

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 7-24-87

Name of Proposed Development PARK PLACE NO. 1

Name of Developer William B. Lofland

Address 1202 Ridge Road Rockwall, Texas Phone 722-5146

Owner of Record Same

Address Same Phone _____

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

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

Total Acreage 1.547 acres

Current Zoning S.F. 10

Number of Lots/Units One

Signed *William B. Lofland*

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 on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. 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

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

<u>Provided or</u> <u>Shown on Plat</u>	<u>Not</u> <u>Applicable</u>
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16. Compliance with all special requirements developed in preliminary plat review

17. Waiver of drainage liability by the City due to development's design

18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

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

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Park Place No. 1

* Location of Proposed Subdivision 1200 Bell Ridge Road

* Name of Subdivider Bill Lottland

* Date Submitted 7/27/87 Date of Review _____

* Total Acreage 1.547 * No. of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 2. Were the proper number of copies submitted?	<u>✓</u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	<u>✓</u>	_____	_____
* 4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			

Planning and Zoning

1. What is the proposed use? SF-10
2. What is the proposed density? N/A
3. What is the existing zoning? SF-10

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<u>✓</u>	<u>_____</u>	<u>_____</u>
5. Does the use conform to the Land Use Plan?	<u>✓</u>	<u>_____</u>	<u>_____</u>
6. Is this tract taken out of a larger tract	<u>✓</u>	<u>_____</u>	<u>_____</u>
7. Will the development landlock another property?	<u>_____</u>	<u>✓</u>	<u>_____</u>
- need to have Bob look at this			
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<u>_____</u>	<u>✓</u>	<u>_____</u>
9. Has a Concept Plan been been Provided and Approved	<u>_____</u>	<u>✓</u>	<u>_____</u>
10. Does the plan conform to the Master Park Plan?	<u>✓</u>	<u>_____</u>	<u>_____</u>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size	<u>✓</u>	<u>_____</u>	<u>_____</u>
b. Building Line	<u>✓</u>	<u>_____</u>	<u>_____</u>
c. Parking	<u>_____</u>	<u>_____</u>	<u>✓</u>
d. Buffering	<u>_____</u>	<u>_____</u>	<u>✓</u>
e. Site Plan	<u>_____</u>	<u>_____</u>	<u>✓</u>
f. Other	<u>_____</u>	<u>_____</u>	<u>✓</u>
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	<u>_____</u>	<u>✓</u>	<u>_____</u>

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

_____ _____ ✓

14. Comments:

Yes No N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

do we need to get add. Row

✓ _____ _____

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

not for 4 lane divided

✓ _____ _____

c. Is any additional right-of-way provided for all streets and alleys?

_____ ✓ _____

d. Is any additional right-of-way required?

Council's ~~plan~~ policy to take Row from west coast side

_____ ✓ _____

e. Is there adequate road access to the proposed project?

✓ _____ _____

f. Will escrowing of funds or construction of sub-standard roads be required?

_____ ✓ _____

g. Do proposed streets and alleys align with adjacent right-of-way?

_____ _____ ✓

h. Do the streets and alleys conform to City regulations and specifications?

_____ _____ ✓

- * i. Are the street names acceptable? none _____
- j. Is a traffic analysis needed? _____ _____
- k. Comments: _____

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? _____ _____
- b. Are all lines sized adequately to handle development?
 - 1. Water _____ _____
 - 2. Sewer _____ _____
- c. Is additional line size needed to handle future development?
 - 1. Water _____ _____
 - 2. Sewer _____ _____
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? _____
- e. Are all necessary easements provided? _____
- f. Do all easements have adequate access? _____
- g. Are any off site easements required? _____ _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____ _____
 - 2. Gas _____ _____
 - 3. Telephone _____ _____
 - 4. Cable _____ _____

- | | | | |
|---|-------|-------|--------|
| i. Does the drainage conform to City regulations and specifications? | _____ | _____ | _____ |
| j. Do the water and sewer plans conform to City regulations and specifications? | _____ | _____ | _____✓ |
| k. Is there adequate fire protection existing or planned? | _____ | _____ | _____✓ |
| l. Comments: | | | |

General Requirements

- | | | | |
|---|--------|-------|--------|
| 1. Has the City Engineer reviewed and approved the plan? | _____ | _____ | _____ |
| 2. Does the final plat conform to the City's Flood Plain Regulations? | _____✓ | _____ | _____ |
| 3. Does the final plat conform to the preliminary plat as approved? | _____ | _____ | _____✓ |
| 4. Staff Comments: | | | |

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Coia</u>	<u>8/10/87</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

City of Rockwall Planning and Zoning Applicant Receipt

Date 11/24/87

Applicant Poland Phone _____

Address 1202 Ridge Rd

Development Park Place No 1

The following items have been received on this date by the City of Rockwall Administrative Office:

_____ Site Plan Application

_____ Prel. Plat Application

_____ Final Plat Application

_____ Zone Change Application

_____ Sign Board Application

_____ Board of Adj. Application

_____ Front Yard Fence Application

_____ CUP Application

_____ () sets/site plans - Submission # _____

_____ () sets/prel. plats - Submission # _____

_____ () sets/final plats - Submission # _____

_____ () sets/executed final plats/mylars

_____ () sets/engineer drawings - Submission # _____

_____ Filing fee \$ _____

Other \$159.55 you mandatorily
pay land dedication fees (204)

With this application, you are scheduled to appear before the

_____ on _____,

at _____ P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nichols

City of Rockwall Planning and Zoning Applicant Receipt

Date 11/11/87

Applicant Bob Brown Phone _____

Address Park Place No 1

Development _____

The following items have been received on this date by the City of Rockwall Administrative Office:

_____ Site Plan Application

_____ Prel. Plat Application

_____ Final Plat Application

_____ Zone Change Application

_____ Sign Board Application

_____ Board of Adj. Application

_____ Front Yard Fence Application

_____ CUP Application

_____ () sets/site plans - Submission # _____

_____ () sets/prel. plats - Submission # _____

110 () sets/final plats - Submission # _____

_____ () sets/executed final plats/mylars

_____ () sets/engineer drawings - Submission # _____

_____ Filing fee \$ _____

_____ Other _____

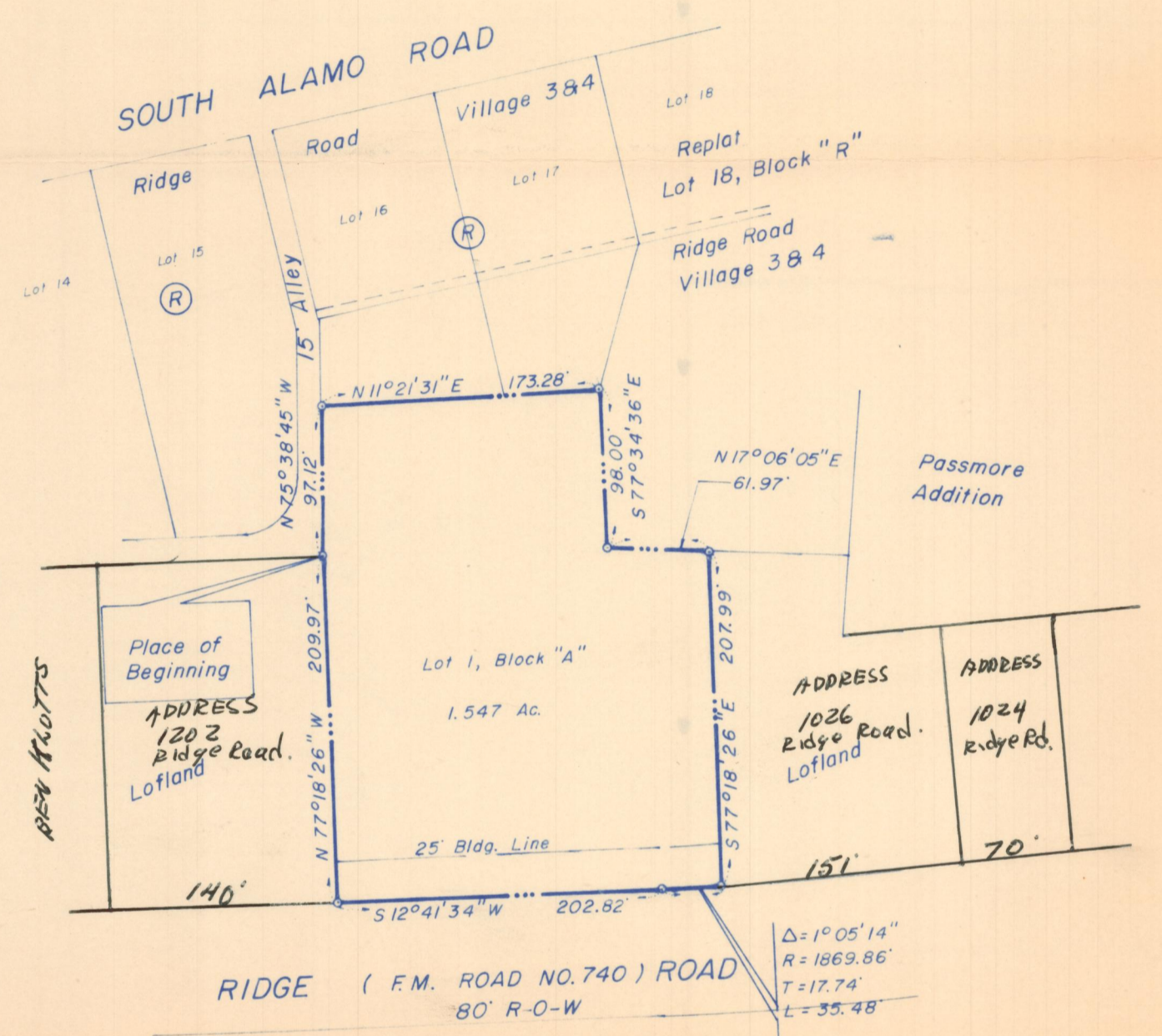
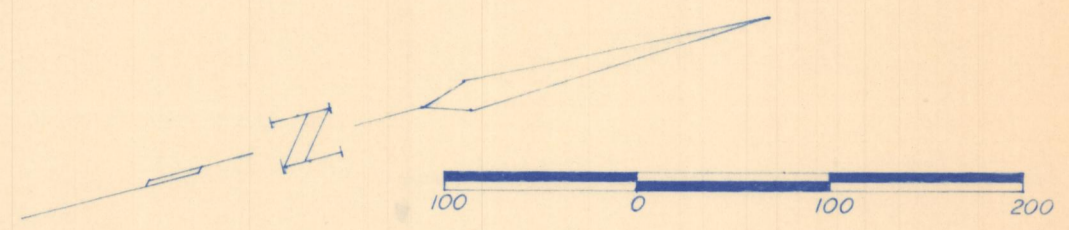
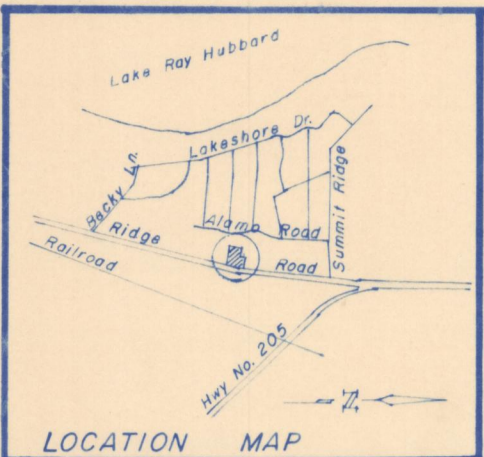
With this application, you are scheduled to appear before the

_____ on _____,

at _____ P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: _____



FINAL PLAT

PARK PLACE NO. 1

CITY OF ROCKWALL

B.J.T. LEWIS SURVEY ABSTRACT NO. 225
D. ATKINS SURVEY ABSTRACT NO. 1
ROCKWALL COUNTY, TEXAS

WILLIAM B. & SHERRIE LOFLAND OWNERS
1202 RIDGE ROAD (214-722-5146) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
RT. 1 BOX 142-E SIDS ROAD (214-722-3036) ROCKWALL, TEXAS 75087

SCALE 1"=100' JULY 23, 1987

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

Whereas, William B. and Sherrie Lofland, being owners of a tract of land in the County of Rockwall, State of Texas, said tract being being described as follows;
 Being, a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and also being part of First (1st) Tract, Volume 49, page 234, all of Second (2nd) Tract, Volume 50, page 31 and part of First (1st) Tract, Volume 50, page 31, Deed Records of Rockwall County, Texas, and being more particularly described as follows;
 Beginning, at the most Easterly Northeast corner of Ridge Road Village Third and Fourth Installments, an addition to the City of Rockwall, an iron stake for corner;
 Thence, N.75°38'45"W., along the North line of a 15' foot alley, a distance of 97.12 feet to an iron stake for corner;
 Thence, N.11°21'31"E., leaving the said North line of a 15' foot alley, a distance of 173.28 feet to an iron stake for corner;
 Thence, along the South line and East line of Replat of Lot 18, Block-R, Ridge Road Village 3 & 4 the following;
 S.77°34'36"E., a distance of 98.00 feet to an iron stake for corner;
 N.17°06'05"E., a distance of 61.97 feet to an iron stake for corner;
 Thence, S.77°18'26"E., a distance of 207.99 feet to a point on the West line of Ridge Road, an iron stake for corner;
 Thence, along the West line of Ridge Road, the following;
 around a curve to the right in a Southerly direction, having a central angle of 1°05'14", a radius of 1869.86 feet, a distance of 35.48 feet to the end of said curve, an iron stake for corner;
 S.12°41'34"W., a distance of 202.82 feet to an iron stake for corner;
 Thence, N.77°18'26"W., leaving the said West line of Ridge Road, a distance of 209.97 feet to the PLACE OF BEGINNING and containing 1.547 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, William B. and Sherrie Lofland, being owners, does hereby adopt this plat designating the herein aboved described property as Park Place No. 1, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingree and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition. A) It shall be the policy of the City of Rockwall to with hold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. B) The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, not shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.
 WITNESS our hand at Rockwall, Texas, this _____ day of _____ A.D. 1987.

By _____ William B. Lofland Owner
 By _____ Sherrie Lofland Owner

STATE OF TEXAS
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared William B. and Sherrie Lofland, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

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

Notary Public for the State of Texas
 My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor # 1744
 STATE OF TEXAS
 COUNTY OF ROCKWALL

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

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

Notary Public for the State of Texas
 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL: _____ APPROVED _____
 City Manager _____ Chairman Planing and Zoning Commission _____

I hereby certify that the above and foregoing plat of Park Place No. 1, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 1987.

WITNESS our hand this _____ day of _____ A.D. 1987.
 _____ Mayor _____ City Secretary

If final plat approved:

Changes required made to plat..... _____

Copies of plat signed by:

Owner..... _____

Surveyor..... _____

Notary..... _____

Approval dates for P&Z & Council on plats..... _____

Plats signed by:

P&Z Chairman..... _____

Mayor..... _____

City Secretary..... _____

Mylar filed with County..... _____

Slide No. recorded on all others..... _____

Listed in Plat Indexes..... _____

added ~~to~~ ^{to plat} to plat map
Copy files with: _____

Permanent Plat File (Mylar)..... _____

Map update file..... _____

RISD (residential)..... _____

Inspection Department..... ^{(3 - 1 for Finance and}
~~1 for Post Office after addresses assigned)~~ _____

Street Department..... ~~(3 - 1 for Finance after addresses and~~
~~1 for Post Office after addresses)~~ _____

Water and Sewer Department..... _____

Case File..... _____

Beta Cable..... _____

Southwestern Bell..... _____

Lone Star Gas..... _____

Texas Utilities..... _____
County Tax office..... _____
Property Owner..... _____
Chamber of Commerce..... _____
Appraisal District..... _____

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

P&Z Case NO. _____

Submitted by W. B. Lofland

Description Park Place No. 1

NP District NP 17

Calculation Information

I. Total number of residential units which Park Place 1 is projected to have when fully developed. 1

.Total projected population NP 17 (Park Plan): *1956.84

.Mean Household Size (NCTCOG): 2.82

Calculation

$$1,956.84 \div 2.82 = 693.91$$

II. Pro rata share of required dedication for Park Place 1

.Total number of residential units which NP 17 is projected to have when fully developed: 693.91

.Total number of units proposed for Park Place 1 = 1

Calculation

1 units is .144% of 693.91

.144% of *2.6 acres (total Neighborhood Park requirement of NP 17 from Park Plan) = .003744 acres

Park Board Recommendation

Developer pro rata share: .003744 acres
Contribution: Cash (by ordinance
Per Acre Amount: \$42,615.22 (by previous example)
Contribution: \$42,615.22 x .003744 acres = \$159.55

*Adjustments for effects of Lakeside Village and Turtle Cove (private):

Total for NP 17 = 1,331.91 units

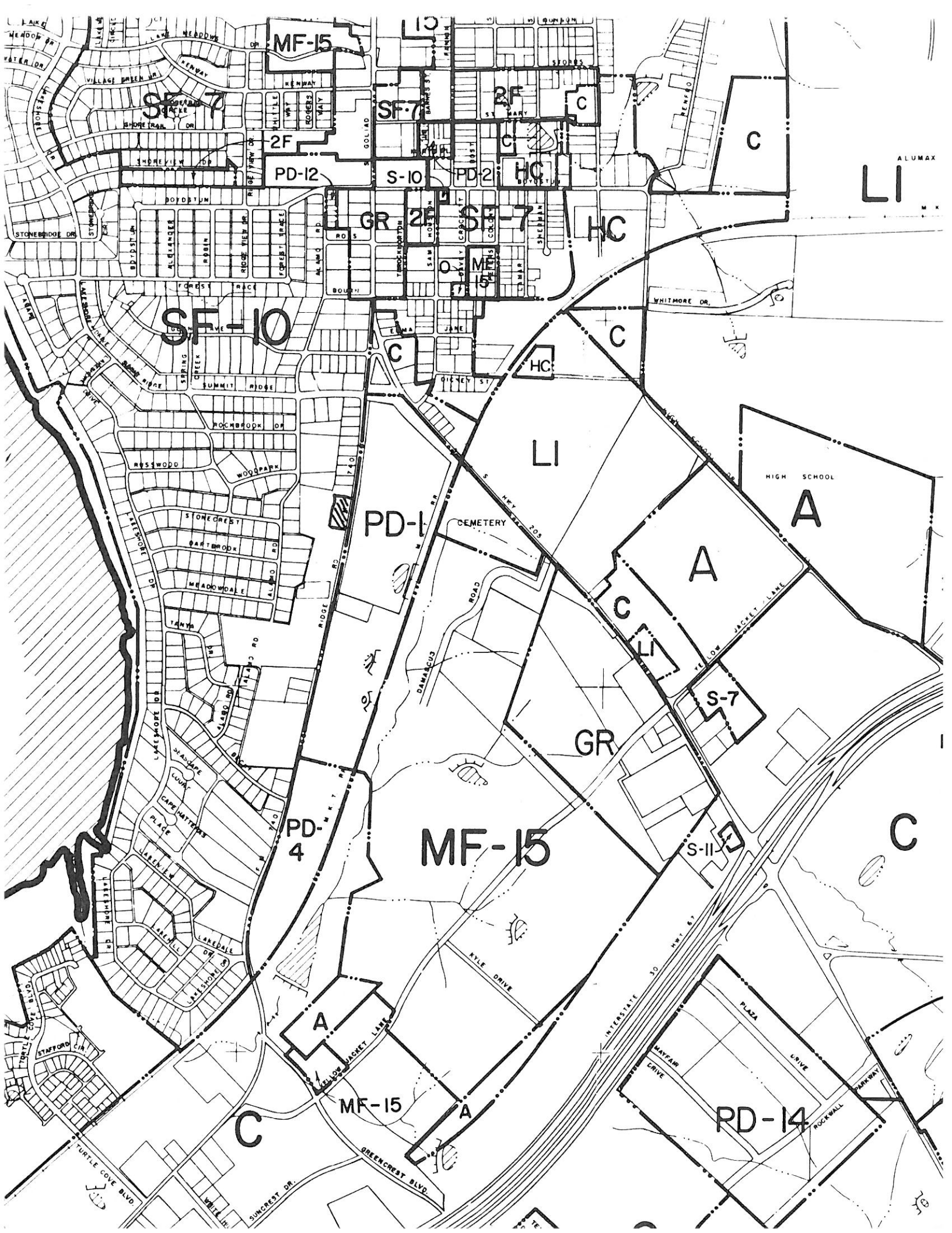
Parkland Required for full district: 5 acres

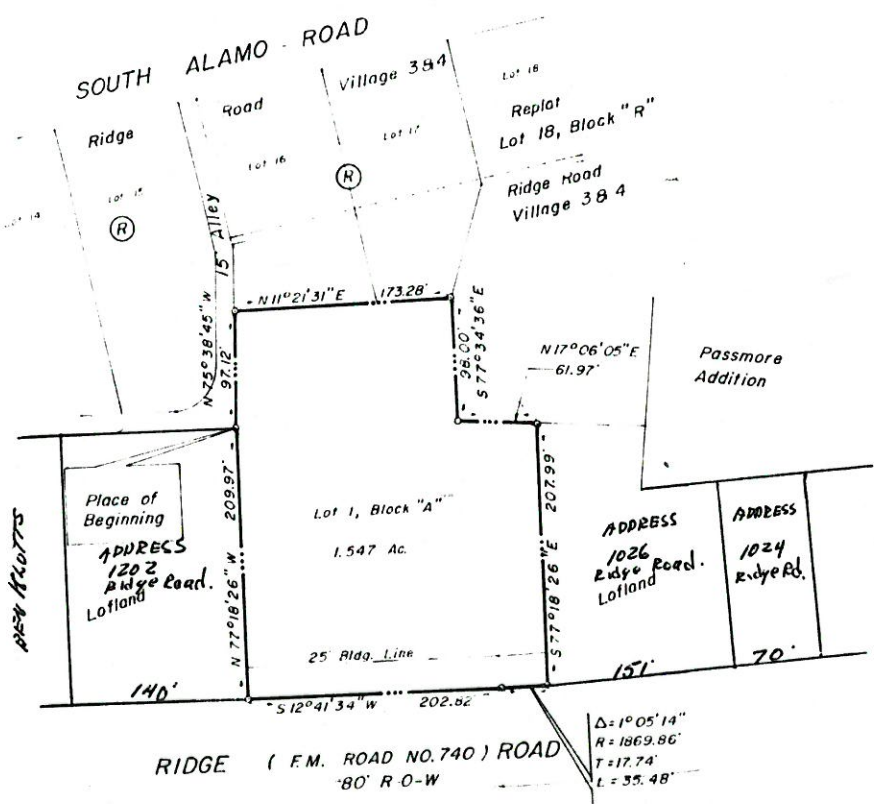
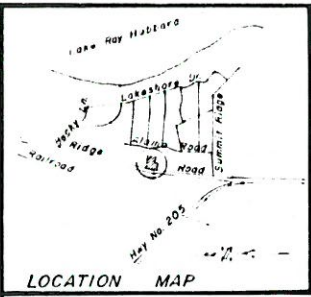
638 units in Lakeside Village and Turtle Cove - $638 \times 2.82 = 1,799.16$
projected population

Ratio - Population: Acres = .00133

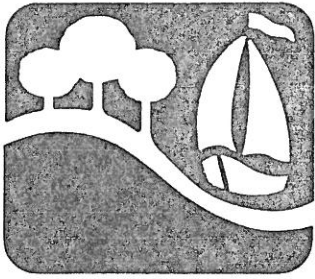
Total Projected Population less Lakeside Village and Turtle Cove
Populations = $3756 - 1799.16 = 1,956.84$

$1,956.84 \times .00133 = 2.6$ adjusted acreage required for NP 17.





FINAL PLAT



CITY OF ROCKWALL

"THE NEW HORIZON"

August 6, 1987

Mr. William B. Lofland
1202 Ridge Road
Rockwall, Texas 75087

Dear Mr. Lofland:

Your application for approval of a final plat for Park Place No. 1 has been scheduled to be considered by the Planning and Zoning Commission on August 13th at 7:30 P.M. in City Hall and considered by the City Council on August 17th at 7:00 P.M. in City Hall.

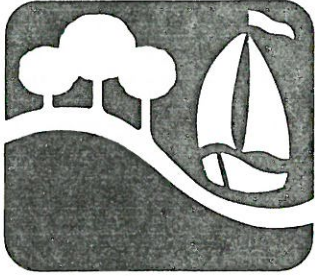
As the applicant, it is important that you are represented at these meetings. Please feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Aide

CC: Bob Brown
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

August 19, 1987

Mr. William Lofland
1202 Ridge Road
Rockwall, Texas 75087

Dear Mr. Lofland:

On August 17, 1987, the Rockwall City Council approved a final plat for Park Place No. 1, a one lot subdivision located on Ridge Road. Please submit sixteen executed blue line copies and two mylars of the plat no later than November 25, 1987. This office must file the plat at the County within 120 days of the approval date or the approval will become void. Should your plats be returned to this office after November 25th, we cannot guarantee timely filing.

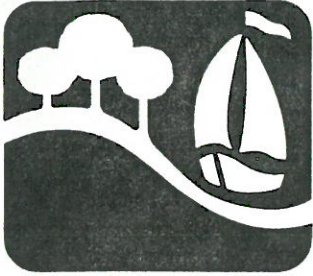
Please feel free to contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: ~~Harold Evans~~ *B.L.S. & Associates*
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

November 11, 1987

Mr. William Lofland
1202 Ridge Road
Rockwall, Texas 75087

Dear Mr. Lofland:

On August 17, 1987, the Rockwall City Council approved a final plat on Park Place No. 1, a one lot subdivision located on Ridge Road. As you are aware, an executed plan must be filed with the County by this office within 120 days of the approval date or the plat approval becomes void.

I have received executed copies of the plat today. However, the plat cannot be filed until escrow is received as prescribed by the mandatory park land dedication ordinance. This was also a condition placed on the plat approval by the City Council. The calculated share of escrow for Park Place No. 1 is \$159.55.

Please submit this amount to the attention of Michael Plemister, Director of Finance, with a brief statement that the funds are for Park Land Dedication or to my attention. Again, this is necessary prior to the plat being filed with the County and the deadline for filing is December 15th. Please call me if you have any questions.

Sincerely,

Mary Nichols (mnp)
Administrative Aide

CC: Bob Brown
MN/mmp

P&Z Agenda Notes - 8/13/87

IV. A. P&Z 87-48-FP - Discuss and Consider Approval of a Request from Bill Lofland for a Final Plat on Park Place No. 1, a One Lot Subdivision Located on Ridge Road

We have received a request from Bill Lofland for a final plat for his lot on FM-740 where he plans to construct his home. The plat itself conforms to all of our requirements. We are field verifying that there is a fire hydrant within the required distance and that no additional easements are needed. We are reviewing the escrow requirement for parkland and will be ready to address it Thursday night.

The existing Right-of-Way on FM-740 is currently 80 feet. Our Thoroughfare Plan called for a collector street along this portion of FM-740 until the City Council's recent decision to develop plans for a 4-lane divided thoroughfare the full length of FM-740. The existing 80 feet was adequate for a collector but will not be adequate for a 4-lane divided road. The minimum right-of-way needed will be 85 feet. It could be more due to the slopes in this area. The Council also indicated that they wished that any additional right-of-way needed be acquired from the east side of FM-740, not from the residential side. We have therefore not requested the owner of this lot to dedicate additional right-of-way, in accordance with the Council's earlier decision.

A copy of the plat and location map is enclosed.

MINUTES OF THE PLANNING AND ZONING COMMISSION
August 13, 1987

Chairman Don Smith called the meeting to order with the following members present: Bob McCall, Leigh Plagens, Tom Quinn, Norm Seligman and Hank Crumbley.

The Commission first considered approval of the minutes of July 9, 1987. Seligman made a motion to approve the minutes as submitted. Quinn seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Smith opened a public hearing and the Commission considered approval of an amendment to the Comprehensive Zoning Ordinance to amend the current requirements for accessory structures in residential areas. Couch outlined the requirements that the Commission had discussed recommending at the last meeting. The alternative would allow one detached garage not exceeding 15 feet in height and 900 square feet as an accessory to a residence on the same lot. The exterior covering would be required to contain the same materials, excluding glass, as found on the main structure and generally in the same proportion. Two accessory buildings would be allowed not exceeding 15 feet in height and 225 square feet. Accessory buildings, excluding greenhouses, would contain only materials found on the main structure. Couch added that the current requirements regarding the sum total floor area of accessory structures would remain. Seligman confirmed that portable buildings were not considered accessory buildings. Couch explained that cabanas, greenhouses and storage sheds were examples of accessory structures. At this time Bill Sinclair joined the meeting. Quinn confirmed that the Planning and Zoning Commission intended the revision to allow one detached garage and two accessory buildings. Couch pointed out that the Commission had originally discussed allowing three accessory buildings and had reduced this to two. Seligman made a motion to recommend amending the requirements for accessory structures as outlined by Couch and as written in Alternative Four presented in the packet. Plagens 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 two lots located within Phase I of The Shores. Couch explained that the applicant proposed to replat two lots which met "SF-10" requirements into one large lot. Andy Speck told the Commission that by removing the center lot line, he could build towards the center of the lot and save a great many large trees while enlarging the lot. Seligman made a motion to recommend approval of the replat. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Bill Lofland for a final plat on Park Place No. 1, a one lot subdivision located on Ridge Road. Couch explained that the surveyor representing the applicant had planned to attend but was taken ill.


He had asked for the Commission to consider the item even though the applicant was out of town. She explained that the plat met all requirements as submitted and that although an appraisal was yet to be done on the lot, the applicant agreed to escrow for parkland dedication. Staff estimated the amount between \$200 and \$300. Smith confirmed that no right-of-way dedication was necessary on Ridge Road. Seligman made a motion to recommend approval of the plat subject to the applicant escrowing for parkland dedication estimated between \$200 and \$300. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Randy Sanders for a site plan for building expansion at Tejanos located on Whitehills Drive. Couch pointed out the location of the expansion and explained that although the existing landscaping was not irrigated, Sanders did propose to irrigate the newly landscaped areas. She explained that he planned to concrete both new and old parking areas as well as screen the dumpster. She explained that the applicant had agreed to add two planter islands, two feet in width to help break up the parking. Walker Rowe, the builder, explained that the proposed drive off the I-30 service road was not possible at this time due to cost imposed by the State. The Commission discussed the amount of additional seating, the location of the dumpster and the practicality of the two foot wide islands. Plagens stated preference for the 20' x 30' corner to be landscaped with trees as opposed to the islands. Sinclair questioned the irrigation of existing landscaping. Sanders explained that he had a contract for landscaping and that the property was well maintained. Quinn made a motion to recommend approval of the site plan as submitted with irrigated landscaping containing trees in the northwest corner, removal of the islands, and retaining the proposed drive off the service road to be allowed but not required for future construction. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a revised development plan for a proposed park area located within Chandlers Landing. Couch explained that the north corner of the park area had been shifted to allow rear entry access to a lot north of the park. Peter Oetking stated that he had asked for rear entry access when he bought the lot. He explained that rear entry was more attractive, reduced traffic and would provide a retaining wall protecting the playground area. After discussion, Seligman made a motion to recommend approval. McCall seconded the motion. The motion was voted on and passed unanimously.

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

APPROVED



Chairman

ATTEST:

By _____

CITY OF ROCKWALL
Council Agenda

AGENDA DATE August 17, 1987

AGENDA NO. V. A

AGENDA ITEM P&Z 87-48-FP - Discuss and Consider Approval of a Request form Bill Lofland for a Final Plat for Park Place No. 1, a One Lot Subdivision Located on Ridge Road

ITEM GENERATED BY Applicant - Bill Lofland

ACTION NEEDED Approval of denial of final plat with any conditions.

BACKGROUND INFORMATION

We have received a request from Bill Lofland for a final plat for his lot on FM-740 where he plans to construct his home. The plat itself conforms to all of our requirements.

The existing right-of-way on FM-740 is currently 80 feet. Our Thoroughfare Plan called for a collector street along this portion of FM-740 until the City Council's recent decision to develop plans for a 4-lane divided thoroughfare the full length of FM-740. The existing 80 feet was adequate for a collector but will not be adequate for a 4-lane divided road. The minimum right-of-way needed will be 85 feet. It could be more due to the slopes in this area. The Council also indicated that they wished that any additional right-of-way needed be acquired from the east side of FM-740, not from the residential side. We have therefore not requested the owner of this lot to dedicate additional right-of-way, in accordance with the Council's earlier decision.

He will be required to escrow funds for parkland dedication. We estimate that amount to be \$200 to \$300. The final determination of the amount can only be calculated after we have an appraisal. This will take some time, so the applicant has asked that approval be considered subject to the determination of the actual escrow requirement.

The Planning and Zoning Commission has unanimously recommended approval subject to the determination of his required escrow amount.

ATTACHMENTS 1. Location map
2. Plat

AGENDA ITEM Park Place No. 1 Plat

AGENDA NO. V. A.

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 Bill Lillard Case No. 87-48-FP
 Property Description 1.5 acres on Ridge Road
 Case Subject Matter short term final plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Aug 13</u>	<input checked="" type="checkbox"/>		
Conditions <u>compliance w/ Park Land Dedication</u>			

Date to City Council <u>Aug 17</u>	<input checked="" type="checkbox"/>		
Conditions <u>same as P&Z</u>			

Ordinance no. _____ Date _____

ITEMS IN FILE

- | | |
|---|---|
| <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
| <input checked="" type="checkbox"/> Application | <input checked="" type="checkbox"/> Application |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Filing Fee |
| <input checked="" type="checkbox"/> Filing Fee | <input checked="" type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <input checked="" type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <input checked="" 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"/> Minutes | |
| <input type="checkbox"/> Ordinance | |
| <input type="checkbox"/> Correspondence | |
| <input type="checkbox"/> Applicant Receipts | |

*Plat still
to be filed
w/county*

File Number _____
 ant Receipts _____