

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 7-26-93

NAME OF PROPOSED SUBDIVISION CARUTH LAKE

NAME OF SUBDIVIDER Caruth Lake Development Corp.

ADDRESS P.O. Box 369 Rockwall Phone 771-5238

OWNER OF RECORD Same

ADDRESS PHONE

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Harold L. Evans, Cons. Engr.

ADDRESS P.O. Box 28355 Dallas, Tx 75228 PHONE 328-8133

TOTAL ACREAGE 38 CURRENT ZONING P.D.5

NO. OF LOTS/UNITS 97

SIGNED [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

- A. Vicinity map
B. Subdivision Name
C. Name of record owner, subdivider, land planner/engineer
D. Date of plat preparation, scale and north point

ii. Subject Property

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	<u>X</u>
<u>✓</u>	<u>X</u>
<u>✓</u>	_____
_____	_____
<u>✓</u>	<u>X</u>
_____	<u>✓</u>
_____	_____
_____	<u>✓</u>

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area



A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat



B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by \_\_\_\_\_

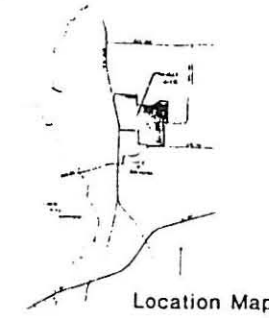
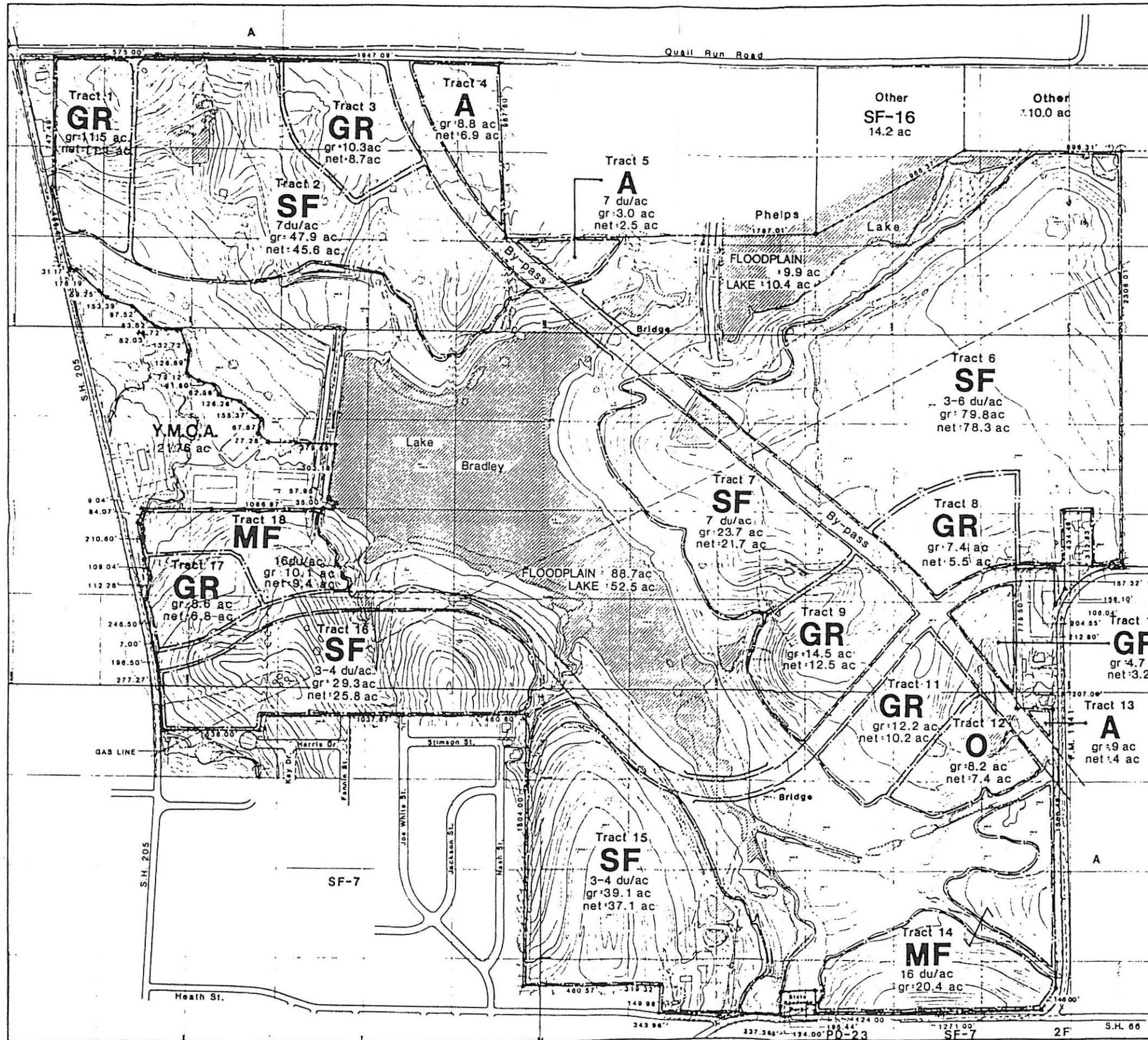
File No. \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_

Receipt No. \_\_\_\_\_

Old 27-23 E.M.



### summary

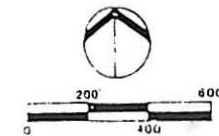
SINGLE-FAMILY	208.60 AC
MULTI-FAMILY	29.80 AC
OFFICE	7.40 AC
GENERAL RETAIL	57.90 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	26.90 AC
AGRICULTURE	9.80 AC
<b>TOTAL</b>	<b>501.90 AC</b>
(Net Acres)	
<b>OTHERS, SINGLE-FAMILY, Y.M.C.A.</b>	<b>45.96 AC</b>



Leonard A. Thomas/Developer

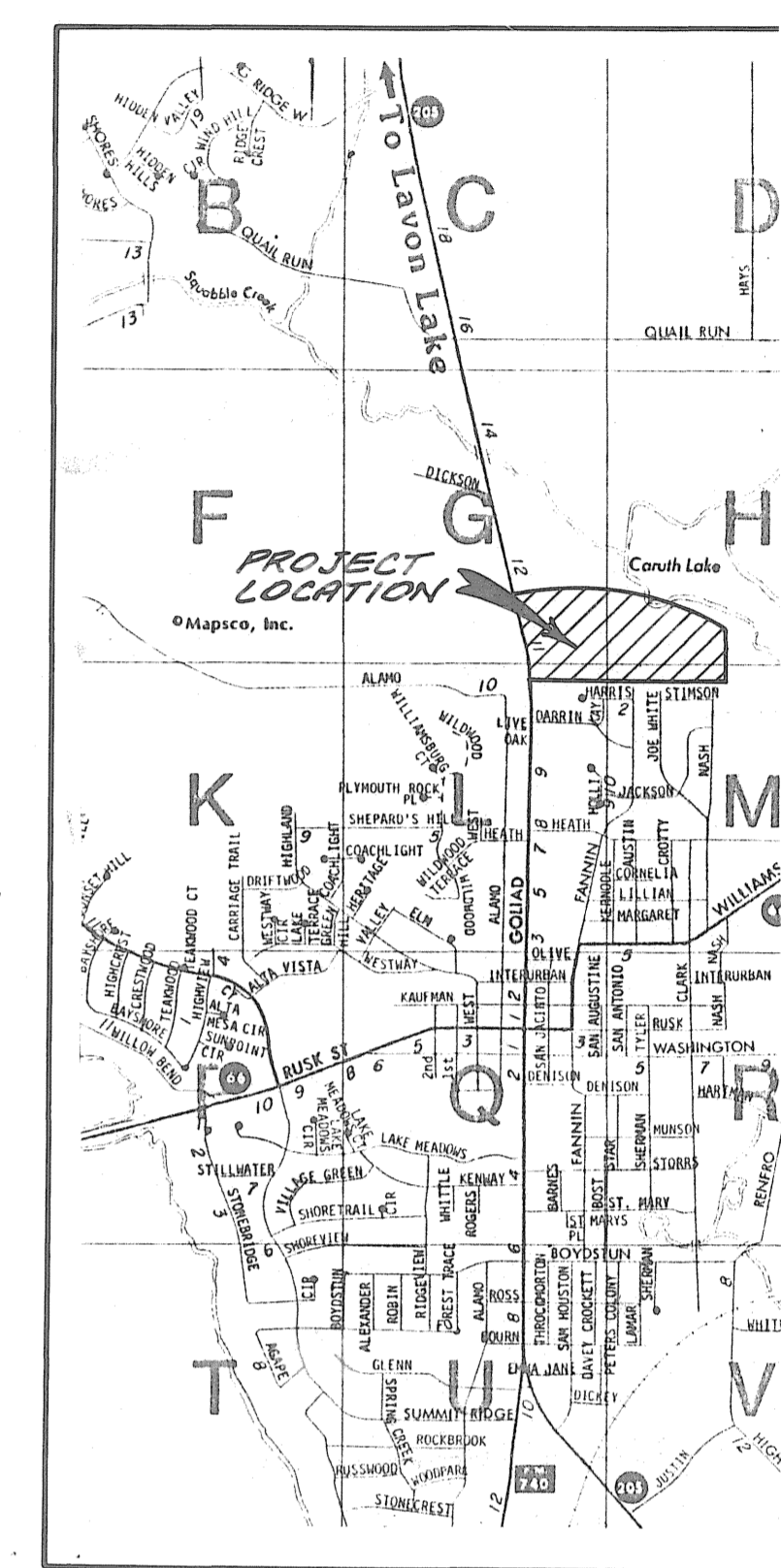
# preliminary plan planned development district 5

City of Rockwall



Date: January, 1987  
Revised: April 1987

J. T. Dunkin & Associates  
URBAN PLANNING LANDSCAPE ARCHITECTURE

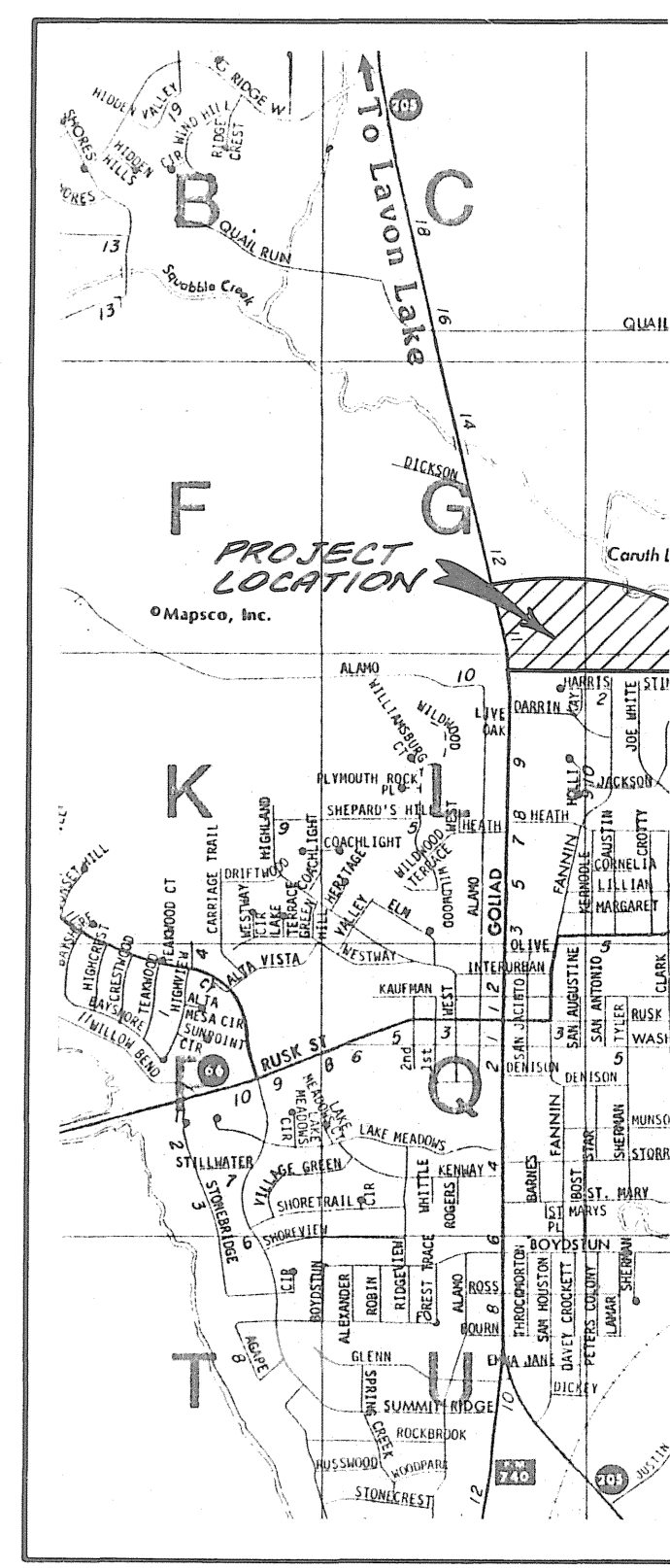
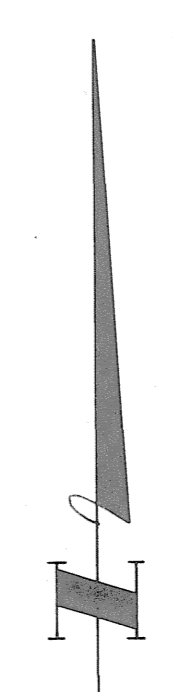
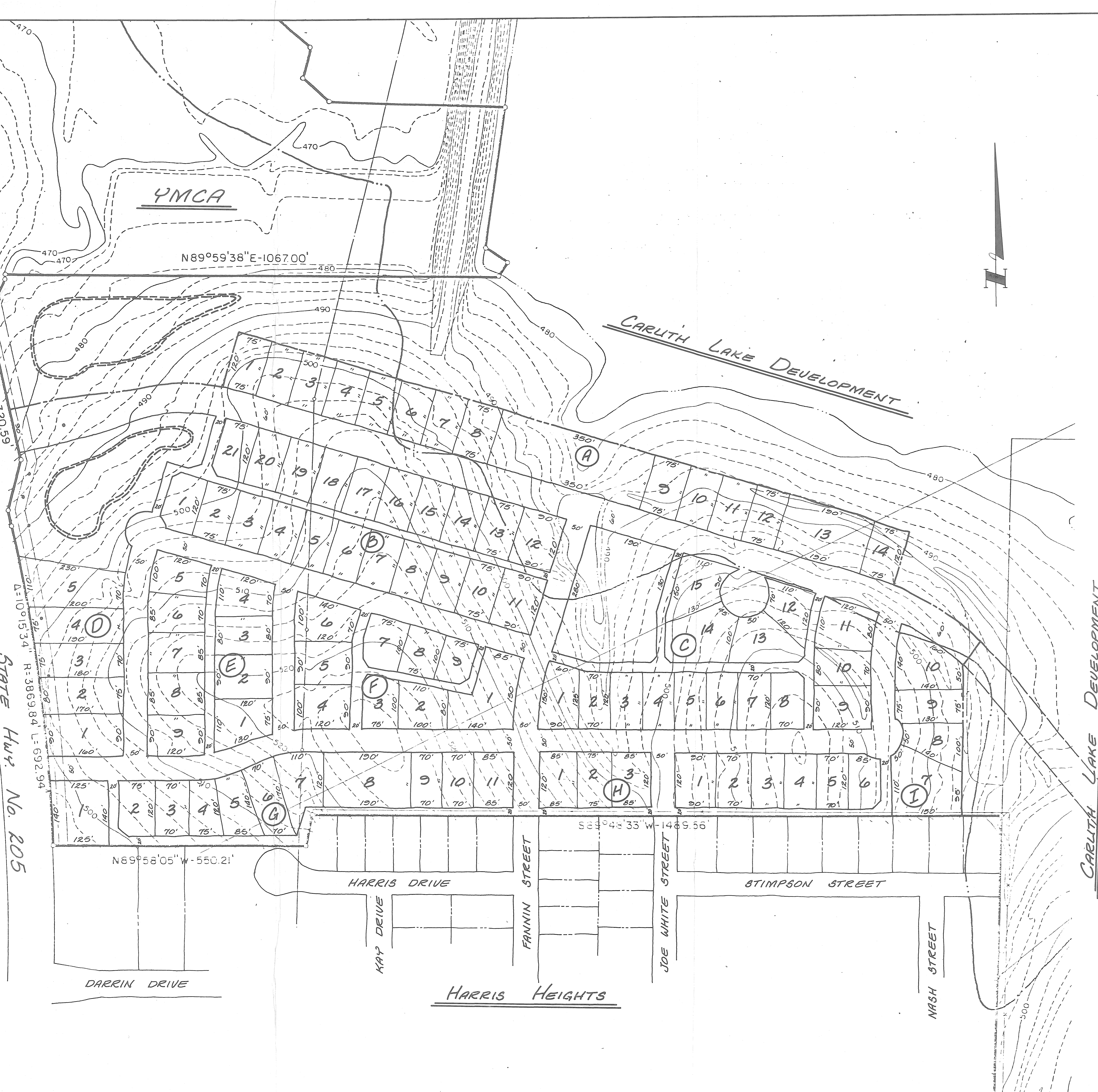


LOCATION MAP

HAROLD L. EVANS  
 CONSULTING ENGINEER  
 2231 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	7-26-93	

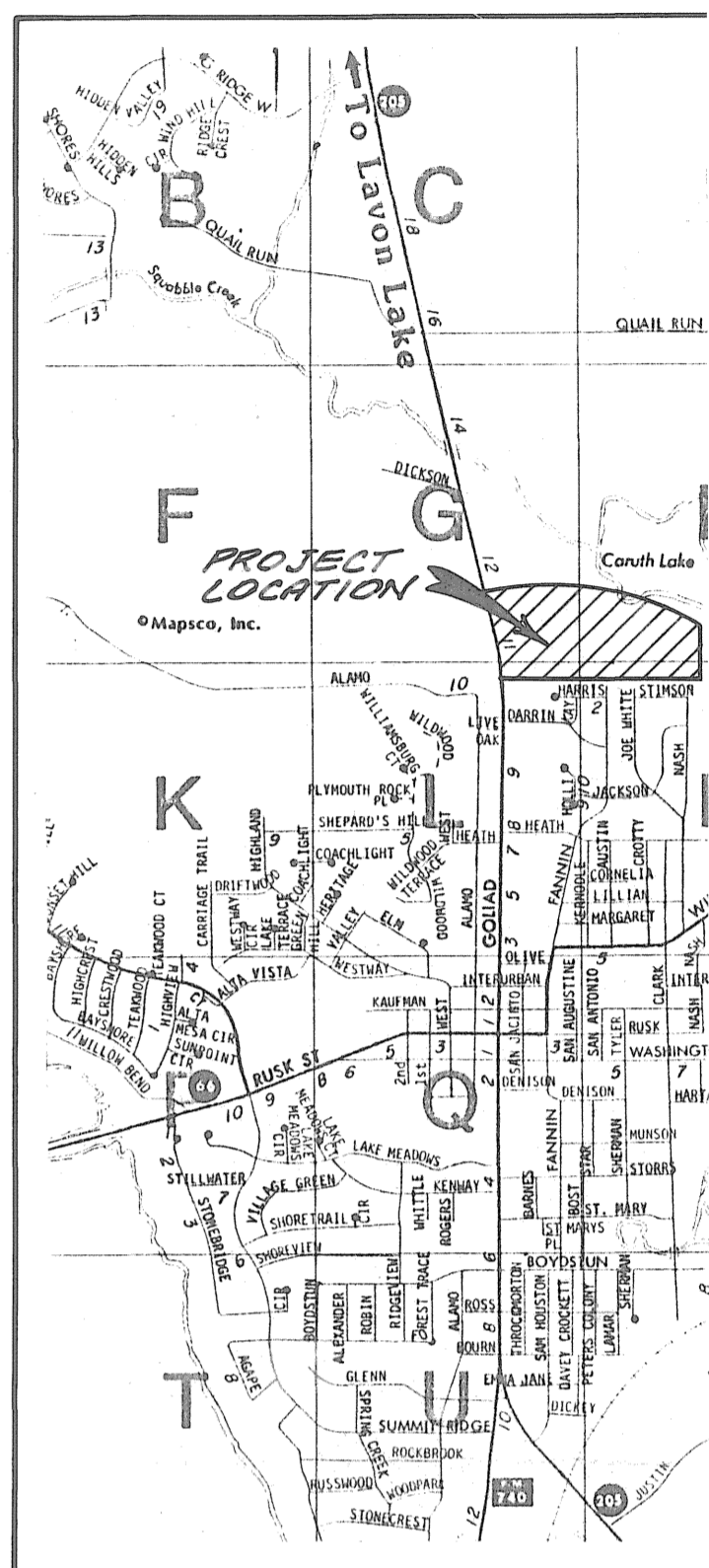
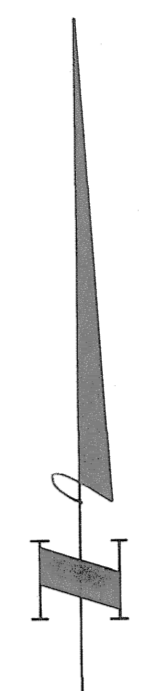
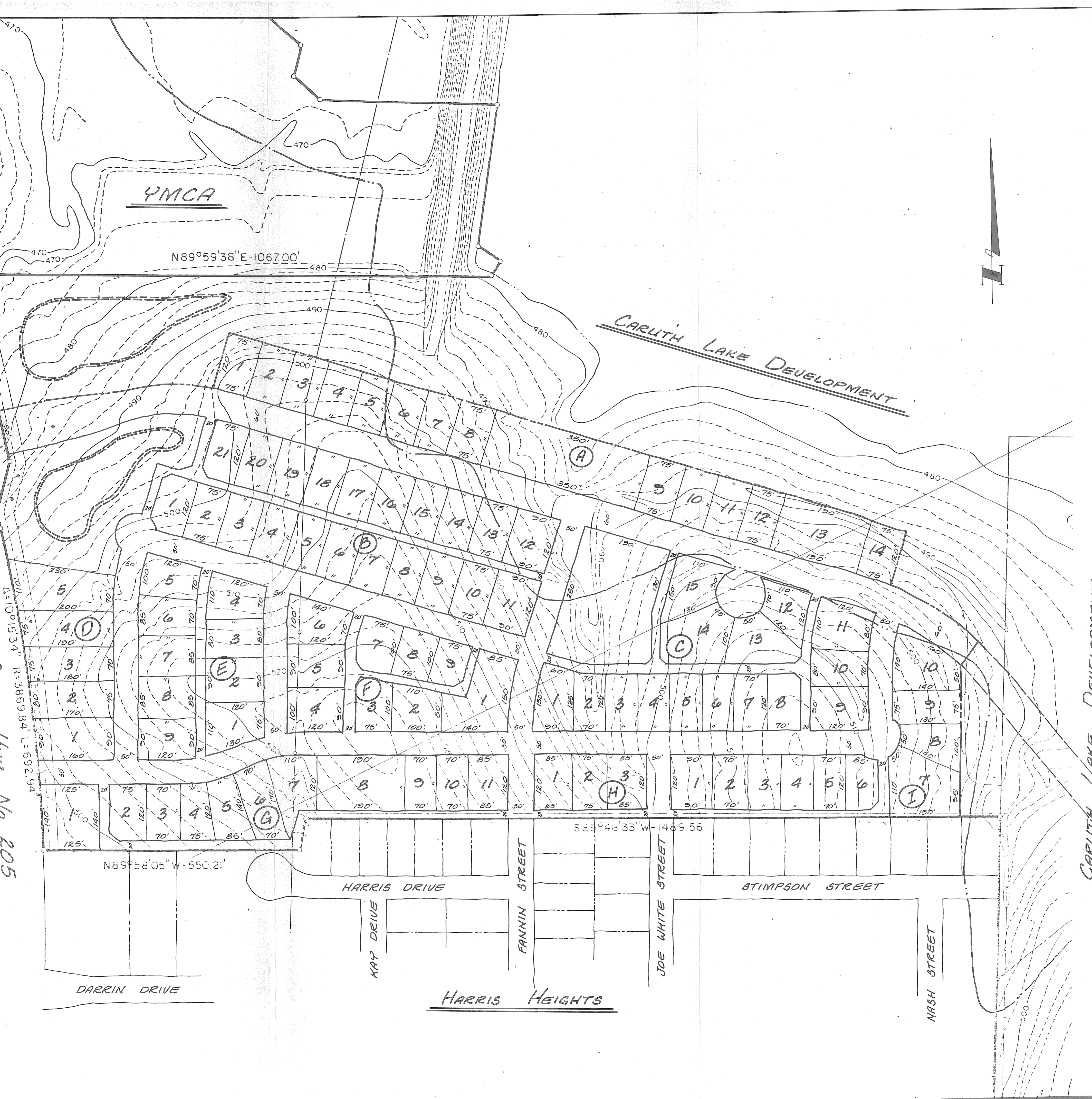
CARLUTH  
 PRELIMINARY  
 CARLUTH LAKE DEV  
 P.O. BOX 369 ROCKWALL



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

SCALE	DATE	JOB NO.
1"=100'	7-26-93	

**CARLUTH LAKE DEVELOPMENT**  
 PRELIMINARY  
 P.O. BOX 369 ROCKFORD, TEXAS 75087

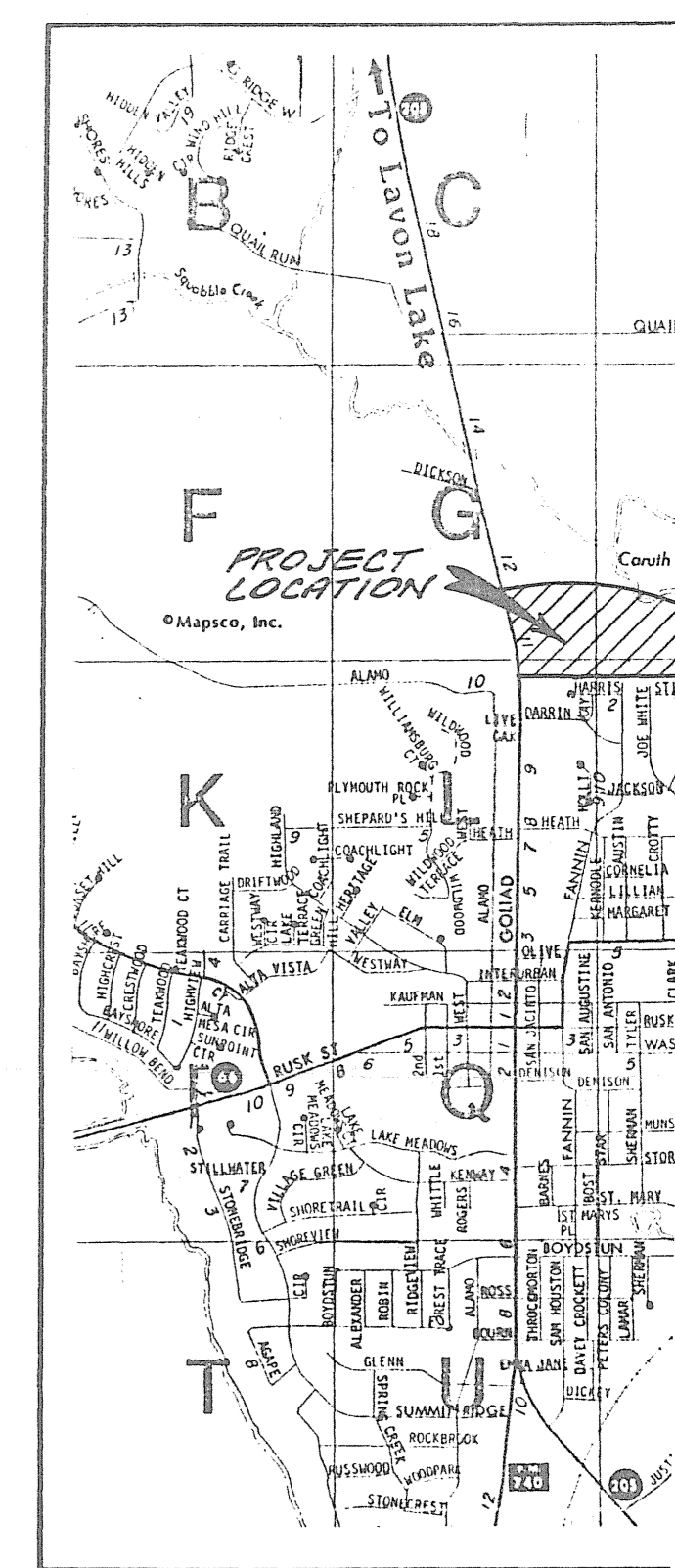
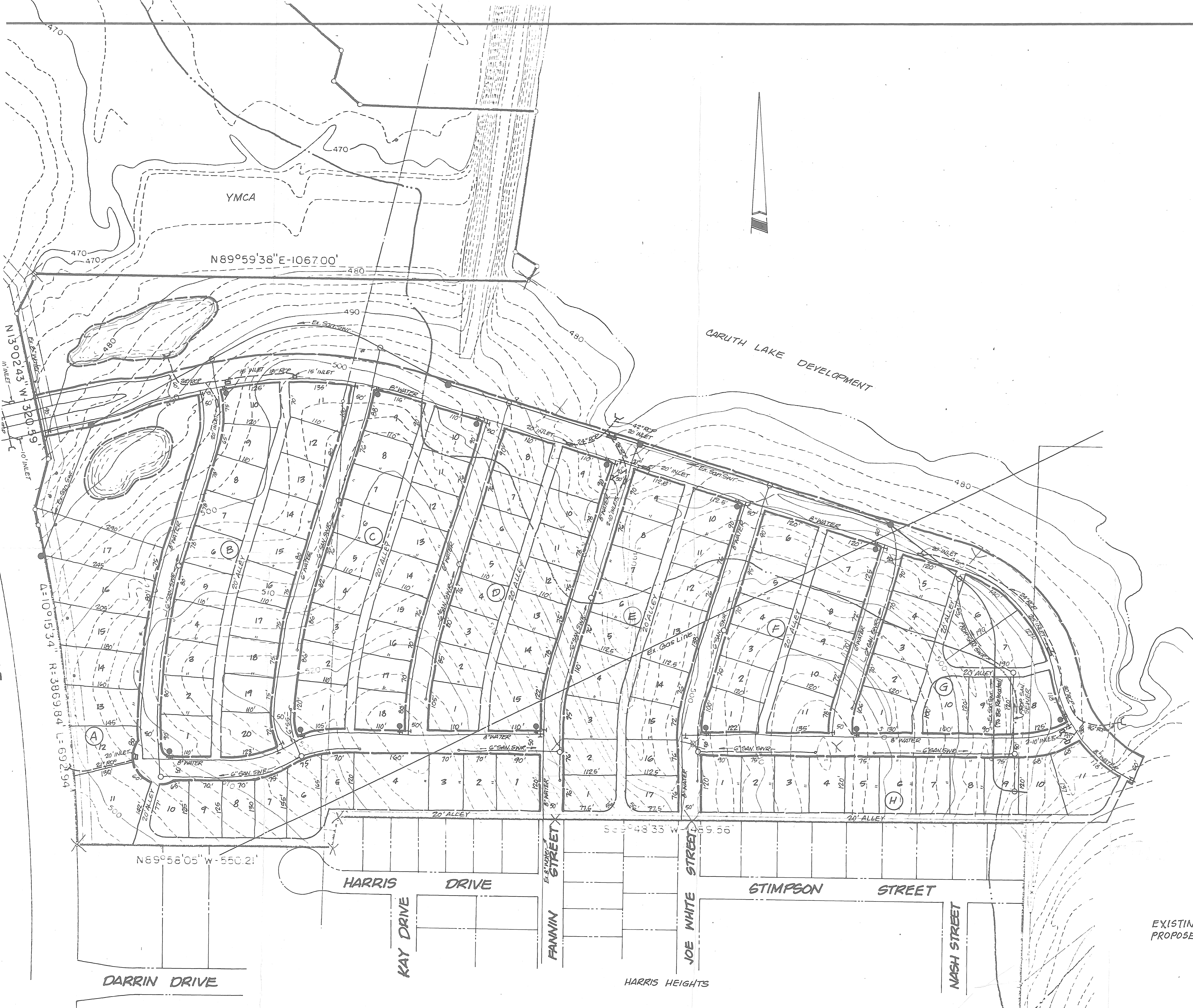


LOCATION MAP

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

SCALE	DATE	JOB NO.
1"=100'	7-26-93	

**CARLITA LAKE DEVELOPMENT**  
 PRELIMINARY  
 CARLITA LAKE DEVELOPMENT  
 P.O. BOX 309 ROCKFORD, TEXAS 75087



LOCATION MAP

38.25 ACRES  
119 LOTS WITH 20' BUILDING L

EXISTING ZONING = PD-5 (TRACT 16-SF, TRA  
PROPOSED ZONING = PD-5 -SF

<b>HAROLD L. EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD., SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>CARLITH</b>  <b>PRELIMINARY</b>  <b>CARLITH LAKE DEVE</b>  P.O. BOX 369 ROCKWALL,		
SCALE	DATE	JOB NO.			
1"=100'	12-2-93	9822			



PLANNING AND ZONING COMMISSION MINUTES  
August 12, 1993

Call to Order

Jim Greenwalt called the meeting to order with the following members present: Art Ruff, Terry Raulston and Pat Friend. Dennis Mitchell arrived at 7:07 p.m. Van Ewing and Robert Wilson were absent.

Art Ruff made a motion to approve the minutes as submitted. Pat Friend seconded. The motion was voted on and passed unanimously.

A. PZ 93-18-Z - Continue Public Hearing and Consider Recommending Approval of a Request from John Sparks for a Change in Zoning from "A" Agricultural Zoning Classification to "LI" Light Industrial Zoning Classification on a 1.26 Acre Tract of Land located on Barnstormer Lane

Couch indicated that Mr. Sparks would not be appearing before the Commission. Art Ruff made a motion that the Commission recommend denial of the application without prejudice because Mr. Sparks had also not appeared before the Commission in previous meetings. Terry Raulston seconded the motion. The motion was voted on and passed unanimously.

B. PZ-93-31-A - Hold Public Hearing and Consider Recommending Approval of a Request for GAR Enterprises for a Change in Zoning from "A" Agricultural to "HwyC" Highway Commercial Zoning Classification and Approval of a Conditional Use Permit for Outside Display of Large Inventory Items on a 3.2 Acre Tract of Land Located on I-30 East of SH-205

Couch outlined the recommended request and showed the commissioners a location map of the plat. Greenwalt opened the public hearing. Tav Blankenship, 4205 O'Hare in Mesquite, addressed the Commission with his request. Greenwalt closed the public hearing.

After some discussion, Ruff motioned that the request for GAR Enterprises for approval of a conditional use permit be recommended to the Council for approval with the following conditions: (1) that the Commission grant a three-year waiver for the required paving of the parking lot with the provision that the applicant would return to the Planning and Zoning Commission and the Council for approval, (2) that all of the structures be stored in the rear of the property parallel with the rear of the building (3) that the property within 100 feet of the front of the property line be used as a display area to be designated on the site with the use of decorative fencing or other decorative material. Mitchell seconded the motion. The motion passed unanimously.

C. PZ 93-33-CUP - Hold Public Hearing and Consider Recommending Approval of a Conditional Use Permit for a Structure Not Meeting

the Exterior Building Materials Requirements in a "GR" Classification for 809 South Goliad

Couch described the property site by displaying a graphic. Greenwalt opened public hearing. Jack Crew, 9545 Rocky Branch, Dallas, addressed the Commission concerning his request.

After some discussion, Greenwalt motioned that the request for a conditional use permit for a structure not meeting the exterior building materials requirement be recommended for approval to the City Council. Raulston seconded the motion. The motion was voted on and passed unanimously.

A. PZ-93-30-FP - Discuss and Consider Recommending Approval of a Final Plat for Hillcrest Shores Addition, a 67 Lot Subdivision on North Lakeshore Boulevard

Couch outlined the request and showed the Commission a graphic of the final plat for Hillcrest Shores Addition.

Harold Evans, representing MAR Development, addressed the Commission concerning his request.

Friend motioned that the request be recommending for approval by the Council with subject to 2 conditions: (1) that the grading plan be finalized before approval of the final plat and (2) for the improvement of the transition of Lakeshore Drive to meet Uniform Traffic Control Design Standards. Ruff seconded the motion. The motion was voted on and passed unanimously.

B. PZ-93-32-PP - Discuss and Consider Recommending Approval of a Preliminary Plat for the Caruth Lake Addition Located on SH-205 North of Darrin Drive.


Deleted

Couch introduced Dub Douphrate, City Engineer, newly appointed as the City's Community Development Director, Dan Boutwell, PRG and Associates, and Bruce Hanby with the City's Engineering section. These individuals be involved from this point forward in planning and zoning issues and will attend Planning and Zoning meetings.

Adjournment

The meeting adjourned at 7:49 p.m.

APPROVED:



**MINUTES OF THE ROCKWALL CITY COUNCIL  
AUGUST 16, 1993**

**5 Call to Order**

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield, and Nell Welborn.

**10 Consent Agenda**

- a) Minutes of August 2, 1993
- b) Consider Setting the Date for the First Meeting in September for September 7, 1993

**15** Dale Morgan moved to approve the minutes of August 2, 1993 and to set the date for the first meeting in September to September 7, 1993. Pappa seconded the motion. The motion was voted on and passed unanimously.

**20 Appointments**

- a) Appointment with Representative from Hubbard Chamber Music Series Regarding Report on the Use of Hotel/Motel Funds and Take Any Necessary Action

**25** Renee Makan, 123 Highview Lane, Hubbard Chamber Music Series, addressed the Council with information on future concerts.

Welborn moved that the report presented be accepted by the Council. Oppermann seconded the motion. The motion was voted on and passed unanimously.

- 30** b) Appointment with Planning and Zoning Commission Chairman

Jim Greenwalt, Chairman of the Planning and Zoning Commission, addressed the Council with an outline of the ordinances before the Council.

- 35** c) Consider Approval of an Ordinance Granting a Change in Zoning from "A" Agricultural to "LI" Light Industrial Zoning Classification on a 1.26 Tract of Land on Barnstormer Lane (1st Reading)

**40 Deleted**

- d) P&Z 93-31-A - Hold Public Hearing and Consider Approval of an Ordinance Granting a Change in Zoning from "A" Agricultural to "HwyC" Highway Commercial Zoning Classification and Approval of a Conditional Use Permit for the Outside Display of Large

45 Inventory Items on a Tract of Land Located on I-30 East of SH-205 (1st Reading)

Couch outlined the provisions of the ordinance including a waiver for concrete or asphalt paving.

50 Williams opened the public hearing. Tab Blankenship, a representative of GAR Enterprises, addressed the Council concerning the request.

55 Hatfield moved for the approval of the request to change zoning from "A" Agricultural to "HwyC" Highway Commercial Zoning Classification and approval of a conditional use permit for the outside display of large inventory items. Morgan seconded the motion. The motion was voted on and passed unanimously.

e) P&Z 93-33-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a Structure Not Meeting the Exterior Building Materials Requirements in a "GR" Classification for 809 South Goliad (1st Reading)

60 Couch outlined the provisions of the ordinance.

Williams opened the public hearing. Jack Crew, owner of the property in question, addressed the Council.

65 Pappa moved to approve the Conditional Use Permit for 809 South Goliad. Oppermann seconded the motion. The motion was voted on and passed unanimously.

#### 70 Plats

a) Consider Approval of a Final Plat for Hillcrest Shores Addition, a 67 Lot Subdivision on North Lakeshore Boulevard

75 Couch outlined the request.

80 After some discussion, Welborn made a motion to approve the final plat for Hillcrest Shores Addition subject to the following conditions: (1) that the re-design of the transition of north lakeshore from four lanes to two lanes be completed contingent upon the City Engineer's final approval of the grading plan, (2) that the one acre temporary park proposed by the developer be graded along with the development construction to a final slope of 5% or less, and (3) that a temporary conveyance document providing for temporary use of this park by the City be submitted and filed with the final plat and also with a contingency that in the event that further phases are not completed that this property be permanently conveyed to the City for a park site. Morgan seconded the motion. The motion was voted on and passed unanimously.

85

**b) Consider Approval of a Preliminary Plat for the Caruth Lake Addition Located on SH-205 North of Darrin Drive**

Deleted

90

**City Manager's Report**

The City Manager's Report was given regarding approval to expand the D.A.R.E. program to 6-12 grades, the status of FM-740 request for funding of ROW costs, the status of Lakeshore/Summit Ridge Task Force, and information on a Section 811 application for construction of housing in the area of Hail Drive. Also, a meeting to finalize and prioritize the goals and strategies discussed at the Council Retreat was scheduled for 7:00 p.m., Monday, August 23, 1993.

95

**Action/Discussion Items**

100

a) Discuss and Consider Approval of an Ordinance Amending Chapter 5 of the Rockwall Code of Ordinances by Amending the Animal Control Regulations (1st Reading)

105

Couch outlined the ordinance amending Chapter 5 of the Rockwall Code of Ordinances. White made several suggestions for revising the code of ordinances.

Chief Watkins addressed questions posed by the Council.

White moved approval of the Ordinance amending Chapter 5 of the Rockwall Code of Ordinances with the following changes: Page 7, Section 5-9, changing the definition of a dog from three months to four months and Page 4, Section 5-2, to include return receipt requested when sending a citation to an offender. The motion was seconded by Pappa. The motion was voted on and passed unanimously.

110

b) Discuss and Consider Approval of an Ordinance Setting a Hearing Concerning the Assessment Proceedings and Improvements of Yellow Jacket Lane (1st Reading)

115

Couch outlined the ordinance. Hatfield made a motion to approve an ordinance setting a Hearing Concerning the Assessment proceedings and improvements of Yellow Jacket Lane. The motion was seconded by Morgan. The motion was voted on and passed with Pappa and Oppermann voting against.

120

c) Discuss and Consider Approval of an Ordinance Amending the Rockwall Code of Ordinances by Amending Certain Fine Requirements (1st Reading)

125

Couch outlined the ordinance. Hatfield made a motion to approve an ordinance amending the Rockwall Code of Ordinances by Amending Certain Fine Requirements. Amendments recommended for approval are: to eliminate the provision for a \$10 charge for a copy of a driving record which is actually collected by the State, gives the judge flexibility to issue a

130 citation for failure to appear, and collect an administrative fee for several items. Seconded by  
Bruce Oppermann. The motion was voted on and passed unanimously.

d) Discuss and Consider Formation of a Citizens Task Force Regarding Short and  
135 Long Term Planning for the Rockwall Airport

Hatfield indicated that substantial background information has been received since he made the  
request and asked that this issue be tabled tonight for Council members to have time to review  
the information and consider the formation of a task force at the next Council meeting.

140 Oppermann suggested that this task force be separate from an economic development task force  
and have aviation-oriented citizens and others on the task force.

**Hold Executive Session Under Article 6252-17 V.A.C.S.**

145 The City Council convened into executive session at 8:07 p.m. to discuss (1) personnel regarding  
appointments to city boards and commissions and (2) personnel regarding compensation -  
department heads and other employees.

**Take Any Necessary Action as a Result of the Executive Session**

150 The City Council reconvened into regular session at 8:39 p.m.

Morgan moved to appoint Ginger Baugh, Terry Raulston and Dennis Mitchell to the Planning  
and Zoning Commission. White seconded the motion. The motion was voted on and passed  
155 unanimously.

Oppermann made a motion to appoint Nancy Goellner, Joy Bowles, and Ron Matney to the Parks  
and Recreation Board. Hatfield seconded the motion. The motion was voted on and passed  
unanimously.

160 Welborn moved to appoint Bob Hopper and Steve Seitz to the Architectural Review Board.  
Morgan seconded the motion. The motion was voted on and passed unanimously.

165 White moved to appoint David Hairston, Fred Smith and David Sloane to the Board of  
Adjustments. Oppermann seconded the motion. The motion was voted on and passed  
unanimously.

Hatfield made a motion to appoint James Crow and Bill Gentry to the Construction Advisory and  
Appeals Board. Pappa seconded the motion. The motion was voted on and passed unanimously.

170

**Adjournment**

The City Council adjourned at 8:45 p.m.

175

APPROVED:

Alma K. Williams

180

ATTEST:

Joneth M. Laky