

**APPLICATION AND  
PRELIMINARY PLAT CHECKLIST**

Date 3/26/94

Name of Proposed Subdivision Hillcrest Shores Addition

Name of Subdivider Mahr Development Corporation

Address 14755 Preston Rd., Suite 830 Phone 214/392-3800  
Dallas, TX 75240

Owner of Record Mahr Development Corporation

Address 14755 Preston Rd., Suite 830 Phone 214/392-3800  
Dallas, TX 75240

Name of Land Planner/Surveyor/Engineer Wier & Associates, Inc.

Address 4300 Beltway Place, Suite 130 Phone 817/467-7700  
ARLINGTON, TX 76018

Total Acreage 54.02 Acres Current Zoning SF-10

No. of Lots/Units 113

Signed \_\_\_\_\_

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.

<u>Provided or Shown</u> <u>On Plat</u>	<u>Not</u> <u>Applicable</u>	
<u>X</u>	_____	A. Vicinity map
<u>X</u>	_____	B. Subdivision Name
<u>X</u>	_____	C. Name of record owner, subdivider, land planner/engineer
<u>X</u>	_____	D. Date of plat preparation, scale and north point

II. Subject Property

- |              |              |    |   |
|--------------|--------------|----|---|
| <u>  X  </u> | _____        | A. | Subdivision boundary lines  |
| <u>  X  </u> | _____        | B. | Identification of each lot and block by number or letter  |
| <u>  X  </u> | _____        | 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 |
| <u>  X  </u> | _____        | D. | Proposed land uses, and existing and proposed zoning categories   |
| <u>  X  </u> | _____        | E. | Approximate acreage   |
| <u>  X  </u> | _____        | F. | Typical lot size; lot layout; smallest lot area; number of lots   |
| <u>  X  </u> | _____        | G. | Building set-back lines adjacent to street  |
| <u>  X  </u> | _____        | 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  |
| _____        | <u>  X  </u> | I. | Location of City Limit lines, contiguous or within plat area  |
| <u>  X  </u> | _____        | J. | Location and sizes of existing utilities  |
| <u>  X  </u> | _____        | K. | Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction   |

III. Surrounding Area

X \_\_\_\_\_

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

X \_\_\_\_\_

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. 94-42-PP

Date 11/18/94

Fee \$ 640.00

Receipt No. 032934



N. BUTLER SURVEY ABST. No. 21  
A. HANNA SURVEY ABST. No. 98

ZONING: PD-3

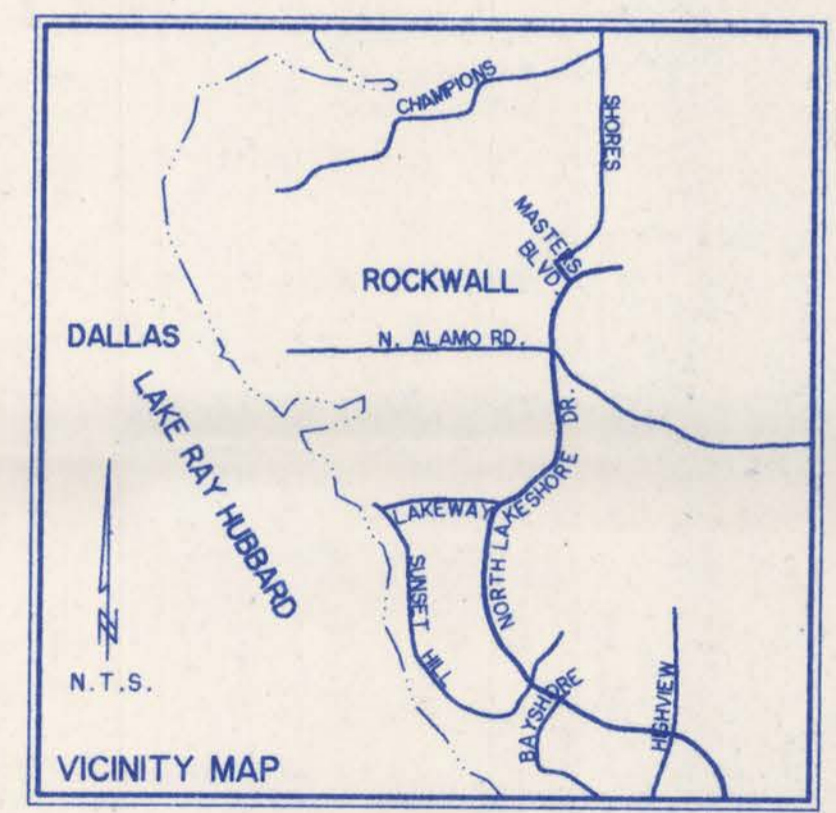
ZONING: SF-10

NORTH ALAMO ROAD

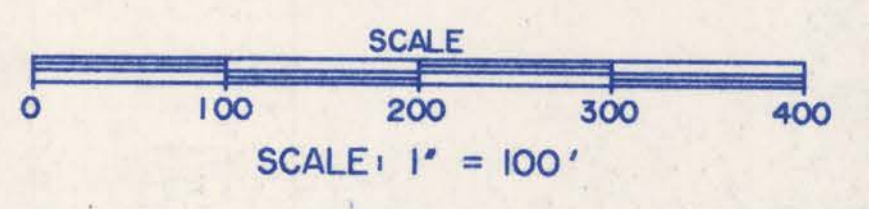
ZONING: A

ZONING: A

ZONING: PD-11



- NOTES:
1. CLEARING, FILLING AND GRADING FOR BOTH PHASES WILL BE ACCOMPLISHED IN PHASE I.
  2. ALL WATER LINES AND SANITARY SEWER LINES ARE 8" IN SIZE UNLESS OTHERWISE NOTED ON PLAT.



*\* File Copy \**  
**94-42 PP**

**PRELIMINARY PLAT  
HILLCREST SHORES  
PHASES II & III**

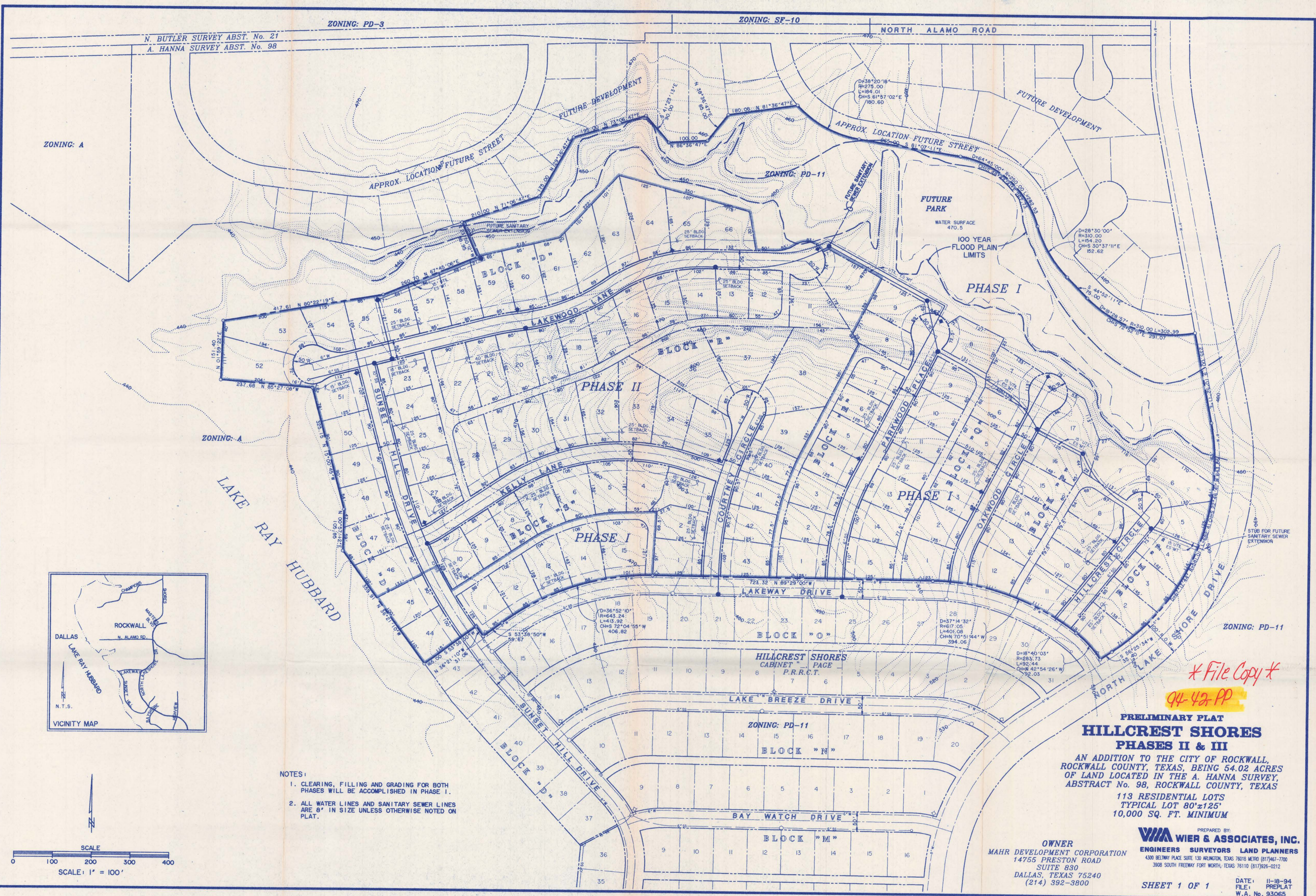
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS, BEING 54.02 ACRES  
OF LAND LOCATED IN THE A. HANNA SURVEY,  
ABSTRACT No. 98, ROCKWALL COUNTY, TEXAS

113 RESIDENTIAL LOTS  
TYPICAL LOT 80'x125'  
10,000 SQ. FT. MINIMUM

**OWNER**  
MAHR DEVELOPMENT CORPORATION  
14755 PRESTON ROAD  
SUITE 830  
DALLAS, TEXAS 75240  
(214) 392-3800

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817) 467-7700  
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817) 926-0212

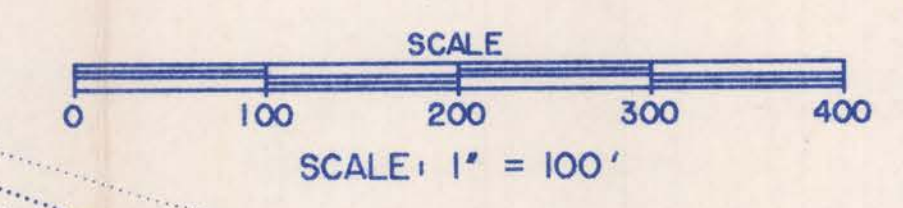
SHEET 1 OF 1  
DATE: 11-18-94  
FILE: PRELAT  
W.A. No. 93065



N. BUTLER SURVEY ABST. No. 21  
 A. HANNA SURVEY ABST. No. 98

ZONING: PD-3

ZONING: SF-10



**LEGEND**

- DRAINAGE AREA DIVIDE
- 

DRAINAGE AREA CALCULATIONS							
AREA DESIGN	AREA ACRE	TOTAL CxA	t <sub>c</sub>	15	05	1100	0100
A-1	2.38	1.19	10	6.3	7.50	9.8	11.66
A-2	2.90	1.45	10	6.3	9.14	9.8	14.21
A-3	1.34	0.67	10	6.3	4.22	9.8	6.57
B-1	3.35	1.68	10	6.3	10.58	9.8	16.46
B-2	1.72	0.86	10	6.3	5.42	9.8	8.43
B-3	1.66	0.83	10	6.3	5.23	9.8	8.13
B-4	1.80	0.90	10	6.3	5.67	9.8	8.82
B-5	0.83	0.42	10	6.3	2.65	9.8	4.12
B-6	1.42	0.71	10	6.3	4.47	9.8	6.96
B-7	1.34	0.67	10	6.3	4.22	9.8	6.57
C-1	4.36	2.18	10	6.3	13.73	9.8	21.36
D-1	1.74	0.87	10	6.3	5.48	9.8	8.53
D-2	1.36	0.68	10	6.3	4.28	9.8	6.66
D-3	2.53	1.27	10	6.3	8.00	9.8	12.45
D-4	3.93	1.97	10	6.3	12.41	9.8	19.31
D-5	2.76	1.38	10	6.3	8.69	9.8	13.52

CONCRETE FLUME TO RELEASE SURFACE FLOW AT PROPERTY LINE

OFFSITE 36" R.C.P. TO LAKE

COMBINATION WALKWAY ACCESS & POSITIVE OVERFLOW PROVIDED OVER STORM DRAIN PIPE BETWEEN LOTS

POSITIVE OVERFLOW FLUME TO BE PROVIDED BETWEEN LOTS.

RELOCATE EXIST. 20" INLET TO 7' WEST OF CURB RETURN

**PRELIMINARY DRAINAGE AREA MAP HILLCREST SHORES PHASE II**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700  
 3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

94-42-PP

DATE: 11-18-94  
 FILE: PREDAMAP  
 W.A. No. 93065

**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 94-42-PP (Hillcrest Shores Phases II and III.)  
**DATE:** June 7, 1994

The applicant is requesting approval of a preliminary plat of 113 residential lots. The typical lot will be 80 by 125 and a minimum of 10,000 square feet. We offer the following comments and recommendations:

**Comments:**

1. The applicant should clarify the proposed phase lines on the preliminary plat.
2. The applicant must meet with the park board in order to obtain the number of acres what will be required for dedicated park land.
3. Item (4) on page 1394 of the subdivision regulations requires that the applicant indicated on the preliminary plat the location of all wooded areas or location of important individual trees.

These comments and recommendations represent a thorough review of the application, but do not relieve the applicant or his agent from the responsibility of satisfying all the requirements and regulations of zoning, subdivision platting, and other development related ordinances of the City of Rockwall. If you have any questions or comments regarding our review of this application, please do not hesitate to contact us.

94-42-PF

**WIER & ASSOCIATES, INC.**  
ENGINEERING  
SURVEYING  
LAND PLANNING

November 17, 1994

Mr. Dub Douphrate  
City Engineer  
City of Rockwall  
205 West Rusk  
Rockwall, TX 75087

214/771-7700

RE: **W&A #93-065; HILLCREST  
SHORES ADDITION;**  
Rockwall, Texas

Dear Mr. Douphrate:

Please find attached the information listed below for submittal of a Preliminary Plat on proposed Phases II & III of Hillcrest Shores Addition.

1. One (1) Plat application and checklist.
2. Twenty (20) folded copies of the Preliminary Plat drawings.
3. Application fee in the amount of \$640.00.

We request a variance to the front lot width for lots 5, 6, & 7, Block P. Upon final design we may be able to increase these widths, but ask that a minimum width of 60' be granted by the Planning & Zoning Commission.

Please contact us if there is any additional information that you will need for this Preliminary Plat submittal.

Very truly yours,

ULYS LANE III, P.E., R.P.L.S.  
Executive Vice President

UTL:ckw

Enclosures: As noted above

cc: Mr. Robert Pope  
Mr. Rex Robertson



AGENDA  
PLANNING & ZONING COMMISSION WORK SESSION  
Rockwall City Hall  
205 W Rusk  
Tuesday, November 22, 1994  
7:00 P.M.

I. CALL TO ORDER

II. WORK SESSION ITEMS

94-34-FP A request from HOLMC Inc. for a Final Plat for Rockwall School North Addition an 11.599 acre tract of land located north of Dalton Road and west of SH-205.

94-35-FP A request from Foxchase Development Corp. for Foxchase Phase IV located in the Foxchase Addition.

94-36-FP A request from HOLMC Inc. for a Final Plat for Harlan Park Phase II a 10.319 acre tract of land located west of SH-205 and east of Holden Drive.

94-37-RP A request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 lots.

94-38-RP A request from Habitat for Humanity for a Replat of Lot 4 Block K of the Sanger Brothers Addition into 2 lots.

94-39-SP A request from New England Mutal Life Insurance Co. for an amendment to the Site Plan for PD-1 (Ridge Road Center) in order to allow for a dumpster pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.

94-40-Z A request from Embrey Enterprises, Inc. for a change in zoning for a portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

94-41-RP A request from Neal Jones for a Replat Plat for Lot 21, Block A, of Chandlers Landing Phase 17.

94-42-PP A request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II & III located west of North Lakeshore and north of Bay Hills Drive.

94-43-FP A request from Homeplace Properties Inc. for a Final Plat for Random Oaks At The Shores.

94-44-FP A request from Max Scheid for a Final Plat for Lofland Lake Estates.

Review and Discuss Tree Preservation Ordinance

III. ADJOURNMENT

94-42

Planning & Zoning Regular Meeting  
December 8, 1994

I. CALL TO ORDER

5

The meeting was called to order at 7:00 p.m. by Art Ruff with the following members present: Ross Ramsay, David Hairston, Terry Raulston, and Ginger Baugh. Pat Friend and Van Ewing were absent.

II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING

10

Hairston made a motion to accept the minutes as written from the November 10, 1994 meeting. Raulston seconded the motion which was voted on and passed unanimously.

94-40-Z Hold Public Hearing and Consider recommending Approval of a Request from Embrey Enterprises, Inc., for a Change in Zoning for a Portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

15

Mr. Douphrate outlined the request, recommending approval.

20

Mr. Ruff opened the public hearing.

Mr. Pat Atkins of Tipton Engineering, representing the Owner, Embrey Enterprises, Inc., addressed the Commission asking for approval of the request.

25

Mrs. Paula Bavinck, 119 Brockway Dr., Rockwall, Texas addressed the Commission with questions regarding flood plane information and if the wooded area behind her property would be destroyed if the request was granted. Staff assured Mrs. Bavinck that her areas of concern would not be effected if the request was granted. Douphrate asked Mrs. Bavinck to feel free to call or come by his office for further detailed information.

30

Ruff closed the public hearing.

After much discussion Hairston made a motion to approve the request from Embrey Enterprises, Inc., for a change in zoning from Duplex to SF for Windmill Ridge Estates. Raulston seconded the motion which was voted on and passed unanimously.

35

III. ACTION ITEMS

94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.

40

Mr. Douphrate outlined the request recommending approval.

Mr. Harold Evans, representing Foxchase Development Corporation, addressed the Commission asking for approval of the request.

50 After discussion, Roulston made a motion to approve the request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions. Hairston seconded the motion which was voted on and passed unanimously.

55 94-34-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

Mr. Douphrate outlined the request recommending approval.

60 Mr. Harold Evans, Engineer for the owner, Joe Holt, addressed the Commission asking for approval of the request.

65 Mr. Joe Holt, owner, addressed the Commission asking for approval of the request. Mr. Holt assured the Commission that the RISD would escrow the required amount of \$17,600.00 for future street improvements to Dalton Road.

70 After discussion, Baugh made a motion to approved the request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 acre tract of land located north of Dalton Road and west of SH 205 with the condition the applicant escrows \$17,600.00 for the future street improvements to Dalton Road. Hairston seconded the motion which was voted on and passed unanimously.

75 94-36-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Mr. Douphrate outlined the request recommending approval.

80 Mr. Joe Holt, owner of HOLMC, Inc., addressed the Commission asking for approval of the request.

After discussion Ruff made a motion to approve a Final Plat of Harlan Park Phase II, a 10.319 acre tract of land located west of SH 205 and east of Holden Drive. Baugh seconded the motion which was voted on and passed unanimously.

85 94-44-FP Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 East of SH 205.

Mr. Douphrate outlined the request recommending approval.

90 Harold Evans, representing the owner, Max Shied, addressed the Commission asking for approval of the request.

After discussion Baugh made a motion to approve the request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 located along FM 549 east of SH 205. Ramsay seconded the motion which was voted on and passed unanimously.

95 94-39-SP Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

100 Mr. Douphrate outlined the request recommending approval.

Mr. Frank Rogers and Mr. David Auld, owners of CiCi's Pizza, addressed the Commission asking for approval of the request.

105 After much discussion Raulston made a motion to approve the request from New England Mutual Life Insurance Co., to amend the Site Plan for Planned Development 1 (Ridge Road Center) in order to allow for a rear dumpster pad and drive for CiCi's Pizza located at 1103 Ridge Road provided the following conditions are met:

110 An 8 foot masonry wall will be constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205.

115 The Building Official will review plans for the foundation and wall and inspect the site to insure they meet code.

Baugh seconded the motion which was voted on and passed unanimously.

120 94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

125 Mr. Douphrate outlined the request recommending approval.

Mr. Robert Pope, representing Mahr Development Corp., addressed the Commission asking for approval of the request.

130 After much lengthy discussion regarding development of N. Lakeshore Dr., Ramsay made a motion to approve a request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II located west of N. Lakeshore Dr. and north of Bay Hills Dr. The

135 motion died for lack of a second. The subsequent motion made by Ramsay was to approve conditional to the following:

Approval contingent to Traffic Engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in that addition. Study is to be prepared as per the direction of the City Staff.

140 Hairston seconded the motion. The motion was voted on and passed unanimously.

145 94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Random Oaks Located West of SH 205 and South of Ridge Road West.

Mr. Douphrate outlined the request recommending approval.

150 Mr. Pat Atkins of Tipton Engineering, representing Homeplace Properties, addressed the Commission requesting approval of the request.

After much discussion Ramsay made a motion to approve a request from Mahr Development Corp., for a Final Plat of Random Oaks located west of SH 205 and south of Ridge Road West with the following conditions:

The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;

160 The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and

The applicant extend the north bound left turn lane further south to provide a left turn capability onto Bending Oaks Trail.

165 **V. ADJOURNMENT**

There being no further business the meeting was adjourned at 9:05 p.m.

170 ATTEST:

APPROVED

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Planning & Zoning Commission Chairman

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

**Agenda Date:** December 19, 1994

**Agenda No.** V.J.

**Agenda Item:** PZ-94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II and III and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Recommendations:**

The Planning and Zoning Commission recommended approval of the request contingent upon a traffic engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in the addition.

**Attachments:**

1. Copy of Planning and Zoning Commission agenda information.

**Agenda Item:** PZ-94-42-PP: Hillcrest Shores Addition Phase II & III **Item No.** V.J.

City of Rockwall  
City Council Agenda

**Agenda Date:** December 19, 1994

**Agenda Item:** **P&Z 94-42-PP** - Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

**Item Presented By:** Mahr Development Corp.

**Action Needed:** Consider Approval of a Preliminary Plat.

**Background Information:** The applicant is requesting to preliminary plat Phase II of the Hillcrest Shores Subdivision which is located within Planned Development 11. The lot sizes are a minimum of 10,000 square feet with a total number of 113 lots proposed to be platted. This property is adjacent to the Squabble Creek drainway which in turn will be dedicated as park land. The Park Board members plan to met on Tuesday, December 6, 1994 to discuss this application. The applicant has been informed to provide the tree line on the plat.

**Recommendation:** The Commission recommends approval of the preliminary plat contingent upon the results of a traffic study which will be required to analyze the additional loading onto N. Lakeshore Drive.

The Commission expressed concerns as to whether or not Lakeshore Dr. should be widened to 4 lanes with the addition of this subdivision.

The Park Board approved the park land dedication indicated on the proposed preliminary plat.

**Attachments:**

1. Memorandum from Dan Boutwell, AICP
2. Site Plan.
3. Zoning Map.

**Agenda Item:** PZ 94-42-PP

94-42-PP.CC

**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 94-42-PP (Hillcrest Shores Phases II and III.)  
**DATE:** June 7, 1994

The applicant is requesting approval of a preliminary plat of 113 residential lots. The typical lot will be 80 by 125 and a minimum of 10,000 square feet. We offer the following comments and recommendations:

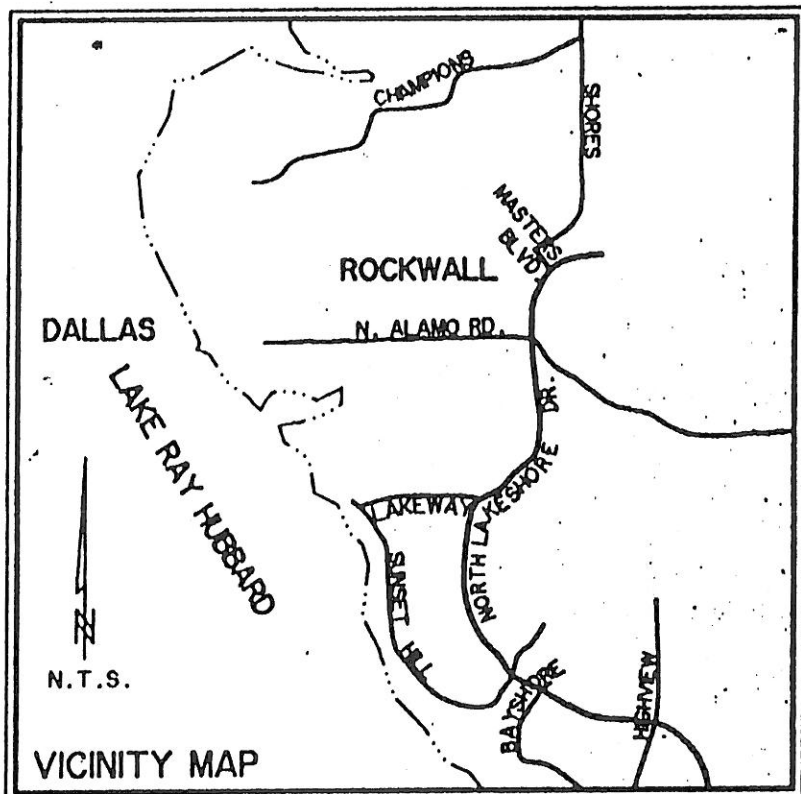
**Comments:**

1. The applicant should clarify the proposed phase lines on the preliminary plat.
2. The applicant must meet with the park board in order to obtain the number of acres what will be required for dedicated park land.
3. Item (4) on page 1394 of the subdivision regulations requires that the applicant indicated on the preliminary plat the location of all wooded areas or location of important individual trees.

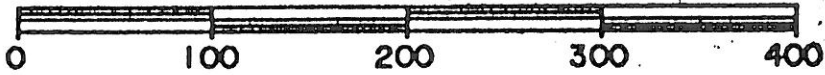
These comments and recommendations represent a thorough review of the application, but do not relieve the applicant or his agent from the responsibility of satisfying all the requirements and regulations of zoning, subdivision platting, and other development related ordinances of the City of Rockwall. If you have any questions or comments regarding our review of this application, please do not hesitate to contact us.



L.A.A.



SCALE



Mahn New  
Hillcrest Shows

94-42

## MINUTES OF THE ROCKWALL CITY COUNCIL JANUARY 16, 1995

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: George Hatfield, Pat Luby, Dale Morgan, Nell Welborn, Todd White, and Bob Wilson. Invocation and Pledge of Allegiance were lead by Bob Wilson.

10

### **Consent Agenda**

15 a) **Approval of Minutes of January 9, 1995**

Welborn moved for the approval of the minutes. The motion was seconded by White, with the following vote:

20

Ayes:	Hatfield, Morgan, Welborn, White
Abstentions:	Luby, Wilson

### **Appointments/Plats/Plans/Public Hearings**

25

#### **Appointment with Planning and Zoning Chairman**

Pat Friend, Chairman of the Planning and Zoning Commission, came forward and stated that he was available for questions.

30

#### **PZ-94-46-RP Hold Public Hearing and Consider Approval of a Request from Eloise Cullum for a Replat of 8 Lots into 1 Lot for Goliad Place and Take Any Necessary Action**

35

Bill Crolley, City Planner, commented on the request. He stated that the request was for a replat of 8 lots into 1 lot of the Goliad Place addition located at 722 S. Goliad which contained 2.1 acres. He stated that the replat would remove existing lot lines that currently required the owner to request a variance from the Board of Adjustments each time a structure extended over a lot line. Crolley stated that twenty-two notices were sent out, and none were returned. He stated that staff and the Planning and Zoning Commission recommended approval of the request. Williams opened the public hearing. Eloise Cullum came forward to address the Council and stated that she was available for questions. Williams closed the public hearing. White moved for the approval of the request for a replat of Goliad Place. The motion was seconded by Luby, and it passed unanimously.

40

**PZ-94-47-RP Hold Public Hearing and Consider Approval of a Request from Hagg and Company for a Replat of Lot 21, Block A of Chandlers Landing Phase 17 and Take Any Necessary Action**

50 Crolley stated that the request was for a replat of Lot 21, Block A of Chandler Landing Phase 17 which contained 1.08 acres. He stated that the applicant had recently had a zoning request on this lot for a zoning change; however, Crolley stated that with this application there was no request for a change in zoning. He stated that the request was to replat lot 21 into three lots. Crolley reported that the lots met the PD standards for the zoning. He stated that the applicant was requesting that the replat be allowed so that lots 21A, 21B, and 21C could be developed. Crolley reported that fourteen notices were sent out pertaining to the request and that only one  
55 notice was returned which opposed the request. He stated that staff and the Planning and Zoning Commission recommended approval of the request with the condition that a fire hydrant be installed in the vicinity of lots 21A and 21B and that the applicant show a 25 feet set back from the northeast property line on lot 21C. Morgan requested information regarding the nature of the objection. Crolley stated that the person did not want the replat to increase the number of  
60 lots in Chandlers and did not want to see any trees torn down. Williams opened the public hearing. Michael Moscarello came forward to address the Council. He stated that he was in favor of the request. Mr. Friend commented that there would be no development of lot 21C. Welborn requested clarification regarding previous action taken by the Council, and stated that the only action the Council was considering was for a replat and that would require no change  
65 in zoning. Williams closed the public hearing. Morgan moved for approval of the request for a replat of Lot 21, Block A in Chandlers Landing Phase 17 with the provision that a fire hydrant be installed as directed and that the applicant show a 25 feet side set back on 21C. The motion was seconded by Pat Luby, and it passed unanimously.

70 **PZ-94-49-F Discuss and Consider Approval of a Request from C & D Fence Company for a Temporary Front Yard Fence for a Model Home Located at 1704 Baywatch and Take Any Necessary Action**

75 Crolley reported that the request was for a temporary front yard fence for a model home located at 1704 Baywatch. He stated that the applicant was requesting approval of the request. Crolley commented that it was a standard practice for Centex to install a fence around their model homes. Crolley reported that the fence met the City's minimum requirement. He stated that two notices were sent out regarding the property and none were returned. He stated that staff and the Planning and Zoning Commission recommended approval of the requests provided that  
80 the front yard fence be removed at the time of the final building inspection. Hatfield moved that the request for a temporary front yard fence be approved. The motion was seconded by Bob Wilson, and it passed unanimously.

85 **PZ-94-50-FP Discuss and Consider Approval of a Request from Michael Willis for a Final Plat of the Willis Addition located on the West side of SH-205 and North side of Dalton Road and Take Any Necessary Action**

95 Crolley commented that the request was for a final plat of the Willis Addition located on the West side of SH-205 and North side of Dalton Road. He stated that the plat contained 23.8 acres and that the owner was proposing to construct one single family home on the property. Crolley stated that the owner was requesting a waiver to the standard requirements for escrowing money for Dalton Road and extending the 8" water line to his property. Crolley stated that staff had reviewed the request and recommended approval providing that a facilities agreement could be reached between the City and the applicant. This agreement states that in the event the property is subdivided or replatted that the standard escrow requirements for Dalton Road and the extension of a water line meeting the City's subdivision requirements would be required. Crolley stated that the Planning and Zoning Commission recommended approval of the request with the same conditions. Welborn commented that there was precedence for taking such action, and she pointed out that there would be a dedication of one-half of the right-of-way shown on the final plat. Welborn moved for the approval of the request subject to the recommended conditions. The motion was seconded by Hatfield. White addressed a question to the applicant and requested that the applicant verify that he understood the portion of the facilities agreement pertaining to fire protection. White requested Mr. Willis to verify that he understood that by entering into the agreement he forfeited all rights to sue the City in connection with fire protection. Mr. Willis stated that he understood the language of the agreement. Following Council discussion, the motion passed unanimously.

**PZ-94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II and Take Any Necessary Action**

110 Crolley commented that the request was for approval of a preliminary plat of the Hillcrest Shores Addition Phase II located west of North Lakeshore Drive and north of Bayhills drive. Crolley stated that the request was tabled at a previous City Council meeting. He reported that the subdivision was located in PD-11 and that the lot sizes for the preliminary plat are 10,000 square feet minimum. Crolley reported that there were 113 lots within the development. He stated that staff and the Planning and Zoning Commission had recommended approval of the request provided that a traffic engineering study be prepared on North Lakeshore Drive regarding the safety of the road with the addition of the proposed lots. Crolley stated that the applicant had agreed to the study and that work on the study was underway. Mr. Pope, a representative of Mahr was present to answer any questions. Welborn asked when the traffic engineering report would be available. Mr. Pope stated that it was expected that study would be completed before the final plat was submitted to the Planning and Zoning Commission. Welborn requested information regarding access to the take-line and greenbelt area off of Lakewood Lane. Mr. Pope stated that there was access to the take-line and that the owners would be notified of such access.

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130 Hatfield requested information regarding the tree preservation ordinance. Couch commented that the Planning and Zoning Commission was working on the ordinance. She stated that a meeting had been held with local developers to receive input and ideas on various issues. Couch stated that a draft would be available at the next planning and zoning workshop for review with submission to the Council in the near future. White moved for approval of the request for a

preliminary plat for Phase II of Hillcrest Shores. White commented that he was concerned about the traffic on North Lakeshore Drive. The motion was seconded by Luby, and it passed unanimously.

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### **City Manager's Report**

Couch reported on the construction at I-30. She stated that Granite Construction had indicated that the FM-740 intersection, I-30, and the services roads would be operational within the next few weeks. She stated that traffic at the intersection was still significant during the evening hours, and the State would be sharing the costs to keep two officers at the intersection from 4 P.M. to 6 P.M. each day during the next couple of weeks.

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Couch reported that the Planning and Zoning Commission was moving forward in developing recommendations for a tree preservation ordinance. She stated that a meeting had been held with the developers and builders to obtain their input and that a draft document would be available for review within the next several weeks. She commented that upon final revision of the draft, the draft should be ready for submission to the City Council. Couch that the Planning and Zoning Commission had covered many of the issues that some cities had not dealt with effectively.

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Couch stated that a number of monthly reports were included in the packet. She commented that the monthly budget report was included as was a copy of the investment report which outlined how the city's funds were currently invested. She reported that 163 home permits had been issued in 1994 and that it is anticipated that the number might increase significantly during 1995 dependent upon interest rates. She commented on the evaluation report regarding the recent citizen's policy academy and stated that the responses received were very positive. She stated that those who have gone through the academy have had good things to say about it and that Sergeant Garrett had put together a fine program.

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White requested clarification regarding the police department statistics, and he requested information pertaining to the increase in the number of assaults. Chief Watkins reported that this was affected by the increase in the number of calls for family violence which are included in the number of assaults. The Chief indicated that there has been an increase in the report of family violence.

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Welborn requested information regarding the collection of revenues from RCH debt service. Couch reported that in some cases a lag occurs, but RCH was billed on a monthly basis. Couch indicated that she did not anticipate a problem in receiving these funds.

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## Action/Discussion

175 **Discuss and Consider Adoption of First Reading of an Ordinance of the City Council of the City of Rockwall, Texas Authorizing the Issuance and Sale of City of Rockwall, Texas General Obligation Bonds, Series 1995; in the Aggregate Principal Amount of \$4,300,000; Levying a Tax in Payment Thereof; Awarding the Sale Thereof; Approving the Official Statement; and Enacting Other Provisions Relating to the Subject**

180 Couch stated that this was the first reading on the ordinance to issue the bonds. She stated that the second reading and actual bond sale would be on February 6, 1995. She reported that the bonds would be rated prior to the second reading. Hatfield moved that the first reading on the ordinance to issue general obligation bonds be approved. Motion was seconded by Morgan,  
185 caption was read by Couch.

### ORDINANCE NO. 95-1

190 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS  
AUTHORIZING THE ISSUANCE AND SALE OF CITY OF ROCKWALL, TEXAS GENERAL  
OBLIGATION BONDS, SERIES 1995, IN THE AGGREGATE PRINCIPAL AMOUNT OF  
\$4,300,000; LEVYING A TAX IN PAYMENT THEREOF; AWARDING THE SALE THEREOF;  
195 APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS  
RELATING TO THE SUBJECT

195 The motion passed unanimously.

200 **Discuss and Consider an Ordinance Amending the City's Personnel Policies to include a Family and Medical Leave Policy and Take Any Necessary Action**

200 Couch reviewed the recommended change to the policy, which is intended to bring the City's policy into conformance with the federal requirements for unpaid family and medical leave available for employees. Couch reported that it was consistent with federal policy and recommended that it be approved. White requested that the policy be clarified by adding  
205 additional language defining spouse and parent. Morgan requested that the ordinance include the official name of the legislation. Following further Council discuss, Hatfield moved to table the item so that additional language could be added and several points clarified. The motion was seconded by Todd White, and it passed unanimously.

210 **Discuss and Consider Awarding a Bid for a Plotter and Take Any Necessary Action**

215 Couch stated that the plotter was included in this year's budget and that this plotter would replace the plotter in the engineering department. She stated that the budgeted amount was \$8,000. She stated that the City recommended that the purchase be made through Midwest Architects who had a low quote of \$7,600. Morgan asked if Midwest Architects was a dealer for Hewlett Packard and if Hewlett Packard had been contacted to get a listing of recommended dealers. Couch stated in both cases they were. Morgan moved that the bid for the Hewlett

Packard DesignJet plotter be awarded to Midwest Architects for \$7,600. The motion was seconded by Bob Wilson, and it passed unanimously.

**Discuss Draft Recommendations of City of Dallas Lake Ray Hubbard Study and Take Any Necessary Action**

Couch reported that she and Councilmember Morgan had attended the last meeting of the Lake Cities Coalition, which included the City of Dallas, and the consultants working with Dallas. Couch stated that the City of Dallas provided members of the Coalition with a draft of the report and their draft recommendations before submitting them to the City of Dallas. Couch stated that at the meeting they had an opportunity to review the recommendations and were able to ask questions. She stated that once input had been received from members of the Coalition they would be finalizing the report and submitting it to the City of Dallas on a formal basis. Once submitted to the City of Dallas Water Utilities department, it would be forwarded to the City Manager's office and on to the Dallas City Council.

Couch stated that a considerable amount of background information and research into the existing conditions of the lake had taken place. She reported that the consultants analyzed the existing agreements with the cities surrounding the lake and that they had research state and federal law. Couch commented that the last several chapters of the report discussed the various recommendations and the policy issues identified. Couch summarized these recommendations. She stated that they had identified three possible sites for development by the City of Dallas, and those were parcels of land owned by the City of Dallas and located within their city limits. She also stated that they had identified four possible park expansion locations, none of which were located in Rockwall.

Couch reported that they were planning to recommend that certain shorelines in residential and commercial areas be leased to the adjacent property owners. She commented that they had not indicated what the lease price would be nor had they developed any details on how this would be accomplished. Couch stated that the details would be developed within the implementation plan.

Couch stated that if the recommendations were accepted by the City of Dallas City Council, Dallas would then need to prepare an implementation plan. Couch stated that they also recommended that boat launch fees be collected to assist in raising revenues to pay for some of the costs associated with managing the lake. Also included in the report was a discussion of three scenarios for the continued operation of the lake. The three scenarios included the creation of a central authority, the use of interlocal agreements, or the continuation of Dallas Water Utilities as the manager and operator of the lake. Couch stated that a central authority would complicate the issue more. She discussed the ramification of each of the scenarios and suggested that Rockwall's interest would be best served through the use of an interlocal agreement with the adjacent cities so that responsibilities could be shared. She stated that the Council might want to indicate to the City of Dallas that the City of Rockwall would like to be involved in the development of the implementation plan.

265 Welborn requested information regarding who would control the building and development  
standard for property located on the lake. Couch commented that some discussion had been held  
and that in the case of boat docks the structures would be in both the City of Dallas and the  
adjacent city. She stated that it would require a great deal of cooperation, coordination and  
some standardization of any type of development. Couch commented that there would be some  
270 additional tax value by the leasehold improvements, and she indicated that Dallas had not yet  
performed any projections to show what would be added to the tax rolls. Welborn requested  
information on what the affect on the percentages of sales taxes would be if the marinas leases  
were renegotiated. Couch commented she did not know and that none of this could occur unless  
the City was willing to work with them on the existing leases. Welborn requested information  
regarding how the boat launch fees would be administered. Couch commented that a permit  
would be required. Welborn commented on the creation of a central authority and stated that  
275 she would not be in favor of it if it created additional taxing. Couch commented that the  
specifics had not been discussed and that she was concerned that additional jurisdictional layers  
would make operation more complicated.

280 Wilson requested information regarding the proposal and clarification about the creation of  
beaches. Couch commented that was one of the issues up for discussion. Wilson stated that he  
was concerned that allowing swimming would not preserve the quality of the drinking water.  
Couch commented that they did not feel that it would create a significant impact if the areas  
were limited. Wilson stated that the interlocal agreement appears to give cities control over  
those items which are of concern to them with the City of Dallas still retaining those other rights  
and responsibilities which are not of major concern to the communities involved.

2 Luby stated that he was opposed to residential development of the shoreline. Couch commented  
that incentives might be offered to try to get the property owners to lease the take-line. She  
commented that they have not recommended that the take line be sold. Luby stated that he did  
not want to see the shoreline ruined by adding structures. Couch indicated that the cities would  
290 have control over what was built on the land through zoning control.

White commented that the City's efforts should be concentrated on how the lake will be  
governed and stated that the creation of a central authority would cause additional hardship for  
the City. White stated that the City should oppose the creation of such an entity. White  
295 requested clarification regarding what was meant by tax revenues to fund participation in lake  
management. Couch commented that Dallas was looking for ways to generate revenues obtained  
through utilization of the lake either from adjacent properties or the water itself and to use these  
funds to maintain the lake itself. Dallas envisions that an interlocal agreement would allow for  
joint participation in the management of facilities and the funding of them.

300 Morgan commented on the three proposals for lake management. He stated that he felt that the  
consultants favored the interlocal agreement concept. He stated that he believed that the Lake  
Cities Coalition would become more involved, and that they had voted to oppose the central  
authority idea.



305 Hatfield commented on the idea of the central authority and stated that he would not be interested in participating. Couch commented that the interlocal agreements would outline jurisdiction and enforcement standards.

310 Williams stated that a letter needed to be sent to Dallas to address the City's position. She stated that the letter should reflect that Rockwall was in favor of the interlocal agreement concept. Additionally, the letter should state that further information was needed before a position could be taken in regards to the development of the shoreline. The letter should also state that the City of Rockwall would like to be involved in the development of an implementation plan. Following additional discussion and agreement that the Mayor should send such a letter, Williams commented that she believed that the Coalition had allowed the City to have a voice in the master plan process.

**Adjournment**

320 Mayor Williams adjourned the meeting at 8:10 p.m.

APPROVED:

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Mayor

330 ATTEST:

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City Secretary

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