

\$101.00

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 88-27- CUP Date Submitted 5/25/88

Filing Fee \$ 101.00

Applicant Henry Africa - The Restaurant, Michail G. Stephenson Trustee

Address Lot #4, The Harbor Phone No. 972-1125
309 E-30 E Rockwall, TX 75087

Owner _____ Tenant¹ Prospective Purchaser _____¹

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

Lot 4, Block A, The Harbor

I hereby request that a Conditional Use Permit be issued for the above described property for: PRIVATE CLUB

line The current zoning on this property is PD.
There ~~are~~^{is} ~~are not~~^{is not} deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Michail G. Stephenson

¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

As owner of the property we have
No objection to this application

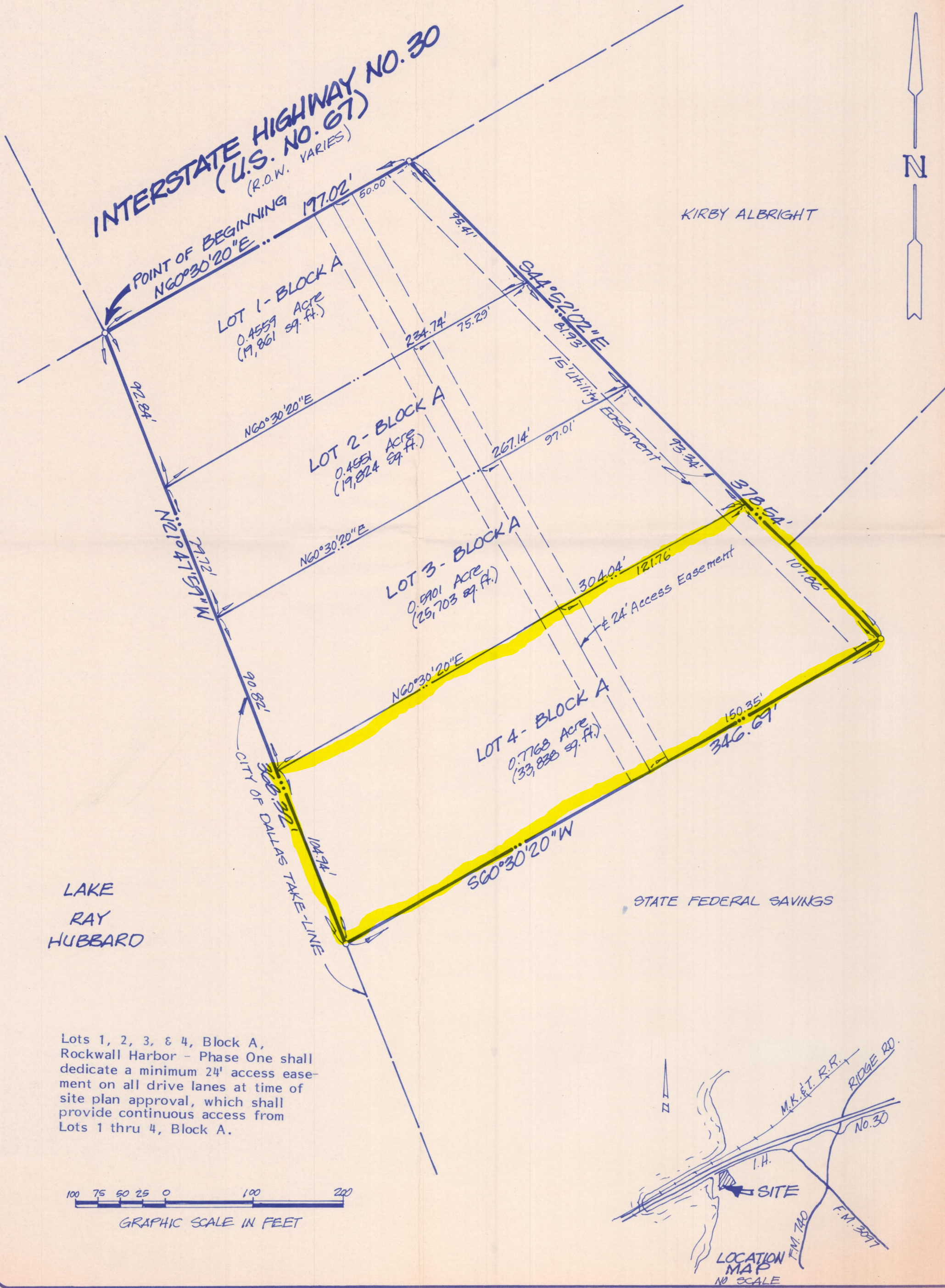
[Signature]
President
Rockwall Harbor Corp.

²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

OWNERS CERTIFICATE

WHEREAS, Rockwall Harbor Corp. I, is the owner of a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of that tract of land conveyed to A.P. Roffino by deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the City of Dallas East Take Line for Lake Ray Hubbard with the South line of I.H. 30; THENCE: North 60° 30' 20" East a distance of 197.02 feet with said South line to a point for a corner; THENCE: South 44° 52' 02" East a distance of 378.54 feet to a point for a corner; THENCE: South 60° 30' 20" West a distance of 346.69 feet to a point for a corner on said City of Dallas Take Line; THENCE: North 21° 47' 59" West a distance of 368.32 feet with said Take Line to the Point of Beginning and Containing 99,226 Square Feet or 2.2779 Acres of Land.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Rockwall Harbor Corp. I, being owner, does hereby adopt this plat designating the hereinabove property as Rockwall Harbor Phase One, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes 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 and keep removed 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 system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity at any time of procuring the permission of anyone. Conveyed herewith is the right for mutual ingress and egress to and from all lots created by this plat. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. 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, nor 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, as required under Ordinance 83-54.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1988.

ROCKWALL HARBOR CORP. I
Robert S. Whittle, President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1988, by Robert S. Whittle, the President of Rockwall Harbor Corp. I a Texas corporation, on behalf of said corporation.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1988, by Harold L. Evans.

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager
APPROVED _____ Date _____

Chairman, Planning and Zoning Commission
Date _____

I hereby certify that the above and foregoing plat of Rockwall Harbor Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1988.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1988.

Mayor, City of Rockwall

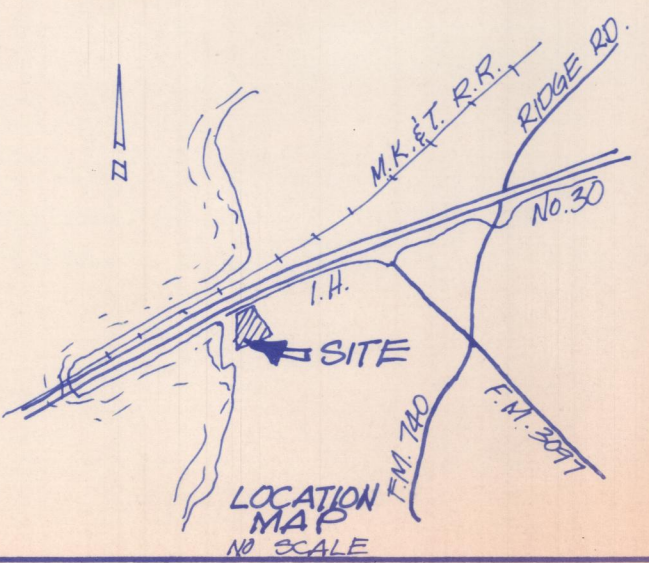
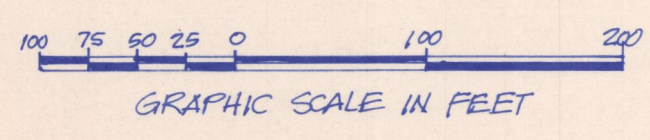
City Secretary, City of Rockwall

3rd (SUBMISSION)

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

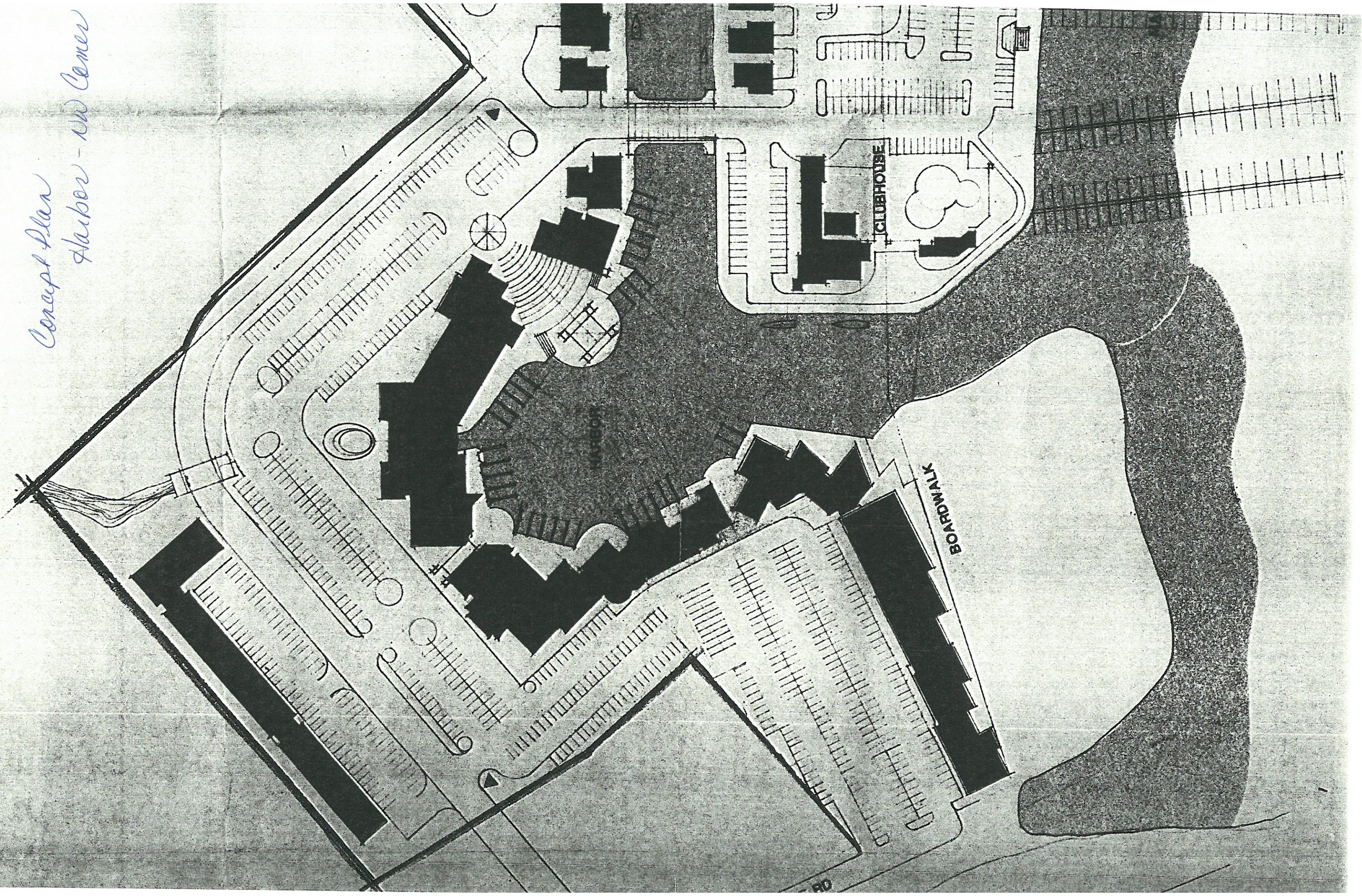
SCALE	DATE	JOB NO.
1"=50'	3-28-88	8723

ROCKWALL HARBOR-PHASE ONE
M.J. BARKSDALE SURVEY ~ ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL HARBOR CORP. I ~ OWNER
2804 RIDGE ROAD ~ ROCKWALL, TEXAS 75087 TEL. 771-5230

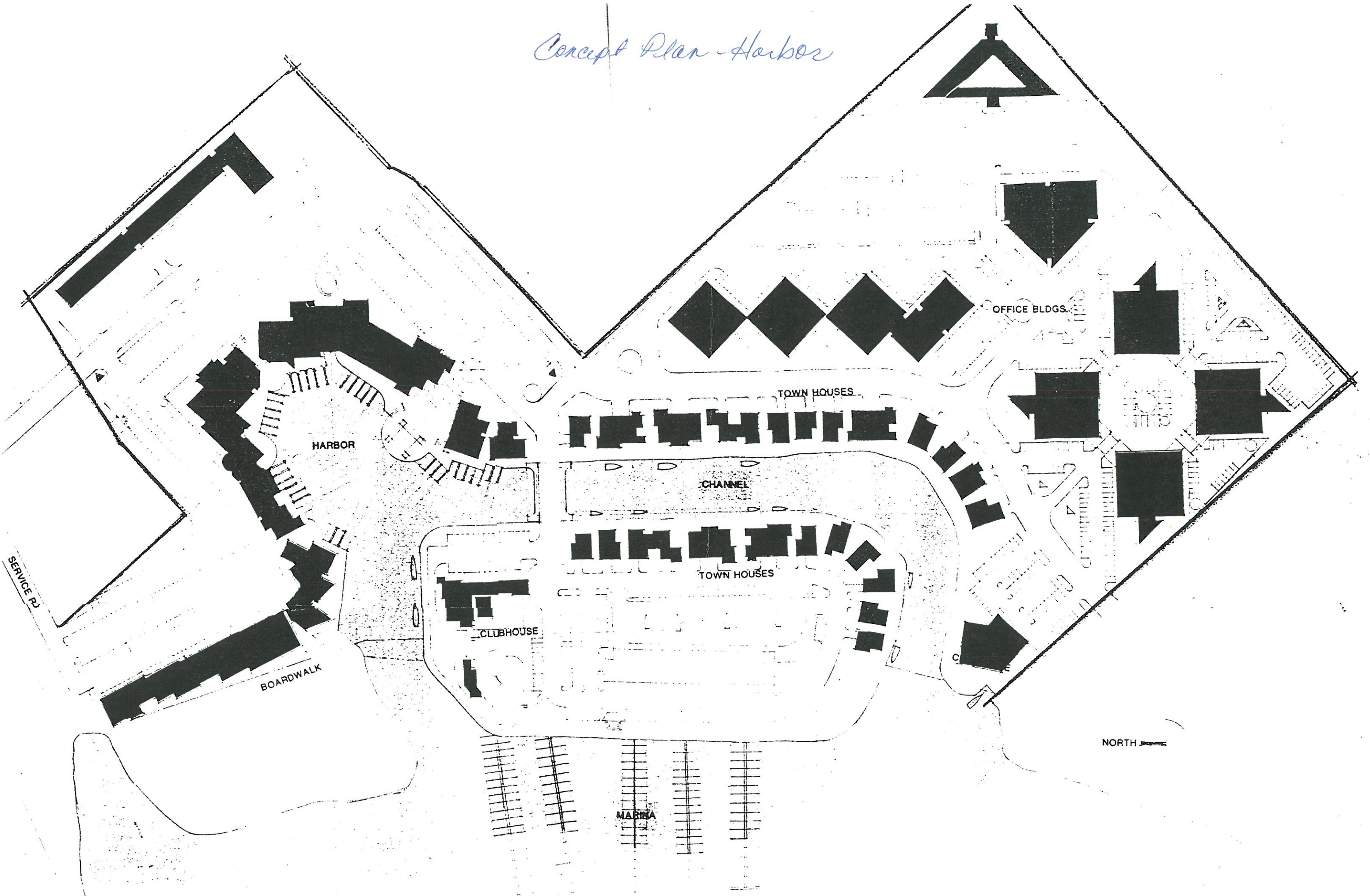


Concept Plan

Harbor - NW Corner



Concept Plan - Harbor



HARBOR

TOWN HOUSES

CHANNEL

TOWN HOUSES

OFFICE BLDGS.

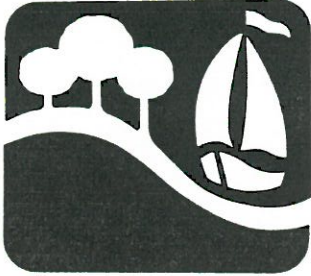
CLUBHOUSE

SERVICE RD

BOARDWALK

MARINA

NORTH



CITY OF ROCKWALL
"THE NEW HORIZON"

June 14, 1988

Mr. Michael Stephenson
309 East I-30
Rockwall, Texas 75087

Dear Mr. Stephenson:

On June 9, 1988, the Planning and Zoning Commission held a public hearing and tabled consideration of your request for a Conditional Use Permit for a private club on Lot 4,, the Harbor Phase I. This action was tabled until Thursday, June 30th due to lack of representation of the applicant at the June 9th meeting.

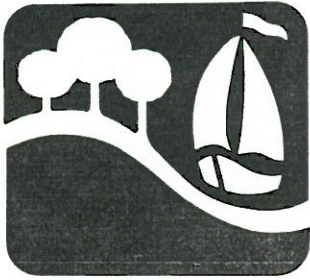
Please note that as the applicant, it is important that your interests are represented at this meeting. The Commission will meet at 7:00 P.M. Feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

CC: Rob Whittle
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

July 6, 1988

Mr. Michael Stephenson
309 East I-30
Rockwall, Texas 75087

Dear Mr. Stephenson:

On July 5, 1988, the Rockwall City Council held a public hearing and approved your request for a Conditional Use Permit for a private club on Lot 4, the Harbor. An ordinance authorizing the Conditional Use Permit was approved on first reading. An ordinance of this nature must be approved at two separate meetings of the Council. The second reading is July 18th.

Your application for a Conditional Use Permit for a building with more than 5,000 square feet and less than 100% non-combustible materials will be considered by the Planning and Zoning Commission at a public hearing in City Hall, 205 West Rusk, on July 14th at 7:30 P.M.

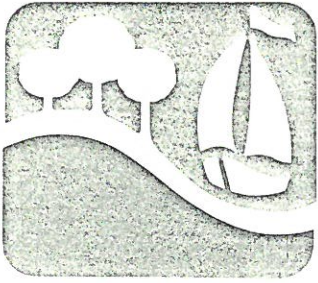
Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

July 26, 1988

Rockwall Harbor Corporation
P.O. Box 369
Rockwall, Texas 75087

Gentlemen:

On July 18, 1988, the Rockwall City Council approved an ordinance on second reading authorizing a Conditional Use Permit for a private club on Lot 4, the Harbor. In addition, an emergency ordinance authorizing a Conditional Use Permit for less than 100% non combustible materials was approved subject to execution of a liability waiver. As you were previously advised, an emergency ordinance is repealed automatically on the sixty first day after it's adoption. We have, therefore, placed the ordinance on first reading August 1'st and second reading August 15, 1988.

Please call if you have any questions.

Sincerely,

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

Mary Nichols
Asst. City Secretary

MN/gl

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 972/771-7700

FAX NUMBER: 972/771-7727

DATE:

5-22-98

NUMBER OF PAGES (INCLUDING COVER PAGE)

2

TO:

NAME:

PAT LUBY

COMPANY:

FAX NUMBER:

771 4112

FROM:

Bill Crowley

CITY OF ROCKWALL

MESSAGE (IF ANY):

PAT, IT APPEARS WE JUST NEED
TO VERIFY THE PARKING THAT
IS CURRENTLY IN PLACE

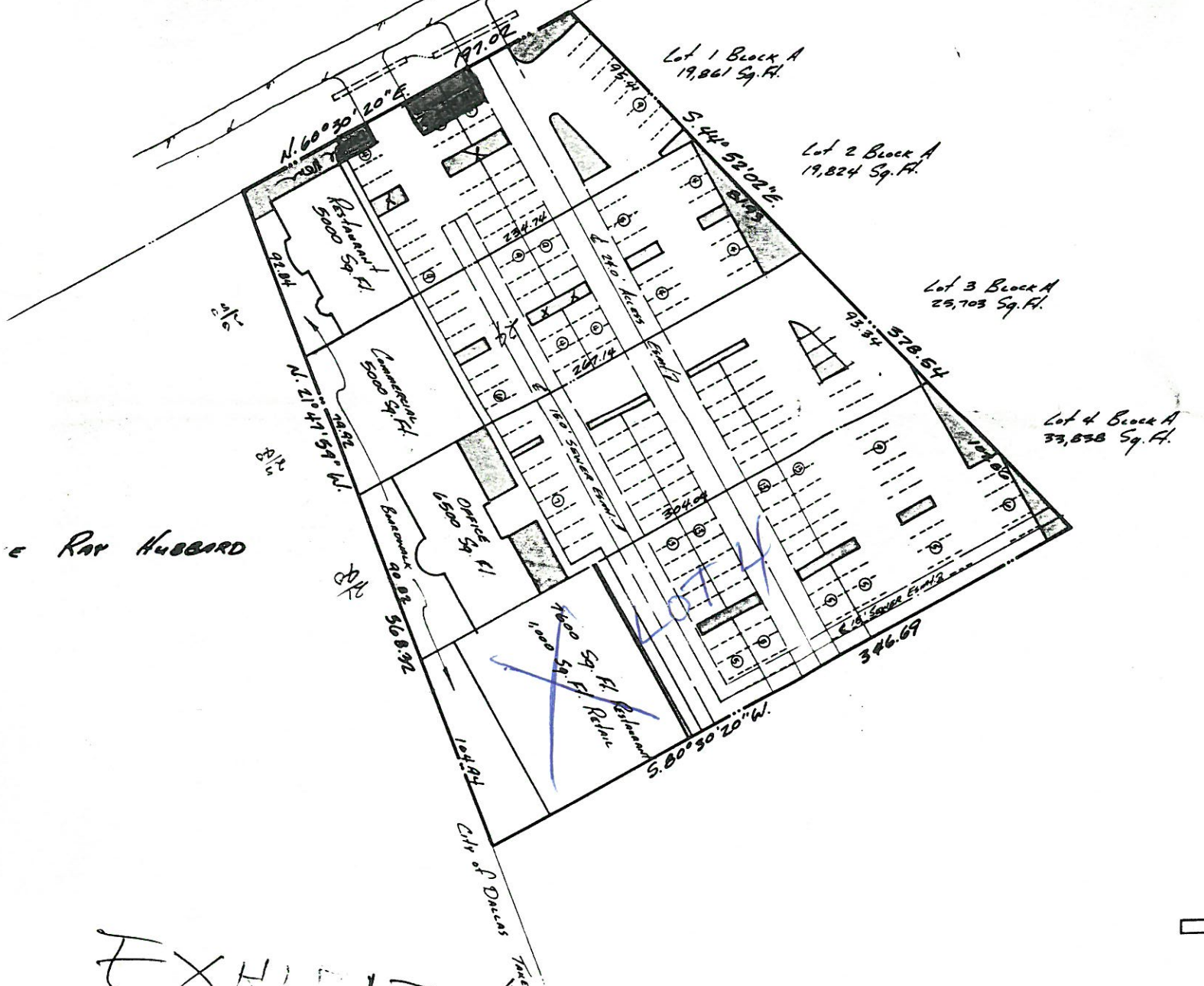
BL

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: _____

THANK YOU.

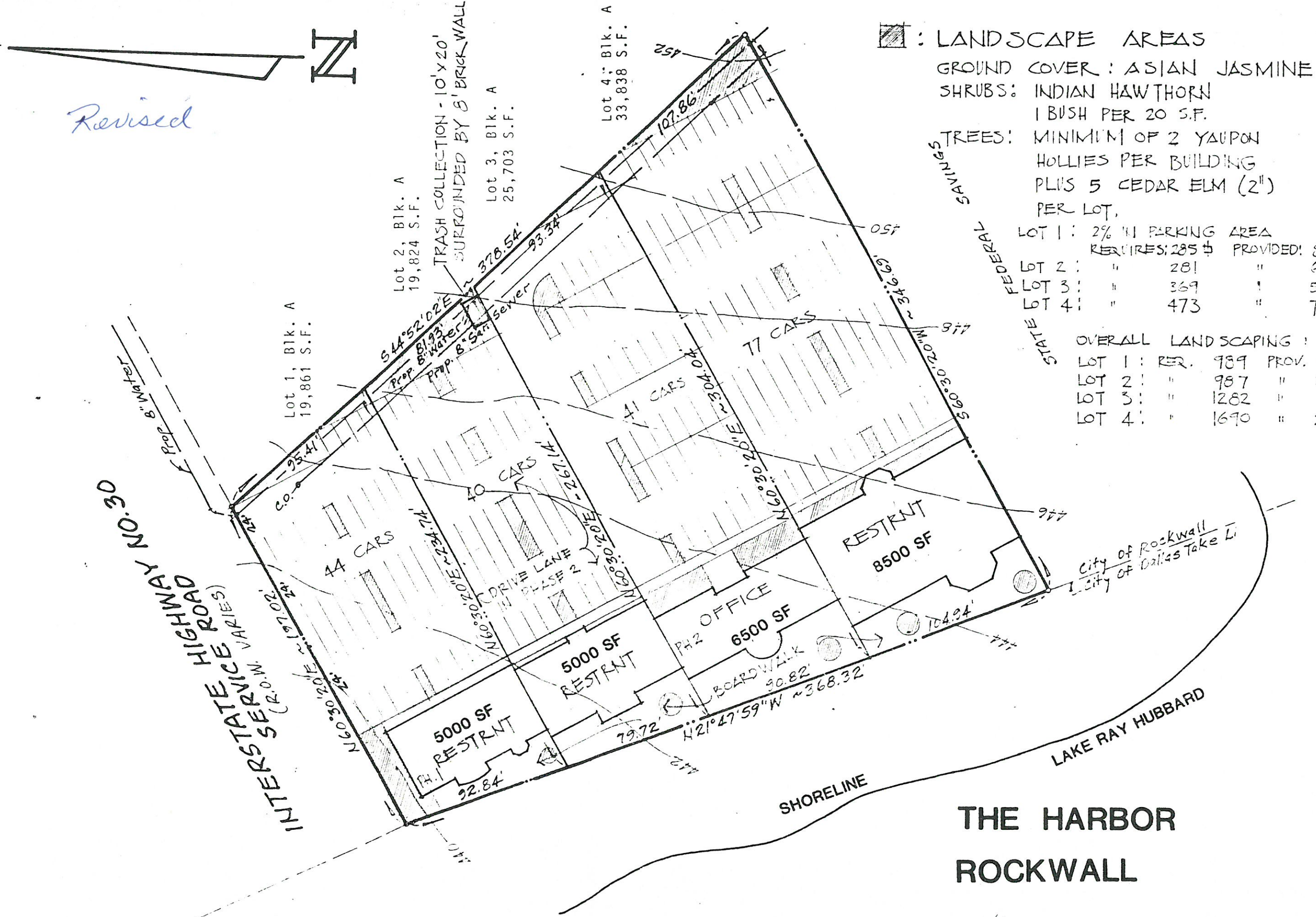
INTERSTATE Highway
(U.S. No. 67)
(R.O.W. VARIES)



© RAY HUBBARD

EXHIBIT

Revised



LANDSCAPE AREAS
GROUND COVER: ASIAN JASMINE
SHRUBS: INDIAN HAWTHORN
1 BUSH PER 20 S.F.
TREES: MINIMUM OF 2 YAUPON
HOLLIES PER BUILDING
PLUS 5 CEDAR ELM (2")
PER LOT,

LOT	2% "H" PARKING AREA	REQUIRES: \$	PROVIDED: \$
LOT 1:		285	840
LOT 2:		281	630
LOT 3:		369	540
LOT 4:		473	756

LOT	OVERALL LANDSCAPING: 5%	REQUIREMENTS	PROVIDED
LOT 1:		989	1772
LOT 2:		987	2255
LOT 3:		1282	1504
LOT 4:		1690	2596

THE HARBOR ROCKWALL

RAMSAY ARCHITECTS

1" : 50'

28 MARCH 88

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 Coe

Thomas E. Reim
Chairman

Harbor Club private club

MINUTES OF THE ROCKWALL CITY COUNCIL

July 5, 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. Seligman gave the invocation and led the Pledge of Allegiance.

Council considered approval of the Consent agenda which consisted of:

- a) the minutes of June 20, 1988
- b) an ordinance amending the Comprehensive Zoning Ordinance as it pertains to Commercial Amusements on first reading
- c) an ordinance regulating sexually oriented businesses on second reading
- d) an ordinance amending the Comprehensive Zoning Ordinance as it pertains to automotive related uses within the scenic Overlay District on first reading.

Assistant City Manger Julie Couch read the ordinance captions. Welborn asked to pull Item C. Miller pulled Item A. Smith made a motion to approve Items B and D. Williams seconded the motion. The motion was voted on and passed unanimously. Miller questioned Staff regarding discussion that took place pertaining to the sexually oriented business ordinance. He then made a motion to approve the minutes. Seligman seconded the motion. The motion was voted on and passed unanimously. Welborn then questioned the review of sexually oriented businesses taking place by the Planning and Zoning Commission. Eisen explained that the ordinance before Council was a regulatory ordinance pertaining to operation of such businesses but that the Commission was reviewing the zoning appropriate for the use. Welborn made a motion to approve the ordinance. Smith seconded the motion. The motion was voted on and passed unanimously.

Paul Kangus, Mr. M. Food Stores, then addressed the Council and explained that current signage requirements within the Scenic Overlay District prohibited additional signage that would allow pricing information. He stated that gasoline signage was necessary to be competitive. Miller stated opposition to amending signage requirements within the Scenic Overlay District. Council discussed amending the ordinance to provide a variance mechanism and whether to require the gas signage to be included in the overall total square footage allowed. Smith made a motion to allow the signage over the gas pumps to remain for one month and that a new sign plan be brought before Council at that time. Luby seconded the motion. The motion was voted on and passed unanimously.

Tom Quinn then addressed the Council and outlined the Planning and Zoning Commission's recommendation on the next item, a Conditional Use Permit for a restaurant with a private club. He stated that the Commission

had recommended approval subject to the provisions of the private club ordinances being met.

Council then held a public hearing and considered approval of a request from Michael Stephenson and an ordinance authorizing his request 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. Couch explained that the application as submitted met all minimum requirements for a private club. Mayor Miller opened the public hearing. Rob Whittle, Rockwall Harbor Corp., explained the floor plan of the proposed restaurant. The public hearing was closed. Couch read the ordinance caption. Williams made a motion to approve the ordinance on first reading. Seligman seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the proposal for the 1987-1988 audit. City Manager Bill Eisen explained that the Charter required that auditors be used not more than three consecutive years. He stated that eight proposals had been received and that Staff recommendation was that Laventhal and Horwath be appointed as the independent auditors. Luby questioned the difference in fee estimates submitted. Director of Finance Michael Phemister explained that the lowest fee estimate submitted was \$14,000 and the highest was \$24,000. Phemister stated that Laventhal and Horwath's fee of \$18,000 was a fair estimate. Miller confirmed that the contract would be for one year and then available for renewal for two subsequent years. Jerry Seligman, Laventhal and Horwath, outlined the company's qualifications. Williams made a motion to appoint Laventhal and Horwath to conduct the 1987-1988 audit. Seligman seconded the motion. The motion was voted on and passed unanimously.

Council adjourned into Executive Session under Article 6252-V.A.C.S. to discuss land acquisition regarding future office space and litigation regarding Tucker versus the City of Rockwall. Upon reconvening at 8:40 P.M., the Mayor announced that there was no necessary action as a result of the Executive Session.

City Manager Bill Eisen gave the City Manager's report in which he discussed the status of future highway improvements on I-30, the building permit activity, and an update regarding costs of a 9-1-1 emergency telephone system and the two options available for the system. He stated that with regard to the number of Public Safety Answering Points, it was important to determine if City and County answering points could be combined. For this reason, a small committee of two County and two City representatives could review the number of PSAP's necessary. Welborn made a motion to appoint Don Smith and Bill Eisen to this Committee. Seligman seconded the motion. Miller pointed out that if the County Judge were on the committee, as the Mayor, he should also be involved. Mr. Eisen said he would keep the Mayor informed of the committees's activities. The motion was voted on and passed unanimously.

Council then discussed the future alignment of SH-66 and considered approval of a resolution requesting a specific alignment along SH-66 and requesting sidewalks on both sides of SH-66, SH-205, and FM-740. John Reglin, Traffic Engineer, discussed the proposed alignment, the width of future


BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 9th day of June, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Michael Stephenson
for a Conditional Use Permit for a private club for a proposed
restaurant

on the following described property:

A lot located off the south service road of I-30 at Lake Ray
Hubbard, more particularly described as Lot 4, Harbor Phase I

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. The decision of the Planning and Zoning
Commission will be a recommendation for approval or denial which will be
forwarded to the City Council for a final decision. In replying please
refer to Case No. P&Z 88-27-CUP



City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. P&Z 88-27-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1.

2.

3.

Signature _____

Address _____

The Harbor
AB 11 Tract 12

State Savings & Loan

P.O. Box 10216

Lubbock 79408

Church on the Rock

P.O. Box 880

B.W. Redden

Rt 4 Box 654

Heath 75087

- GENERAL RETAIL
- OFFICE
- CENTRAL BUSINESS DISTRICT
- NEIGHBORHOOD SERVICE
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT

*HARBOR
PHASE 1
WHITTLE*

MF-K

LEGEND

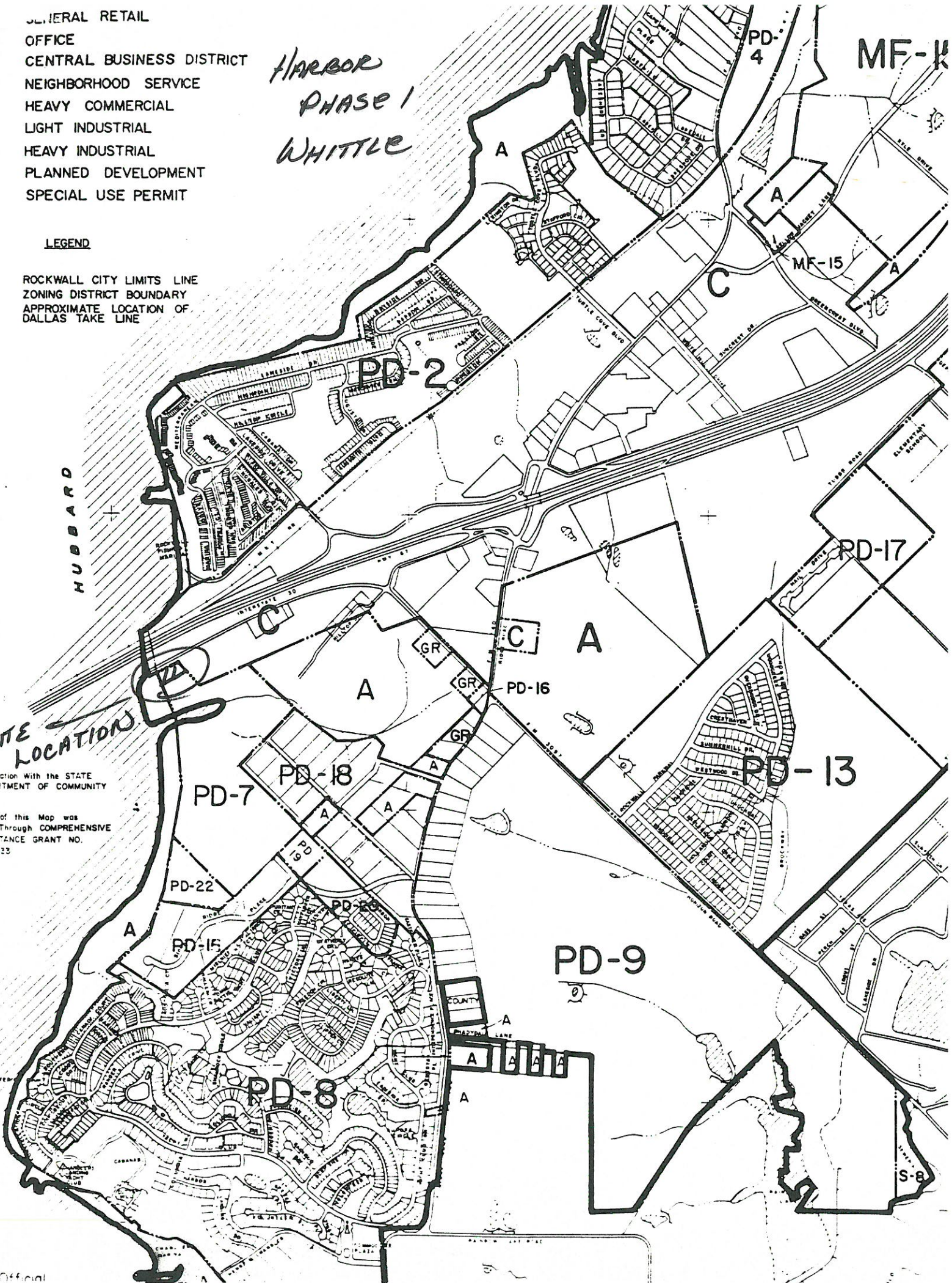
ROCKWALL CITY LIMITS LINE
ZONING DISTRICT BOUNDARY
APPROXIMATE LOCATION OF
DALLAS TAKE LINE

HUBBARD

*STE
LOCATIONS*

in cooperation with the STATE
DEPARTMENT OF COMMUNITY

on of this Map was
1 Through COMPREHENSIVE
SISTANCE GRANT NO.
63-23



PLANNING AND ZONING ACTION SHEET

Applicant Rob Whittle Case No. 88-27-cvp
Property Description Lot 4, Harbor Phase I
Case Subject Matter cvp for private club

CASE ACTION

Date to P&Z 6/9/88 Approved Disapproved Tabled
Conditions _____

Date to City Council 7/5 ✓ Disapproved Tabled
Conditions _____

Ordinance no. 88-30 Date _____

ITEMS IN FILE

Zoning Cases

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

Plat/Site Plan Cases

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