

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 94-3- CUP Date Submitted 1-24-94

Filing Fee \$ 115.00

Applicant KERRY MASON

Address 5611 VINEWOOD
GARLAND TEXAS 75043

Phone No. 681-2552 -WORK
270-0791 -HOME

Owner Tenant ¹ 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-

SEE ATTACHED

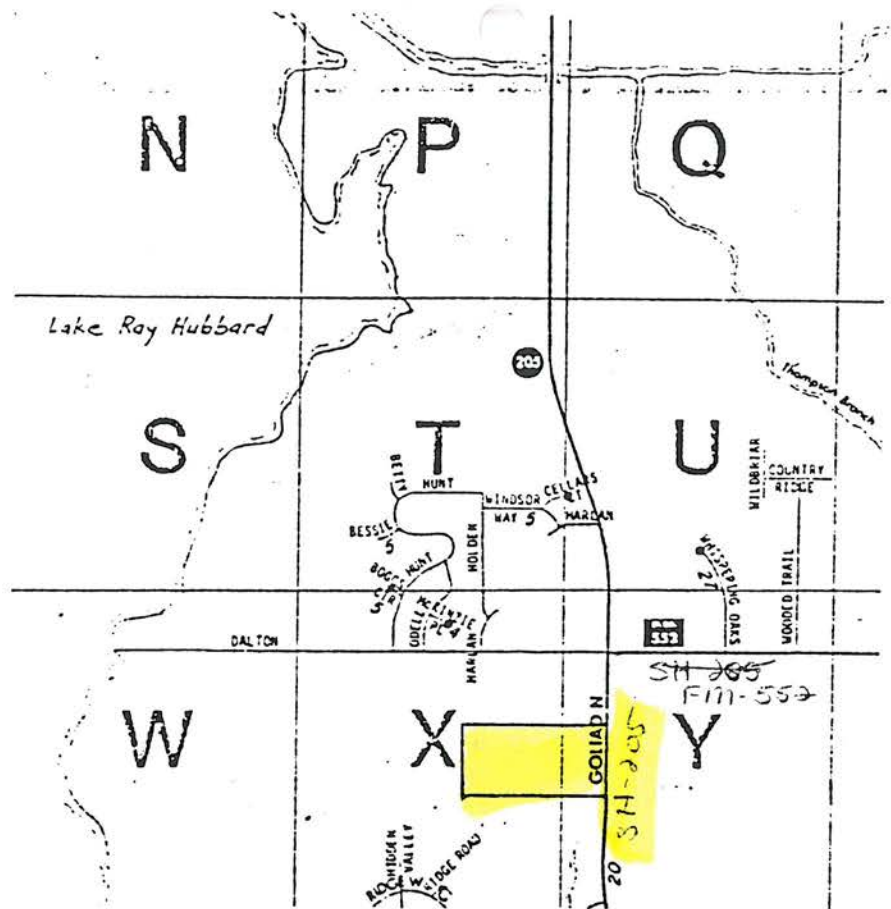
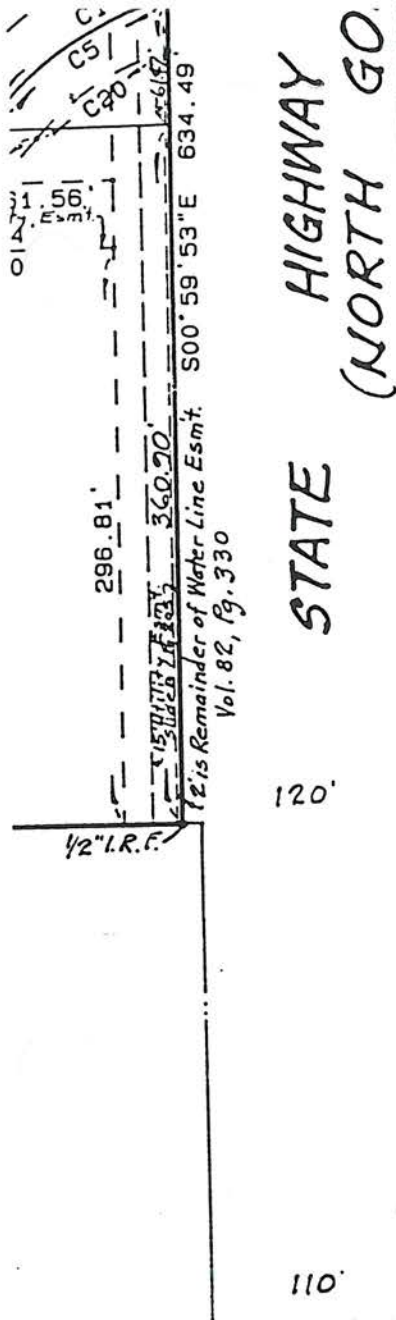
I hereby request that a Conditional Use Permit be issued for the above described property for:

The current zoning on this property is SF 1600.
There are/are 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.

[Signature]

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



LOCATION MAP
Scale: 1" = 2,000'

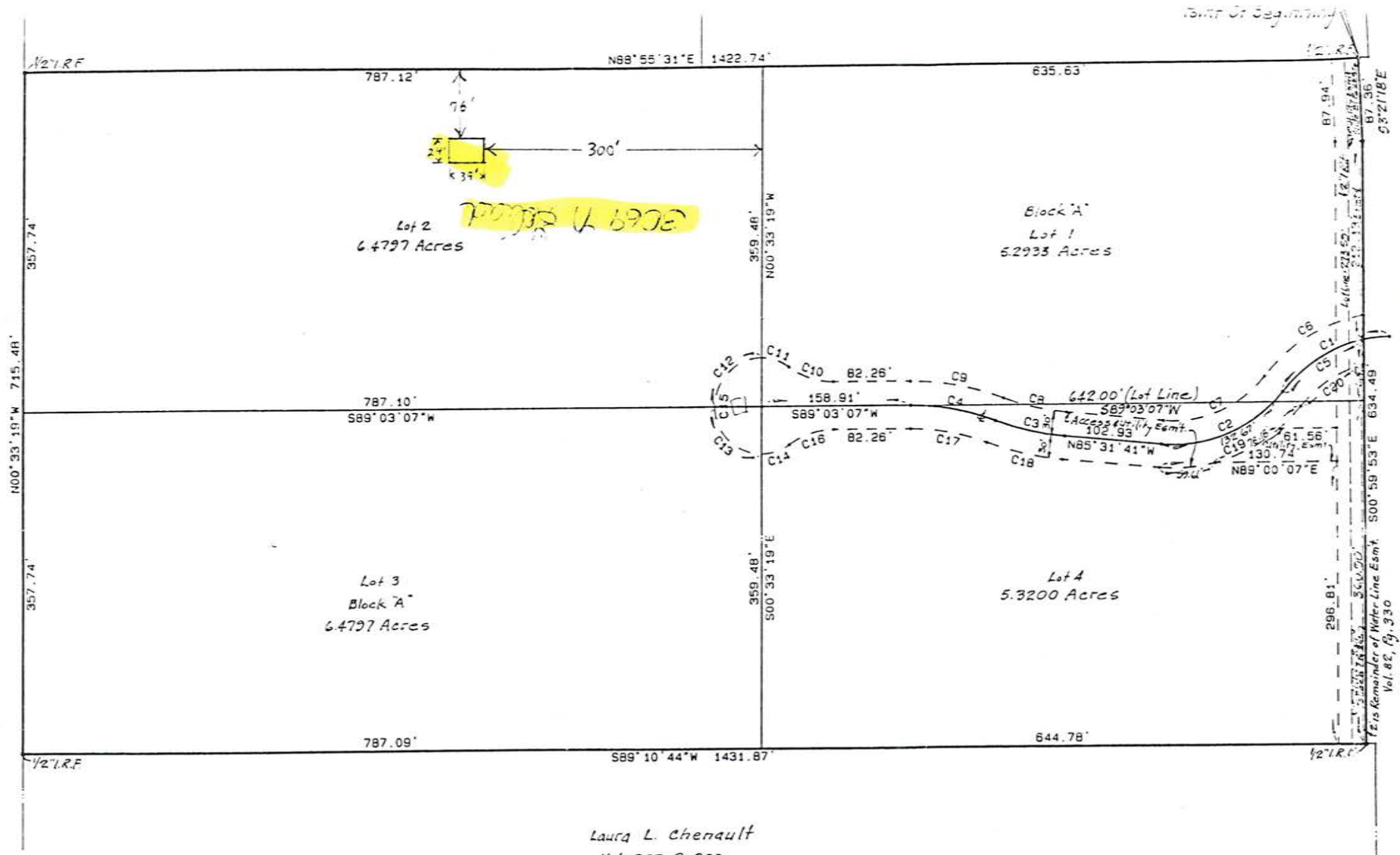
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5

L. EVANS
ENGINEER
MASON RD. SUITE 102
TEXAS 75228
PHONE 328-8133
DATE 12-92 JOB NO. 9279

MASON-STEED ADDITION
W.G. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Kerry Mason ~ 5611 Vinewood ← Owners → Joel J. Steed ~ 5610 No. Central Exp.
Garland, Texas 75043, Tel. 681-2552 Suite 650-Dallas, Texas 75206, Tel. 691-0643

94-3-CUP

Shores Country Club, Inc.
Vol. 539, Pg. 105



Laura L. Chenault
Vol. 527, Pg. 300

STATE HIGHWAY NO. 205
(NORTH GOLIAD)

CURVE TABLE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S63°52'05"W	127.42	50°16'04"	150.00	131.60	70.37
C2	S66°36'11"W	140.23	55°44'16"	150.00	145.92	79.32
C3	N77°20'51"W	75.09	15°41'40"	275.00	75.33	37.90
C4	N80°07'00"W	91.61	21°06'52"	250.00	92.13	46.59
C5	S56°00'00"W	101.88	39°42'14"	150.00	103.94	54.18
C6	S59°26'31"W	123.22	41°13'36"	175.00	125.92	65.82
C7	S66°36'11"W	118.86	55°44'16"	125.00	121.60	66.11

8208.40

\$50,00
Feb 17, 1994

Form A (1/93)
BOA/SB

CITY OF ROCKWALL

APPLICATION FOR BOARD OF ADJUSTMENT/SIGN BOARD OF REVIEW

Date 1-4-94

Applicant: KERRY MASON

Address: 5611 VINEWOOD, GARLAND, TX Day Phone: 681-2552

Owner of Record: KERRY MASON + JOEL STEED

Address: 5611 VINEWOOD, GARLAND, TX Day Phone: 681-2552

Street Address of Property Included in Request: _____

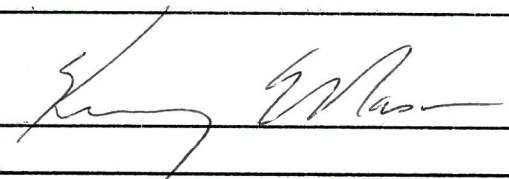
Legal Description of Property (description may be attached): SEE ATTACHMENT

Total Acreage: 23.67 Number of Lots: 4

Current or Proposed Use of Property: SF. 1600 - RESIDENTIAL

Requirement or Regulation for which a Variance is Requested: _____

Reason for Variance Request: BUILD 24' x 39' BUILDING
FOR STORAGE BEFORE PERMANENT
RESIDENT STARTED

Signed: 

FOR CITY USE ONLY

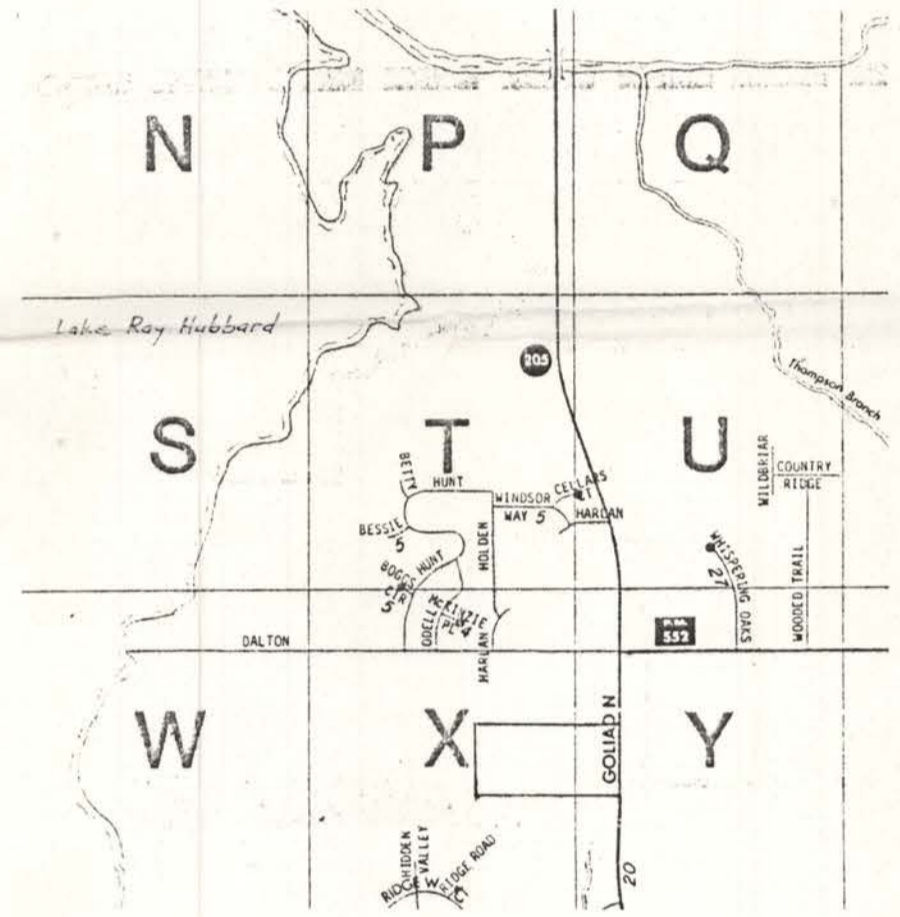
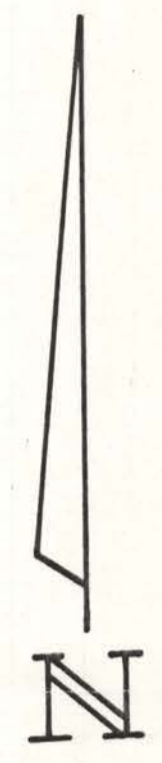
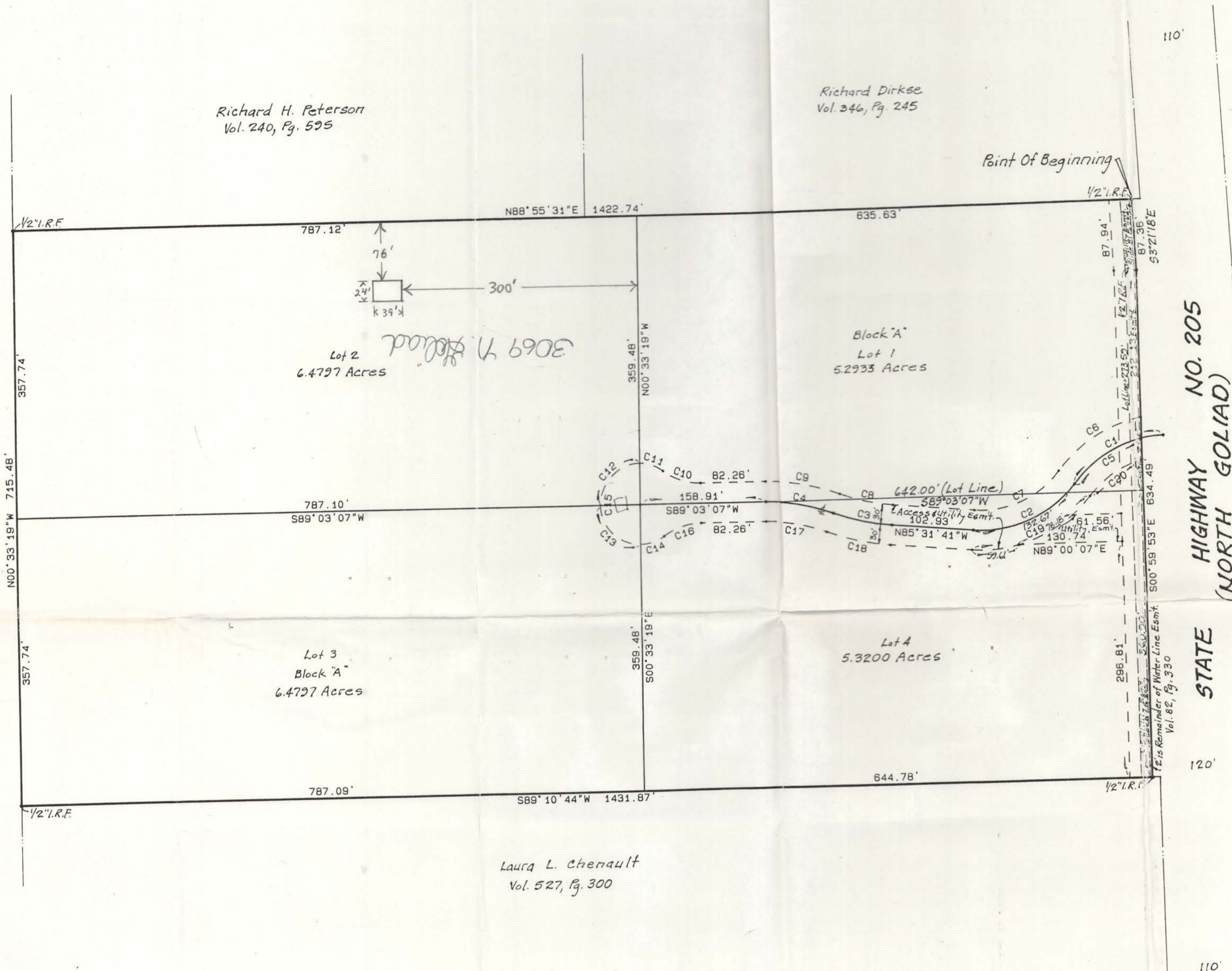
Received by: _____ Date: _____

Shores Country Club, Inc.
Vol. 532, Pg. 105

Richard H. Peterson
Vol. 240, Pg. 525

Richard Dirkse
Vol. 346, Pg. 245

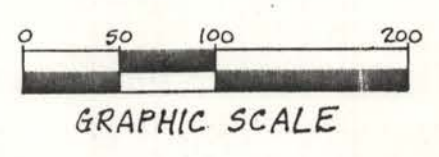
Laura L. Chenault
Vol. 527, Pg. 300



LOCATION MAP
Scale: 1" = 2,000'

CURVE TABLE

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C3	N77°40'51"W	75.09	15°41'40"	275.00	75.33	37.90
C4	N80°23'27"W	91.61	21°06'52"	250.00	92.13	46.53
C5	S58°35'10"W	101.88	39°42'14"	150.00	103.94	54.18
C6	S59°20'51"W	123.22	41°13'36"	175.00	125.92	65.82
C7	S66°36'11"W	116.86	55°44'16"	125.00	121.60	66.10
C8	N77°40'51"W	68.27	15°41'40"	250.00	68.48	34.46
C9	N80°23'27"W	100.77	21°06'52"	275.00	101.34	51.25
C10	N72°53'00"W	49.61	36°07'44"	80.00	50.45	26.09
C11	N72°41'14"W	30.68	35°44'11"	50.00	31.19	16.12
C12	S44°14'54"W	70.95	90°23'34"	50.00	76.88	50.34
C13	S45°45'08"E	70.47	89°36'26"	50.00	78.20	49.66
C14	N71°11'02"E	31.33	36°31'18"	50.00	31.87	16.50
C15	S00°56'53"E	80.77	252°15'28"	50.00	220.14	68.49
C16	N70°59'15"E	49.61	36°07'44"	80.00	50.45	26.09
C17	S80°23'27"E	82.45	21°06'52"	225.00	82.92	41.93
C18	S77°40'51"E	81.92	15°41'40"	300.00	82.18	41.35
C19	N66°36'11"E	163.61	55°44'16"	175.00	170.24	92.54
C20	N57°30'49"E	80.48	37°33'32"	125.00	81.94	42.50



1
5

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

SCALE	DATE	JOB NO.
1"=100'	10-12-92	9279

MASON-STEED ADDITION
W.G. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kerry Mason ~ 5611 Vinewood ~ Owners ~ Joel J. Steed ~ 5610 No. Central Exp. Garland, Texas 75043, Tel. 681-2552
Suite 650-Dallas, Texas 75206, Tel. 691-0643

OWNERS' CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: Kerry Mason and Joel J. Steed are the owners of a tract of land situated in the W. G. Deweese Survey, Abstract No. 71, Rockwall County, Texas, and being all of Lot 1, Block A, Smith Addition, an addition to the City of Rockwall, recorded in Slide B, Page 289, Plat Records, Rockwall County, Texas, and all of Lot 1, Block A, Chenault Addition, an addition to the City of Rockwall, recorded in Slide B, Page 205, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the West line of State Highway 205, a variable width right-of-way, and at the Northeast corner of said Lot 1, Smith Addition;
THENCE: South 3° 21' 18" East a distance of 87.36 feet with said West line to a 1/2" iron rod found at an angle point;
THENCE: South 0° 59' 53" East with said West line, passing at 215.84 feet the Southeast corner of said lot and the Northeast corner of Lot 1, Chenault Addition, and continuing a total distance of 534.49 feet to a 1/2" iron rod found at the Southeast corner of said lot;
THENCE: South 89° 10' 44" West a distance of 1431.87 feet with the South line of said Chenault Addition to a 1/2" iron rod found at the Southwest corner of said Chenault Addition;
THENCE: North 0° 33' 19" West, passing at at 412.33 feet the Northwest corner of said addition and the Southwest corner of said Smith Addition and continuing a total distance of 715.48 feet to a 1/2" iron rod found at the Northwest corner of said Smith Addition;
THENCE: North 88° 55' 31" East a distance of 1422.74 feet with the North line of said Smith Addition to the Point of Beginning and containing 23.5727 acres of land.

WITNESS OUR HANDS this _____ day of _____, 1992.

KERRY MASON

JOEL J. STEED

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1992 by Kerry Mason.

Notary Public

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1992 by Joel J. Steed.

Notary Public

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 Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1992, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Plat of Mason-Steed Subdivision was approved by the City Council of the City of Rockwall on the _____ day of _____, 1992.

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 _____, 1992.

Mayor, City of Rockwall

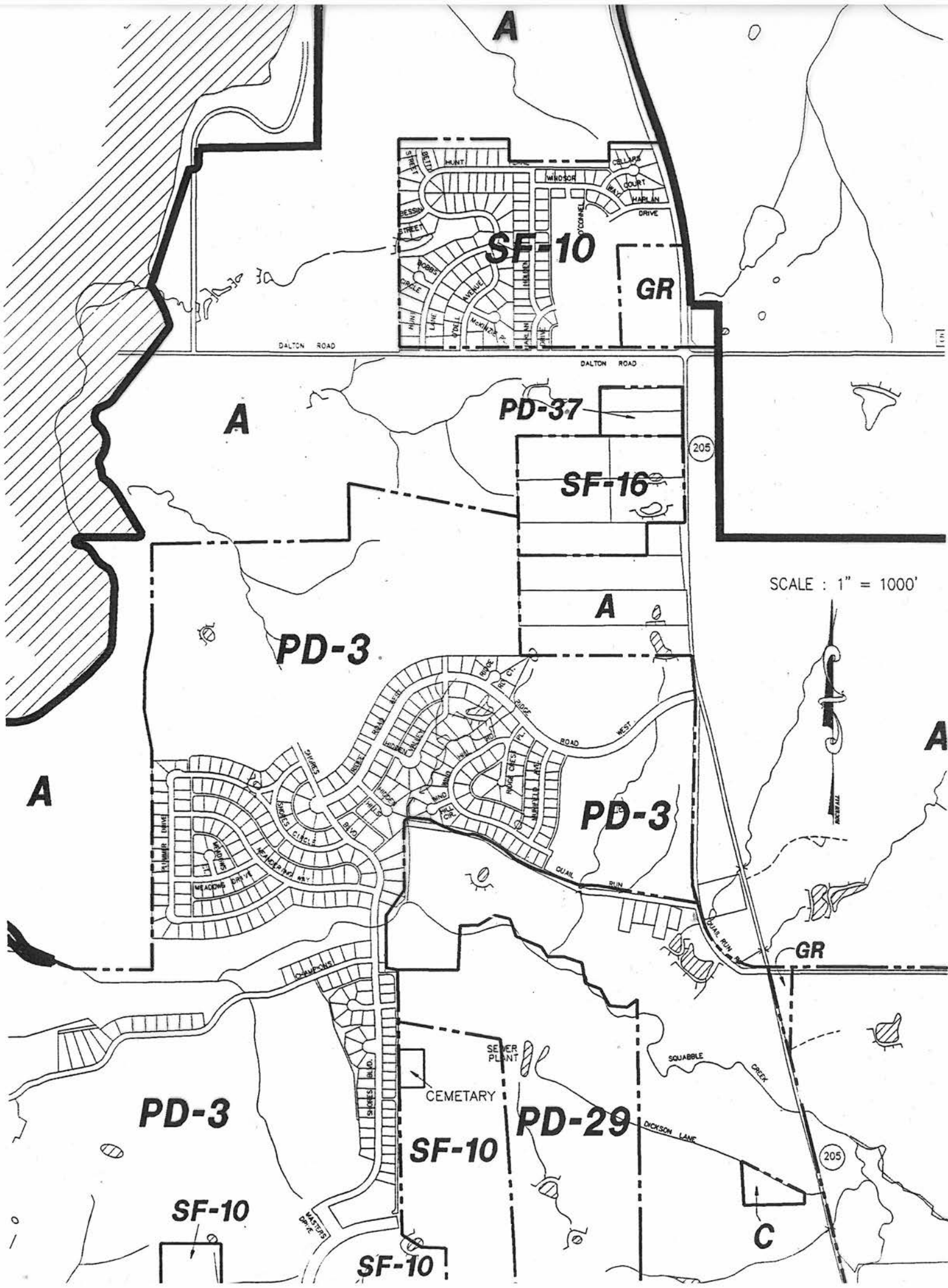
City Secretary, City of Rockwall

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

SCALE	DATE	JOB NO.
	10-12-92	9279

MASON-STEED ADDITION
W.G. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Kerry Mason - 5611 Vinewood - Owners - Joel J. Steed - 5610 No. Central Exp. Suite
Garland, Texas 75043 Tel. 681-2552 650-Dallas, Texas 75206 Tel. 691-0643



SF-10

GR

PD-37

SF-16

A

PD-3

A

A

PD-3

A

GR

PD-3

SF-10

PD-29

SF-10

SF-10

C

SCALE : 1" = 1000'

205

205

CEMETARY

SEWER PLANT

SQUABBLE CREEK

DICKSON LANE

DALTON ROAD

DALTON ROAD

ROAD WEST

QUAIL RUN

QUAIL RUN

CHAMPIONS

MASTERS DRIVE

SHORES BLVD.

WEACONS DRIVE

SEASIDE DRIVE

SHORES CIRCLE

WILSON BLVD

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

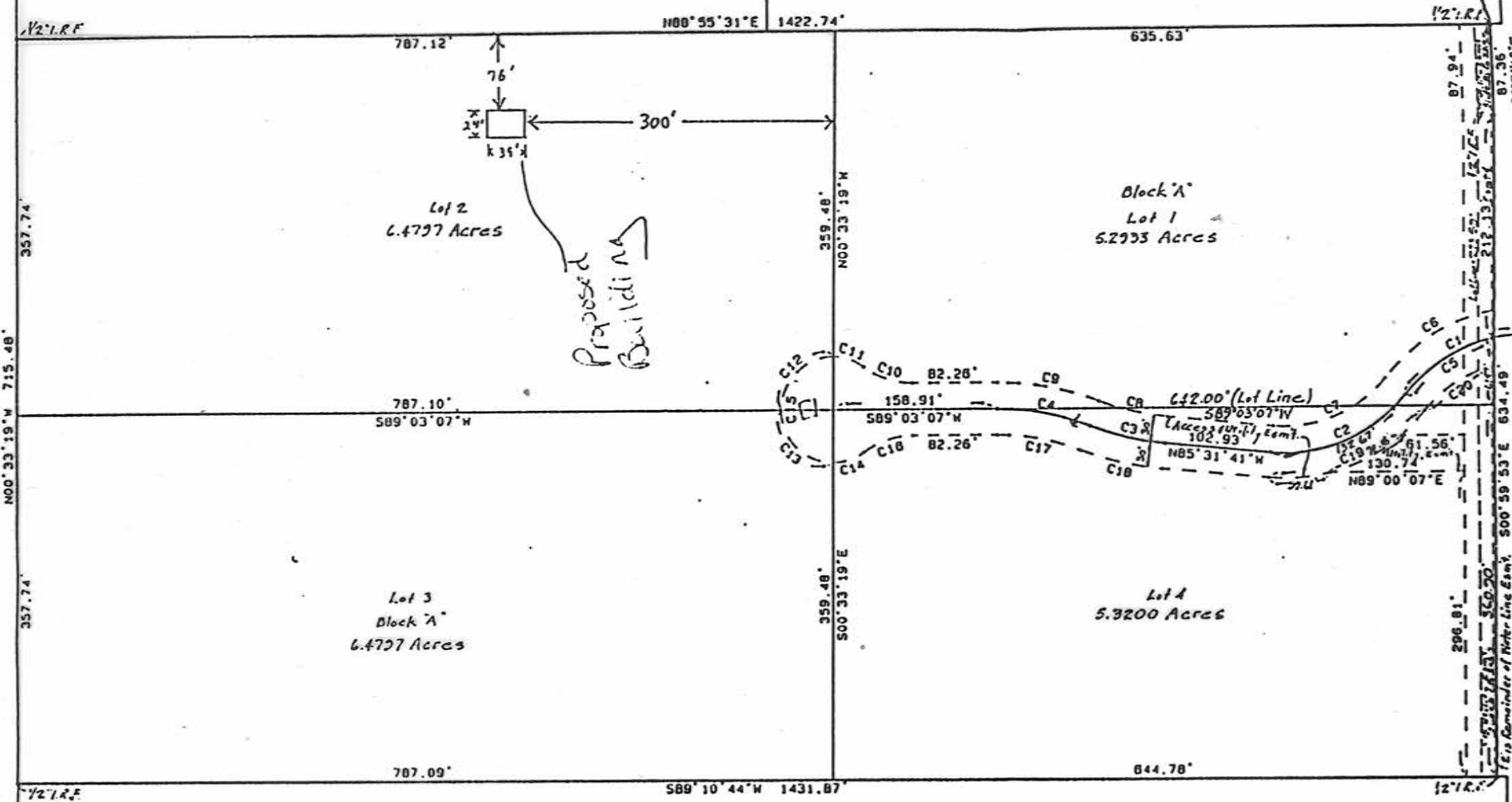
WINDY HILL

WINDY HILL

WINDY HILL

LEWIS
LITTON
MOUNT
WINDSOR
CELLARS
WALK COURT
HARLAN
DRIVE
O'CONNEL
BESSON
STREET
WOBBS
CIRCLE
HINCH
LANE
RODELL
MONTANA P.
MOUNT
HAYNE

Point of Beginning



Laura L. Chenault
Vol. 527, Pg. 300

STATE HIGHWAY NO. 205
(NORTH GOLAD)

94-3-CUP

**AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY OF ROCKWALL
CITY HALL
205 W RUSK
January 27,1994
7:00 P.M.**

I. Work Session Items

- A. Front Yard Fence for property located at 601 Parks Ave.
- B. Zoning Change from Agriculture to Light Industrial for property located at South side I-30 service road west of Hwy 549
- C. Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellow Jacket Lane, and east side Union Pacific Rail road
- D. Final Plat for Carruth Lake Development phase one for property located east of SH-205 and north of Harris Heights Addition
- E. Zoning change for MAHR Development for property located east of North Lakeshore Drive and south of Alamo Road
- F. Conditional Use Permit for Kerry Mason for property located west of SH-205 and south of Dalton Road for accessory building in excess of 900 square feet
- G. Conditional Use Permit for Tom Shirey for property located at SH-205 and FM-549 to permit a maximum of 4 fuel pumps as accessory to a permitted retail use

II. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 24th day of January,1994 at 5:45 p.m. by Denise LaRue

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: February 10, 1994

Agenda Item: P&Z 94-3-CUP - Hold Public Hearing and Consider Recommending Approval from Kerry Mason for a Conditional Use Permit for property located west of SH 205 and south of Dalton Road for accessory building in excess of 900 square feet.

Item Presented By: Applicant, Kerry Mason

Action Needed: Hold Public Hearing and consider recommending approval of a conditional use permit for an accessory building in excess of 900 square feet.

Background Information: The applicant is requesting a conditional use permit for an accessory building which exceeds the maximum permitted square footage of 900 square feet. The building is to be used for equipment storage. The lot size is 6.5 acres. The building will be set back 76 feet from the nearest lot line. The intent of this site still remains single family residential as a primary use.

Recommendation: Staff recommends approval of the request provided the applicant indicates the type of material to be used in building the structure.

Attachments:

1. PRM Memorandum from Dan Boutwell, AICP.
2. Site Plan

Agenda Item: P&Z-94-3



planning resources group

P.O. Box 370
Burleson, Tx, 76028
Tele (817) 487-1107

MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-3-CUP (Kerry Mason)
DATE: February 7, 1994

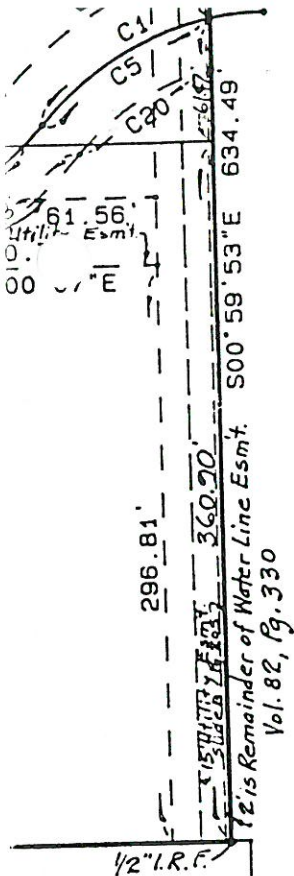
The applicant is requesting a conditional use permit for the construction of an accessory building which exceeds the maximum permitted square footage. The applicant proposes to construct a 936 sq.ft. building to be used for equipment storage. The area of the lot is approximately 6.5 acres. The proposed building will set back 76 feet from the nearest lot line. At the present time, the proposed building will be the only structure located on the site.

Although this will be the only structure on the site, it will not be representative of the primary use. It is our opinion that the primary use is still single family, and this structure is still an accessory to that primary use.

The applicant should indicate the construction material proposed for this structure.

Because of the significant size of the existing lot, and the distance that the structure is set back from the side lot line, we would support favorable action to this request.

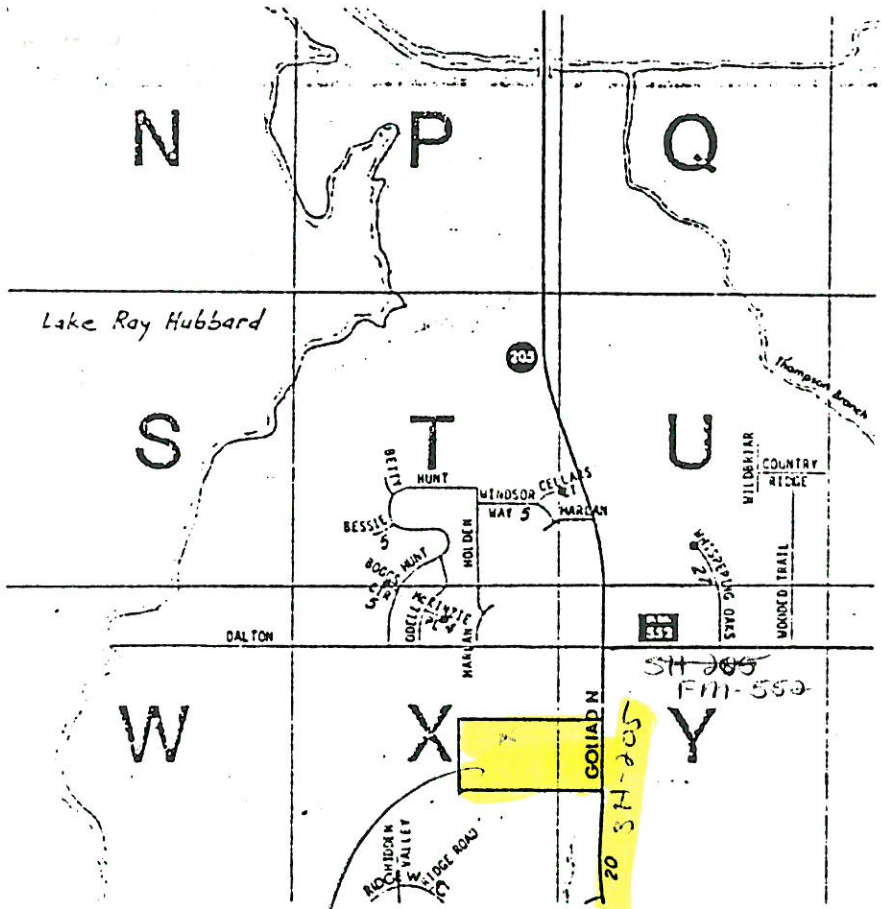
If you have any comments or questions please do not hesitate to contact me.



STATE HIGHWAY (NORTH GOLF COURSE)

120'

110'



LOCATION MAP
Scale: 1" = 2,000'

Location of Request

1/5

D L. EVANS
ENGINEER
MASON RD. SUITE 102
GARLAND, TEXAS 75228
(409) 328-8133

DATE	JOB NO.
10-12-92	9279

MASON-STEED ADDITION

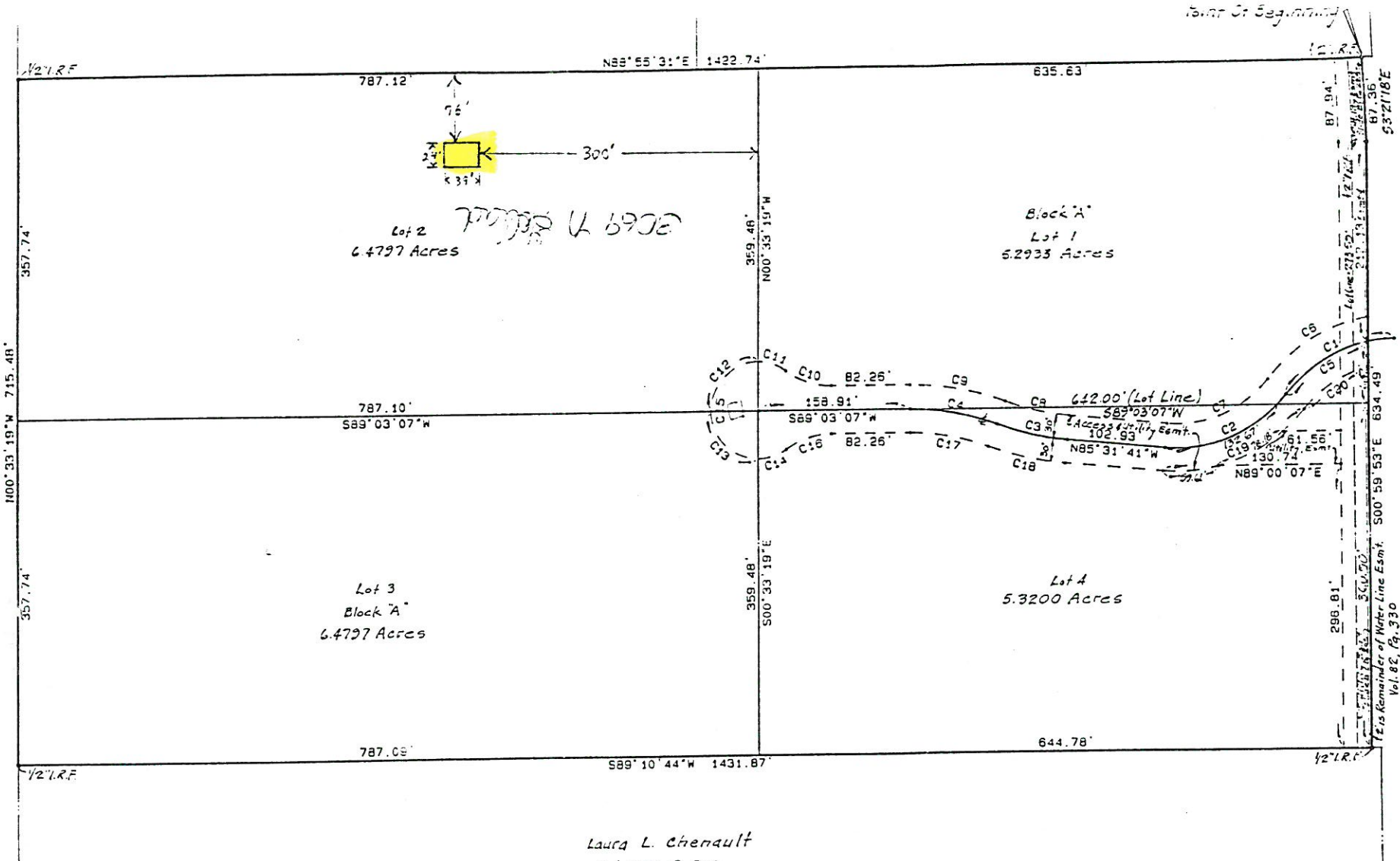
W.G. DEWEESE SURVEY, ABSTRACT NO. 71

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kerry Mason ~ 5611 Vinewood ~ Owners ~ Joel J. Steed ~ 5610 No. Central Exp. Garland, Texas 75043, Tel. 681-2552 Suite 650-Dallas, Texas 75206, Tel. 691-0643

011 2 010

Shores Country Club, Inc.
Vol. 533, Pg. 105



Laura L. Chenuit
Vol. 527, Pg. 300

CURVE TABLE

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C7	S66°01'11"W	118.86	55°44'16"	125.00	121.60	62.11

STATE HIGHWAY NO. 205
(NORTH GOLIAD)

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC HEARINGS

- A. 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of north Lakeshore and south of Alamo Road.
- B. 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a front yard fence for property located at 601 Parks Ave.
- C. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Thomas Haack for a change in Zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat.
- D. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellowjacket Lane, north west of SH-205 and approval of a Concept Plan.
- E. 94-3-CUP Hold Public Hearing and Consider Recommending Approval of a Request from Kerry Mason for a Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road.

IV. ACTION ITEMS

- A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.
- B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.

V. WORK SESSION

- A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.
- B. 94-4-Z Zoning change from "A" to "LI" from Van Walker
- C. 94-5-Z Amendment to "PD-14" from Monty Oakley
- D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

- E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park
- F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 25th day of February, 1994 at 5:00 p.m. by Denise LaRue

PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
February 28, 1994

5

I. CALL TO ORDER

10 The meeting was called at to order at 7:00 p.m by James Greenwalt with the following members present; Art Ruff, Van Ewing, Pat Friend, Terry Raulston, and Ginger Baugh.

II. PUBLIC HEARINGS/ZONING REQUESTS

15 93-46-Z RECOMMENDING APPROVAL FOR A REQUEST FROM MAHR DEVELOPMENT FOR A CHANGE IN ZONING FROM "PD-11", PLANNED DEVELOPMENT CLASSIFICATION FOR SINGLE FAMILY USES AND APPROVAL OF A PRELIMINARY PLAN AND AREA REQUIREMENTS ON A TRACT OF LAND CONTAINING APPROXIMATELY 145 ACRES LOCATED EAST OF NORTH LAKESHORE AND SOUTH OF ALAMO ROAD.

20

The applicant reviewed the changes they had made and their request, which included adding additional SF-10 size lots and clarifying the proposed amenities.

Summary of Commissioners comments regarding this request:

Mr.Ewing, was in favor of the request but was not comfortable with homes backing up to a four lane undivided roadway.

Mr.Ruff, Read a memo, expressing his opposition to the request.

30

Mr.Friend made a motion to recommend approval of a request from MAHR Development for a change in zoning from "PD-11", Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore and south of Alamo Road with the following conditions;

35

* That the land uses; area requirements, including restrictions on garages on front entry lots and a minimum masonry requirements; preliminary plan; and amenities as submitted or as amended be approved with the application

40

* That the land use acreage as submitted be generally approved

45 * That the Developer shall dedicate 10 feet of ROW along N.Lakeshore adjacent to the
development in addition to the ROW necessary for construction of the roadway, in
conjunction with the first phase of development. The Developer shall also submit for
approval by the Commission and City Council a detailed screening/landscape plan for
50 N.Lakeshore and Alamo Road in conformance with the application. The plan shall at a
minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N.
Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical
landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet
of frontage, as defined by the City's landscape ordinance, shall be provided along N.
Lakeshore. The detailed plan shall provide a phasing plan of improvements.

55 * That the Developer shall provide a linear greenbelt along and generally in the
configuration as shown on the preliminary plan. The greenbelt shall be cleared by the
Developer as required by City. Prior to the development of the first phase the Developer
shall submit for approval by the Commission and City Council a detailed plan for the
60 greenbelt in conformance with the application. The plans, at a minimum, shall include
a phasing plan of the improvements, location and design of the paved hiking path at a
minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design
of any required drainage improvements including headwalls as required by the City,
public streets located along both sides of the drainway, and overall dimensions of the
65 greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to
the City or privately maintained.

* The Developer may, if approved by the City, construct an amenity center in conjunction
with the development for the exclusive use of the residents of the district, in accordance
70 with the preliminary plan. Any such facilities shall be proposed in conjunction with
development of the first phase.

Mr.Ewing seconded the motion, the motion was voted on. The vote was 3 to 3 with Mr.Ewing,
Mr.Greenwalt, and Mr.Friend voted in favor and Mr. Ruff, Mr.Raulston, and Mrs.Baugh voting
75 in opposition.

Mr.Ruff stated he voted against the request due to the small lot sizes being requested.

80 Mr.Raulston stated he was opposed to the small lot size.

Mrs.Baugh stated she was also opposed to lot sizes under 10,000 square feet and was aware of
the public opposition regarding this request. She also had concerns with the lots backing up to
Alamo Road.

85 Mr.Friend stated to the Commissioners that there were other quality developments in Rockwall
with the same size lots.

Mr.Ewing stated he was in favor of the request.

Mr.Ruff stated he had talked to other people in the community that was opposed to the high density of the area due to the smaller lot sizes.

Mr.Greenwalt stated he was in favor of the request. He felt it was important to have the greenbelt, the landscaping and the buffering that the Developer has proposed

Mr.Ewing made a motion to move this case forward with the comments from the Commission to Council due to a the 3 to 3 vote.

Mr.Friend seconded the motion. The motion was voted on and passed unanimously.

PZ-93-53-F HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM DUANE LITES FOR A FRONT YARD FENCE FOR PROPERTY LOCATED AT 601 PARKS AVENUE.

The Chairman opened the Public Hearing.

Dub Douphrate outlined the request and recommended approval.

Duane Lites, applicant asked the commission to consider approval of the request.

Mr.Ewing asked Mr. Lites about the condition of the existing backyard fence.

Mr.Lites explained that he will be replacing the backyard fence in the future.

There being no one else to speak the Public Hearing was closed.

Mr.Ruff made a motion to approve the request from Duane Lites for a front yard fence for property located at 601 Parks Avenue.

Mrs.Baugh seconded the motion. The motion was voted on and passed 5 to 1. Mr. Ewing abstained.

PZ-94-1-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM THOMAS HAACK FOR A CHANGE IN ZONING FROM AGRICULTURAL TO LIGHT INDUSTRIAL FOR PROPERTY LOCATED AT SOUTH SIDE OF I-30 SERVICE ROAD WEST OF HWY 549 AND APPROVAL OF A SITE PLAN AND PRELIMINARY PLAT.

The Chairman opened the Public Hearing.

Mr.Douphrate outlined the request and explained that Mr.Haack at this time is only requesting the zoning change and will be submitting the site plan and preliminary plat at a later date. Mr.

Douphrate also recommended approval of the zoning change.

125 Mark Smith, Attorney for the applicant asked the commission to approve the zoning request.

The Chairman closed the public hearing.

140 Mr. Ruff made a motion to approve the request from Thomas Haack for a change in zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549.

Mr. Greenwalt seconded the motion. The motion was voted on and passed unanimously.

145

PZ-94-2-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LOS PRADOS DEVELOPMENT COMPANY FOR A ZONING CHANGE FROM MULTI-FAMILY-15 TO SINGLE FAMILY-7 FOR PROPERTY LOCATED OF THE NORTH SIDE OF YELLOWJACKET LANE AND SOUTH OF THE UNION PACIFIC RAILROAD AND APPROVAL OF A
150 CONCEPT PLAN.

The Chairman opened the public hearing.

155 Mr. Douphrate outlined the request and recommending approval of the zoning request. He also recommended approval of the Concept Plan outlining the request regarding deletion of alleys due to the physical limitation of specific partial of land.

Mr. Douphrate explained that due to the topography it would be difficult to make alleyways fit.

160 Mr. Greenwalt asked about the recommendation to waive the alley requirements.

Mr. Ewing suggested that the commission request the applicant to provide alleyways in some part of the sub division.

165 Karen Porter, Carter and Burgers Engineering outlined the request.

The Chairman closed the public hearing.

170 After much discussion Mr. Ewing made a motion to table this request until the March 10, 1994 meeting.

Mrs. Baugh seconded the motion. The motion was voted and passed unanimously.

175

PZ-94-3-CUP

HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM KERRY MASON FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING IN EXCESS OF 225 SQUARE FEET FOR A TRACT OF LAND LOCATED WEST OF SH-205 AND SOUTH OF DALTON ROAD.

The Chairman opened the public hearing.

Dub outlined the request and recommended approval of the request

185

Kerry Mason, applicant asked the Commission to consider approval of the request
The Chairman closed the public hearing.

Mrs.Baugh made a motion to approve the request from Kerry Mason for a conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road with the amendment to include the site plan.

190

Mr.Raulston seconded the motion. The motion was voted and passed unanimously.

195

III. ACTION ITEMS

Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.

J Julie Couch outlined the recommended amendment to the Thoroughfare Plan that had previously been discussed during the consideration of the Preliminary Plat for the Villages of Caruth Lake.

Mr. Ruff made a motion to approve the amendment to the thoroughfare plan regarding Alamo Road as shown on page 8 of the text titled Study of Thoroughfare Plan Amendment for Alamo Road Extension said plan to down grade Alamo Road from an arterial to a four lane undivided collector.

205

Mr.Ewing seconded the motion. The motion was voted on and passed 5 to 1 in favor with Mr. Greenwalt opposed.

210

93-43-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM CARUTH LAKE DEVELOPMENT FOR A FINAL PLAT FOR VILLAGE OF LAKE CARUTH LOCATED NORTH OF HARRIS HEIGHTS ADDITION AND EAST OF SH-205

215

Julie Couch outlined the request and recommended approval.

After much discussion Mr.Ewing made a motion to approve a request from Caruth Lake Development for a final plat for Village of Lake Caruth located north of Harris Heights and east of SH-205 subject to final engineering being approved.

220

Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

IV. ADJOURNMENT

225 There being no further business the meeting was adjourned.

230

ATTEST:

APPROVED:

235

Community Development Coordinator

Planning & Zoning Commission Chairman

94-3-CUP

MINUTES OF THE ROCKWALL CITY COUNCIL
MARCH 7, 1994

5 **Call to Order**

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann and Nell Welborn. Mayor Alma Williams was not present.

10

Open Forum

Mayor Pro-Tem Hatfield opened the floor to the public. No one appeared to speak before Council. Mayor Pro-Tem Hatfield closed the forum.

15

Consent Agenda

a) Approval of Minutes of February 17, and February 21, 1994

20

b) P&Z 93-49-Z Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "LI" Light Industrial (2nd reading)

25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

30

c) P&Z 93-47-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for a Guest/Servants Quarter (2nd reading)

35

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR GUEST QUARTERS IN A RESIDENTIAL ZONING DISTRICT ON LOT 26, BLOCK F, PHASE 1, PINNACLE ADDITION; PROVIDING FOR CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

40

d) Consider Approval of an Ordinance Ordering the Municipal Election for May 7, 1994 (2nd reading)

45

50
55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD ON MAY 7, 1994, FOR THE PURPOSE OF ELECTING THREE (3) COUNCILMEMBERS, ONE (1) EACH FOR PLACES 2, 4, AND 6 FOR TWO (2) YEAR TERMS EACH FOR SAID CITY; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT AND DESIGNATING A POLLING PLACE WITHIN SAID CITY; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND AN ALTERNATE PRESIDING ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR THE CONDUCT OF THE ELECTION; ESTABLISHING A DATE FOR CANVASSING RETURNS; AND PROVIDING AN EFFECTIVE DATE.

e) Consider Approval of an Ordinance Revising the City's Purchasing Policies (2nd reading)

60

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, REPEALING ORDINANCE 85-12 AND ESTABLISHING GENERAL AUTHORITY FOR PURCHASING POLICIES FOR THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

65

Welborn pulled item a) February 21, 1994 minutes and item e) for separate consideration. Morgan moved to approve the minutes of February 17, 1994. White seconded the motion. The motion passed with abstention from Pappa and Oppermann. Morgan made a motion approve items b), c) and d) on the consent agenda. White seconded the motion. Couch read the captions. The motion passed unanimously.

70

Welborn requested clarification on the reading of the February 21 minutes regarding the motion to revise the city's purchasing policies. After discussion, Welborn moved to approve the February 21, 1994 minutes. Morgan seconded the motion which passed unanimously. Oppermann made a motion to approve the ordinance revising the city's purchasing policies. Pappa seconded the motion. Couch read the caption. The following votes were cast:

75

Ayes: Morgan, Pappa, White, Hatfield and Oppermann
Against: Welborn

Appointments/Public Hearings/Plats

80

Appointment with Representatives of Weaver & Tidwell, CPA to Present 1992-'93 Annual Audit

85

Jerry Gaither with Weaver & Tidwell addressed the Council and presented the 1992-'93 annual audit, and highlighted the report.

Appointment with Planning & Zoning Commission Chairman

90

James Greenwalt addressed the Council and was available to answer any questions.

P&Z 93-46-Z Discuss and Consider Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned

Development Classification for Single Family Uses and Approval of a Preliminary Plan for Property Located East of N. Lakeshore and South of Alamo Road

95

Hatfield opened the item. Robert Pope, 14004 Plano Pkwy., representing MAHR Development, addressed Council regarding the requested zoning change, highlighting such areas of concern as proposed lot size, greenbelt area and proposed fence screening.

100

Following Council discussion, Morgan made a motion to deny the request and leave the existing zoning in place. White seconded the motion. Following discussion and the reading of the caption, a call for votes resulted in a failed motion with the following votes cast:

Ayes: Morgan and White

105

Against: Pappa, Hatfield, Oppermann and Welborn.

Oppermann then made a motion to approve the zoning change and to include the five (5) recommendations of staff. Pappa seconded the motion which passed with the following votes cast:

110

Ayes: Pappa, Hatfield, Oppermann, and Welborn

Against: Morgan and White

115

P&Z 93-53-F Hold Public Hearing and Consider Granting a Permit for a Front Yard Fence for Property Located at 601 Parks Ave.

Mayor Pro-Tem Hatfield opened the public hearing. Duane Lites, the applicant, requested that the Council approve the request. As there was no one wishing to address the Council other than the applicant, Hatfield closed the public hearing. Oppermann made a motion to grant the permit for a front yard fence at 601 Parks Ave. White seconded the motion which passed unanimously.

120

125

P&Z 94-1-Z Hold Public Hearings and Consider Approval of an Ordinance Granting a Zoning Change from "A" Agricultural to "LI" Light Industrial for Property Located on South Side of IH-30 Service Road West of Hwy. 549 (1st reading)

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL ZONING CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

130

135

Couch outlined the ordinance to grant a zoning change, indicating that this change was recommended by the Planning and Zoning Commission. Hatfield opened the public hearing.

10 Thomas Haack, owner of 604 E. Rusk, addressed Council and summarized his request for the proposed change. Since no one else appeared before Council, the public hearing was closed.

145 Welborn made a motion to approve the ordinance to grant a zoning change from agricultural to light industrial for the property located on the south side of IH-30 service road west of Hwy. 549. Pappa seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

P&Z 94-3-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Exceeding 225 Sq. Feet for a Tract of Land Located West of SH-205 and South of Dalton Road (1st reading)

150 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK A, MASON-STEED ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

160 Hatfield opened the public hearing. Kerry Mason addressed the council requesting approval of the request. As there was no one wishing to address the Council other than the applicant, the public hearing was closed.

165 Following Council discussion, Pappa made a motion to approve the ordinance granting a conditional use permit for an accessory building exceeding 225 sq. ft. for a tract of land located west of SH-205 and south of Dalton Road. Welborn seconded the motion which passed unanimously after Couch read the caption.

170 Discuss and Consider Amending the Thoroughfare Plan Regarding Alamo Road

175 Couch outlined the current recommendation to amend the thoroughfare plan to downgrade Alamo Road to a four-lane undivided collector road. After some discussion, Pappa made a motion to approve the amendment to the thoroughfare plan as proposed in the study completed by the City. Welborn seconded the motion. The motion was voted on and passed with Oppermann voting against.

Discuss and Consider Approval of a Facilities Agreement for Villages of Caruth Lake

180 Couch outlined the proposed facilities agreement to address the dedication of parkland in conjunction with the development of the Villages of Caruth Lake. Welborn made a motion to approve the facilities agreement. Oppermann seconded the motion which passed unanimously.

P&Z 93-43-FP Discuss and Consider Approval of a Final Plat for Village of Caruth Lake

85 **Located North of Harris Heights Addition and East of SH-205**

White made a motion to approve the final plat for Villages of Caruth Lake. Oppermann seconded the motion. The motion was voted on and passed unanimously.

190 **Action/Discussion Items**

Discuss and Consider Award of Bid for Bi-Annual Asphaltic Materials (i.e., Hot-Mix, Cement Treated Base [CTB], Cold-Mix, and White Rock)

195 Staff recommended the bid for hot-mix asphalt be rejected and re-bid at a later date. Welborn moved to accept staff recommendation to reject hot-mix asphalt bid. Oppermann made a motion to reject all hot-mix bids at this time. White seconded and the motion passed unanimously. Oppermann made a motion to award the bid for cement treated base as recommended by staff. White seconded the motion. The motion passed unanimously. Welborn made a motion to award the bid for cold-mix as recommended by staff. White seconded the motion which passed. 200 Oppermann made a motion to award the bid for white rock by staff's recommendation. Welborn seconded the motion. The motion passed unanimously.

Discuss Privatization of Certain City Services/Facilities and Take Any Necessary Action

205 Councilmember Morgan reviewed with Council the concept of contracting city services/facilities with private industries to provide a cost-effective program. It was the consensus of Council that staff formulate ideas and target potential areas in which privatization could prove beneficial, to be discussed at a future work session.

210 **Discuss and Consider Merits of Approaching City of Heath for Cooperative Funding Plan for Improving Horizon Road and Take Any Necessary Action**

215 Councilmember Morgan indicated to Council that the City of Heath might be interested in sharing costs for improvements to Horizon Road and/or the existing park in Chandler's Landing. Council suggested that staff meet with City of Heath officials to discuss the likelihood of a cooperative funding project.

220 **Discuss and Consider Approval of a Resolution Authorizing the City Manager to Submit a Grant Application to the Criminal Justice Division for the Formation of a Joint Drug Interdiction Task Force by Area Cities and to Designate the Chief of Police to be Administrator of the Northeast Area Drug Interdiction Task Force, Repeat Offender Apprehension Project**

225 A RESOLUTION OF THE CITY COUNCIL OF ROCKWALL, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE CRIMINAL JUSTICE DIVISION FOR THE FORMATION OF A JOINT DRUG INTERDICTION TASK FORCE BY THE CITIES OF ROCKWALL, GREENVILLE, TERRELL, ROWLETT, KAUFMAN, AND WEST TAWAKONI, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME AND

DESIGNATING THE CHIEF OF POLICE OF ROCKWALL TO BE ADMINISTRATOR OF THE
NORTHEAST AREA DRUG INTERDICTION TASK FORCE, REPEAT OFFENDER
APPREHENSION PROJECT.

235 White made a motion to approve the resolution as presented, submitting a grant application to
continue the Drug Task Force with area cities. Oppermann seconded the motion. After some
discussion the motion was voted on and passed unanimously.

**Discuss and Consider Entering Into a Facilities Agreement with Rockwall Independent
School District Regarding the Elementary School Site on Dalton Road**

240 Couch indicated to Council that the preliminary plat and site approval had previously been
approved by Council with the condition that a facilities agreement outlining the street escrow
requirements for Dalton Road be entered into with the R.I.S.D. White made a motion to enter
245 into a facilities agreement with R.I.S.D. regarding the elementary school site on Dalton Road.
Oppermann seconded the motion which passed unanimously.

Hold Executive Session Under Section 551.074 of the V.A.C.S.

250 The Council convened into executive session at 8:45 p.m. to discuss a) personnel regarding
Planning & Zoning Commission appointment, b) personnel regarding Capital Improvement
Program appointment, c) personnel regarding Economic Development Commission appointment,
and d) personnel regarding Council Member appointment for unexpired term

Take Any Necessary Action as a Result of the Executive Session

255 The Council reconvened into regular session at 9:10 p.m. Mayor Pro-Tem Hatfield announced
that no action would be taken on items b), c) and d. Welborn made a motion to appoint Ross
Ramsay on the Planning and Zoning Commission to fill the vacancy left by Dennis Mitchell.
260 White seconded the motion. The motion was voted on and passed with all for but Pappa, who
voted against.

Adjournment


265 The meeting adjourned at 9:30 p.m.

APPROVED:



Mayor Pro-Tem

ATTEST:

270 

City Secretary

94-3-CUP

MINUTES OF THE ROCKWALL CITY COUNCIL
MARCH 21, 1994

5 **Call to Order**

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. Mayor Alma Williams was absent.

10

Consent Agenda

a) **Approval of Minutes of March 7, and March 14, 1994**

15

b) **P&Z 94-1-Z Consider Approval of an Ordinance Granting a Zoning Change from "A" Agricultural to "LI" Light Industrial for Property Located on South Side of IH-30 Service Road West of Hwy. 549 (2nd reading)**

20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL ZONING CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

25

c) **P&Z 94-3-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Exceeding 2325 Sq. Feet for a Tract of Land Located West of SH-205 and South of Dalton Road (2nd reading)**

30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK A, MASON-STEED ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

35

40

d) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (1st reading)**

45

50 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE
AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY
DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-
11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT
55 CLASSIFICATION TO "PD- " PLANNED DEVELOPMENT NUMBER ; PROVIDING SPECIAL
CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A
SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR
AN EFFECTIVE DATE.

60 Welborn pulled the minutes of March 7 and item D) for clarification and separate consideration.

Oppermann made a motion to approve the remaining consent items White seconded the motion.
Couch read the necessary captions. The motion was voted on and passed unanimously.

65 Following Council discussion, Welborn made a motion to approve the minutes of March 7,
1994. Morgan seconded the motion which passed unanimously.

70 Welborn made a motion to approve item d) on the consent agenda regarding MAHR
Development. Oppermann seconded the motion. Couch read the caption. A call for votes
resulted in a passed item with Morgan and White voting against.

Appointments/Public Hearings/Plats/Plans

Appointment with Representative of TSI Regarding Status and Continuation of the SH-205 75 Contract, Billings, and Take Any Necessary Action

80 Brian Tehan of TSI addressed the Council regarding the Lakeshore/Summit Ridge project, the
current ownership status of TSI, and his proposal for completing the SH-205 contract. He
introduced the new group composition of TSI and reviewed the experience of the firm.

85 Following a lengthy discussion with Council, White made a motion to terminate the contract
with TSI. Oppermann seconded the motion.

After further discussion, White amended the motion to delay termination of the contract until
85 completion of Phase II, as outline in the contract, regarding SH-205 alternatives. Oppermann
seconded the motion which passed unanimously.

Appointment with Carla Satterfield Regarding Amending the City Code to Allow for Pot- 90 bellied Pigs Within the City Limits and Take Any Necessary Action

Carla Satterfield addressed Council regarding amending the City Animal Code to allow pot-
bellied pigs within the City Limits.

95 James Greenwalt, 209 Tanya Dr., expressed his concern over the possible impact this would have on allowing more livestock/exotic animals in a residential area in the future.

Council discussed the item and Pappa made a motion to table this issue until City staff could further research such an amendment. White seconded the motion which passed unanimously.

100 **Appointment with Chairman of the Planning and Zoning Commission**

James Greenwalt reviewed items before Council under Planning & Zoning recommendations.

105 **P&Z 93-52-Z Hold a Public Hearing and Consider Granting a Request to Amend "PD-7" and "PD-18" Planned Development Districts to Provide for a Change in Approved Land Uses to Include Single Family, Zero Lot Line, Multi-Family, Condominiums, and Commercial Use and Approval of a Preliminary Plan, Area Requirements, and Special Conditions on Approximately 80 Acres of Land Located South of IH-30 and West of FM-740 Requested by LENMAR Development Co.**

110 Hatfield opened the public hearing. James Greenwalt, Planning and Zoning Chairman, reviewed the recommendation that only applied to the area relating to Single-Family Use.

115 Robert Pope, representing MAHR Development, reviewed the request of MAHR Development before Council. Marcy Diamond and Richard Farrar, representatives of the architectural firm assisted in the presentation.

120 Kirby Albright, 3221 Ridge Road, with Christopher McHaney, of Choice Hotels and Gregory Deal, of Habitat Hotel Group addressed Council regarding Summer Lee access to IH-30.

Don Brown, 3145 Bourbon St., addressed Council regarding concerns on adding more traffic to Ridge Road by approving zoning for Multi-Family and Condominiums without consideration for another traffic route away from Ridge Road.

125 Lee Bolen, 3141 Bourbon St., addressed Council regarding concerns of adding approximately 500 units in an area with only one entrance/exit onto an already congested roadway.

Pat Luby, expressed approval of the Single-Family request.

130 Robert Jolly, 3135 Bourbon St. expressed concern over Planning and Zoning Commission's recommendation to only examine a portion of a request which would impact a whole community.

135 Mike Carrancejje, 1205 Signal Ridge, representing Signal Ridge Homeowner's Assoc., expressed approval of Single Family Zoning request. He expressed concerns over 1) traffic congestion in the area and recommended signalization and 2) the destruction of the lake view with development backed up to present day landscape buffer.

Hatfield closed public hearing.

140 Welborn made a motion to approve an amendment on a portion of PD-7 and PD-18 to change the land use from zero lot line and townhouse to Single Family as requested by the applicant, contingent on a two-lane access being built to IH-30 and a dedication of a ROW providing access to PD-22, as shown on the approved PD-7 site plan. Morgan seconded the motion.
The motion passed unanimously.

145 **P&Z 93-39-CUP/SP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (1st reading) and Approval of a Site Plan**

150 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL
155 ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

160 Mayor Pro-Tem Hatfield opened the public hearing. Tom Shirey, the applicant, addressed the Council regarding the approval of the request. Since no one else appeared the public hearing was closed. White made a motion to approve the conditional use permit as stated. Oppermann seconded the motion which passed unanimously.

165 **P&Z 94-6-RP Hold a Public Hearing and Consider Approval of a Replat of Lots 1-R and 2-R, Block 18-1, Chandlers Landing to Combine Two Lots as One Requested by Joetta Welch and Duncan Currie**

170 Public hearing opened by Mayor Pro-Tem Hatfield. Jim Stewart, representing the applicants, requested approval of the request. There being no one else to address the Council, the public hearing was closed. Oppermann made a motion to approve the replat. Welborn seconded the motion. The motion passed unanimously.

175 **Discuss and Consider Approval of a Site Plan/Preliminary Plat for a Tract of Land Located South of IH-30 and East of SH-205 Requested by Thomas Haack**

180 Mark Smith, representative for Thomas Haack, addressed Council regarding approval of the request. Pappa made a motion to approve a site plan/preliminary plat with the condition that the developer enter into a facilities agreement with the City outlining right-of-way and street improvement requirements. Oppermann seconded the motion. A call for votes resulted in the following:

105 Ayes: Morgan, Pappa, White, Hatfield, and Oppermann
Against: Welborn

City Manager's Report

190 Couch indicated to Council that the water tower construction bid opening was forthcoming with a probable award of bid at next regular meeting. She also indicated that the ballfield lighting bids were currently being accepted with a completion schedule aimed for the fall.

195 Council was informed that the process for approving franchise renewal for the cable company was being developed.

Action/Discussion Items

200 **Discuss and Consider the Approval of the Installation of a Computer Network System for the Service Center and Take Any Necessary Action**

205 Couch indicated to Council that the current budget contained funds for extending the network system to the Service Center. Following Council discussion, Welborn made a motion to defer action until the next regular meeting in order for staff to furnish itemized prices and verify costs with other suppliers. Morgan seconded the motion which passed unanimously.

Hold Executive Session Under Sections 551.074 and 551.071 of the V.A.C.S.

210 The Council convened into executive session at 10:45 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment of presiding election judge and alternate for general election and e) litigation regarding Whitman vs. City of Rockwall.

Take Any Necessary Action as a Result of the Executive Session

220 The Council reconvened into regular session at 11:20 p.m. Mayor Pro-Tem Hatfield announced that no action would be taken on items a), b), c) and e). Oppermann made a motion to appoint Travis Rhoades as the Presiding Election Judge and Martin Parks as the Alternate Election Judge for the General Election to be held on May 7, 1994. Morgan seconded the motion. The motion was voted on and passed unanimously.

225 Adjournment



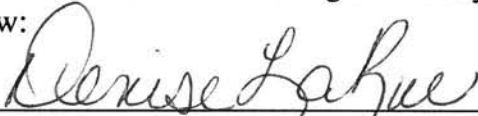
CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, February 10, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, February 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Kerry Mason for a Conditional Use Permit to allow an accessory building in excess of 225 square feet for property located west of SH-205 and south of Dalton Road and further described as Lot 2, Block A, of the Mason-Steed Addition. (see attachment)

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



Denise LaRue, Community Development Coordinator

Case No. PZ 93-39-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 _____

PZ-PUBLICNOTICEFORM.FRM

PUBLIC NOTICE

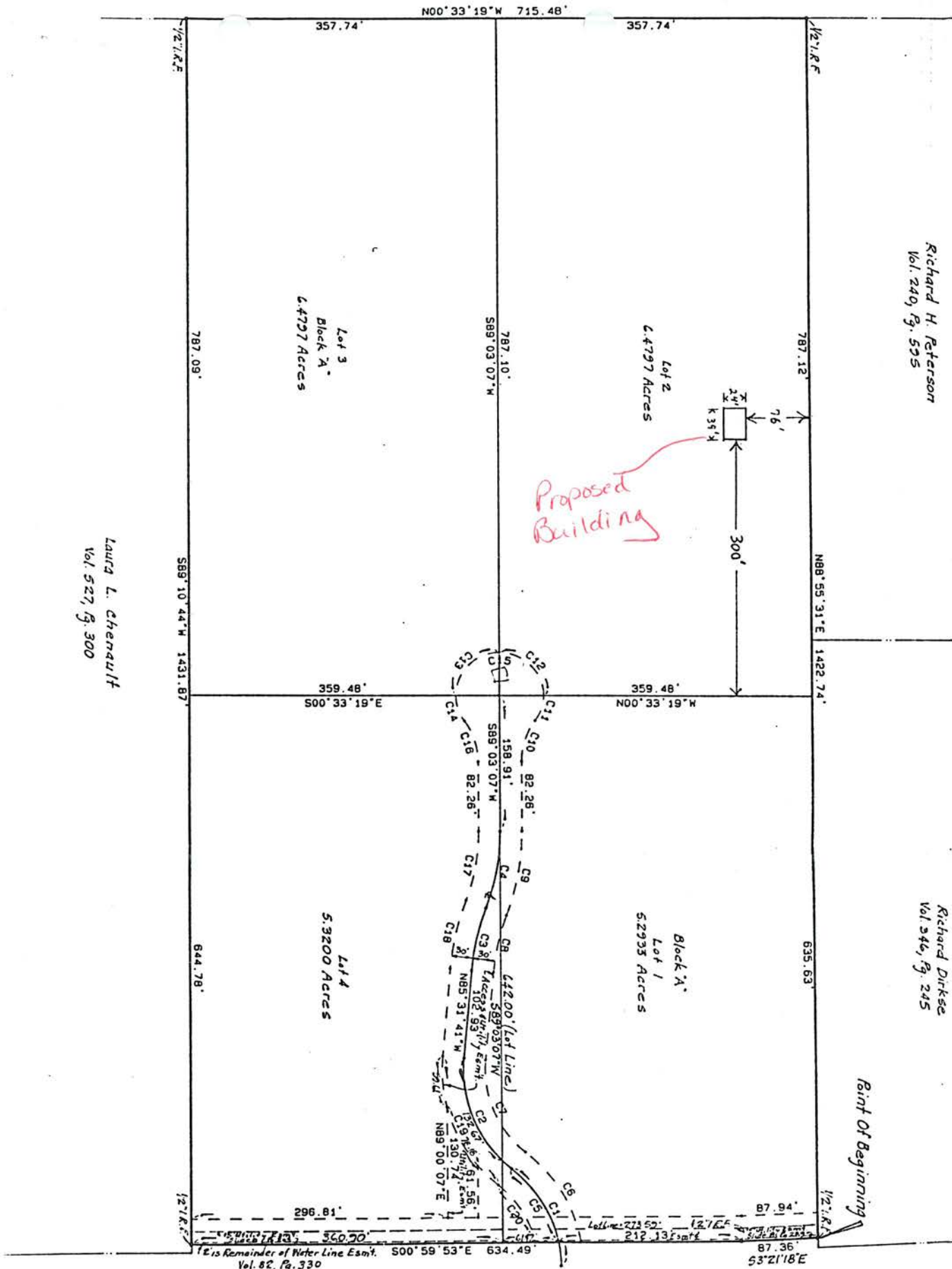
The Rockwall Planning and Zoning Commission will hold public Hearing on Thursday, February 10, 1994 at 7:00 p.m in City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold Public Hearing on Monday, February 21, 1994 at 7:00 p.m in City Hall, 205 West Rusk, Rockwall, Texas to consider the following requests:

- 93-53-F** A request from Duane Lites for 3 foot in height front yard picket fence for 601 Parks Ave. and further described as Lot 1,2,3, Block C of the Foree Addition.
- 94-1-Z** A request from Thomas Haack for a change in zoning from "A", Agricultural to "LI", Light Industrial district classification for tract of land located on the south side I-30 service road and west of FM-549 and further described as follows:
- 94-2-Z** A request from Los Prados Development Co. for a change in zoning from "MF-15", Multi-Family-15 to "SF-7", Single Family-7 for property located on the north side of Yellowjacket Lane west of SH-205 Rail Road and further described as follows:
- 94-3-CUP** A request from Kerry Mason for a Conditional Use Permit to allow an accessory building in excess of 225 square feet for property located west of SH-205 and south of Dalton Road and further described as Lot 2, Block A, of the Mason Steed Addition.

Richard H. Peterson
Vol. 240, Pg. 535

Richard Dirkse
Vol. 246, Pg. 245

Laura L. Cheraulff
Vol. 527, Pg. 300



STATE HIGHWAY NO. 205
(NORTH GOLIAD)

94-3-CUP



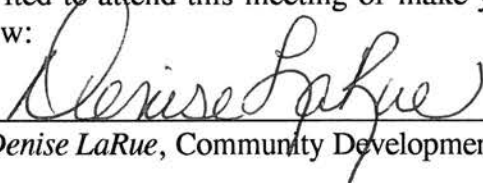
CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Monday, February 28, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, March 7, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Kerry Mason for a Conditional Use Permit to allow an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road and further described as Lot 2, Block A, of the Mason Steed Addition. (see attachment)

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:


Denise LaRue, Community Development Coordinator

Case No. PZ 93-39-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 _____

PZ-PUBLICNOTICEFORM.FRM

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T
1994 PRELIMINARY ROLL FO

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
PID: R16173 (28150) 3515-000A-0001-00-OR CUELLAR FRANK & SONS INC 8315 INWOOD RD DALLAS, TX 75209	DERRICK ADD LOT 1 BLK A I-30 SERVICE RD & WHITE HILLS SITUS: 610 WHITE HILLS ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R16174 (15195) 3520-0000-0001-00-OR DEWOODY GEORGE ET UX 3011 N GOLIAD ROCKWALL, TX 75087	DEWOODY ADDN LOT 1 2.00 AC 3011 N GOLIAD SITUS: 3011 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ TOT \$
PID: R33904 (31524) 3525-0000-0001-00-OR DIRKSE RICHARD & TAMERA 500 TURTLE COVE BLVD #202 ROCKWALL, TX 75087	DIRKWOOD ESTATES, LOT 1, ACRES 3.2375 SITUS: HIGHWAY 205 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33905 (31525) 3525-0000-0002-00-OR WOODALL NICK D & NANCY P O BOX 1599 ROCKWALL, TX 75087	DIRKWOOD ESTATES, LOT 2, ACRES 3.2837 SITUS: HIGHWAY 205 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R16220 (15240) 3540-0000-0001-00-OR DAVIS JIMMY JACK 605 STORRS ST ROCKWALL, TX 75087	DODSON-HARDIN, LOT 1 SITUS: 605 STORRS ST ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16221 (15241) 3540-0000-0002-00-OR MCLEROY ADELAIDE EDITH 607 STORRS ROCKWALL, TX 75087	DODSON-HARDIN, LOT 2 SITUS: 607 STORRS ST ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ TOT \$
PID: R16222 (12346) 3540-0000-0003-00-OR GIVENS GREGG 609 STORRS ROCKWALL, TX 75087	DODSON-HARDIN, LOT 3 SITUS: 609 STORRS ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R29823 (17889) 3545-000A-0001-00-OR BARTON LINDY ET UX 6008 VOLUNTEER PL ROCKWALL, TX 75087	E. L. B. SUBDIVISION, BLOCK A, LOT 1 SITUS: BOYDSTON ENTS: GRW, SRW, CRW LAND SPTB: C1	

PID: R10639 (10587)
0069-0000-0001-02-OR
HODGDON DAVID
1085 DALTON RD
ROCKWALL, TX 75087

A0069 T DEAN, 1 CT 1-02, ACRES
1.5, (PT OF 12.74 AC TR)

ENTS: GRW, SRW, CRW
LAND SPTB: E1, IMP. SPTB: E1

PID: R10641 (10586)
0069-0000-0003-00-OR
CITY OF ROCKWALL
205 W RUSK
ROCKWALL, TX 75087

T DEAN AB 69 TR 3 4.000 AC EXEMPT ** EXEMPT

SITUS: EXEMPT
ENTS: GRW, SRW, CRW
LAND SPTB: C1

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R10642 (29863) 0069-0000-0004-00-OR APPLEBY SHIRLEY MCCASKILL 300 RIM ROCK KERRVILLE, TX 78028	A0069 T DEAN, TRACT 4, ACRES 18.2, UNDIVIDED INTEREST 50%, (PT OF 28.2 AC TR) SITUS: UND. 1/2 INTEREST ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R10643 (10588) 0069-0000-0004-01-OR CHAMBLEE STEPHEN TRUSTEE P O BOX 50667 DALLAS, TX 75250	A0069 T DEAN, TRACT 4-01, ACRES 18.2, UNDIVIDED INTEREST 50%, (PT OF 28.2 AC TR) SITUS: UND. 1/2 INTEREST ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R10644 (48753) 0069-0000-0006-00-OR MORRIS LYNDA, WATKINS MARY PEOPLES BILL JR, PEOPLES PHIL P O BOX 35 ROCKWALL, TX 75087	A0069 T DEAN, TRACT 6, ACRES 0.3 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R10645 (49544) 0069-0000-0009-00-OR THE SHORES COUNTRY CLUB INC 2600 CHAMPIONS DRIVE ROCKWALL, TX 75087	A0069 T DEAN, TRACT 9, ACRES 32.159 SITUS: TR A ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R10647 (10592) 0069-0000-0011-00-OR PARKER CEMETERY C/O BILL COLLINS 2001 N GOLIAD ROCKWALL, TX 75087	A0069 T DEAN, TRACT 11, ACRES 3, EXEMPT SITUS: EXEMPT ENTS: GRW, SRW, CRW LAND SPTB: C1	** EXEMPT
PID: R10648 (48843) 0069-0000-0012-00-OR THOMPSON LEONE JR, MARJORIE TH ELIZABETH THOMPSON, JAMES CROW 7107 CURRIN DALLAS, TX 75230	A0069 T DEAN, TRACT 12, ACRES 3.372, (PT OF 103.372 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: D1	
PID: R30840 (49816) 0069-0000-0016-00-OR THE SHORES COUNTRY CLUB INC 2600 CHAMPIONS DR ROCKWALL, TX 75087	A0069 T DEAN, TRACT 16, ACRES 121.267 ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R10661 (10602) 0071-0000-0001-00-OR CARUTH W W JR - ESTATE OF 5803 GREENVILLE AVE DALLAS, TX 75206-2997	A0071 W T DEWEESE, TRACT 1, ACRES 26.0, (PT OF 599.8 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: D3	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T
1994 PRELIMINARY ROLL FC

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
PID: R30871 (10602) 0071-0000-0002-01-OR CARUTH W W JR - ESTATE OF 5803 GREENVILLE AVE DALLAS, TX 75206-2997	A0071 W T DEWEESE, TRACT 2-1, ACRES 60.65, (PT OF 599.8 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: D1	
PID: R10663 (27893) 0071-0000-0003-00-OR CHENAULT LAURA L 3057 NORTH GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 3, ACRES 8.0156 ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R10666 (10606) 0071-0000-0005-00-OR CROFFORD LARRY G ET UX 3051 N GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 5, ACRES 10 SITUS: 3051 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: E1, IMP. SPTB: E1	
PID: R10667 (27893) 0071-0000-0006-00-OR CHENAULT LAURA L 3057 NORTH GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 6, ACRES 1.965 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ TOT \$
PID: R10669 (27754) 0071-0000-0008-01-OR PETERSON RICHARD H ETUX 803 DALTON RD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 8-01, ACRES 1, (PT OF 12 AC TR) SITUS: 803 DALTON RD ENTS: GRW, SRW, CRW LAND SPTB: E1, IMP. SPTB: E1	
PID: R10670 (27754) 0071-0000-0008-02-OR PETERSON RICHARD H ETUX 803 DALTON RD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 8-02, ACRES 11, (PT OF 12 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: D1	
PID: R26919 (27890) 0071-0000-0008-03-OR FREE METHODIST CHURCH OF NORTH AMERICA 302 N GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 8-3, ACRES 5 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R10694 (10631) 0072-0000-0013-01-OR CITY OF ROCKWALL 205 W RUSK ROCKWALL, TX 75087	WM DALTON AB 72 TR 13-1 4.000 AC EXEMPT (OLD LAND FILL) SITUS: EXEMPT (OLD LAND FILL) ENTS: GRW, SRW, CRW LAND SPTB: C1	** EXE