

APPLICATION AND FINAL PLAT CHECKLIST

Date 4-20-88

Name of Proposed Development Replat of west half of Lot 3, Block-K
Sanger Brothers Addition

Name of Developer Nell Papas

Address 1226 Second Avenue Phone 415-661-6192
San Francisco, California 94122

Owner of Record Nell Papas

Address 1226 Second Avenue Phone 415-661-6192
San Francisco, California 94122

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

Address Rt. 1 Box 142-E Sids Road, Rockwall, Texas Phone 771-3036

Total Acreage 0.229 Acres Current Zoning S.F. 7

Number of Lots/Units 1

Signed *Marilyn Stauffer*

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" x 24".

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

✓

1. Title or name of development, written and graphic scale, north point, date of plat and key map

✓

2. Location of the development by City, County and State

- _____ ✓

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
- ✓ _____

4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
- _____ ✓

5. If no engineering is provided show contours of 5 ft. intervals
- ✓ _____

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
- ✓ _____

7. Approved name and right-of-way width of each street, both within and adjacent to the development
- ✓ _____

8. Locations, dimensions and purposes of any easements or other rights-of-way
- ✓ _____

9. Identification of each lot or site and block by letter and number and building lines
- ✓ _____

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
- ✓ _____

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
- _____ ✓

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

_____ ✓

13. 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 (see wording)

_____ ✓

14. Statement of developer responsibility for storm drainage improvements (see wording)

✓

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

✓

16. Space for signatures attesting approval of the plat (see wording)

✓

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

_____ ✓

18. Compliance with all special requirements developed in preliminary plat review

✓

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

✓

20. Submit Along with plat a calculation sheet indicating the area of each lot.

_____ ✓

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

4444444444

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

P&Z Case NO. Not yet assigned Submitted by Nell Papas
Description lot 3a, Block 3K NP District NP14
Sanger Brothers Addition

Calculation Information

I. Total number of residential units which NP 14 is projected to have when fully developed.

.Total projected population NP 14 (Park Plan): 4,455

.Mean Household Size (NCTCOG): 2.82

Calculation

$$4,455 - 2.82 = \underline{1,579.79}$$

II. Pro rata share of required dedication for lot 3a, Block K, Sanger Bro

.Total number of residential units which NP 14 is projected to have when fully developed: 1,579.79

.Total number of units proposed for lot 3a = 1

Calculation

$$\underline{1} \text{ units is } \underline{.0632} \% \text{ of } \underline{1,579.79}$$

$$\underline{.0632} \% \text{ of } \underline{6} \text{ acres (total Neighborhood Park requirement of } \underline{NP 14} \text{ from Park Plan)} = \underline{.003792}$$

Staff Recommendation to
Park Board Recommendation

Developer pro rata share: .003792 (by Ordinance)

Contribution: Cash (by Ordinance)

Per Acre Amount: \$42,615.22 (by other appraisal for previous case as provided by Ordinance)

Contribution: $\$42,615.22 \times .003792 = \underline{\$161.59}$

April 5, 1988

Planning and Zoning Board
City Council
City of Rockwall

Dear Board Members,

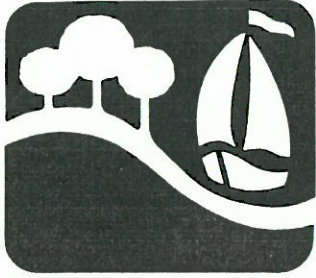
Please consider my request to waive the street escrow requirements and to replat my lot on Throckmorton Street. I want to build my personal home. At the present time there are existing homes on each side and to the rear of my lot. It is the only remaining lot on the block. My home will be three bedroom, two bath, brick veneer, with an attached garage. Considering the upgrade to the neighborhood and the increase in tax revenue to the city, I feel this request is in the best interest of both parties.

I have requested Mrs. Slaughter to represent me at your meeting and handle the construction of my new home.

I would greatly appreciate your thoughtful consideration of my request.

Respectfully,

Nell Pappas



CITY OF ROCKWALL
"THE NEW HORIZON"

June 14, 1988

Ms. Nell Papas
1226 Second Avenue
San Francisco, California 94122

Dear Ms. Papas:

On June 9, 1988, the Planning and Zoning Commission held a public hearing and recommended approval of a replat of a portion of the Sanger Addition. On June 20th the City Council will hold a public hearing and consider approval of your request in City Hall, 205 West Rusk at 7:00 P.M.

Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

June 21, 1988

Ms. Nell Pappas
1226 Second Avenue
San Francisco, California 94122

Dear Ms. Pappas:

On June 20, 1988, the Rockwall City Council approved a replat of a portion of the Sanger Addition. A final plat must be filed with the County Clerk by this office within 120 days or the approval becomes void. Please submit 16 executed copies of the plat and two mylars not later than September 30, 1988. We cannot guarantee timely filing of plats received after this date. Please note also that no building permit may be issued prior to the plat being filed of record.

Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

CC: B.L.S. and Associates
Marilyn Slaughter
MN/mmp

Sanger Addition

GR

QUAIL RUN ROAD

SQUABBLE CREEK

DICKSON LANE

C

CARUTH LAKE

PD-5

SF-10

N ALAMO RD

S-3

PD 23

STATE ROADSIDE PARK

MIDDLE SCHOOL

CLEARVIEW COURT

MF-15

SF-7

GR

S-2

ELEMENTARY SCHOOL

MUNICIPAL PARK

Sanger Addition

Block K Replat

Proposed Replat

SF-7

S-6

CEMETERY

GR

MF 15

MF-5

STATE

WINDY HOLLOW

LAKE

WINDY HOLLOW

LAKE

WINDY HOLLOW

LAKE

WINDY HOLLOW

LAKE

WINDY HOLLOW

LAKE

SF-10

GR

S-10

PD-12

SF-7

HC

HC

LI

ALUMAX

A

AIRPORT ROAD

VENTARY HOOL

WINDY HOLLOW

LAKE

WINDY HOLLOW

LAKE

WINDY HOLLOW

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION
Agenda

AGENDA DATE: June 9, 1988

AGENDA NO. III. C.

AGENDA ITEM: P&Z 88-22-FP - Hold Public Hearing and Consider Approval of a Replat of a Portion of the Sanger Addition

ITEM GENERATED BY: Nell Papas

ACTION NEEDED: Hold Public hearing and consider approval of replat and escrow waiver.

BACKGROUND INFORMATION:

We have received a request for a replat of a lot in the Sanger Addition. This lot, which was originally platted as one lot with 100 feet of frontage on two streets and 200 feet of depth, is currently owned by two individuals. This is not uncommon in older subdivisions in the City. There is a house on one side of the lot and the other side is vacant. The owner of the vacant side would like to build a house, but we cannot issue a building permit for more than one main structure on a lot. She is therefore requesting to replat her portion into a separate lot. Both lots will meet our minimum lot requirements when divided.

Under our street escrow ordinance the property owner would normally be required to escrow the cost of reconstructing one half of the street adjacent to the lot as a part of the plat approval. The property owner plans to live in the house once constructed and this is a one lot subdivision. The owner has requested a waiver to these escrow requirements as allowed under the ordinance. This property meets the criteria established on previous requests for waivers of this type.

ATTACHMENTS:

1. Location Map
2. Replat

AGENDA ITEM:

Sanger Addition Replat

ITEM NO: III. C.

MINUTES OF THE PLANNING AND ZONING COMMISSION

June 9, 1988

Interim Chairman Tom Quinn called the meeting to order with the following members of the Commission present; Leigh Plagens, Mike Reid, Robert Wilson, Bill Sinclair, and Hank Crumbley.

The first order of business was to elect a chairperson. Plagens made a motion to appoint Tom Quinn as Chairman. Crumbley seconded the motion. Sinclair moved to close nominations. Crumbley seconded the motion. Both motions were voted on and passed unanimously with Quinn abstaining. The Commission then considered appointment of a vice-chairman. Crumbley nominated Bob McCall. Assistant City Manager Julie Couch pointed out that Mr. McCall would be out of town most of the summer. Sinclair nominated Leigh Plagens who declined the nomination. Plagens nominated Bill Sinclair. Reid seconded the nomination. The motion was voted on and passed with all in favor except Sinclair who abstained from voting.

The Commission then considered approval of the minutes of May 12, 1988. Sinclair made a motion to approve the minutes as submitted. Plagens seconded the motion. The motion was voted on and passed with all in favor except Reid and Wilson who abstained from voting.

The next item on the agenda was to hold a public hearing and consider approval of a request from Michael Stephenson for a Conditional Use Permit for a Private Club for a proposed restaurant to be located with the Harbor, a development located off the south service road of I-30 at Lake Ray Hubbard. The Commission opted to postpone consideration of this item until later in the meeting pending the arrival of the applicant or his representative.

The Commission then held a public hearing and considered approval of a proposed landscape ordinance. Couch outlined in general the provisions of the ordinance which would

- * eliminate landscape requirements from the zoning ordinance and place them in a regulatory ordinance
- * provide for submission of a formal landscape plan during the site plan process
- * require certain buffers between commercial properties and arterial streets
- * require certain buffers between commercial properties and residential properties
- * defines acceptable landscaping plants and materials
- * defines certain prohibited plants and landscaping materials in and around rights of way and easements
- * required masonry screens to meet City standards
- * Provided for minimum landscaping and maintenance requirements within

rights of way

- * raised the current minimum of interior landscaping in parking areas from 2% to 5% and provided for a certain number of trees on lots of 20,000 square feet or more
- * provided certain screening requirements for trash receptacles
- * raised the overall minimum landscaping requirement by 5% in each category while providing for certain credits to be given for enhanced landscaping which could reduce the percentage back to the current minimums (except that Commercial properties shall be required to meet a 10 % landscaping requirement regardless of credits).

Quinn opened the public hearing and as there was no one wishing to address the Commission on this issue the public hearing was closed. Sinclair pointed out some technical and typographical corrections and changes that could be made in the ordinance. The Commission discussed some specific changes with regard to screening of off-street loading docks. Discussion centered on whether to require screening for docks in industrial areas which did not face an arterial street. The Commission discussed requirements for off street loading docks in Commercial zoning categories and off street loading docks in Industrial areas which faced or had frontage on an arterial street. Sinclair made a motion to recommend approval of the proposed landscape ordinance with specific changes which he had previously outlined and providing that section VI.B.3 read as follows "The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and masonry walls." 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 a portion of the Sanger Addition. Couch explained that the lot was originally platted as one lot which was 200 feet deep and had 100 feet of frontage on two streets, and was currently owned by two persons. She stated that while there was a house on one side of the lot, the other side was vacant but could not be built on unless replatted as two homes could not be built on one lot. Couch explained that the property owners planned to live in the house once constructed and was therefore also requesting a waiver of the escrow requirements. Marilyn Slaughter, representing the applicant Nell Papas, offered to answer questions. Reid made a motion to approve the replat and the requested waiver of escrow requirements for street improvements. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing a considered approval of a request from Michael Stephenson for a Conditional Use Permit for a private club for a proposed restaurant to be located within the Harbor, a development located off the south service road of I-30 at Lake Ray Hubbard. Quinn opened the public hearing and as there was no one present wishing to address the commission on this issue, the public hearing was closed. Upon discovery that the applicant was not present, Plagens made a motion to postpone action on the item until the next worksession. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed PD-28, Total Car Care and reviewed the

Planned Development for compliance with parking, landscaping, and outside storage requirements as specified in the ordinance authorizing the PD. Couch outlined the provisions within the ordinance and explained that although the applicant had installed some landscaping, the shrubs had not survived. Diane Payne stated that although she did leave vehicles outside overnight while waiting to be picked up or repaired, she did not store anything outside. Couch explained that any vehicles parked outside overnight that did not belong to an employee were considered outside storage. Payne suggested making some amendments in her site plan regarding areas of landscaping and amending the listed uses within PD-28 to allow outside storage with a minimum number of allowed vehicles to be stored outside. Couch explained that these changes would require a public hearing to amend the PD ordinance. Plagens made a motion to instruct the applicant to submit the necessary application so that the Commission may consider the amendments requested at a public hearing at the next regular meeting of the Commission. Crumbley seconded the motion. Sinclair offered an amendment to clarify that the amendments to be considered would be a revision in the development plan pertaining to landscaping and listed uses. Plagens seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

The Commission then reviewed a Conditional Use Permit issued for a temporary gun club located on FM-549 between I-30 and SH-276. Couch explained that when the CUP for the gun club was issued, one of the requirements in the ordinance authorizing the permit state that the Commission would review the permit in one year to verify that all conditions had been complied with and that no development had occurred adjacent to the property. Frank Springer, the applicant, explained to the Commission that no changes had been made since the permit had been approved and that it appeared that there were no present plans for development in the proximity.

The Commission then considered approval of a site plan for a proposed Whataburger restaurant to be located on I-30 west of SH-205. Couch explained that the wood paneling shown on the elevations drawings would be stucco to meet the 90% masonry requirements, that the front drive lane would be changed from 20 feet to the required 24 feet in width, that some additional landscaping needed to be provided in the front of the building, and that the applicant proposed to meet the required parking minimums through a shared access agreement with Folsom Properties. John Heiman Jr., Whataburger of Mesquite, addressed the Commission regarding proposed landscaping and parking. After a lengthy discussion regarding landscaping, drive locations, and maneuverability, Sinclair made a motion to approve the site plan subject to submission and approval of a grading and drainage plan by the City Engineer, and providing that the curb shown along the east parking area be expanded to a two to three foot landscaped area to connect the island at the east entrance into the site to the landscaping around the dumpster location. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Roadrunner Addition and a site plan for a proposed convenience store to be located at I-30 and FM-740. Couch explained that the Commission might consider requesting landscaping of the right of way with grass, brick treatment of the supports for the gasoline canopy, and requiring a cross access

easement to be dedicated and a grading and drainage plan to be approved prior to issuance of a building permit. She further explained that the plat did not meet the minimum site size requirements for sites with frontage along I-30 but that application had been made for appearance before the Board of Adjustments. She added that approval of the plat should be contingent upon approval of the variance request by the Board of Adjustments. Michael Craven, Truman Arnold Company, showed photographs of other Roadrunner stores and stated that extensive market studies and traffic reviews had been conducted prior to deciding on this location. The Commission discussed with Craven extending the parapet around the entire building, bricking the gasoline canopy support columns, landscaping the right of way, hours of operation proposed and the color scheme. After a lengthy discussion, Plagens made a motion to recommend approval of the final plat subject to approval of a variance to the minimum site size requirements by the Board of Adjustments and approval of the site plan subject to 1) bricking the support columns for the gasoline canopy, 2) dedication of a cross access easement 3) submission and approval of a grading and drainage plan by the City Engineer 4) extension of the parapet around the entire roof line 4) screening of the dumpster. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a One Stop convenience store to be located at SH-66 and Lakeshore Drive. Couch outlined the applicant's site plan and explained the necessary amount of right of way for future improvement of SH-66. The Commission discussed the drive separation proposed of 173 feet, proposed landscaping to provide a buffer between the store's lot and the adjacent residential properties. Tom Welch, representing the applicant, stated that he proposed to screen the dumpster, that the lot contained more than the minimum amount of landscaping, that the lighting would be directional to prevent spillage, and that some ligustrums would be planted along the south property line to screen the residences. Sinclair made a motion to recommend approval of the site plan subject to the following conditions: 1) that the lighting be directional for minimal spillage 2) that cross access easements be provided to the east 3) allowing less than 200 feet drive separation 4) that a grading and drainage plan be submitted to and approved by the City Engineer prior to issuance of a building permit 5) that a fire hydrant be installed. Plagens seconded the motion. The motion was voted on and passed with all in favor except Reid who abstained from voting.

As there was no further business to come before the Commission for consideration, the meeting adjourned at 11:30 P.M.

Julie Coet

Thomas E. Quinn
Chairman

Sanger replat - Pappas

MINUTES OF THE ROCKWALL CITY COUNCIL MEETING

JUNE 20, 1988

Mayor Frank Miller called the meeting to order at 7:00 P.M. with the following Councilmembers present; Nell Welborn, Don Smith, Alma Williams, Norm Seligman and Pat Luby.

Council considered approval of the Consent Agenda which consisted of:

- a) the minutes of June 6, 1988
- b) an ordinance regulating the rental and display of video cassettes on second reading
- c) an ordinance increasing the number of members on the Park Board on second reading.

Assistant City Manager Julie Couch read the two ordinance captions. Smith made a motion to approve the Consent Agenda. Seligman seconded the motion. The motion was voted on and passed unanimously.

Councilmembers Williams, Smith, Seligman and Welborn each briefly discussed portions of the Annual General Assembly Meeting for the benefit of those Councilmembers who couldn't attend. The Councilmembers discussed a luncheon address by Henry Cisneros, Mayor of San Antonio, suggestions for streamlining Council meetings, training aids, and cutback management during the budget process.

Tom Quinn, Chairman of the Planning and Zoning Commission, discussed items reviewed by the Commission at the last regular meeting and outlined recommendations made by the commission on the Sanger replat, Whataburger site plan, Roadrunner site plan and final plat, and One Stop site plan which were to be considered by Council that evening. Quinn answered questions of Council regarding these items.

Council then held a public hearing and considered approval of a replat of a portion of the Sanger Addition. Couch explained that the owner of the vacant half of a large lot couldn't build on that portion unless it was replatted into two lots since a residence existed already on the other half. She further explained that the applicant intended to live in the house, once built, and was requesting a waiver on the escrow requirements for street improvements. Marilyn Slaughter, representing the applicant Nell Pappas, was present to answer Council questions. After a brief discussion, Welborn made a motion to approve the replat and the waiver request. Williams seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a site plan for a proposed Whataburger restaurant to be located on the north service road of I-30 west of SH-205. She explained that the Commission had recommended approval subject to submission to the City

Engineer of a grading and drainage plan and she handed out revised site plans indicative of the curbing and landscaping changes suggested by the Commission. John Heiman, the applicant, discussed the elevation design and changes that were made in the site plan to address concerns by the staff and Commission. Miller stated opposition to the A frame design. Council discussed the shared parking agreement with Folsom, the location of the main entry drive, the landscaping, screening of the dumpster, and tighteners of the sight. After a lengthy discussion, Welborn made a motion to approve the site plan with landscaping changes subject to the recommendations of the P&Z as previously stated. Seligman seconded the motion. The motion was voted on and passed 5 to 1 with Miller voting against the motion.

Council then considered approval of a final plat for the Roadrunner Addition and a site plan for a proposed convenience store on the south service road of I-30 at FM-740. She explained that Commission recommended approval of the site plan subject to dedication of a cross access easement for the property to the south, that a grading and drainage plan be submitted and approved prior to issuance of a building permit, and that the gas canopy supports be bricked to match the building. She explained that the final plat should be subject to approval by the Board of Adjustments of a variance to the minimum site size requirements to allow a site less than one acre with frontage on I-30. Michael Craven, representing the Truman Arnold Company, gave a brief history of the company, discussed the inability to acquire additional property to increase the site size, and the number of pumps and islands proposed. Luby stated opposition to the color scheme. Craven explained that the colors had been researched through a focus study, and was standard color scheme for Roadrunner Stores. After Council discussion, Seligman made a motion to approve the site plan subject to recommendations by the Commission and the final plat subject to approval of the aforementioned variance by the Board of Adjustments. Smith seconded the motion. The motion was voted on and passed 5 to 1 with Luby voting against the motion.

Council then considered approval of a site plan for a One Stop convenience store to be located on SH-66 at Lakeshore Drive. Couch outlined the location of the site, the amount of right of way along SH-66, and the landscape screening proposed adjacent to the residential properties. Tony Arterburn, representing Jerry Glenn, presented a rendering of the proposed building. After a brief discussion, Welborn made a motion to approve the site plan subject to the recommendations of the commission which were as follows:

- 1) allowing less than 200 feet drive separation
- 2) requiring a shared access easement to the east
- 3) adding a brick parapet along the entire roof line

- 4) that the gas canopy supports be bricked to match the building
- 5) that lighting be designed for minimal spillage on residential properties
- 6) that a fire hydrant be installed to meet current requirements.
- 7) that a grading and drainage plan be submitted and approved by the City Engineer prior to the issuance of a building permit.

Williams seconded the motion. The motion was voted on and passed unanimously.

Council adjourned into Executive Session at 8:50 P.M. under Article 6252-17 V.A.C.S. to discuss Land Acquisition regarding future office space, Personnel regarding appointments to the Parks & Recreation Board, and Litigation: Rogers vs. the City of Rockwall. Upon reconvening into regular session at 9:40 P.M. Williams made a motion to appoint Carolyn Gehring to the Park Board. Seligman seconded the motion. The motion was voted on and passed unanimously. Luby made a motion to appoint Greg Fox. Smith seconded the motion. The motion was voted on and passed unanimously.

The Council then considered amending the Comprehensive Zoning Ordinance as it pertains to gasoline service stations and retail outlets where gasoline products are sold as an accessory to a retail use, and car washes as an accessory to a gasoline service station within the Scenic Overlay district. Couch outlined the proposed changes regarding full service stations that had been drafted based on Council direction. Council discussed whether to retain the one acre minimum site size, whether to allow four or six bays, whether to allow a wrecker to be parked within the walled area, and whether to allow car washes as an accessory to an outlet where gasoline was sold. Williams made a motion to accept the proposed amendments to the ordinance through section G.7.e.3) as shown on the attached appendix, except that 7.e)1 be changed to show no more than 6 bays and that item e) read "... shall meet the following standards in addition to items A through D above." Seligman seconded the motion. The motion was voted on and passed unanimously. Seligman made a motion to require that number 4) read "all vehicles left overnight for service shall be stored in the service bays." Smith seconded the motion. The motion was voted on and failed three to three with Welborn, Smith and Luby voting against the motion. Welborn then made a motion to amend section 5) of 7.e to read "the site for such facility must be a minimum of 40,000 square feet." Williams seconded the motion. The same was voted on and passed unanimously. Williams then made a motion to accept Section 8 as submitted. Seligman seconded the motion. The motion was voted on and passed unanimously.

Couch told Council that the changes would be drafted into ordinance form for first reading at the next meeting.

Council then considered approval of an ordinance setting the date for public hearing on the Heritage Heights Public Improvement District for July 18 on second reading. Couch read the ordinance caption. Welborn made a motion to approve the ordinance. Smith seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance declaring the necessity for improvements and assessment of certain streets within the City on second reading. Couch read the ordinance caption. Seligman made a motion to approve the ordinance. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance regulating sexually oriented businesses on first reading. City Manager Bill Eisen explained that the percentage for gross revenues, floor area or inventory had been changed from 20% to 15%. He stated that although Council had approved the ordinance on one reading already, the change had been major enough to place the ordinance back on first reading. Couch read the ordinance caption. Smith made a motion to approve the ordinance. Williams seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Council for consideration, the meeting adjourned at 10:30 P.M.

CITY OF ROCKWALL

PUBLIC NOTICE

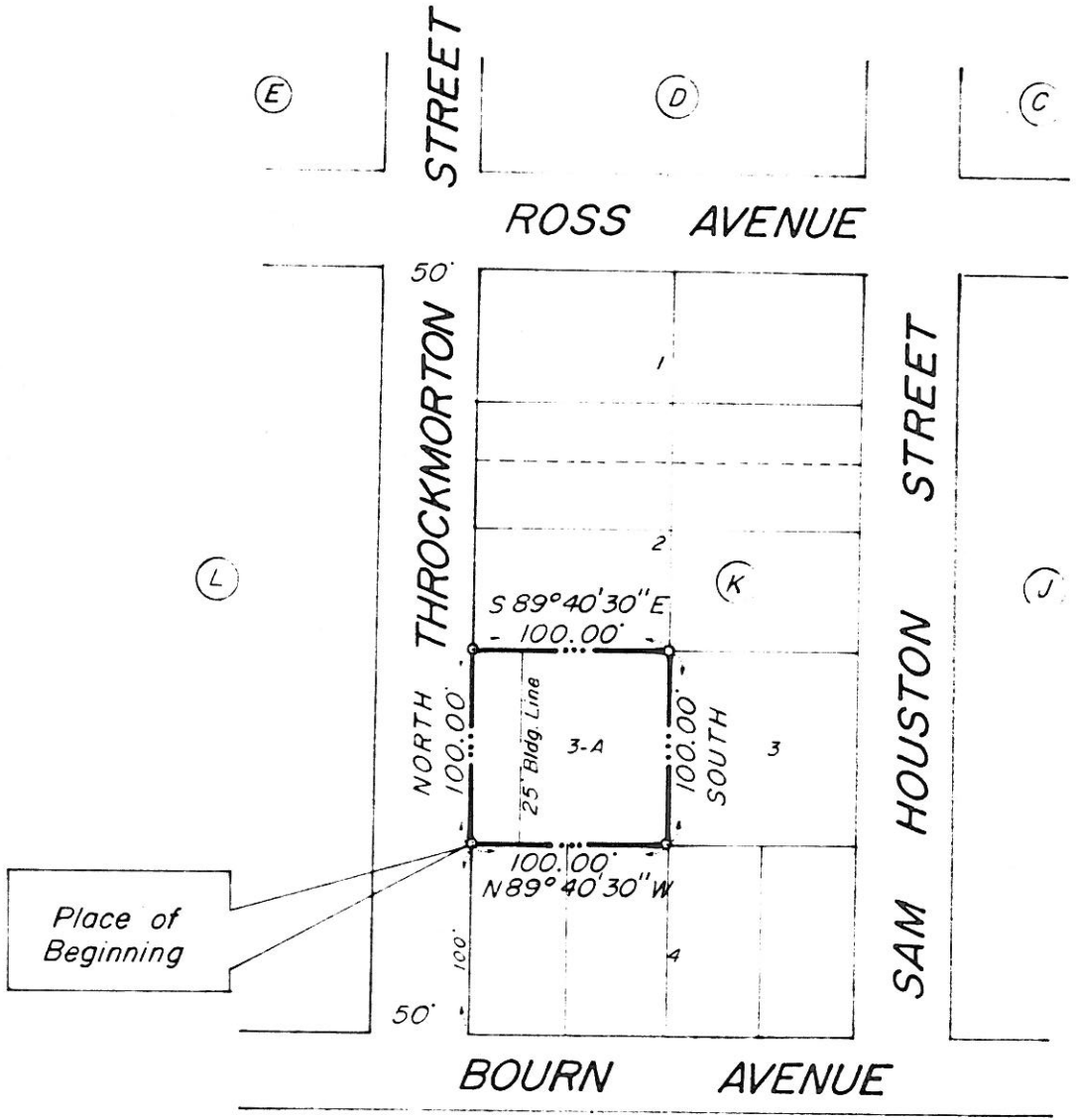
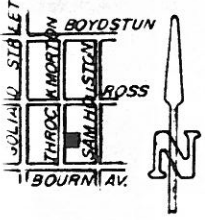
The Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on June 9th, 1988, and the Rockwall City Council will hold a public hearing at 7:00 P.M. on June 20, 1988, at 205 West Rusk, Rockwall, Texas, to consider a request from Nell Pappas for a replat of Lot 3, Block K, Sanger Addition.

The applicant proposes to create two lots out of one existing lot for the purpose of constructing a single family house. Lot 3 currently has 100 feet of frontage and 200 feet of depth, with frontage located on both Throckmorton and Sam Houston Streets. The proposed replat will create 2 lots with 100 feet of frontage and 100 feet of depth. Both lots will meet the City's minimum requirements. A copy of the proposed replat is attached. You are invited to attend these meetings or notify the City in writing of any comments you might have regarding the proposed replat. Written comments should be returned to the following address:

City of Rockwall
Planning and Zoning Commission
205 West Rusk
Rockwall, Texas 75087

If you have any questions regarding this matter you may contact Mary Nichols at 771-1111.

CATION MAP



FINAL PLAT

REPLAT OF WEST HALF OF LOT 3, BLOCK

SANGER BROTHERS ADD

CITY OF ROCKWALL

Sanger Addition
Lot 3 Block K

3K	Alexander Vester 808 Sam Houston	Donald Coachner 4L #12 Park Ridge Estates Rockwall
4K	James Todd 620 W 48th St Apt 5 Los Angeles CA 90037	Dale E Troutt
4K	Lizzie Ford c/o Carol D Hawkins 2914 Woodmere Dallas 75233	Lurline Hicks 1J P.O. Box 144
4K	R.T. Maton 203 E Bearn	Lafayette Whitley 1J 9319 Whittenburg Coate Dall 75231
1,2,3,K	Nell Pappas 1226 Second Ave San Francisco CA 94122	A.L. Bennett 2J c/o Oliver Lindell 712 Peters Colony
1K	Al Merley 801 S Coliad	Willis Hood 2J c/o Willie Strange 3J 711 Sherman
1L	Judy Clark 102 B East Ross	U.S. Housing Auth ^{WPT} 2J 100 Radio Modern Office
2L	J. R. Falls 204 Fannin	New Celenia Baptist 45 c/o A. D. Maton Rt 3
3L	Claudia Watkins c/o Doris McKee P.O. Box 81	Rockwall

45 Solid Rock Masonic Lodge
c/o R. S. Buttington
803 Lamar
Rockwall

Canup
46 Helen Louise Jones
402 Davie Crocket

47 Willene Davis
306 Bourn

48 Georgia Cook
4015 Paseo
Kansas City, MO
64110

49 Netame Spencer
6138 Singing Hills
Dallas 75241

50 Richard Howard
208 Bourn

51 Todd James
620 W 48th St #5
L.A. CA 90037

A D+H Leasing Co
208 W Heath

Rockwall Floor Covering
903 S Celiad