots with a wider greenbelt area separating the third lot from the fifth lot. The lots as originally platted will be increased from an average of 3,500 square feet to lots between 5,200 square feet and 6,900 square feet. The increase in size of Lots 1 through 3 is possible by eliminating Lot 4, thus making fewer but larger lots. As an interested property owner, you may wish to attend these hearings or make your feelings known in writing with regard to this matter.

Attached is the section of the State law pertaining to replats, a drawing of the proposed change, and a location map.

(2) The City Planning Commission or other appropriate governing body shall require in any resubdivision or replatting to which this subsection applies written approval of 66-2/3 percent of:

(A) the owners of all lots in such plat; or

(B) the owners of all lots in such plat within 500 feet of the property sought to be replatted or resubdivided if such immediate preceding plat contains more than 100 lots.

The provisions of Subdivision (2) of this subsection shall, however, apply only if 20 percent, or more, of the owners, to whom notice is required to be given, of the lots in such plat a portion of which is sought to be replatted or resubdivided file with the City Planning Commission or other appropriate governing body written protest of such replatting or resubdivision prior to or at the hearing referred to in the notice of the proposed replatting or resubdivision. In computing percentages of ownership, each lot in such subdivision shall be considered equal to all other lots regardless of size or number of owners, and the owners of each lot shall be entitled to cast only one vote per lot.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on August 3, 1987, at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of:

1. A replat of a portion of Phase 17, Chandlers Landing to replat lots 1-4, Block C of Phase 17 into three larger lots
2. A revision in the preliminary plan for PD-8, Chandlers Landing to amend the zoning from "TH" Townhouse to "ZL" Zero Lot Line on four lots, Lots 1 through 4, Block, Phase 17, Chandlers Landing
3. A request from John Crow for a Conditional Use Permit to allow a private club at the Gridiron Restaurant to be located within the Rockwall Village Shopping Centre on FM-740 south of I-30, further described as being a portion of Lot 3, Block A, Carlisle Plaza Addition
4. A request from TP&L for a Conditional Use Permit for a structure over 36 feet in height to allow a radio antenna at 1101 Ridge Road located within the Ridge Road Shopping Center south of Goliad, further described as being a portion of Lot 1, Block A, Eastridge Center Addition
5. A request from L. Sanders Thompson for a change in zoning from "SF-10" Single Family to "PD" Planned Development with uses and area requirements to generally meet "SF-7" requirements and containing a minimum 1,500 square foot dwelling size on a tract of land consisting of approximately 103 acres located north of North Alamo Road, west of Goliad, south of Squabble Creek and further described as follows: