

CITY OF ROCKWALL

APPLICATION FOR FRONT YARD FENCE

Case No. 87-46-Fence

Date: 6/17/87

Filing Fee: \$35.00

Applicant: Centennial Homes

Mailing Address: 5720 LBJ Freeway Suite 610

Dallas, Texas 75240 Phone: 458-9909

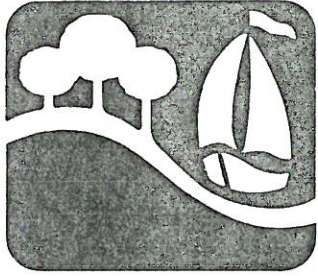
Legal Description of Property:

Model homes on Lot 1 & 2 Block B of The Windmill Ridge Subdivision.

Description of Fence:

Split Rail fence, not to exceed 36" in height.





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

July 14, 1987

Centennial Homes  
5720 LBJ Freeway No. 610  
Dallas, Texas 75240

Gentlemen:

Your application and filing fee of \$35.00 have been received for a request for temporary front yard fences not to exceed 36 inches for model homes located at 117 and 119 Windmill Ridge Drive. The City Council will consider approval of the request at 7:00 P.M. on July 20th in City Hall, 205 West Rusk.

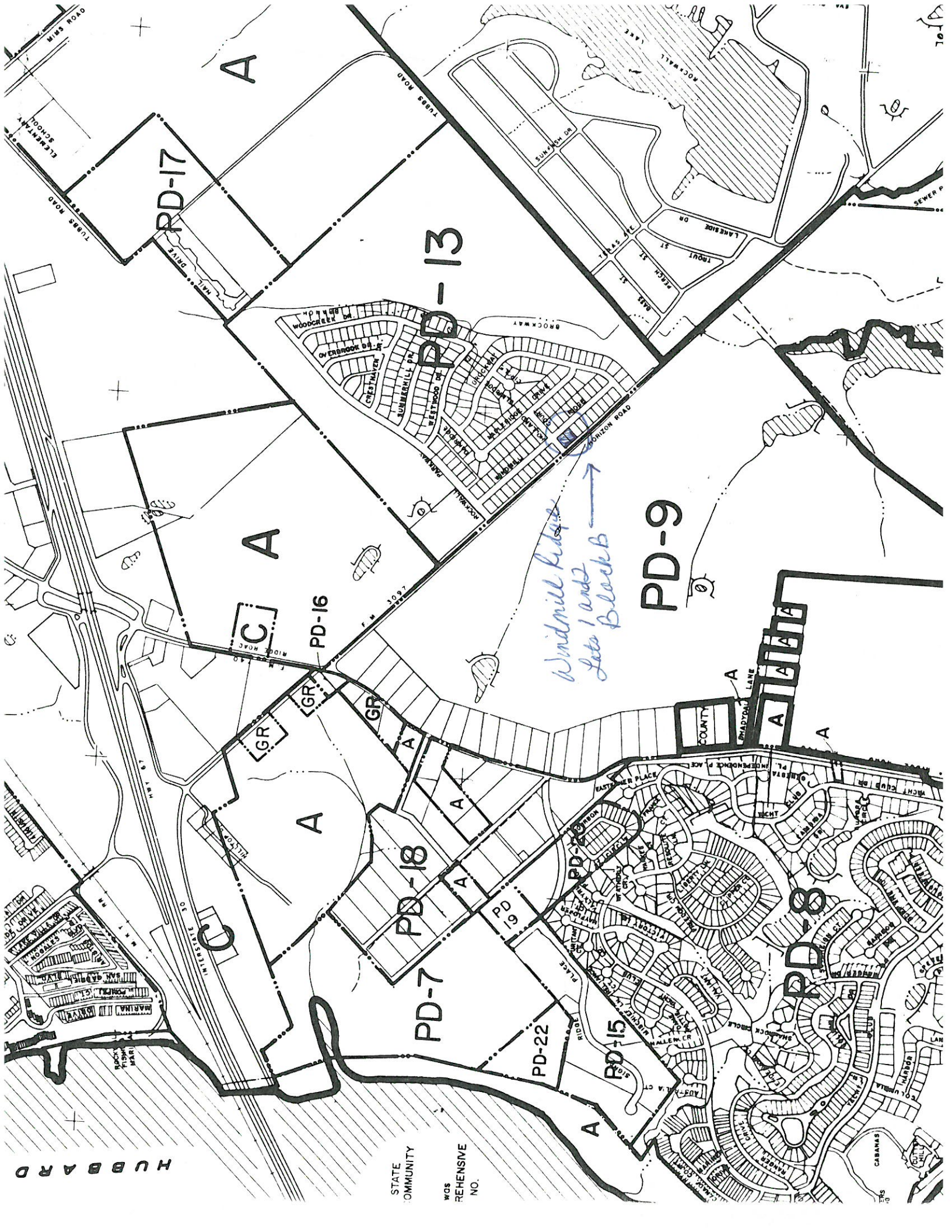
Please call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp



HUBBARD

STATE COMMUNITY  
 WGS REVENUE NO.

PD-17

PD-13

PD-9

PD-18

PD-7

PD-22

PD-15

PD-16

PD-8

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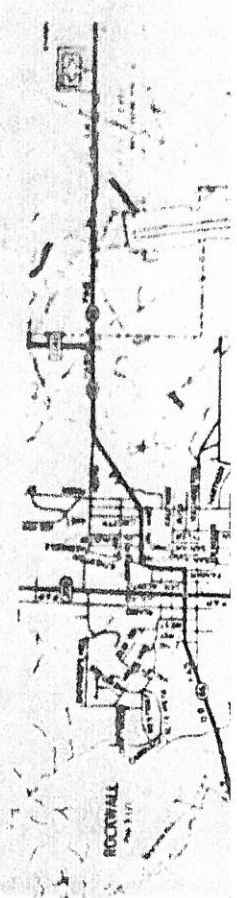
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COUNTY

*Windmill Ridge*  
*Lots 1 and 2 Block B*



FM 3079



MINUTES OF THE ROCKWALL CITY COUNCIL  
July 20, 1987

Mayor Pro Tem Bill Fox called the meeting to order with the following members present: Nell Welborn, Jean Holt, John Bullock, Pat Luby, and Ken Jones.

Council first considered approval of the Consent Agenda which consisted of A) the minutes of July 6, 1987, B) an ordinance revising the preliminary plan for PD-19 to amend uses and area requirements on second reading, C) an ordinance revising the preliminary plan for PD-20 to amend uses and area requirements on second reading, D) an ordinance requiring permits for operation of businesses in Lake Ray Hubbard out of areas leased by the City of Rockwall on second reading, E) an ordinance amending the Code of Ordinances as it pertains to front yard fences on second reading, F) an ordinance amending the Code of Ordinances pertaining to animal control on second reading, G) an ordinance authorizing a change in zoning from "C" Commercial to "LI" Light Industrial on a Tract of Land Located within the Lafon Addition on second reading, and H) an ordinance amending SUP-7 located at SH-205 and Yellowjacket on second reading. Assistant City Manager Julie Couch read the ordinance captions. Fox asked that Item F pertaining to animal control be pulled. Welborn made a motion to approve the Consent Agenda with the exception of Item F. Bullock seconded the motion. The motion was voted on and passed unanimously.

Fox questioned the provision for destruction of animals if unclaimed within five days. City Manager Bill Eisen explained that the ordinance had originally contained a three day provision but had been revised at Council's last meeting. Bullock pointed out that registration would help speed up the contact process. Eisen added that five days would allow animal control to work within space limitations. Chief of Police Bruce Beaty stated that increasing the holding period from three to five days would already reduce space and that he had never received a complaint from anyone whose family pet had been destroyed. Beaty explained the intent of the restrictions for pit bulls and the potential for serious injuries resulting from attacks by pit bulls. Welborn pointed out that most pet owners would call animal control when they noticed their pet missing. Beaty added that no animal would be destroyed until every effort had been made to locate the owner. After further discussion pertaining to special restrictions for pit bulls and the method of destruction of unclaimed animals, Bullock made a motion to approve the ordinance as written. Holt seconded the motion. The motion was voted on and passed unanimously.

Hope Hart addressed the Council to request an amendment to existing regulations pertaining to structural height in residential areas. She asked that Council consider adding a mechanism for variance or a permit to allow a ham radio antenna over the maximum allowed height. She pointed out many examples where ham radio operators had been the only communication in emergency situations and had not only relayed welfare messages to family members in other areas, but had helped locate injured persons and called for medical assistance. She handed out literature to Council pertaining to size and availability of ham radio antennas. Hart told Council that the antenna needed a turning radius of 20 feet and that 37 feet was the lowest possible height available although 65 to 75 feet was needed for effective communication. Holt questioned possible interference with television sets. Ed Wakowitz, a ham radio operator, explained that various organizations including the FCC examined home antennas to insure that stations did not interfere. He pointed out that very old sets made in the 1950's and 1960's could experience problems. Wakowitz stated that only one in ten ham radio operators had an antenna and that most operators' systems were very small.

Council discussed amending the Zoning Ordinance to provide for application of a Conditional Use Permit for an antenna exceeding the maximum height allowed for a structure in residential areas and discussed with City Attorney Pete Eckert other alternatives for regulating height without prohibiting ham antennas and the practicality of screening requirements. Welborn expressed a desire to address all these items in one amendment and confirmed that a permit process would still require notification of property owners within 200 feet of the applicant as well as other public hearing procedures. Council discussed requirements in other cities pertaining to antennas including setback requirements and screening and a viable amendment to the Zoning Ordinance. After further discussion, Bullock made a motion to table the item for two weeks. Luby seconded the motion. The motion was voted on and passed unanimously.

John Park, representing a group of property owners from Heritage Heights, addressed the Council to voice concerns about the lack of City services in the subdivision. He stated dissatisfaction with the police protection, street conditions, lack of fire hydrants and lack of water and sewer services. Eisen outlined the history of the properties discussed and suggested the following options: 1) wait for a redeveloper to incur the improvement costs, 2) proceed with improvements at City expense, or 3) develop a cooperative agreement for improvements between the City and a redeveloper. He estimated street improvements to cost \$38,000 and

confirmed with City Engineer William Douphrate that at least two weeks was needed to develop a cost estimate for extension of sewer services. Holt pointed out that the homeowners and property owner had petitioned for annexation and that although the City had accepted a substandard subdivision, the City had not broken any promises. Welborn confirmed with property owners present that their primary concern was sewer availability and that street improvements were secondary.

Ellen Hunt Hanson explained that development had been begun by her ex-husband. As owner of the remaining unsold lots, she told Council that she had received an estimate of \$425,000 to bring sewer to these 49 lots with no development between the treatment plant and the subdivision. She added that an estimate of \$800,000 had been received for the total street, water and sewer improvements. She explained that the subdivision had petitioned for annexation to prevent the development of a mobile home park, but that without sewer service, the undeveloped lots were not saleable.

Chuck Stewart, engineer and land developer for Harlan Park, explained that negotiations were in process with Mrs. Hanson whereby Heritage Heights would participate in the cost of bringing sewer service to the subdivision while it was being brought to Harlan Park. He stated that two different purchase alternatives were before Mrs. Hanson and that he hoped to conclude negotiations within 30 days. Fox suggested that Staff conduct a cost analysis to be presented to Council at a later date. Mike Nabors, 7101 Hunt, asked the Council to consider a package deal where the City would participate in the cost to the developer to extend sewer service. Eisen stated that several variations would be analyzed. Bullock made a motion to review the item at the first meeting in September. Holt seconded the motion. The motion was voted on and passed unanimously.

Dr. Paul Liechty then addressed the Council to request an amendment to the Sign Ordinance to create a community message sign to be placed on I-30. Dr. Liechty explained that the center would carry messages regarding non-profit activities in the community as well as advertisement for tenants within his building. He pointed out that no connection had been made between signs of this nature and automobile accidents. He told Council that the sign would be modest and in good taste. Bullock confirmed with Liechty that there would be no religious or political messages. Holt asked Liechty to compare the amount of tenant usage to community messages. Liechty said the sign would be in use from 6 A.M. to 5 P.M. and he estimated about 50% tenant use and 50% community service. Welborn reminded Council that once approved, there was no



mechanism for Council to control what the sign was used for. She explained to Dr. Liechty that although his proposal was commendable, it would open the door for similar and less desirable signs. Liechty suggested placing a time limit on the sign for a trial basis. Bullock pointed out that the ordinance had been closely reviewed by a committee and that there could be serious ramifications upon amending the ordinance. Doug Kendam asked Council to read an article provided that gave insight on guidelines for message centers. Dr. Liechty then left the meeting.

Fox opened a public hearing and Council considered approval of a request from Centennial Homes for two front yard fences to be located at 117 and 119 Windmill Ridge. Couch explained that the fences were to be used temporarily for protection and identification of model homes. Bullock made a motion to approve the request. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a site plan for Aircraft Ducting. Couch explained that in conjunction with the site plan, the Planning and Zoning Commission had recommended abandoning a portion of a utility easement on which the existing building was encroaching and would further encroach upon expansion. She explained that the existing drives did not meet the minimum separation requirements but that the Planning and Zoning Commission had recommended allowing this due to a dramatic drop adjacent to each drive. Les Alford told Council that the encroachment had occurred seven years ago at the platting stage. Couch read the caption of an ordinance approving the abandonment of the utility easement. Bullock made a motion to approve the site plan and the ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then adjourned into Executive Session to discuss personnel pertaining to appointments to boards and commissions. Upon reconvening into regular session, Welborn made a motion to reappoint Norm Seligman, Leigh Plagens and Bill Sinclair to the Planning and Zoning Commission; Ed Keegan, Gary Piepenburg and Walter Knight as regular members of the Board of Adjustments and Ron Berry and Al Welch as alternate members; Bob Reeves to the Park Board; William Gentry, Charles Wilson, Glenn Startz, L. T. Taylor and George Barnett to the Plumbing Board; and Wayne Rogers, Claudette Johnson and Barbara Sinclair to the Rockwall Housing Authority. Holt seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Council for consideration, the meeting was adjourned.

PUBLIC NOTICE

The City Council of the City of Rockwall will consider approval of a front yard fence, to be located at 117 and 119 Windmill Ridge Drive further described as Lot 1 and Lot 2, Block B, Windmill Ridge Addition 1A at 7:30 o'clock P.M., on the 20th day of July, 1987 at City Hall, 205 West Rusk, Rockwall, Texas, at the request of \_\_\_\_\_.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

Centennial proposes a temporary split rail fence 36" in height to be placed in the front yard of each lot to protect/identify model homes.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the Rockwall City Council, 205 W. Rusk, Rockwall, Texas 75087.

Location of proposed front yard fence 117 and 119 Windmill Ridge Drive

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.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

WINDMILL RIDGE  
LOT 1 AND LOT 2, BLOCK B

3,4B (1A) CENTENNIAL HOMES INC (2A) 17C DONALD R BUCK  
1-4C P.O. Box 809078 BARBARA KIDWELL  
10-12A DALLAS, TX 75380 113 MAPLERIDGE

5B (1A) WILLIAM T BRUNNER (2A) 18C JESSE J CHAPA  
111 WINDMILL RIDGE 115 MAPLERIDGE

6B (1A) JAMES S INCE (2A) 19D MELVIN W COOLEY  
109 WINDMILL RIDGE 201 MAPLERIDGE

5C (1A) BILLY G MOON (2A) 20D JOSEPH S AMBROGIO  
112 WINDMILL RIDGE 203 MAPLERIDGE

6C (1A) TERESA DICKINSON INTERFIRST BANK OF DALLAS  
110 WINDMILL RIDGE P.O. Box 83798  
DALLAS, TX 75283

1D (1A) CARY JAMES WATSON  
202 WINDMILL RIDGE

2D (1A) CHARLES A HANSEN  
204 WINDMILL RIDGE

3D (1A) LESLEY R DEJOHN  
206 WINDMILL RIDGE

(2A) 15C WILLIAM R FRIDGE  
109 MAPLERIDGE

(2A) 16C JAMES R + CAROL ATCHISON  
111 MAPLERIDGE