

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-3-2 Filing fee \$600<sup>00</sup> Date 2/12/92  
Applicant ALERN WANG Phone (214) 235-9904  
Mailing Address 3701 SADDLEHEAD BLVD  
TX 75075

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

I hereby request that the above described property be changed from its present zoning which is

SINGLE FAMILY DETACHED PATIO HOMES District Classification to  
SINGLE FAMILY DETACHED HOMES District Classification for  
for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner ✓ Tenant \_\_\_\_\_

Prospective Purchaser \_\_\_\_\_

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

Signed Alern Wang



D.C.T. Investment Inc.  
22501 N Summit Ridge Circle  
Chatsworth, CA 91311  
(818) 998-0625

August 7th, 1991

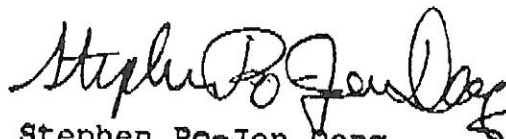
To whom it may concern:

With this letter I would like to inform you that D.C.T. Investment Corporation has appointed Mr. Alern Wang as its sole personal representative. He will be managing the activities and reviewing all purchases/sales of the Turtle Creek Estate in Rockwall, Texas.

Furthermore, Mr. Wang also represents D.C.T. Investment Corporation in dealing with any official matter, such as zone change.

Please feel free to contact Mr. Wang for any further information or other related matters concerning the Estate. Thank you for your attention.

Sincerely,



Stephen Po-Jen Deng  
Vice President

**D.C.T. INVESTMENTS INC.**

February 23, 1992

Mrs. Julie Couch  
City of Rockwall

Dear Mrs. Julie Couch:

D.C.T. INVESTMENTS INC. acquired the Turtle Cove Properties last summer and has planned to start Development.

So far the design of six model homes has been underway. In the meantime, we have drawn a lot of developers' interests in buying some of our lots for their own construction; One of the major drawback currently has been about the patio home sideyard setback.

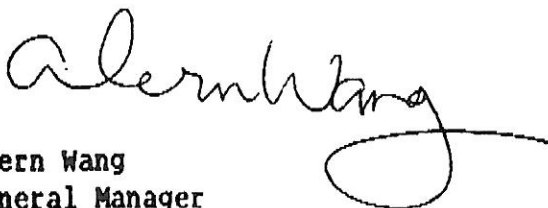
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We would like to request the following proposed change: The sideyard be amended to be 10% of the total lot width on each side, i.e. if 50' wide lot, 5' on each side, if 60' wide lot 6' on each side, so the homes can have windows on both sides.

We have a total of 293 lots out of the original 297 lots in this subdivision. The proposed change is an upgrade for better homes and should only increase the quality of the neighborhood. This variance in the location of the homes on the above mentioned lots, together with such good amenities as the Lake, the Tennis Court, the Swimming Pool, the Gate House, all of those will make TURTLE COVE one of the best community in Rockwall.

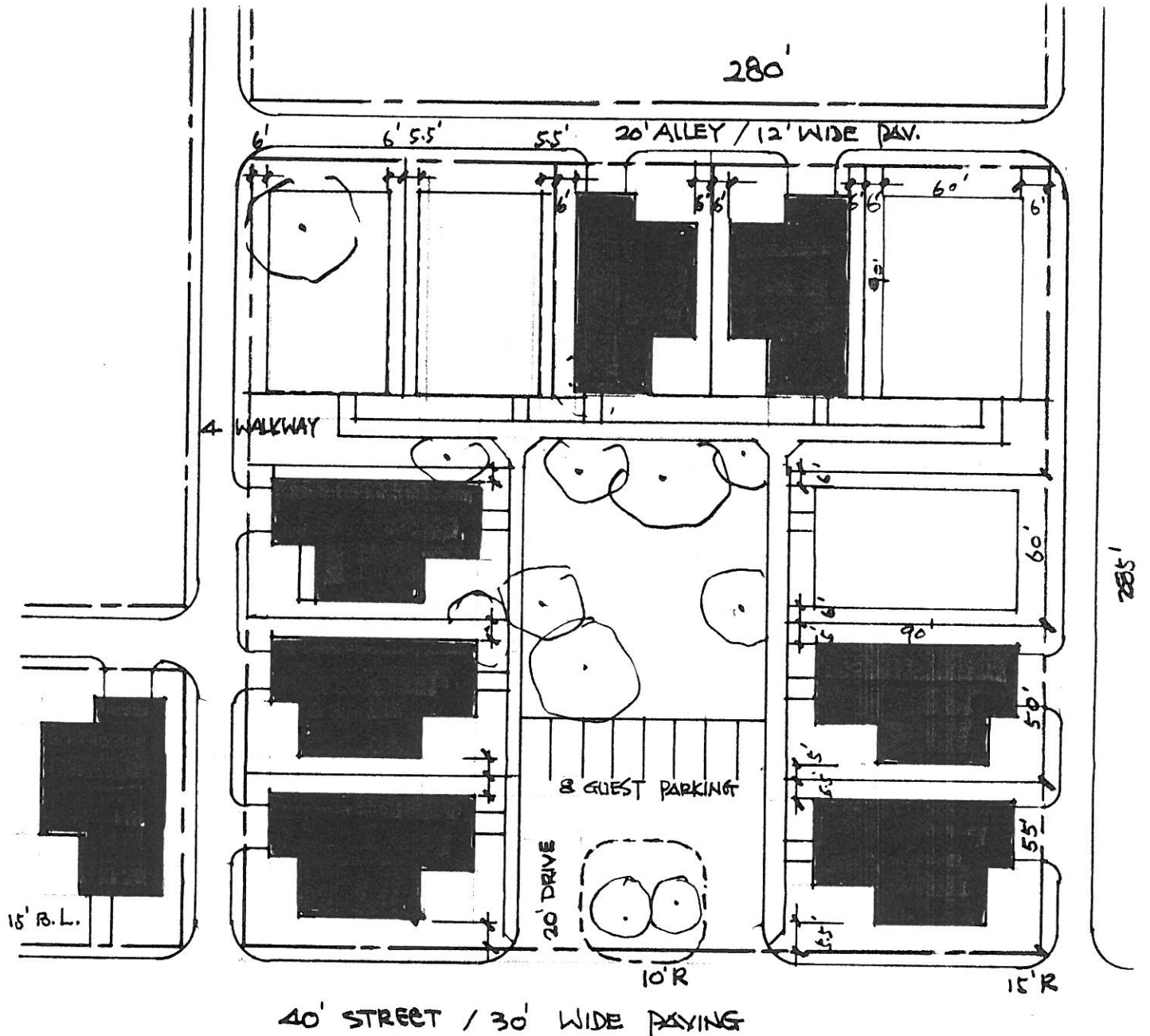
We are ready, willing and able to start construction on this development and are anxious to bring a good product to this community and some sound tax revenue to the City of Rockwall.

Sincerely yours,



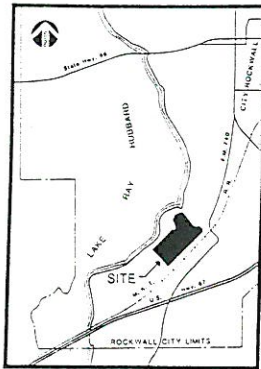
Alern Wang  
General Manager  
DCT INVESTMENTS INC.





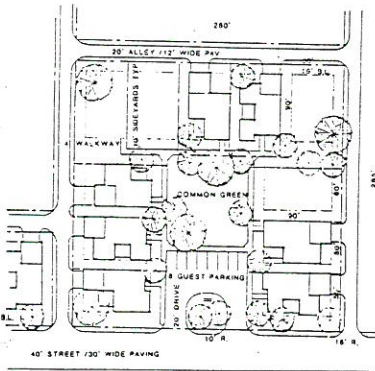
SINGLE FAMILY HOME CLUSTER LAYOUT  
4,500 S.F. MINIMUM LOT SIZE





LOCATION MAP

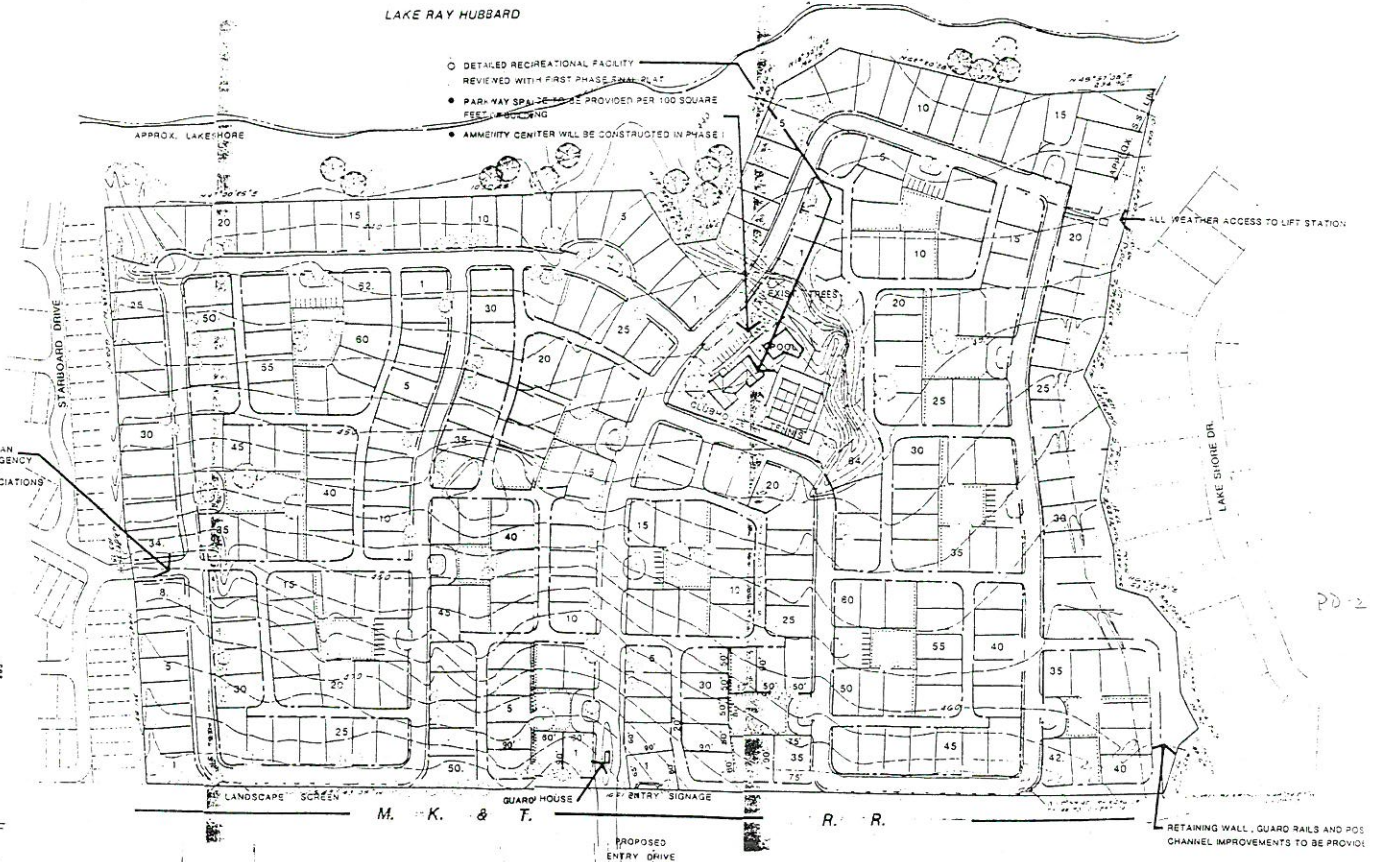
LAKE SIDE DRIVE TO BE AN OPEN STREET OR EMERGENCY ACCESS PER DECISIONS OF HOMEOWNERS ASSOCIATIONS



PATIO HOME CLUSTER LAYOUT  
4,500 SF. MINIMUM LOT SIZE

GENERAL NOTES

- RESTRICT PARKING TO ONE SIDE OF STREET WHERE REAR ENTRY HOUSES FACE EACH OTHER
- REQUIRE GARAGES TO HAVE GARAGE DOOR OPENERS BY COVENANT
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- ALL FRONT ENTRY LOTS WILL HAVE A 20' BLDG. SET BACK AND REQUIRE PAVED PARKING FOR TWO CARS OUTSIDE THE GARAGE
- MAXIMUM HEIGHT OF 2 STORIES AND 28 FEET
- MINIMUM 75% MASONRY FACADES
- SPRINKLER SYSTEMS IN COMMON AREAS AND YARDS
- PHASES DEFINED WITH FIRST FINAL PLAT



219 50'x90' REAR ENTRY CLUSTER LOTS  
& 76 50'x100' FRONT ENTRY LOTS  
WITH 6.4 ACRE COMMON GREEN OPEN SPACES  
& 61 GUEST PARKING SPACES.

53.67 Acres  
PRELIMINARY DEVELOPMENT PLAN  
**TURTLE COVE**  
Rockwall, Texas

A CLUSTER PATIO HOME DEVELOPMENT  
BY SHEFFIELD DEVELOPMENT COMPANY

CARTER & BURGESS, INC.  
ENGINEERS - PLANNERS



GRAPHIC SCALE IN FEET

PD-2

PD-2

PLANNING & ZONING

Turtle Cove PD-2

1. Linda Greenburg  
2119 Turtle Cove Blvd.  
Rockwall, Texas 75087
2. Kenneth Daulong  
2132 Turtle Cove Blvd.  
Rockwall, Texas 75087
3. Kwang Liu  
2130 Turtle Cove Blvd.  
Rockwall, Texas 75087
4. Ricky Smith  
2122 Turtle Cove Blvd.  
Rockwall, Texas 75087
5. Timothy Adkins  
2002 Lakeshore Dr.  
Rockwall, Texas 75087
6. Mal Braun  
1944 Lakeshore Dr.  
Rockwall, Texas 75087
7. John Wright, Jr.  
1942 Lakeshore Dr.  
Rockwall, Texas 75087
8. Billie Bell  
P. O. Box 682  
Rockwall, Texas 75087
9. Eldon Farek  
1936 Lakeshore Dr.  
Rockwall, Texas 75087
10. James Terrell  
1934 Lakeshore Dr.  
Rockwall, Texas 75087
11. Guy Gosh  
1932 Lakeshore Dr.  
Rockwall, Texas 75087
12. Norman Ray, Jr.  
1930 Lakeshore Dr.  
Rockwall, Texas 75087
13. William Botts  
1928 Lakeshore Dr.  
Rockwall, Texas 75087
14. Richard McCrillis  
1926 Lakeshore Dr.  
Rockwall, Texas 75087
15. Albert Luiz  
1924 Lakeshore Dr.  
Rockwall, Texas 75087
16. Stuart Bowen  
1922 Lakeshore Dr.  
Rockwall, Texas 75087
17. Rocky Faulkner  
1920 Lakeshore Dr.  
Rockwall, Texas 75087
18. Leo Evans  
1918 Lakeshore Dr.  
Rockwall, Texas 75087
19. June Seibert  
1916 Lakeshore Dr.  
Rockwall, Texas 75087
20. Edwin Frazier  
1914 Lakeshore Dr.  
Rockwall, Texas 75087
21. Gerald Kinman  
1902 Lakeshore Dr.  
Rockwall, Texas 75087
22. Alan Bates  
1911 Lakeshore Dr.  
Rockwall, Texas 75087
23. Billie Edgington  
1925 Lakeshore Dr.  
Rockwall, Texas 75087
24. James Ward  
211 Lakehill  
Rockwall, Texas 75087

(OVER)



25. A. B. Morrow  
1915 Lakeshore Dr.  
Rockwall, Texas 75087
26. Leslie Gray  
1913 Lakeshore Dr.  
Rockwall, Texas 75087
27. Cecil Unruh  
P. O. Box 1477  
Rockwall, Texas 75087
28. Kenneth English  
Plaza of the Americas #340  
700 N. Pearl LB 342  
Dallas, Texas 75201
29. Ward Hudspeth  
P. O. Box 934  
Rockwall, Texas 75087
30. Frances Eason  
#7 East Shore Road  
Rockwall, Texas 75087
31. James Reese  
303 Dartbrook  
Rockwall, Texas 75087
32. RTC  
c/o Financial Resource Mgmt.  
1201 Main St., #1350  
Dallas, Texas 75202
33. Daniel Keenan  
3002 Preston Trail  
Rockwall, Tx. 75087
34. Home Savings of America  
5151 Beltline Road  
Dallas, Texas 75240
35. Kim Allen  
2906 Preston Trail  
Rockwall, Tx. 75087
36. Jacques Kiere  
2904 Preston Tr.  
Rockwall, Tx. 75087
37. Lynn Norton  
2902 Starboard Dr.  
Rockwall, Tx. 75087
38. Jerry Martin  
2906 Starboard Dr.  
Rockwall, Tx. 75087
39. Michael Pilotti  
2908 Starboard Dr.  
Rockwall, Tx. 75087
40. Richard Basinger  
2910 Starboard Dr.  
Rockwall, Tx. 75087
41. Arlen Nemece  
2912 Starboard Dr.  
Rockwall, Tx. 75087
42. Charles Williams  
2914 Starboard Dr.  
Rockwall, Tx. 75087
43. Richard Fox  
2916 Starboard Dr.  
Rockwall, Tx. 75087
44. Robert Morgan  
10950 Wood Meadow Parkway, #387  
Dallas, Tx. 75228-8539
45. Keith Thompson  
2920 Starboard Dr.  
Rockwall, Tx. 75087
46. John Clamon  
3004 Bayside Dr.  
Rockwall, Tx. 75087
47. Leroy Holt  
3002 Bayside Dr.  
Rockwall, Tx. 75087
48. Mildred Palmer  
3001 Bayside Dr.  
Rockwall, Tx. 75087
49. Randy Young  
3001 Harbor Dr.  
Rockwall, Tx. 75087
50. Timothy Feaster  
3002 Lakeside Dr.  
Rockwall, Tx. 75087

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** March 12, 1992

**Agenda No:** III. A.

**Agenda Item:** **92-3-Z** - Hold Public Hearing and Consider Recommending Approval of an Amendment to Planned Development No. 2, Turtle Cove by Amending the Area Requirements

**Item Generated By:** Applicant, Owner

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

The Turtle Cove development is zoned under PD-2 and is currently approved for zero lot line cluster home development, which dictates side setbacks of 0 on one side and 10 feet on the other. The new owner of the development is actively trying to market the project and it is their opinion that the development would work better with standard residential construction utilizing side yards on both sides. They have requested a change to permit side yards equal to 10% of the width of the lot. The lots range from 50 to 60 feet in width, which would result in side yards of 5-6 feet.

The impact of this change is to modify the concept of the development from a zero lot line development with a fire wall on one side of each home to a standard single family type construction that will allow windows and other openings on both sides of a structure. They have planned to stagger the windows on structures to prevent problems with windows directly across from each other. This would allow more flexibility for the builder to take advantage of views.

Attached is a copy of the approved area requirements, a copy of the original site plan, and the information outlining their request.

**Attachments:**

1. Site Plan
2. Area Requirements
3. Request and Lot Layout Concept

**Agenda Item:** Amendment to PD-2

**Item No:** III. A.





Exhibit "C" Continued

6. Retaining wall and guard rail provided along northeast alley.
7. All-weather access to lift station.
8. Open space and take line property maintained by homeowners' association.
9. Sprinkler system in common areas and yards.
10. Detailed recreation facility plan with parking reviewed with first phase final plat.
11. Phasing to follow Exhibit "D".
12. No additional drainage onto Lake Ridge Park.
13. All lots above flood level.

**D.C.T. INVESTMENTS INC.**

February 23, 1992

Mrs. Julie Couch  
City of Rockwall

Dear Mrs. Julie Couch:

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So far the design of six model homes has been underway. In the meantime, we have drawn a lot of developers' interests in buying some of our lots for their own construction; One of the major drawback currently has been about the patio home sideyard setback.


DCT Investments is planning to build more upscale homes in this subdivision. Our lots width ranges from 50' to 60'; our current Deed Restriction Set-Back for the Sideyard is 0' & 10'.

We would like to request the following proposed change: The sideyard be amended to be 10% of the total lot width on each side, i.e. if 50' wide lot, 5' on each side, if 60' wide lot 6' on each side, so the homes can have windows on both sides.

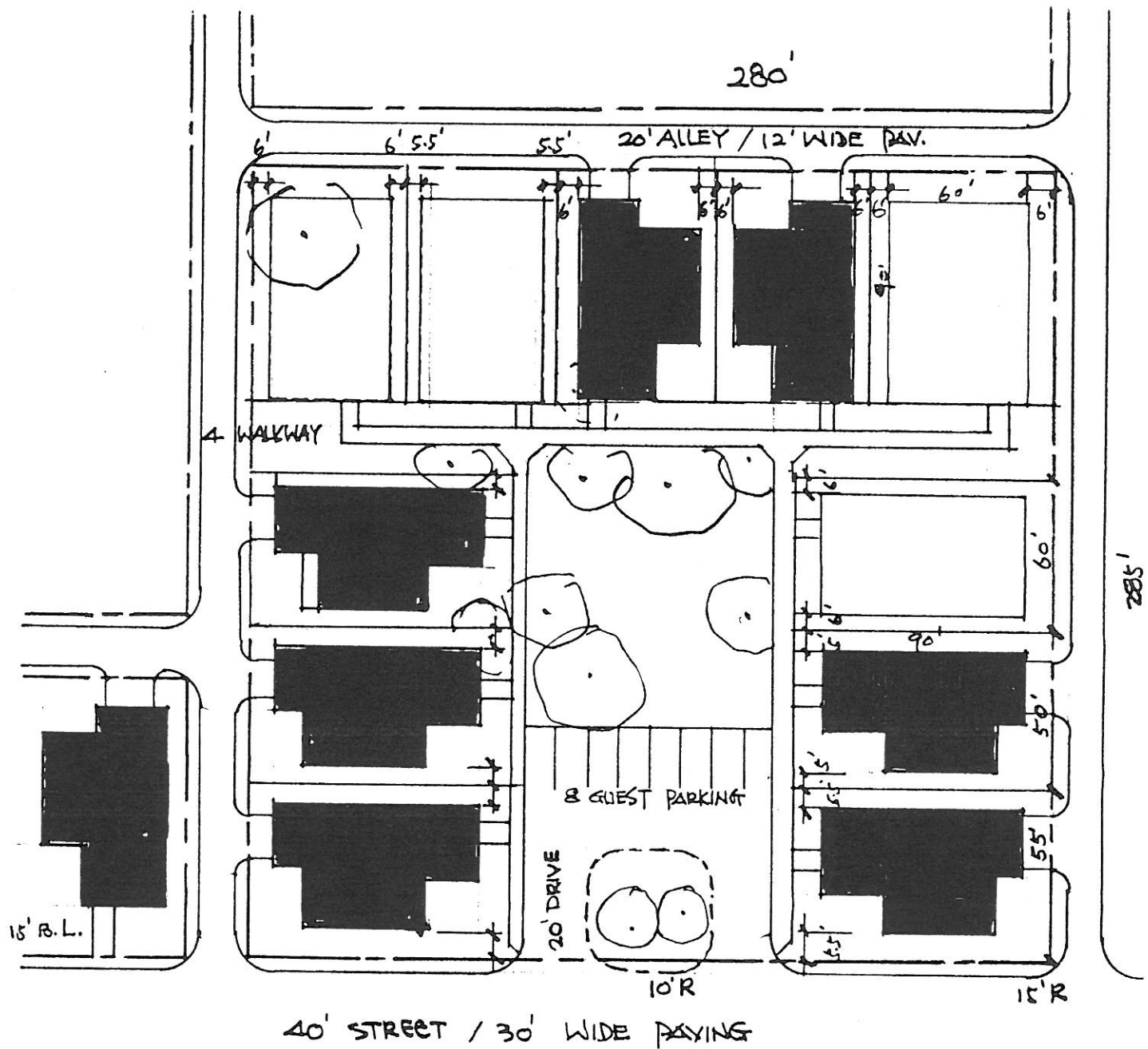
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We are ready, willing and able to start construction on this development and are anxious to bring a good product to this community and some sound tax revenue to the City of Rockwall.

Sincerely yours,



Alern Wang  
General Manager  
DCT INVESTMENTS INC.



SINGLE FAMILY HOME CLUSTER LAYOUT  
 4,500 S.F. MINIMUM LOT SIZE

MINUTES OF PLANNING AND ZONING COMMISSION  
March 12, 1992

5 Members present included Dale Morgan, Dennis Mitchell, Andrew Leonie, Robert Wilson, and Carl Mastronardi. Nell Welborn and Jim Greenwalt were not present. The meeting was called to order at 7:13 p.m. by Robert Wilson.

APPROVAL OF MINUTES

10 Morgan made a motion to approve the January 30, 1992 minutes. Leonie seconded the motion. The motion was voted on and passed unanimously. There was no quorum to approve the January 9, 1992 minutes.

15 ✓ P&Z 92-3-Z - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF AN AMENDMENT TO PLANNED DEVELOPMENT NO. 2, TURTLE COVE BY AMENDING THE AREA REQUIREMENTS

20 Wilson opened the public hearing. Couch explained the request to amend the area requirements of PD-2 to allow side yards on both sides and permitting side yards equal to 10% of the width of the lot. John Cooper, Architect, 3302 Elkhart, Arlington, Texas representing DCT Investments addressed the Commission and was available to answer any questions. Wilson closed the public hearing. Mastronardi made a motion to approve an amendment to permit side yards equal to 10% of the width of the lot as opposed to zero lot line. Morgan seconded the motion. The motion was voted on and passed unanimously.

30 ✓ P&Z 92-2-CUP/FP - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM ALLEN ANDERSON FOR A CONDITIONAL USE PERMIT FOR A CAR WASH IN A GENERAL RETAIL DISTRICT AND APPROVAL OF A SITE PLAN AND FINAL PLAT FOR A CAR WASH TO BE LOCATED ON YELLOWJACKET LANE WEST OF SH-205

35 Couch outlined the applicant's request for a car wash. Wilson opened the public hearing. Allen Anderson addressed the Commission and indicated he has approved financing pending Commission and Council approval of his request. Bill Atkinson, Arlington, President of Car Wash Systems, Inc. addressed the Commission, and explained the state of the art materials to be used in the construction of the car wash, and indicated they are ready to begin construction upon approval of Commission and Council. The public hearing was closed. Morgan made a motion to recommend approval with the following conditions: 1) that development comply with the site plan and elevations as approved with any significant change in site plan to be approved by the Commission, 2) that any lighting used must be shielded so as not to glare onto any adjacent property or onto the street, and 3) that the drive onto Yellowjacket into the car wash site is allowed only with the stipulation that there will be no additional drives permitted on the 370 feet of frontage along Yellowjacket, and if Mr. Anderson is able to negotiate access from the



45 shopping center drive he will eliminate the proposed drive off of Yellowjacket and will then be  
able to utilize an additional drive on the undeveloped eastern lot. Mitchell seconded the motion.  
The motion was voted on and passed unanimously.

50 ✓ P&Z 92-4-CUP - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING  
APPROVAL OF A REQUEST FROM MICHAEL STEPHENSON FOR A CONDITIONAL  
USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE  
CULPEPPERS ADDITION ON I-30

55 Couch explained Mr. Stephenson's request for a conditional use permit for a commercial  
amusement in the Culpeppers Addition, thereby removing the private club conditional use permit.  
Michael Stephenson addressed the Commission and explained his request and was available for  
questions. The public hearing was closed. Mastronardi made a motion to recommend approval  
of the conditional use permit for a commercial amusement with the following conditions: 1) that  
60 the conditional use permit for the private club be deleted and no longer applicable for the portion  
of Lot 1, Block A, Culpeppers Addition designated on the approved site plan and the conditional  
use permit for the commercial amusement is limited to only that area so designated on the  
approved site plan, 2) that any change in ownership or management of the facility be submitted  
for approval by the Commission, 3) that the facility will not operate between the hours of 12:00  
a.m. and 10:00 a.m., 4) that the owner and/or operator shall provide adequate security and adult  
65 supervision in the facility during the hours of operation, 5) that no smoking be allowed in the  
facility, and 6) that no alcohol consumption be allowed in the facility. Mitchell seconded the  
motion. Mastronardi recommended an addition to the conditions be that Mr. Stephenson conform  
to building codes. The motion was voted on and passed unanimously.

70 ✓ P&Z 91-2-CUP - HOLD PUBLIC HEARING ON THE CONDITIONAL USE PERMIT  
GRANTED FOR A COMMERCIAL AMUSEMENT FOR ROBERT RYAN IN THE  
ROCKWALL VILLAGE SHOPPING CENTER AND TAKE ANY NECESSARY ACTION

75 Couch explained that this conditional use permit was approved a year ago with the stipulation that  
the Commission review performance of the operation in regard to requirements of permit and to  
determine if there were any problems with the CUP. She indicated that Mr. Ryan would like  
to extend his hours of operation to 2:00 a.m. on Friday and Saturday nights and would like to  
make a change in the floor plan to include a small snack bar. Mr. Robert Ryan, 513 Shoretrail,  
80 addressed the Commission requesting their review of his CUP, and to consider his change in  
hours of operation and approving a change in floor plan. Chief Rohre then addressed the  
Commission. Wilson closed the public hearing. Morgan made a motion to amend the original  
CUP to allow a snack bar to be added to the floor plan and that the hours of operation be  
extended to 2:00 a.m. on Friday and Saturday nights. Mitchell seconded the motion. Morgan  
85 amended the motion in order to vote on the two separate issues. Morgan made a motion to  
approve extending the hours of operation to 2:00 a.m. on Friday and Saturday nights. Mitchell  
seconded the motion. After some discussion Morgan mad a second amendment to his motion  
to approve extending the hours of operation to also allow the Commission to review in six  
months. Mitchell seconded the motion. The motion was voted on and passed with all in favor



90 except for Leonie who voted against. Morgan made amotion to approve a change in floor plan  
to permit a snack bar. Leonie seconded the motion. The motion was voted on and passed  
unanimously.

95 DISCUSS ALTERNATIVE BUILDING MATERIALS IN INDUSTRIAL AREAS AND TAKE  
ANY NECESSARY ACTION

Couch explained that the Council had discussed an alternative to consider metal buildings on the  
upper floors of very large structures, and had requested the Commission to review the issue of  
alternative building materials from this persepective, and that the Commission pursue public input  
regarding the issue.

100 ADJOURMENT

The meeting adjourned at 8:47 p.m.

105

\_\_\_\_\_  
Chairman

110

\_\_\_\_\_  
City Secretary

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** March 16, 1992

**Agenda No:** V. C.

**Agenda Item:** **92-3-Z** - Hold Public Hearing and Consider Approval of an Ordinance Amending Planned Development No. 2, Turtle Cove by Amending the Area Requirements (1st Reading)

**Item Generated By:** Applicant, Owner

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

The Turtle Cove development is zoned under PD-2 and is currently approved for zero lot line cluster home development, which dictates side setbacks of 0 on one side and 10 feet on the other. The new owner of the development is actively trying to market the project and it is their opinion that the development would work better with standard residential construction utilizing side yards on both sides. They have requested a change to permit side yards equal to 10% of the width of the lot. The lots range from 50 to 60 feet in width, which would result in side yards of 5-6 feet.

The impact of this change is to modify the concept of the development from a zero lot line development with a fire wall on one side of each home to a standard single family type construction that will allow windows and other openings on both sides of a structure. They have planned to stagger the windows on structures to prevent problems with windows directly across from each other. This would allow more flexibility for the builder to take advantage of views.

Attached is a copy of the approved area requirements, a copy of the original site plan, and the information outlining their request.

The Commission will consider this item on Thursday night and we will forward their recommendation to you on Friday.

**Attachments:**

1. Site Plan
2. Area Requirements
3. Request and Lot Layout Concept

**Agenda Item:** Amendment to PD-2

**Item No:** V. C.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** March 16, 1992

**Agenda No:** V. C.

**Agenda Item:** **92-3-Z** - Hold Public Hearing and Consider Approval of an Ordinance Amending Planned Development No. 2, Turtle Cove by Amending the Area Requirements (1st Reading)

**Item Generated By:** Applicant, Owner

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

The Planning and Zoning Commission has recommended approval of the revision to the PD to change the residential use to a standard single family development with side yards equal to 10% of the lot width. There was no one present in opposition to the request and no returned responses in opposition. A copy of the ordinance is attached.

**Attachments:**

1. Ordinance

**Agenda Item:** Amendment to PD-2

**Item No:** V. C.



Exhibit "C" Continued

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7. All-weather access to lift station.
8. Open space and take line property maintained by homeowners' association.
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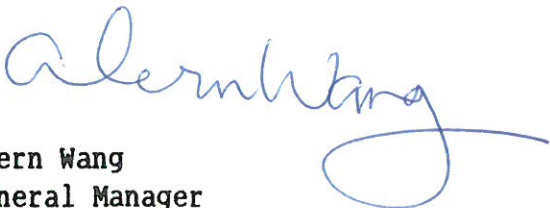
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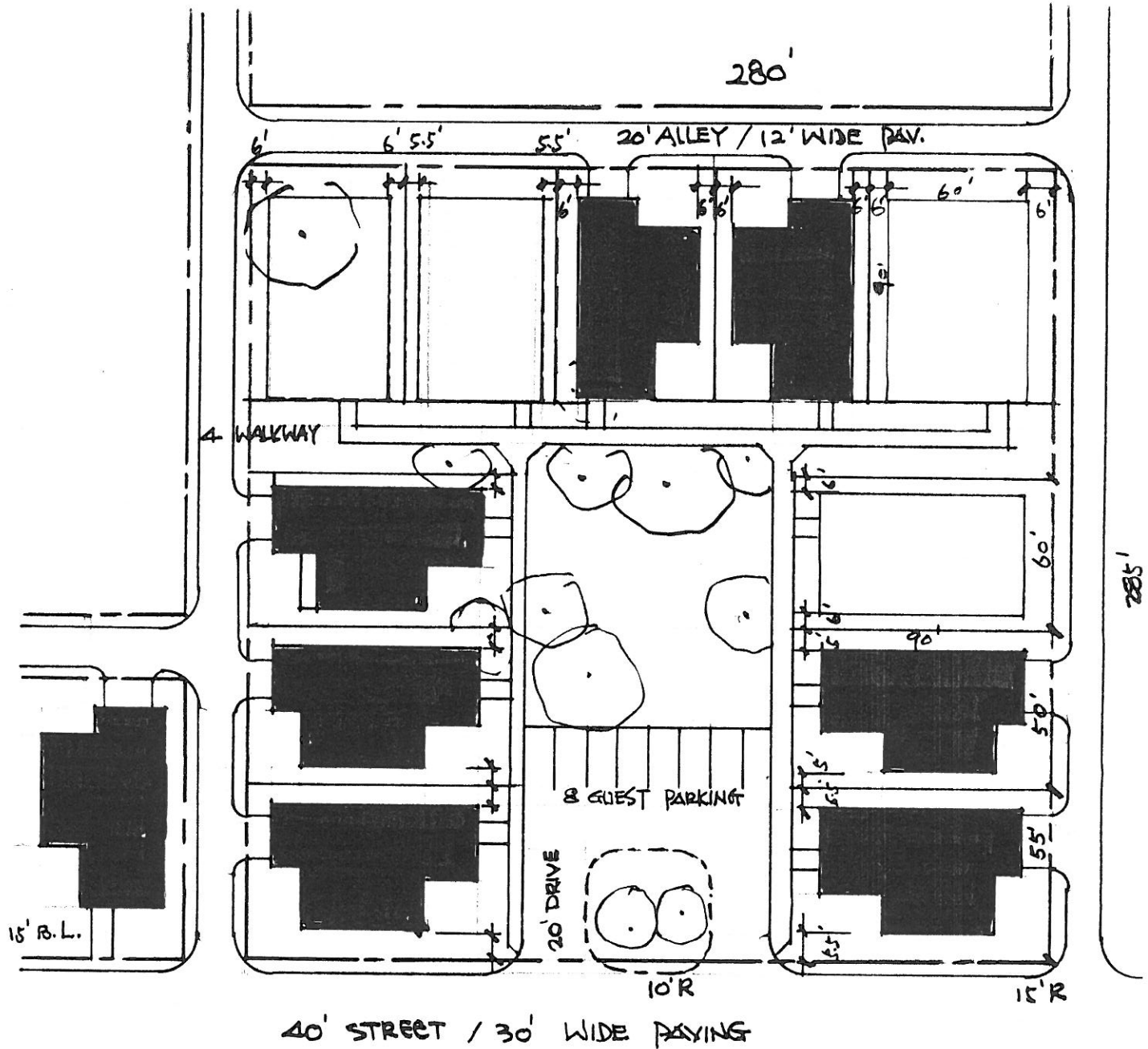
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Sincerely yours,



Alern Wang  
General Manager  
DCT INVESTMENTS INC.





# SINGLE FAMILY HOME CLUSTER LAYOUT

4,500 S.F. MINIMUM LOT SIZE

**MINUTES OF THE CITY COUNCIL MEETING  
MARCH 16, 1992**

5

**CALL TO ORDER**

10 The meeting was called to order by Mayor Frank Miller. Councilmembers present included Jim Flinchum, Gary Martin, Norm Seligman and Pat Luby. Alma Williams and David Elkins were absent.

**CONSENT AGENDA**

- 15 a) Minutes of March 2, 1992
- b) Consider approval of Resolution Number 92-9 Authorizing Submission of a Grant for Continuation of Northeast Area Drug Interdiction Program

20 Martin pulled item b). Seligman made a motion to approve the minutes of March 2, 1992. Luby seconded the motion. The motion was voted on and passed unanimously. Martin asked Chief Rohre to explain the math process of the grant application. Rohre addressed the Council and explained the grant. Martin made a motion to approve the resolution authorizing submission of a grant for continuation of the Northeast Area Drug Interdiction Program. Seligman seconded the motion.

25

**HOLD PUBLIC HEARING REGARDING CREATION OF REINVESTMENT ZONE NUMBER 4 AND CONSIDER APPROVAL OF AN ORDINANCE CREATING REINVESTMENT ZONE NUMBER 4 (1ST READING)**

30 Miller opened the public hearing. Citizens who spoke in favor of reinvestment zone number 4 were Joyce Martin of The Rockwall Chamber of Commerce Economic Development Committee and Tom Manskey of the Rockwall Chamber of Commerce, Gary Johnson of TU Electric Company, Jim Gang, Jr. of C-Power, Inc, and Alan Anderson of Tomet Manufacturing. Miller closed the public hearing. Couch read the caption. Seligman made a motion to approve the resolution creating reinvestment zone number 4 and to also approve an ordinance creating reinvestment zone number 4. Luby seconded the motion. The motion was voted on and passed unanimously.

35

40 **P&Z 93-3-Z HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING PLANNED DEVELOPMENT NO. 2 TURTLE COVE BY AMENDING THE AREA REQUIREMENTS (1ST READING)**

Couch outlined the applicant's request amending the area requirements of PD-2. Miller opened the public hearing. Mr. Alern Wang addressed the Council as a representative of D.C.T.

45 Investments and was available to answer questions. Miller closed the public hearing. Seligman made a motion to approve the ordinance amending PD-2 Turtle Cove by Amending the area requirements. Flinchum seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

50 **P&Z 92-2-CUP/FP HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE GRANTING A REQUEST FROM ALLEN ANDERSON FOR A CUP FOR A CAR WASH IN A GENERAL RETAIL DISTRICT AND APPROVAL OF A SITE PLAN AND FINAL PLAT FOR A CAR WASH TO BE LOCATED ON YELLOWJACKET LANE WEST OF SH-205**

55 Couch outlined the applicant's request and stated that the plat does meet all requirements. Miller opened the public hearing. Bill Apperson, President of Car Wash Systems of Texas, Inc., representing Mr. Allen Anderson addressed the Council and spoke about the benefits having another car wash in Rockwall, and was available to answer technical questions about the state-of-  
60 the-art materials to be used in construction of the car wash. Tom Manskey, President of the Rockwall Chamber of Commerce addressed the Council in favor of the car wash. Miller closed the public hearing. Martin made a motion to approve the ordinance granting a request from Allen Anderson for a conditional use permit for a car wash in a general retail district and approval of a site plan and final plat for a car wash to be located on Yellowjacket Lane west of  
65 SH-205. Luby seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

70 **P&Z 92-4-CUP HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE GRANTING A REQUEST FROM MICHAEL STEPHENSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE CULPEPPERS ADDITION ON I-30 (1ST READING)**

75 Couch outlined Mr. Stephenson's request for a conditional use permit for a commercial amusement in a room located at the end of Culpeppers restaurant. Miller opened the public hearing. Mr. Michael Stephenson, owner of Culpeppers Restaurant, addressed the Council and was available to answer questions. After some discussion Seligman made a motion to approve the ordinance granting a request for a conditional use permit for a commercial amusement to be located in the Culpeppers Addition on I-30. Flinchum seconded the motion. Couch read the  
80 caption. The motion was voted on and passed unanimously.

80 **APPOINTMENT WITH REPRESENTATIVE OF THE ROCKWALL COUNTY ENVIRONMENTAL COMMITTEE**

85 Mike Donegan, 2620 Ridge Lake Lane, addressed the Council on the sale of the landfill, and the issue of the environment relating to Columbia Aluminum Processors. He requested that the City Council locate and utilize experts for advice on this problem and asked that the City Council notify the Texas Air Control Board prior to March 23rd to hold a public hearing with representatives of Columbia, the City Council, the City Manager and citizens. Robert Cook,



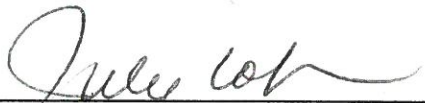


# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 12, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from D. C. T. Investments for an amendment to Planned Development No. 2, PD-2, as it relates to the Turtle Cove development for the purpose of revising the area requirements from zero lot line development with one zero lot line setback and one 10 foot side yard setback to standard single family development with minimum 5 foot side yard setbacks, on a tract of land located off of Turtle Cove Blvd, west of FM-740, more fully described on Exhibit A. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

  
\_\_\_\_\_  
City Secretary

-----  
Case No.   P&Z 92-3-Z  

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 \_\_\_\_\_

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;  
THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;  
THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;  
THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;  
THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;  
THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;  
THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;  
THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;  
THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;  
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THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;  
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THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;  
THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;  
THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;  
THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

## PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold a public hearing on March 12, 1992 at 7:00 p.m. and the Rockwall City Council will hold a public hearing on March 16, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider:

1. Approval of a request from D.C.T. Investments, Inc. amending the area requirements to Planned Development #2, Turtle Cove, a 106.66 acre tract of land more fully described as follows:

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

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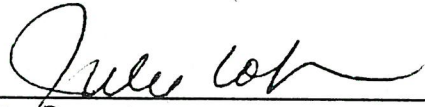


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\_\_\_\_\_  
City Secretary

-----  
Case No. P&Z 92-3-Z

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 

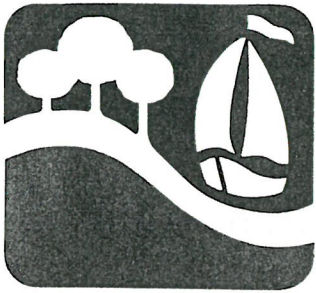
Address 303 Foxbrook Dr.  
Rockwall, Tx

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*Julie Cobb*  
\_\_\_\_\_  
City Secretary

-----  
Case No. P&Z 92-3-Z

I am in favor of the request for the reasons listed below \_\_\_\_\_

I am opposed to the request for the reasons listed below X

1. We feel that the proposed change will lower adjacent property values.
2. "standard" single family development would likely include fences that would adversely affect the view and setting of adjacent property.
3. \_\_\_\_\_
- \_\_\_\_\_

Signature *[Signature]*  
Address 2902 Starboard Drive

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