

# PZ Case File Termination Check List

PZ Case No. \_\_\_\_\_

**PP FP RP SP CP BE**

**LP TP Z PD CUP OTHER**

PZ Approval Date: \_\_\_\_\_

City Council Approval Date: \_\_\_\_\_

\_\_\_\_\_ PZ Application

\_\_\_\_\_ Cash Receipt

\_\_\_\_\_ Engineering Submittal Form

\_\_\_\_\_ Zoning / CUP Request Letter

\_\_\_\_\_ Location Map

\_\_\_\_\_ Notified Property Owners List

\_\_\_\_\_ Pictures / Drawings

\_\_\_\_\_ Newspaper Public Notice

\_\_\_\_\_ PZ Agenda

\_\_\_\_\_ Copy Plat - *APPROVED*

\_\_\_\_\_ Copy Site Plan - *APPROVED*

\_\_\_\_\_ Copy Landscape Plan - *APPROVED*

\_\_\_\_\_ Copy Building Elevations - *APPROVED*

\_\_\_\_\_ Copy Concept Plan - *APPROVED*

\_\_\_\_\_ Copy Landscape Plan - *APPROVED*

\_\_\_\_\_ Copy Treescape Plan - *APPROVED*

\_\_\_\_\_ Marked Up Blue Lines

\_\_\_\_\_ PZ - Staff Recommendations

\_\_\_\_\_ Planning & Zoning Minutes

\_\_\_\_\_ CC - Staff Recommendations

\_\_\_\_\_ City Council Minutes

\_\_\_\_\_ ARB Agenda

\_\_\_\_\_ ARB Notes

\_\_\_\_\_ Park Board Minutes

\_\_\_\_\_ Ordinance

\_\_\_\_\_ Approval or Denial Letter

\_\_\_\_\_ Plat Filed Date: \_\_\_\_\_

Cabinet No. \_\_\_\_\_

Slide No. \_\_\_\_\_

Approval to Close By: \_\_\_\_\_

File Closure Date: \_\_\_\_\_

NOTES: \_\_\_\_\_

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# City Of Rockwall

## Community Development Request Application

97-40-CP

### Items Submitted:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan           | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Final Plat       | <input type="checkbox"/> Concept Plan        | <input type="checkbox"/> Landscape Plan         |
| <input type="checkbox"/> Replat           | <input type="checkbox"/> Overlay District    | <input type="checkbox"/> Treescape Plan         |
| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Zoning / PD Request    |

### Description

Addition Name: LAKE RIDGE ESTATES Current Zoning: PD-18

Proposed Zoning: PD-18 REVISE CONCEPT PLAN & ALLOWED USES 24, 25 & No. Of Acres: 5.869 No. Of Lots: 12 No. Of Units:

General Location of Property (or) Address: N.W. CORNER RIDGE ROAD & SUMMER LEE DRIVE

Proposed Use For Property: LONG TERM CARE FACILITY

Owner's Name: LAGO VISTA PARTNERS, LTD. Applicant's Name: MR. WILLIAM E. CAMPBELL

Company: LEN MAR DEVELOPMENT CORP. Company: ROCKWALL N.H. REALTY, LTD.

Address: 14755 PRESTON RD., SUITE 830 Address: 104 LION STREET, SUITE E

City, State, Zip: DALLAS, TEXAS 75240 City, State, Zip: DE SOTO, TEXAS 75115

Phone:  Phone: 972-223-6241

Representative's Name: WILLIAM B. KRABACHER Submitted By: WILLIAM B. KRABACHER

Company: HKI ARCHITECTS Company: HKI ARCHITECTS

Address: 800 W. AIRPORT FRWY. LB 6096 Address: 800 W. AIRPORT FRWY., LB 6096

City, State, Zip: IRVING, TEXAS 75062 City, State, Zip: IRVING, TEXAS 75062

Phone: 972-438-4380 Phone:

### Submittal Fee: (Notaries are available)

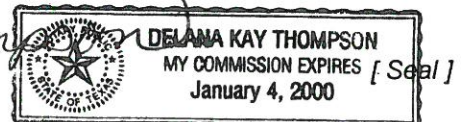
**BEFORE ME**, a Notary Public, on this day personally appeared Ed Campbell the undersigned applicant, who under Oath, stated the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 175.00, to cover the cost of this application, has been paid to the City of Rockwall on this 18 day of JUNE, 19 97.

SUBSCRIBED AND SWORN TO before me, this 18th day of June, 19 97.

1-4-2000  
My Commission Expires

Delana Kay Thompson  
Notary Public in & for the State of Texas





## **Submittal Requirements**

<b>Submit following applicable items;</b>	<b>1st Submittal w/ application (Wk session)</b>	<b>2nd Submittal after revisions (Public Hearing)</b>
Preliminary Plat w / check list	18 x 24 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Final Plat W / Check List	18 x 24 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Replat W / Check List	18 x 24 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Vacation of Plat	18 x 24 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Concept /Development Plan	24 x 36 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Site Plan w / Check List	24 x 36 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Zoning Exhibit w/Legal Description	24 x 36 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Building Elevations	24 x 36 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Landscape/Irrigation Plan	24 x 36 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Treescape Plan w/ check list	24 x 36 [ ] 12 Copies, folded	[ ] 20 Copies, Folded, 1 - 8 1/2 x 11
Conditional Use Legal Description	8.5 x 11 [ ] 1 Copy	
Engineering Plans [ ] 2 sets engineering plans, when required, including the site plan, plat, landscape/irrigation plan and treescape plan.		

### **NOTES:**

- \* **Engineering Plans - Contact Engineering Dept. to determine if required ( if required, plans must be submitted to the city engineer 15 days prior to PZ work Seession)**
- \* **The applicant is encouraged to meet with staff prior to submittal**
- \* **Treescape Plans required for all Plats & Site Plans**
- \* **Final Plats must be filed with the county clerk within 120 days of approval by City Council or the plat will be considered invalid**
- \* **Applicants of residential plats are required to attend Park Board Meetings**

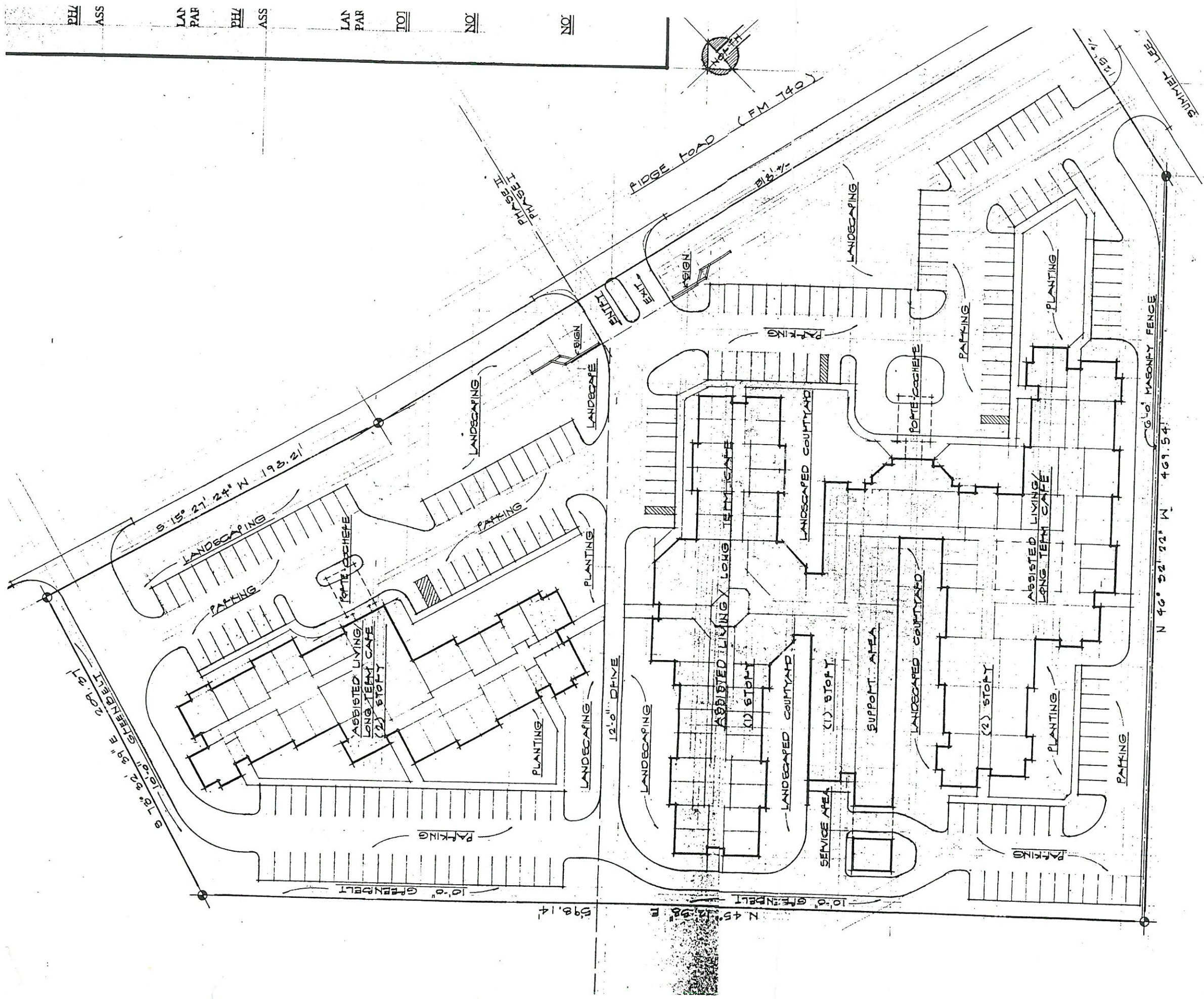
### **FOR OFFICE USE ONLY**

All necessary filling information included with application [ ] YES [ ] NO

\_\_\_\_\_  
Received By

\_\_\_\_\_  
Date





SITE DEVELOPMENT PLAN  
 11-40-0

97-40



BEING 5.868 ACRES OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF TRACT 5 CONVEYED TO LENMAR DEVELOPMENT ACCORDING TO THE DEED RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 24 & LOT 25, AND PART OF LOT 12, LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN SLIDE "A", PAGE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

#### PHASE I

##### ASSISTED LIVING/LONG TERM CARE

FIRST FLOOR	50,000 SQ. FT.
SECOND FLOOR	18,000 SQ. FT.
TOTAL	68,000 SQ. FT.

LAND APPROXIMATELY 3.84 ACRES  
PARKING 106 SPACES

#### PHASE II

##### ASSISTED LIVING/LONG TERM CARE

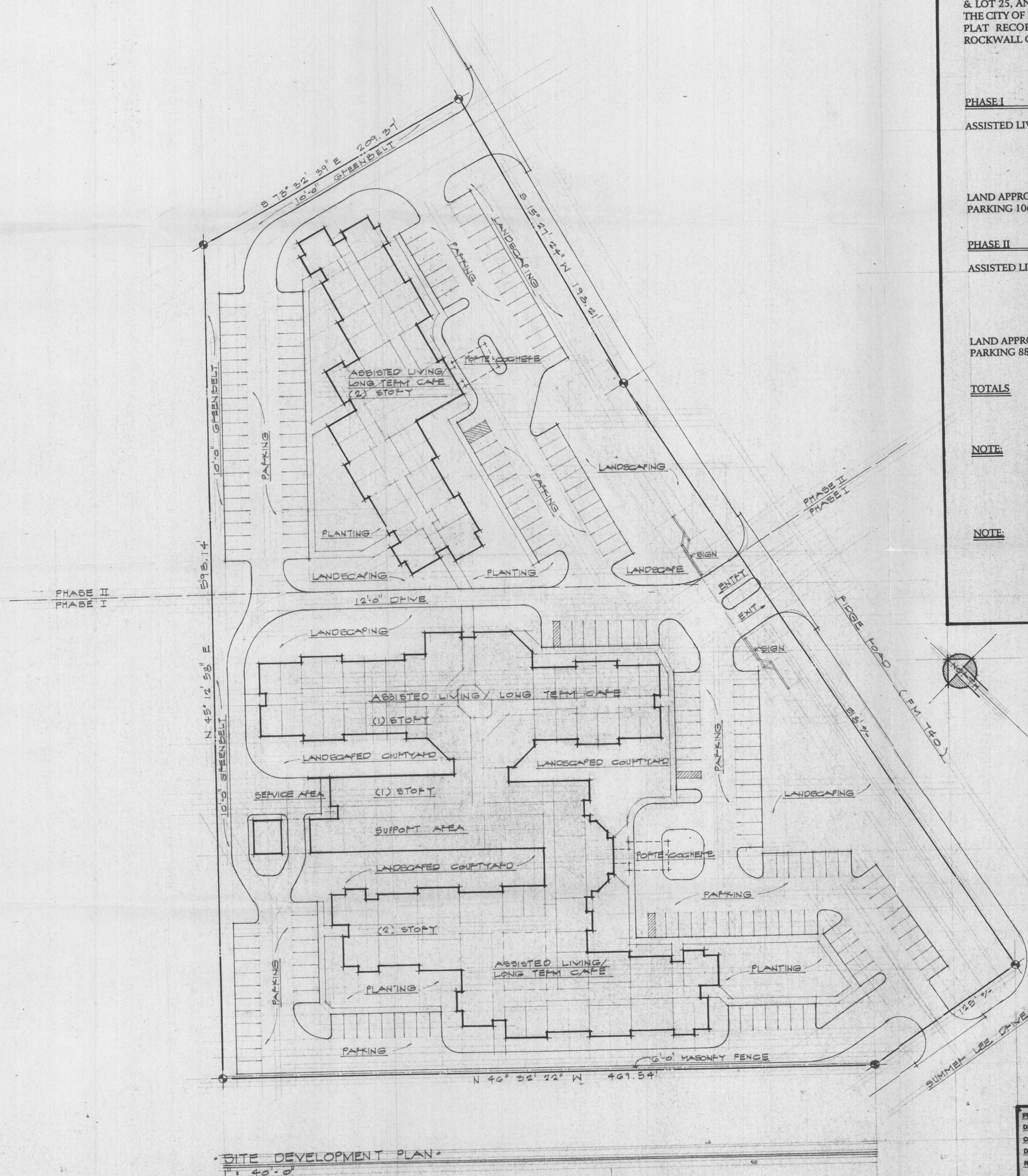
FIRST FLOOR	15,300 SQ. FT.
SECOND FLOOR	14,300 SQ. FT.
TOTAL	29,600 SQ. FT.

LAND APPROXIMATELY 2.0 ACRES  
PARKING 88 SPACES

<b>TOTALS</b>	LAND 5.84 ACRES = 254,390 SQ. FT.
	COVERAGE 65,300 SQ. FT. + 5.84 AC. = 25%
	TOTAL SQ. FT. = 97,600 SQ. FT.
	PARKING SPACES = 194

**NOTE:** THE REQUIREMENTS OF THE "TREE PRESERVATION" ORDINANCE NO. 95-16 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED. A TREE SCAPE PLAN INDICATING TREE REPLACEMENT PROTECTION PRUNING AND PLANTING SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**NOTE:** THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS", ORDINANCE NO. 88-28 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED. A LANDSCAPE PLAN INDICATING MANDATORY PROVISIONS, CREDITS, CONSTRUCTION PLANS AND MAINTENANCE OF THE LANDSCAPING SHALL BE SUBMITTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.



FILE COPY

97-40  
6-18-97 97-40

PROJECT# 9705	<b>AN ASSISTED LIVING / LONG TERM CARE FACILITY</b> FOR: ROCKWALL N H REALTY, LTD 104 LION STREET, SUITE E DENTON, TEXAS 76205	SHEET NUMBER
DRAWN BY WSK		<b>A1</b> OF 1
CHECK BY PLH		
DATE 6/18/97		
REVISIONS	<b>HKI ARCHITECTS</b> P.O. BOX 10000, DALLAS, TEXAS 75210 214-343-1111	



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FM 748



- 97-40-CP/2 -

X Lago Vista Partners Ltd  
14755 Preston Rd #830  
Dallas 75240

Community Bank  
201 E Kaufman  
Rockwall,  
Attn. Mike McCallum

X Joe McIntire  
1122 Signal Ridge

X John/Ellen Dinbokowitz  
2904 Lago Vista

X Scott/Kirsten Lewis  
2505 Chantilly Ct

X Ward/Joyce White  
2879 Lago Vista

X Scott Jones  
3 Intrepid

X Paul Regan  
P.O. Box 71

X Sam Rieger/Carol English  
2911 Lago Vista

X Mike Reid  
PO Box 1162

ADD BANK



X Mr & Mrs Wilson  
400 Chaparral lane

X LenMar Dev. Corp.  
14755 Preston Rd #830  
Dallas 75240

X FP Hughes  
8107 San Leandro  
Dallas 75218

X Park Avenue Cleaners  
1624 Mariah Bay

X Hammer Properties  
12720 Hillcrest #1080  
Dallas 75230

~~Robert McCall~~  
~~222 Lakewood~~

X Petar/Cvijeta Temunovic  
1600 Mariah Bay

Arkoma Basin Resources Inc.  
203 I-30



Senior Care Consultants

97-40-CP

June 20, 1997

Dear Rockwall Planning and Zoning Commission Member,

Senior Care Consultants has filed a recent request with the City of Rockwall Planning and Zoning Commission for a zoning change for a planned health care facility to be located on FM740 at Summer Lee in Rockwall.

In an effort to provide you with an opportunity to preview an existing facility owned and operated by SCC since 1980, you are cordially invited to attend a Rockwall Chamber of Commerce Business After Hours Open House in celebration of our newly opened Rehabilitation Center at Rockwall Nursing Care Center. This State of the Art Rehab Center has been designed to offer a full spectrum of rehabilitative services addressing the specialized needs of the senior population in Rockwall County.

It is our hope that you will join us Thursday, June 26th from 5:30 - 7:30pm. at Rockwall Nursing Care Center 205 Storrs in Rockwall.

We look forward to seeing you then.



**AGENDA**  
**Architectural Review Board Meeting**  
**Annex Conference Room**  
**City Hall, 205 W. Rusk**  
**Rockwall , Texas**  
**July 1,1997**  
**6:30 P.M.**

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**I.     CALL TO ORDER**

**II.    97-40-CP**

A request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located at the north west corner of Summer Lee Drive and FM-740.

**97-34-SP/LP**

A request for a site plan and landscape plan for a tract of land zoned Commercial consisting of 2 lots and containing approximately 3 acres of land known as Steger Town Crossing generally located east of FM-740 south of Steger Towne Drive.

**III.   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 27th day of June at 4:00 p.m. by Denise LaRue



97-40

DeShazo, Tang & Associates, Inc.

*Engineers • Planners*

400 S. Houston St., Suite 330

Dallas, Texas 75202



**TECHNICAL MEMORANDUM**

TO: Mr. Bill Crolley  
City Planner & Director Of Community Development  
City Of Rockwall

FROM: Tony R. Tramel, P.E.  
DeShazo, Tang & Associates, Inc.

DATE: July 2, 1997

RE: **Review of Materials For Planning & Zoning Meeting Of July 10, 1997**

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I have reviewed the Planning and Zoning agenda items as requested and offer the following review critique/comments for each of the cases noted. I also will be available at the July 10th meeting in Rockwall.

**Case 97-40-CP - Concept Review For Assisted Living Center Adjacent to FM 740 Ridge Road and Summer Lee**

- Recommend splitting site frontage into three relatively equal parts by revising the location of the two driveways onto FM 740 and related internal site access. Provide additional pavement width on FM 740 for a northbound left turn lane at the new southern entrance/exit.



- Maintain entrance/exit on Summer Lee in order to provide a secondary access to this development. This secondary point can be accessed from the IH-30 frontage road and provides another means of emergency access for life safety vehicles.
- Recommend revising site plan to increase minimum driveway aisles to + 22' to accommodate normal two lane two way traffic flow and parking aisle widths. This minimum dimensions is also necessary to accommodate life safety vehicles.

#### **97-41-FP/SP/TP - Final Plat, Site Plan, & Tree Scape Plan for Proposed Gymnastics Studio**

- The site displays good access control planning. The site's single driveway on Lakeshore Drive is located as far as practical from the signalized intersections of SH 66 and Lakeshore Drive. Additionally, access is provided on the minor cross street rather than the major arterial cross street of SH 66.
- It is my understanding the Commission may consider a request to provide this site's access solely from SH 66. This restriction does not appear reasonable considering the physical restrictions associated with the large drainage channel which fronts this site and the alternative being proposed.
- The site plan conforms to generally accepted transportation engineering principals and practices

#### **97-42-PP - Preliminary Plat For Home Depot Site & Related Items**

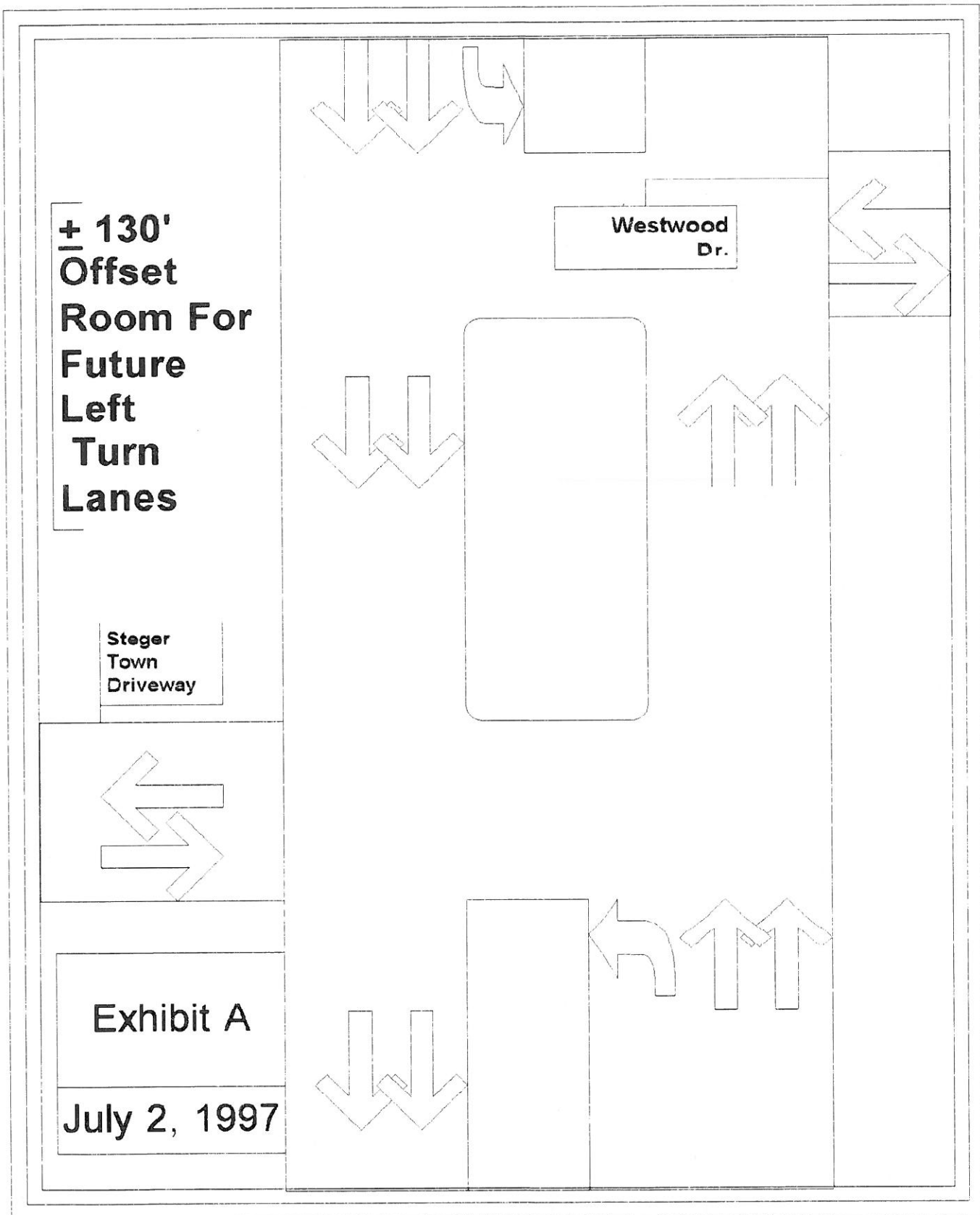
- An additional  $\pm 12'$  of rights of way and/or utility easements parallel to the propose pavement edge should be provided where the two deceleration lanes are proposed on IH 30. A triangular shaped right of way parcel is also needed downstream from each of these locations to transition utility facilities back into the right of way.
- Suggest a right of way corner clip in north east corner of block 3 to accommodate utility facilities similar to that shown in north west corner of lot 2 block 1.
- Need to provide survey data for alignment/dedication on Preliminary Plat for:
  - future Ralph Hall Parkway east of existing Tubbs Road;
  - existing/proposed Tubbs Road which parallels the future Ralph Hall Parkway
- Need to resolve the "relocation of Tubbs Road" note provided on the conceptual site plan. As plans are developed in this area, the developer needs to enter into an agreement with the City concerning the potential abandonment of that section of which parallels IH 30. There exists a need to maintain access to properties to the east of the Home Depot development. Suggest dedicating and constructing a roadway along the eastern edge of Future Development Tract 1. This would allow development of the relatively narrow

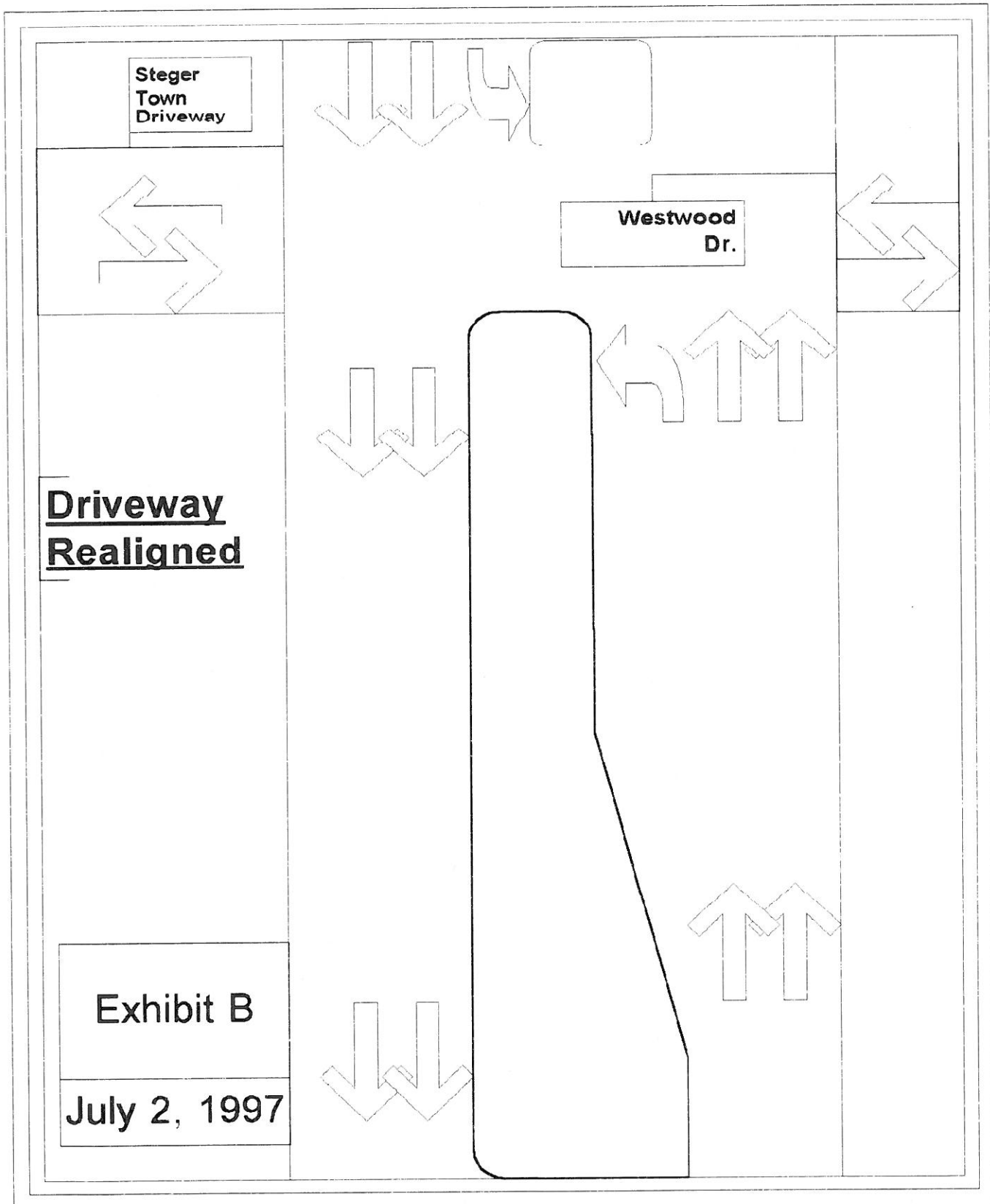
Tract 1 without having public right of way fronting on two sides creating a double fronted lot.

#### **97-44-PP(Z) Stegar Towne Crossing Phase 2**

- We have by separate memo provided comments concerning this site. It is our understanding that the Developer is proposing to provide a eastbound left turn lane and westbound right turn deceleration lane at the site's eastern driveway. It is understood that the location for a future median opening, which would include a left turn lane for eastbound traffic is recommended for the center driveway of the center on FM 3097. This location is approximately 600 feet from the intersection of FM 740/FM 3097 and the future intersection of FM 3097/future road adjacent to the eastern boundary of the site.
- Good planning principals dictate the alignment of streets in subdivision planning or maintaining a minimum offset of 125' from roadway centerlines. The alignment of the driveway shown on the east edge of the site exceeds this normal offset as it relates to Westwood Drive. There is also two relative ways roadways can be offset from each other. The desirable way is for the streets to be located in a manner where left turn storage on the major street can be accommodated. Exhibit A which is attached is such an offset. The central disadvantage of this type of alignment occurs if both of the minor cross streets generate traffic volumes warranting traffic signalization. Extremely inefficient traffic signal phasing is needed to accommodate this condition.
- The alternative to this constrained traffic signal operation is for both streets to be aligned with each other. This provides conventional intersection design which can be signalized using normal phase sequences. Exhibit B is provided which displays this configuration. This traditional approach may be perceived as allowing traffic from Stegar Town to utilize West Wood Drive as a cut-through route, however, this does not seem logical or rational considering the physical arrangement of the local street system. I would anticipate with the potential realignment of these streets, that the intersection would serve to feed traffic onto the future four lane road and that there would be minimal traffic crossing the between e Stegar Town driveway and Westwood Drive.









**City Of Rockwall  
Planning & Zoning Commission**

**Agenda Date:** July 8, 1997

**Applicant:** William Campbell

**Agenda Item:** **97-40-CP**

A request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located north of Summer Lee Drive and west of FM-740.

**Action Needed:** Hold public hearing and consider approval of the request.

**Background Information:** The subject property is part of PD-18 which currently allows office and retail. The applicant proposes to develop the site in two phases. Phase one would be comprised of approximately 55 assisted living units and 30 long term care units. Phase two would be comprised of approximately 55 assisted care units. As proposed the main access will be from FM-740, a secondary access point is proposed on Summer Lee Drive. Tony Tramel has reviewed this site and recommends a left turn lane be installed on FM-740 at the main entrance at FM-740. In the future Summer Lee Drive will be extended across FM-740. Ultimately this intersection will be signalized. The surrounding zoning includes residential to the west and north, general retail to the east and south. This is a heavily treed site. A treescape plan will be reviewed with the site plan.

**Staff Recommendation:** Staff recommends approval with the following conditions;

1. Additional review with the site plan to ensure ample parking.
2. Left turn lane as recommended by Tony Tramel.
3. A 6' masonry wall and tree plantings along the residential development.
4. Review and approval of elevations and landscaping plan with site plan.
5. Meet the exterior materials requirements of the MF-15 zoning district (75% masonry excluding stucco)
6. Maximum height of 36'
7. Minimum 35' setback from residential zoned property

# City Of Rockwall

## Community Development Request Application

97-40-CP

### Items Submitted:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan           | <input type="checkbox"/> Conditional Use Permit |
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| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Zoning / PD Request    |

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No. Of Acres: 5.869 No. Of Lots: 12 No. Of Units:

General Location of Property (or) Address: N.W. CORNER RIDGE ROAD & SUMMER LEE DRIVE

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Company: LEN MAR DEVELOPMENT CORP. Company: ROCKWALL N.H. REALTY, LTD.

Address: 14755 PRESTON RD., SUITE 830 Address: 104 LION STREET, SUITE E

City, State, Zip: DALLAS, TEXAS 75240 City, State, Zip: DE SOTO, TEXAS 75115

Phone:  Phone: 972-223-6241

Representative's Name: WILLIAM B. KRABACHER Submitted By: WILLIAM B. KRABACHER

Company: HKi ARCHITECTS Company: HKi ARCHITECTS

Address: 800 W. AIRPORT FRWY. LB 6096 Address: 800 W. AIRPORT FRWY., LB 6096

City, State, Zip: IRVING, TEXAS 75062 City, State, Zip: IRVING, TEXAS 75062

Phone: 972-438-4380 Phone:

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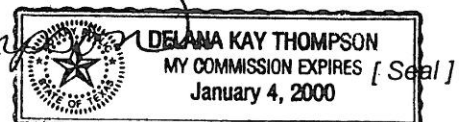
**BEFORE ME**, a Notary Public, on this day personally appeared Ed Campbell the undersigned applicant, who under Oath, stated the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 175.00, to cover the cost of this application, has been paid to the City of Rockwall on this 18 day of JUNE, 19 97.

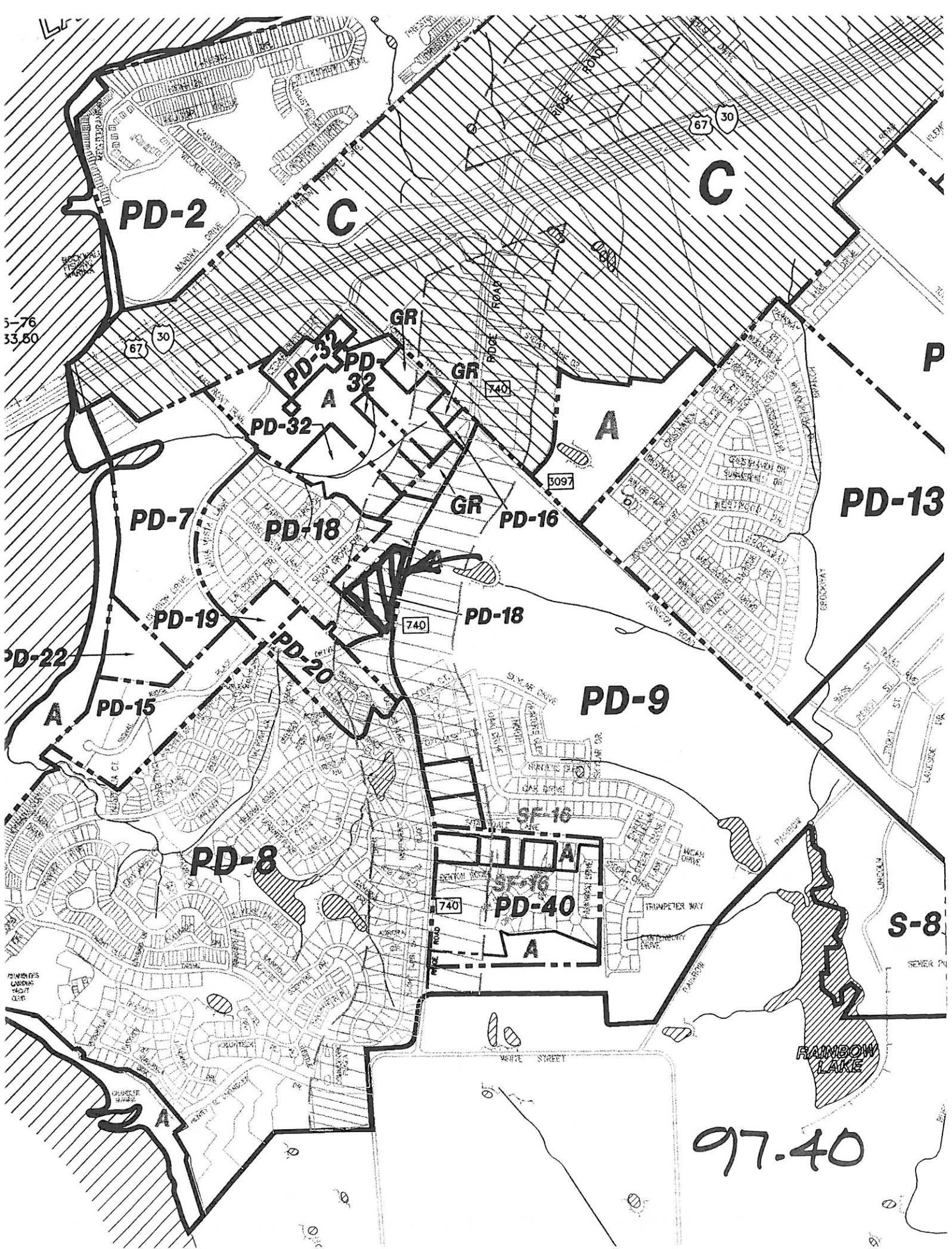
SUBSCRIBED AND SWORN TO before me, this 18th day of June, 19 97.

1-4-2000  
My Commission Expires

DeLana Kay Thompson  
Notary Public in & for the State of Texas







97-41-FP

**City Of Rockwall**  
**Community Development Request Application**

**Items Submitted:**

<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use Permit
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Concept Plan	<input checked="" type="checkbox"/> Landscape Plan
<input type="checkbox"/> Replat	<input type="checkbox"/> Overlay District	<input type="checkbox"/> Treescape Plan
<input type="checkbox"/> Vacation of Plat	<input checked="" type="checkbox"/> Building Elevations	<input type="checkbox"/> Zoning / PD Request

**Description**

Addition Name: HOLLEY ADDITION Current Zoning: GR

Proposed Zoning: GR No. Of Acres: 1.16 No. Of Lots: 1 No. Of Units: 1

General Location of Property (or) Address: SOUTHWEST CORNER OF US HWY 66 & LAKESHORE DR

Proposed Use For Property: GYMNASTICS INSTRUCTION

Owner's Name: AUSTIN LEWIS Applicant's Name: ACROSPORTS INTL. (DAVID HOLLEY)

Company: \_\_\_\_\_ Company: ACROSPORTS INTERNATIONAL, INC.

Address: \_\_\_\_\_ Address: 1028 SILVERTHORN CT.

City, State, Zip: \_\_\_\_\_ City, State, Zip: MESQUITE, TX 75150

Phone: (972) 771-2094 Phone: (972) 681-4713

Representative's Name: HAROLD EVANS Submitted By: DAVID HOLLEY

Company: HAROLD EVANS, CONSULTING Company: SAME AS APPLICANT

Address: 2331 GUS THOMASSON #102 Address: \_\_\_\_\_

City, State, Zip: DALLAS, TX 75228 City, State, Zip: \_\_\_\_\_

Phone: (214) 328-8133 Phone: \_\_\_\_\_

**Submittal Fee: (Notaries are available)**

**BEFORE ME**, a Notary Public, on this day personally appeared DAVID HOLLEY the undersigned applicant, who under Oath, stated the following:

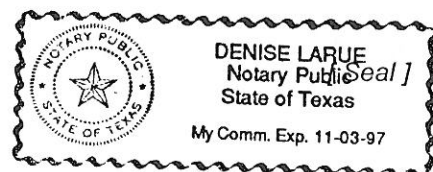
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 175, to cover the cost of this application, has been paid to the City of Rockwall on this 20 day of JUNE, 19 97.

SUBSCRIBED AND SWORN TO before me, this 20 day of JUNE

11-3-97  
My Commission Expires

Denise Larue  
Notary Public in & for the State of Texas

David Holley  
Applicant Signature  
19 97





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 "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 18 ON THE FOLLOWING DESCRIBED TRACT: A TRACT OR PARCEL OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CONTAINING APPROXIMATELY 39.559 ACRES AND FURTHER BEING DESCRIBED AS THE LAKE RIDGE ESTATES, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 10, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THE LAKE RIDGE ESTATES SUBDIVISION, INCLUDING ALL STREETS AND PUBLIC RIGHT-OF-WAYS, SAVE AND EXCEPT THE FOLLOWING: ALL OF LOT 6, LOT 13, LOT 23, LOT 26, LOT 28 AND THE EASTERN END OF LOT 22; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 18 on the following described property:

A tract or parcel of land situated in the Edward Teal Survey, Abstract No. 207 containing approximately 39.559 acres and further being described as the Lake Ridge Estates, a subdivision in Rockwall County, Texas, recorded in Volume 1, Page 10, Deed Records of Rockwall County, Texas, and more particularly described as follows:

PD-18

and public right-of-ways, save and except the following:

All of Lot 6, Lot 13, Lot 23, Lot 26, Lot 28, and the eastern end of Lot 22

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District Number 18 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 18 to the above described tract of land is subject to the following special conditions:

A. Phase I

(1) The site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phase I of Planned Development District No. 18 and any and all such development of Phase I shall be in strict accordance with such site plan.

(2) Phase I is approved for those non-residential uses allowed in the Office and General Retail Districts of the Comprehensive Zoning Ordinance.

(3) A six (6) foot solid masonry screening fence shall be erected along the westernmost property line as shown on the site plan "Exhibit A" to screen the commercial development from the existing single family structures.

(4) A drainage plan shall be submitted and approved by City engineers prior to the issuance of a building permit.

B. Balance of property under "PD-18

(1) Prior to the issuance of any building permit in Planned Development District No. 18, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "B" and made a



part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

(2) A list and description of proposed uses shall be submitted as a part of the comprehensive site plan and no building permit shall be issued until such uses are finally approved by the City Council.

(3) No building or other permits shall be issued by an officer, agent or employee of the City of Rockwall for development of the above described tract in "PD-18" unless and until a final comprehensive site plan and list of proposed uses shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "B".

C. All development of property covered by Planned Development District No. 18 shall be in accordance with the provision of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 4. Any person firm, or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

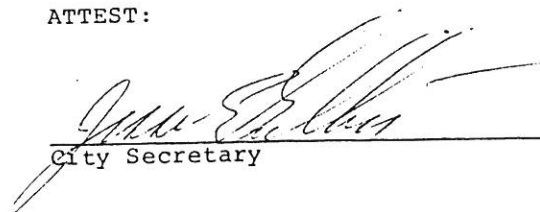
its passage and the publication of the caption as the law in such cases provides.

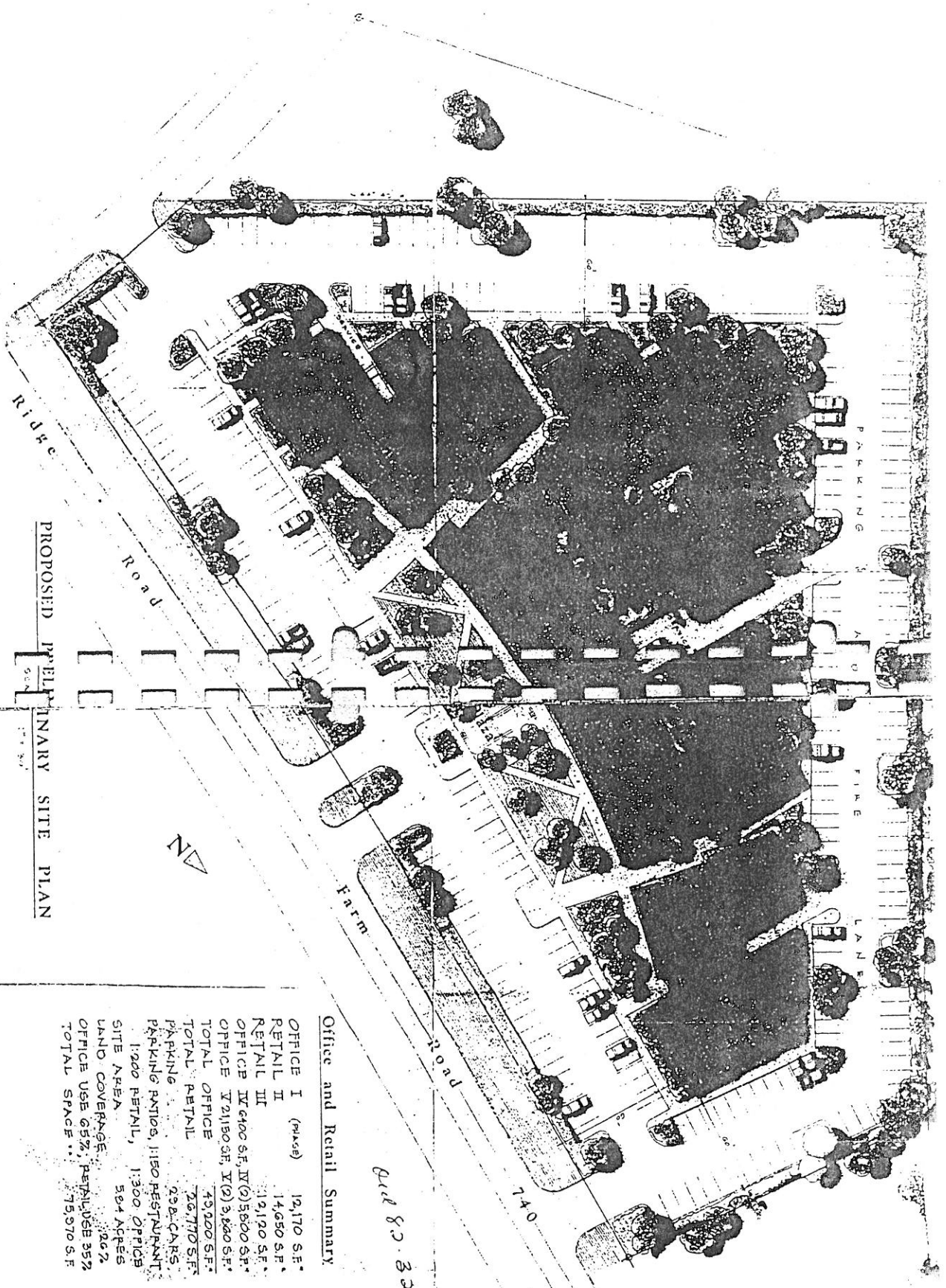
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of July, 1982.

APPROVED:

  
Mayor

ATTEST:

  
City Secretary



PROPOSED PRELIMINARY SITE PLAN

Office and Retail Summary

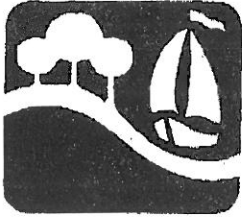
OFFICE I (Phase)	12,170 S.F.
RETAIL II	14,650 S.F.
RETAIL III	12,120 S.F.
OFFICE IV (400 S.F., IV(2) 5,500 S.F.)	
OFFICE V (21,150 S.F., V(2) 3,600 S.F.)	
TOTAL OFFICE	43,220 S.F.
TOTAL RETAIL	26,770 S.F.
PARKING	258 CARS
PARKING RATIO, 1:150 RESTAURANT	
1:200 RETAIL, 1:300 OFFICE	
SITE AREA	524 ACRES
LAND COVERAGE	26%
OFFICE USE 65%, RETAIL USE 35%	
TOTAL SPACE	75,970 S.F.

Sheet 8.3.32

OFFICE & RETAIL DEVELOPMENT FOR VIRGINIA CLARK

Adjacent to Chandlers Landing • Smith, Ekblad & Assoc. Inc. Arch./Engrs. • May 12, 1982 • Rockwall, Texas





City of Rockwall  
Community Development  
205 W. Rusk  
Rockwall, Texas 75087  
(214) 771-7745 FAX: (214) 7717727

## - Public Notice -

The City of Rockwall Planning and Zoning Commission will hold a public hearing on July 8, 1997 at 7:00 p.m., at the Rockwall City Hall, 205 W Rusk, Rockwall, Texas and the Rockwall City Council will hold a public hearing on July 21, 1997 at 6:00 p.m. at City Hall, 205 West Rusk, in the City Council Chambers to consider the following items;

### 97-40-CP

A request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located at the north west corner of Summer Lee Drive and FM-740.

In order to have your comments included with the information sent to the Planning & Zoning Commission, please return the form by mail or fax no later than July 3, 1997.

Denise LaRue, Community Development Coordinator

Case No. PZ-97-40-CP

☐

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

☒

I am opposed to the request for the reasons listed below

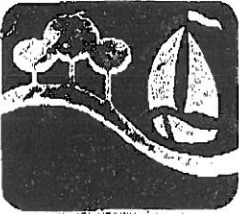
I just recently purchased a lot in Lago Vista  
Lot 1 Block A, and this is not something I  
want to look at when I look out my door and  
~~but~~ think it would hurt my resale value

Name:

Jane Mc Intire

Rockwall Property Address:

1122 Signal Ridge now and also at  
Lot 1 Block A Lago Vista



City of Rockwall  
Community Development  
205 W. Rusk  
Rockwall, Texas 75087  
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Denise LaRue, Community Development Coordinator

Case No. PZ-97-40-CP



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



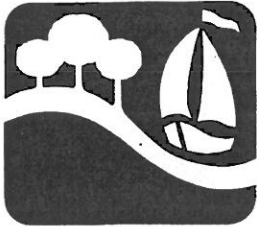
I am opposed to the request for the reasons listed below

We are opposed to the proposed revised concept plan because of its potential adverse impact on property values in our neighborhood. The size and nature of the project is not consistent with the area and would be a dominating presence on Ridge Road. We think this should be of particular concern to the city council in its attempts to encourage single family residential growth in our area and attraction of people to the ~~area~~ available, proximate building sites.

Name: David and Allison Darnour

Rockwall Property Address: 2872 Lago Vista Lane





City of Rockwall  
Community Development  
205 W. Rusk  
Rockwall, Texas 75087  
(214) 771-7745 FAX: (214) 7717727

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Denise LaRue, Community Development Coordinator

-----  
Case No. **PZ-97-40-CP**

☐

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

☒

I am opposed to the request for the reasons listed below

*As recent homebuyers whose lot borders the proposed facility, we are very definitely opposed to any development other than as private residential for the following reasons:*

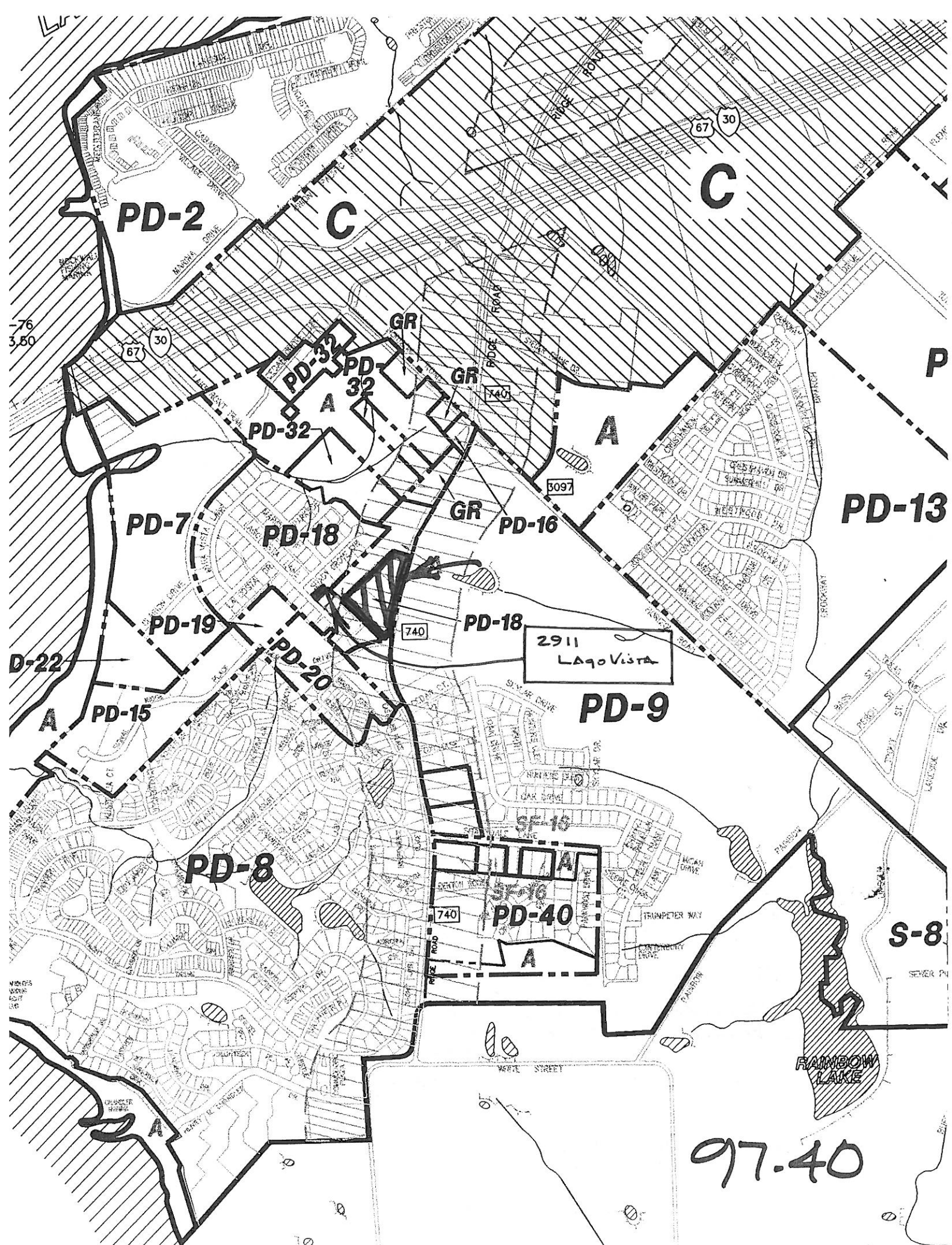
*1. Diminished privacy!*

*2. Possible adverse effect on the continued development of the Lago Vista subdivision.*

*3. Negative effect on property values*

Name: SAM L. RIEGER  
CAROL ENGLISH-RIEGER

Rockwall Property Address: 2911 Lago Vista







City of Rockwall  
Community Development  
205 W. Rusk  
Rockwall, Texas 75087  
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Denise LaRue, Community Development Coordinator

Case No. PZ-97-40-CP



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



I am opposed to the request for the reasons listed below

- ① Meets needs of community
- ② Quality land use
- ③ Minimal traffic impact.

Name:

Gary P. Hammer

Rockwall Property Address:

Lakeridge Estates Lot 28

**City Of Rockwall  
City Council**

**Agenda Date:** July 21, 1997

**Applicant:** William Campbell

**Agenda Item:** **97-40-CP**

A request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located north of Summer Lee Drive and west of FM-740.

**Action Needed:** Hold public hearing and consider approval of the request.

**Background Information:** The subject property is part of PD-18 which currently allows office and retail. The applicant proposes to develop the site in two phases. Phase one would be comprised of approximately 55 assisted living units and 30 long term care units. Phase two would be comprised of approximately 55 assisted care units. As proposed the main access will be from FM-740, a secondary access point is proposed on Summer Lee Drive. Tony Tramel has reviewed this site and recommends a left turn lane be installed on FM-740 at the main entrance at FM-740. In the future Summer Lee Drive will be extended across FM-740. Ultimately this intersection will be signalized. The surrounding zoning includes residential to the west and north, general retail to the east and south. A large number of trees exist on this site. A treescape plan will be reviewed with the site plan.

**Staff Recommendation:** Staff recommends approval with the following conditions;

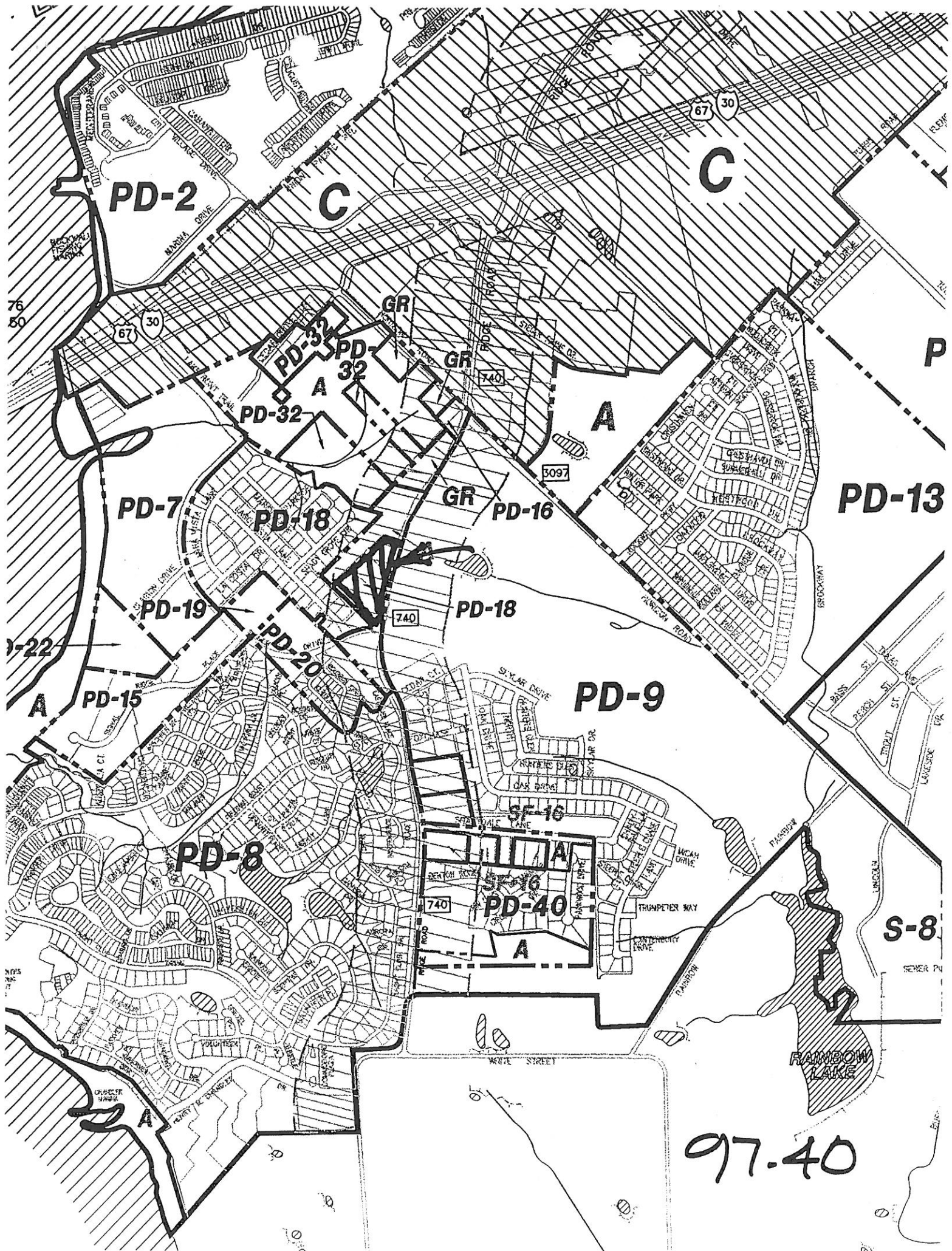
1. Additional review with the site plan to ensure ample parking.
2. Left turn lane as recommended by Tony Tramel.
3. A 6' masonry wall and tree plantings along the residential development.
4. Review and approval of elevations and landscaping plan with site plan.



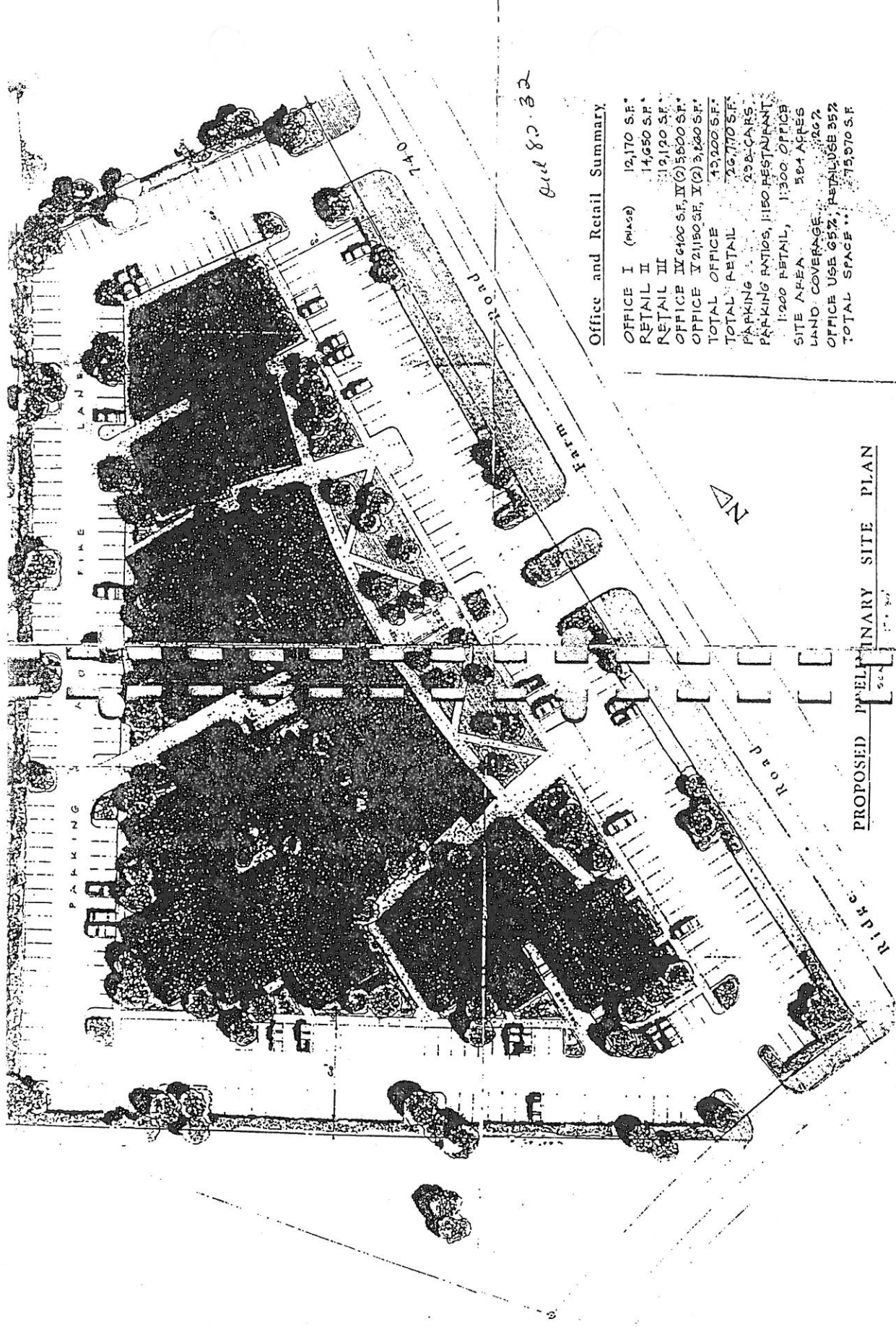
5. Meet the exterior materials requirements of the MF-15 zoning district (75% masonry excluding stucco)
6. Maximum height of 36'
7. Minimum 35' setback from residential zoned property

**P&Z Recommendations:**

P&Z recommends approval with staff conditions by a vote of 3 to 1.







Jul 80 32

**Office and Retail Summary**

OFFICE I (Phase)	12,170 S.F.
RETAIL II	14,650 S.F.
RETAIL III	12,120 S.F.
OFFICE IV 6100 S.F., IV (2) 5800 S.F.	
OFFICE V 21100 S.F., V (2) 3220 S.F.	
TOTAL OFFICE	43,220 S.F.
TOTAL RETAIL	26,770 S.F.
PARKING	938 CARS
PARKING RATIOS, 1:150 RESTAURANT	
1:200 RETAIL, 1:300 OFFICE	
SITE AREA	324 ACRES
LAND COVERAGE	26.2%
OFFICE USE 65%, RETAIL USE 35%	
TOTAL SPACE	75,970 S.F.

PROPOSED PRELIMINARY SITE PLAN

**OFFICE & RETAIL DEVELOPMENT FOR VIRGINIA CLARK**

Adjacent to Chandlers Landing • Smith, Ekblad & Assoc. Inc. Arch./Engrs. • May 12, 1982 • Rockwall, Texas

## Rockwall Area Chamber of Commerce

P.O. Box 92 / Rockwall, Texas / 75087  
(972) 771-5733



"THE NEW HORIZON"

### CHAMBER OF COMMERCE RESOLUTION NO. 01-7/97

A Resolution by the Board of Directors of the Rockwall Area Chamber of Commerce supporting the planned Health Care Facility to be located at the Northwest corner of Ridge Road and Summer Lee Drive.

WHEREAS, the proposed health care facility to be developed by Senior Care Consultants will comprise approximately 60% Assisted living quarters for the elderly and 30% of the space will be used for long term care with the remaining 10% utilized for support services; and

WHEREAS, Senior Care Consultants, Inc. is a Rockwall County business; and

WHEREAS, the proposed facility will provide approximately 50 full time jobs to the Rockwall economy; and

WHEREAS, the proposed facility will provide in excess of \$1,000,000 in payroll for our local economy; and

WHEREAS, this is a multi million dollar investment by Senior Care Consultants, Inc. in our local economy; and

WHEREAS, this will be a 1st class structure that is extremely residential in nature; and

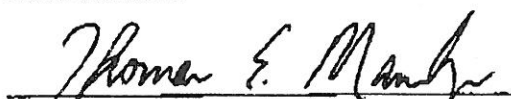
WHEREAS, this facility will offer services that are currently not available for the Geriatric residents of Rockwall; now

THEREFORE, Be it resolved that the Board of Directors of the Rockwall Area Chamber of Commerce support the planned health care facility proposed by Senior Care Consultants to be located at the Northwest corner of Summer Lee Drive and Ridge Road.

Passed on July 14, \_\_\_\_\_, 1997

  
Mike Mishler

7-15-97  
Date

  
Thomas E. Manskey, ChECD

7-15-97  
Date



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 "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 18 ON THE FOLLOWING DESCRIBED TRACT: A TRACT OR PARCEL OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CONTAINING APPROXIMATELY 39.559 ACRES AND FURTHER BEING DESCRIBED AS THE LAKE RIDGE ESTATES, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 10, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THE LAKE RIDGE ESTATES SUBDIVISION, INCLUDING ALL STREETS AND PUBLIC RIGHT-OF-WAYS, SAVE AND EXCEPT THE FOLLOWING: ALL OF LOT 6, LOT 13, LOT 23, LOT 26, LOT 28 AND THE EASTERN END OF LOT 22; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

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PD-18

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its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of July, 1982.

APPROVED:

  
Mayor

ATTEST:

  
City Secretary





City of Rockwall  
Community Development  
205 W. Rusk  
Rockwall, Texas 75087  
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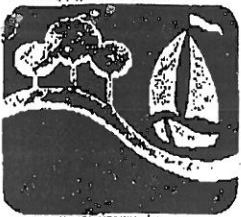
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I just recently purchased a lot in Lago Vista  
lot 1 Block A and this is not something I  
want to look at when I look out my door and  
think it would hurt my resale value

Name: Joie Mc Intire

Rockwall Property Address: 1122 Signal Ridge now and also at  
lot 1 Block A Lago Vista



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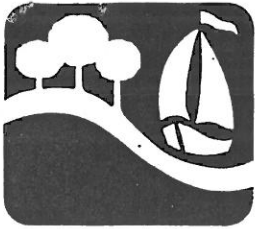


I am opposed to the request for the reasons listed below

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Name: David and Allison Darnour

Rockwall Property Address: 2872 Lago Vista Lane



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### 97-40-CP

A request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located at the north west corner of Summer Lee Drive and FM-740.

In order to have your comments included with the information sent to the Planning & Zoning Commission, please return the form by mail or fax no later than July 3, 1997.

Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-97-40-CP

☐

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

☒

I am opposed to the request for the reasons listed below

As recent home buyers whose lot borders the  
proposed facility, we are very definitely  
opposed to any development other than as  
private residential for the following reasons:

1. Diminished privacy!

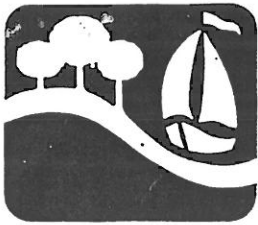
2. Possible adverse effect on the continued  
development of the LAgo Vista subdivision.

3. Negative effect on property values

Name: SAM L. RIEGER  
CAROL ENGLISH-RIEGER

Rockwall Property Address: 2911 LAgo Vista





City of Rockwall  
Community Development  
205 W. Rusk  
Rockwall, Texas 75087  
(214) 771-7745 FAX: (214) 771-7727

## - Public Notice -

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Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-97-40-CP



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



I am opposed to the request for the reasons listed below

- ① Meets needs of community
- ② Quality land use
- ③ Minimal traffic impact.

Name: Gary P. Hammer

Rockwall Property Address: Lakeridge Estates Lot 28

# Minutes of the Rockwall City Council

July 21, 1997

## Call to Order and Invocation and Pledge of Allegiance - George Hatfield

The Rockwall City Council met in regular session in the Council Chambers of the Rockwall City Hall at 6:00 p.m. on July 21, 1997. Mayor Hatfield called the meeting to order at 6:00 p.m. The following councilmembers were present: George Hatfield, Sam Buffington, Ron Coleson, Pat Luby, Dale Morgan, Nell Welborn and Todd White.

Mayor Hatfield led the invocation and pledge.

## Proclamations and Resolutions

Officer Carl Alsabrook and Sergeant Terry Garrett came forward to accept a proclamation from the Mayor for "National Night Out". Garrett asked Chief Watkins to come forward and announced that the City of Rockwall/Rockwall Police Department had been designated 1997 Outstanding Crime Prevention Agency by the Texas Crime Prevention Association. The officers presented the plaque to Chief Bill Watkins.

## Consent Agenda

**Consider Approval of Minutes of June 30, 1997 and July 7, 1997 and Take Any Necessary Action.**

**Consider Approval of Ordinance for Annexation of Group 1 Properties and Take Any Necessary Action. (2nd Reading).**

**Consider Approval of a Bid for a Concrete Saw and Take Any Necessary Action.**

**Consider Approval of a Bid for a Uniform Contract and Take Any Necessary Action.**

**Consider Approval of Request for Authorization to Perform Routine Cleaning of Water Tank Facilities and Take Any Necessary Action.**

White reported corrections to the minutes. Buffington moved for approval of the Consent Agenda with the corrections to the minutes as noted. Coleson seconded the motion and Kindred read the ordinance caption.

### ORDINANCE NO. 97-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 1,178 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

The consent agenda was approved by a unanimous vote.

## Appointments/Plats/Plan/Public Hearings

### Appointment with B.T. Payne, Jr. to discuss de-annexation of his property and Take Any Necessary Action.

Hatfield indicated that Mr. Payne had spoken to the Council at the last meeting during open forum and that the Council was aware of his concerns. He stated that the Council did not desire to de-annex Mr. Payne's property as requested. Mr. Payne came forward and expressed his dissatisfaction with the lack of city services provided him during the time he has been in the city limits. He indicated that he was not receiving city water or sewer. Hatfield asked if Mr. Payne's main concern was the police protection. Payne indicated that was only one of the concerns. Hatfield asked Payne to take specific issues to the City Staff and that the staff would be happy to work with him, but that his property would not be de-annexed.

### Appointment with Planning and Zoning Chairman.

Bill Crolley indicated that a memo was included in the packet from Tony Tramel, Traffic Consultant, which reported his findings on the following cases, PZ-97-40-CP, PZ-97-41-FP/SP/TP, PZ-97-42-PP, and PZ-97-44-PP/Z.

### PZ- 97-44-PP/Z Hold Public Hearing and Consider Approval of an Ordinance granting a Request from John Weber for a change in zoning from agriculture to commercial for 1 lot consisting of approximately 26 acres known as the Steger Towne Crossing Phase 2 Development and generally located north of FM-3097 east of FM-740 and Approval of a preliminary plat and Take Any Necessary Action. (1st Reading)

Crolley outlined the request as a change from agricultural to commercial. Crolley indicated the Comprehensive Land Use Plan designated this area for commercial development. Crolley reported the concept plan was available for discussion but was not to be approved at this meeting. Crolley covered the issues of outdoor storage, screening, and screening of roof mounted units as well as the appearance of the garden center, all of which will be reviewed with the site plan.

Staff recommended approval with the following conditions:

1. Approval of engineering with the final plat.
2. Agreements entered into with property owners and City to address offsite drainage and roadway improvements.
3. Drainage easements for detention pond area.
4. Traffic Improvements as recommended by Tony Tramel be made in conjunction with the Lowe's development.
5. Fire lane and cross access be determined with final plat.

Crolley further outlined the existing drainage conditions of the Rockway branch and indicated staff was preparing a developers agreement to allow for improvements necessary to solve the problems and that this developer would be required to enter into such an agreement. Crolley



100 reported on the requirements for the detention pond. He outlined the turn and acceleration lanes recommended by Tony Tramel.

105 Crolley indicated that the treeline was located in the Ralph Hall Parkway right of way and that there should not be a substantial number of trees removed for this development. He stated a treescape plan would be required.

110 Welborn commented on the suggestion of Tramel that Westwood and the driveway be aligned for future signalization and indicated she would concur with the recommendation. Crolley indicated that issue would be discussed at the site plan approval. Crolley said it would be secondary point of access to the center and that it might not be signalized. Welborn expressed the desire to plan for the future by having the streets aligned so that the signalization could be done when the need occurred.

115 Welborn indicated that she would also like the developer to consider whether or not it would be cost effective to give a few more feet right of way and build the entire street without affecting the tree line. Crolley indicated that could be looked at when the site plan was presented to Council and that the actual location and size of the trees would be identified.

120 Welborn indicated the zoning ordinance required screening by the more intense use and asked if it would be discussed at the site plan. Crolley indicated that staff was working with the developer on the use of a berm or landscaping which would act as a screen, or possibly a wall and planting.

125 Buffington expressed concern over the drainage in the area and indicated that property owners down the road were concerned. Buffington asked if the developer had agreed to help with the drainage problem and how it would be dealt with.

Hatfield opened the public hearing.

130 John Weber, applicant, 1450 Quorum Dr., Dallas, Texas, came forward and indicated that he had been working with staff to address the issues and believed that the identified issues could all be worked out with a Facilities Agreement and the escrow of funds.

135 Terry York, 219 Autumn Court, came forward and expressed opposition to the change in zoning. She indicated that children played in the area surrounding it and cut across that lot frequently. She expressed concern over the increased traffic and the dangers during development of the area, as well as increased noise as a result of the development.

140 Hatfield indicated that those issues would be addressed during development and approval of the site plan. York asked if her neighbors would have an opportunity to speak to Council regarding this at a later time. Crolley indicated that this meeting was the only public hearing, but that anyone could put their comments in writing and those comments would be addressed with the site plan. Hatfield closed the public hearing.

145 Welborn clarified the vote on the request at the Planning and Zoning level. Crolley indicated that

there was a vote of 3 in favor and 1 abstention. Welborn moved for approval of the ordinance granting the change in zoning from Agriculture to Commercial. White seconded the motion and Kindred read the caption.

Ord. No. \_\_\_\_\_

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 "C" COMMERCIAL 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.

The ordinance was passed by a unanimous vote.

White moved approval of the preliminary plat. Welborn seconded the motion. The vote to approve the preliminary plat was unanimous.

**PZ-97-43-RP Hold Public Hearing and Consider a Request from Tim and Nancy Ramsey for a replat of 1 lot into 2 lots which is currently zoned SF-10 and consist of approximately .5 acre known as Lot 2, Block A of the B.F. Boydstun Survey, Abstract 14 and generally located south of Heath Street west of Goliad and Take Any Necessary Action.**

Crolley outlined the request and indicated that notices had been sent out. Crolley stated that the request had been approved by the Board of Adjustment for the lot depth and rear setback. Crolley indicated staff recommended approval of the request with the condition that the front building line be shown on the plat. Morgan asked if the area was predominantly SF-7. Crolley indicated SF-7 and SF-10.

Hatfield opened the public hearing. Tim Ramsey, 4614 Scenic, Rowlett, Tx. came forward and stated that the proposed 0' setback would put the line parallel with the natural tree line and that he would like the tree line to remain as a natural boundary.

Hatfield closed the public hearing.

Welborn commented on the Board of Adjustments actions prior to Council on the request. Crolley indicated that in this case it was more expedient for the Board to review it first, so that the Planning and Zoning and Council would not be taking action on a plat which had not yet been given a variance. Welborn moved to approve the replat. Coleson seconded the motion and the request passed by a unanimous vote.

**PZ-97-36-RP Hold Public Hearing and Consider a request from Neal Jones for a replat of 2 single family residential lots into 1 lot currently zoned PD-8 and known as Lots 11 and 12, Block B of Chandlers Landing Phase 4 and Take Any Necessary Action.**

Crolley outlined the request for a replat to combine two lots into one for a larger house. Crolley

200 indicated that this phase of Chandler's Landing was designated zero lot line. He stated the plat met the zoning and platting requirements of PD-8 and the subdivision ordinance. Crolley reported staff recommended approval with the following conditions:

1. Lot grading and drainage plan be approved by the engineering department.
2. Developer or builder locate the existing water and sewer service prior to construction.
- 205 3. Designate zero lot line side on plat.

210 Hatfield opened the public hearing. Neal Jones, applicant came forward and indicated the larger lot was desired for the residence and that the left side would remain the zero lot side. Luby indicated his preference for decreased density.

210 Hatfield closed the public hearing. Luby moved for approval of the replat. White seconded the motion and the request for a replat passed by a unanimous vote.

215 **PZ-97-37-CUP Hold Public Hearing and Consider Approval of an Ordinance granting a request from Geri Karwowski for a conditional use permit to allow in home child care at her residence currently zoned PD-13 located at 109 Windmill Ridge in the Windmill Ridge Addition and Take Any Necessary Action. (1st Reading)**

220 Crolley indicate that a CUP was required if more than 6 children were kept in the home, in this area and that the applicant desired to keep 10 children. Crolley stated that in the past, staff had not recommended approval if there was substantial neighborhood opposition. He indicated that two notices had come back against this request but that no one spoke against it at the Planning and Zoning Commission. Crolley indicated staff recommended approval with the following conditions:

- 225 1. A maximum number of 10 kids allowed.
2. Review in 1 year.

230 Buffington reviewed the Council's action on this type of request in the recent past and expressed desire to be consistent. Crolley indicated that within the last 2 ½ years, there had been 2 requests with one approved and one being denied after strong opposition was expressed by the neighbors.

235 White asked what the distance was from the prior request which was recently denied. Crolley indicated this location was 3 to 4 streets over and within another part of the subdivision. White asked how many notices were sent out. Crolley indicated there were 28 notices sent out.

240 Coleson clarified that 6 children could be kept without a CUP and asked what provisions had been made in the home for fire protection. Crolley indicated that the State and the City's Fire Marshall would make inspections and that the home would have to meet all the requirements of the State for day care facilities. He stated it would be considered a home day care and that the state had alarm and smoke detector requirements in force. Coleson clarified that the state requirements do not apply if six or less children are kept. Crolley indicated that was correct and stated the City requirements followed the state requirements with the cut off at six children.



245 Couch indicated that it was difficult to regulate homes with six children or less, because those are  
not registered with the State. Luby indicated that the reason for denial of the previous request was  
the large amount of opposition by the neighbors. He stated that he desired the homes with less  
children be supervised by the State. Morgan agreed with the 6 child limit and stated that was  
appropriate for a residential area, with the opinion that more than that should be in a commercial  
250 area.

Hatfield opened the public hearing. Geri Karwowski, 109 Windmill Ridge, applicant, came  
forward. She indicated she was in the process of getting licensed with the State. She stated the  
Fire Marshal had already done his inspection of the home and that she desired to keep 10 kids  
255 because of the need for the income. She stated her husband was returning to school. She  
indicated they were looking for a commercial facility, but there was not one available at this time.

Welborn asked the applicant how many children she had. Karwowski indicated two. Hatfield  
closed the public hearing.

260 Welborn indicated that the primary purpose of residential is to maintain the residential atmosphere.  
She stated that often people don't return the letters because they don't want to be negative about  
their neighbors. She indicated that in this case 66% of the responses returned were opposed,  
and she moved for denial of the request.

265 Hatfield asked what the opposition percentage was on the one recently approved. Crolley  
indicated that there was only one against, and that person withdrew their opposition at the  
Planning and Zoning level. Crolley indicated that the applicant on the previously approved case  
was no longer keeping children in the home.

270 Morgan seconded the motion made by Welborn to deny the request.

White asked what the nature of the complaints were on the case approved. Crolley indicated there  
were no complaints after approval of the request, but before the approval the concern was for the  
275 noise and damage to the neighbors fence or yard.

White stated that based on the review in one year, and the approval of the Planning and Zoning  
request, he felt it should be approved. He indicated that the lack of response could be seen as  
consent. Hatfield indicated concordance with White's comments. Hatfield called for a vote on the  
280 motion to deny the request. The motion failed by the following vote:

AYES: Welborn, Morgan  
NAYS: Luby, Hatfield, Buffington, White  
ABSTENTIONS: Coleson.

285 White moved for approval of the request with review in one year as recommended by staff. Luby  
seconded the motion. Kindred read the caption:

290 Ord. No. \_\_\_\_  
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 DAY CARE CENTER ON A TRACT OF LAND DESCRIBED HEREIN;  
PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF

295 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.

300 The motion to approve the CUP passed by the following vote:

AYES: Luby, Hatfield, Buffington, White  
NAYS: Welborn, Morgan  
ABSTENTIONS: Coleson.

305

310 **PZ-97-40-CP Hold Public Hearing and Consider Approval of a request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located north of Summer Lee Drive and west of FM-740 and Take Any Necessary Action.**

315 Crolley outlined the request and the traffic engineer's review. Crolley stated that the main access would be on FM-740 with a secondary access point proposed on Summer Lee Drive. He indicated that Tramel had recommended a left turn lane be installed on FM-740 at the entrance. Crolley indicated that Summer Lee Drive would be extended across FM-740 and ultimately signalized at this location. He stated that a substantial number of neighbors came to the Planning and Zoning meeting to gain information, and that some spoke against the request. Crolley stated that the applicant agreed to work with Staff and the homeowner's on the elevations and final site plan.

325 Crolley indicated that staff was proposing 22' drives instead of 12 foot to allow more emergency access behind the building and that on the residential side staff was recommending the line of trees be added to provide screening between the residential area. He reported that Staff recommended approval with the following conditions:

1. Additional review with the site plan to ensure ample parking.
2. Left turn lane as recommended by Tony Tramel.
3. A 6' masonry wall and tree plantings along the residential development.
- 330 4. Review and approval of elevations and landscaping plan with site plan.
5. Meet the exterior materials requirements of the MF-15 zoning district (75% masonry excluding stucco).
6. Maximum height of 36'
7. Minimum 35' setback from residential zoned property.

335

Regarding recommendation of Staff on parking, Crolley indicated that it had been reviewed and compared with parking numbers for nursing homes, which would match the long term care area, as well as a review of the number of employees, and needed spaces for cars belonging to the residents of the assisting living area. Crolley indicated that staff felt the proposed parking was comparable and that the Architectural Review Board was comfortable with the numbers. Crolley reported that Planning and Zoning recommended approval with the staff conditions.

340



Morgan asked if this would be considered an institutional use and would conform to office and retail zoning. Crolley indicated that was correct under the nursing home and that there was no specific designation for assisted living as yet. Coleson asked what the difference was between this type of facility from a density standpoint and a group of condominiums. Crolley indicated that there is a comparison on density, but not on the amount of traffic generated, the way the facilities are used, or the way the properties were maintained. Coleson asked about the square footage of each unit. Crolley indicated that facility would consist of individual rooms, not units. Crolley indicated there would one and two story buildings. Welborn indicated that it needed to be noted that the 75% masonry would be required for each wall.

Hatfield opened public hearing.

Todd Miller, 6700 Heritage Parkway came forward on behalf of the applicant. He indicated the applicant was in agreement with Staff recommendations and urged support of the project. Miller indicated it would be a very upscale project. Welborn asked what the monthly fees would be for the assisted living area. Miller indicated that fees standard in the area are \$1500 to \$2000 on projects of lesser value. He indicated the pricing was not firm, but it was anticipated to be at \$2,000 or up per month. Welborn asked how many Medicaid beds would be in the project. Miller indicated none at this point. Morgan asked if Sec. 232 financing would be involved. Miller indicated it would not.

Ray Jenks, Operation Manager for Medic Rescue, came forward. He indicated he had daily interaction with the applicants other nursing centers in Rockwall and Rowlett. He stated the applicant demonstrated a history of improving care for senior citizens. Jenks indicated the need for a facility of this nature and recommended approval.

Sam Chenault, 2270 Ridge Lake Lane, came forward and urged council to consider and pass the request. He stated that the current zoning allowed for retail and office and that he believed this use would be the least intrusive to the residential area behind. He indicated the applicant had ordered a tree survey at the onset .

Richard Slaughter, owner Rockwall Drug, came forward and indicated he had provided services to the applicant's facilities for 17 years and indicated support of the request based on the history of excellent services and increased quality of care for the elderly in Rockwall by the applicant.

Ken Teel, CEO of Lakepointe Medical Center, came forward and expressed his involvement with the applicant for 10 years through their two facilities close to Lakepointe. He also indicated that this type of facility would enhance the real estate values of the community, and provided a clean, stable, commercial tax base.

Mike McCallum, President of Community Bank, came forward and indicated that the bank owned the three acre track south of the proposed area and that they would be in support of the project.

Tom Manskey, Rockwall Chamber of Commerce, came forward and indicated the Chamber had passed a resolution for the project. He indicated support of the addition of payroll and jobs to the community and history of the applicant as a good neighbor.



Hatfield closed the public hearing.

Hatfield indicated the need for this type of facility and good usage of the location. Welborn indicated the area is zoned general retail, which allows office and general retail. She indicated that this usage appears to be at least as good as if office and general retail were allowed, as well as having less traffic and noise than other usages. She stated that for the residential area, this would be more favorable than a higher traffic generator. Welborn moved to approve the request for the revised site plan subject to staff conditions. Morgan seconded the motion. Luby indicated that he felt this would be a good use for the property. Buffington indicated support, and stated the community needed the service and the jobs.

Welborn commented that she wanted the motion to include the revised location of the two driveways. Morgan seconded the amended motion. The request passed by a unanimous vote.

Hatfield recessed the meeting for a break at 7:30 p.m. The meeting reconvened at 7:40 p.m.

**PZ- 97-34-SP-LP Consider approval of a request for a site plan and landscape for a tract of land zoned Commercial consisting of 2 lots and containing approximately 3 acres of land known as Steger Towne Crossing generally located east of FM-740 south of Steger Towne Drive and Take Any Necessary Action.**

Crolley outlined the request indicating that when the Architectural Review Board looked at the case, they wanted to make sure that the rear of the buildings did not look like a typical rear of a building. He stated that the rear of both buildings were revised to include a line of trees and shrubs and wrought iron fencing. Crolley stated that the Bank had reviewed the plans for the rear of building which would face them and were pleased with it. He indicated there were no designated users for the space at this time, but that the buildings would be leased out. Crolley indicated that Staff had asked the applicant to update the trees and make provisions for the change in elevation. Crolley stated the applicant had wanted the access point removed, but that the bank wanted to keep it, so the plan would be revised to keep the existing drive into the bank. Crolley reported that Staff recommended approval with the following conditions:

1. Approval of the engineering plans.
2. Final Plat approval for lots 1A , Block B
3. Lighting cut sheet and lighting design provided.
4. Light poles max height 20'
5. Access with the bank be finalized

Crolley indicated Planning and Zoning recommended approval by a vote of 4 to 0. Hatfield asked for clarification on where the access from FM 740 would be. Coleson asked if the trash containers would be screened. Crolley indicated there would a 6' masonry fence and trees. Welborn confirmed that the parapet wall was on all four sides and that the HVAC equipment would be concealed. Morgan moved for approval of the request for the site plan, and landscape plan . Welborn seconded the motion, subject to staff conditions. The request passed by a unanimous vote.

435 **PZ-97-38-PP Consider Approval of a request from Clyde Sifford for a preliminary plat for**  
**52 single family residential lots currently zoned PD-2 and consisting of approximately 12**  
**acres in the E.P. Gaines Chisum Survey, Abstract No. 64 known as Turtle Cove Phase 2**  
**and generally located west of the Union Pacific Railroad North of Stafford Drive and Take**  
**Any Necessary Action.**

440 Crolley reviewed the request and indicated that as part of the final plat there would be a review  
of traffic generation by Tony Tramel to determine if a left turn lane on FM 740 or other  
improvements were necessary with this phase of development. Crolley stated that staff  
recommended approval with the following conditions:

- 445
1. Approval of engineering plans.
  2. No fences allowed into the easement along the rail road R.O.W. in lots 32-37
  3. Review possible turn lane on FM-740 with final plat.

450 Crolley indicated the Planning and Zoning commission recommended approval with the staff  
conditions. Coleson addressed drainage problems and asked if it had been looked at. Crolley  
indicated that it would be reviewed at the final plat through the engineering plans. White  
expressed concern over the traffic to be generated and stated he would like Tramel to take his  
concerns very seriously while doing the study, and look at extending the turn lane down to White  
455 Hills Drive. Crolley indicated that with the final plat some traffic counts could be done.

Welborn indicated she had the same concern and made a formal request that Tramel include  
the intersection of White Hills Drive and FM-740 as part of the study, to consider signalization,  
or a turn lane. She requested those results of the study be presented at the final plat. Couch  
460 indicated the State regulated installation of traffic signals on FM 740 and that the state would not  
install traffic signals until the traffic warrants were hit. She stated that when Walmart was built,  
a study showed it wasn't warranted, but that the State would do another analysis and see if it  
was warranted now.

465 Luby indicated he had requested a study on White Hill Drive, because of difficulty in turning from  
White Hills Drive or from Barbara Hensley Realtors onto FM-740. Hatfield acknowledged the  
applicant was present.

470 Welborn moved for approval of a preliminary plat, and in regard to the treescape plan, she  
indicated she would prefer that few trees be disturbed. Buffington seconded the motion. The  
preliminary plat and treescape plan passed by the following vote:

Ayes: Buffington, Hatfield, Luby, Morgan, Welborn and White  
Nays: Coleson

475 **PZ- 97-39-PP Consider Approval of a request from Kirby Albright for a preliminary plat of**  
**6 single family residential lots currently zoned PD-40 and consisting of approximately 3**  
**acres known as Benton Court in the E.Teal Survey, Abstract 207 and generally located**  
**east of FM-740 south of Benton Woods Drive and Take Any Necessary Action.**

480 Crolley outlined the request stating that the area required a minimum lot size of 10,000 square feet

and a minimum dwelling size of 2,500 square feet. He indicated the applicant had originally planned to leave the property open, but now desired to develop it. Crolley stated that Staff recommended approval with the following conditions:

1. Approval of the treescape plan with final plat.
2. Review and make decision on private street with final plat.

The Planning and Zoning Commission recommended approval with staff conditions at a vote of 4 to 0. Crolley indicated that the private street condition had been decided against by the applicant.

Coleson moved for approval of the request and White seconded the motion. The request for a preliminary plat passed by a unanimous vote.

**PZ-97-41-FP/SP/TP Consider Approval of A request from Harold Evans for a final plat, and site plan for a gymnastics studio on 1 lot currently zoned general retail and consisting of approximately 1 acre known as Lot 1, Block A of the B.F. Boydstun Survey, Abstract No. 14 and generally located on the west side of North Lakeshore Drive and the south side of SH-66 and Take Any Necessary Action.**

Crolley outlined the request indicating the proposed building would be of tiltwall construction and 10,750 square feet. He stated the building design was not compatible with the residential construction, but the site was in conformance with the zoning. He indicated staff recommended additional trees be added to the residential side to buffer the existing units. He indicated it would be in addition to the required 6' masonry screening fence.

Crolley indicated that Tramel's report and recommendation was for a median cut of 10' providing a turn lane into the site. Crolley indicated that there had been some discussion as to access off Hwy. 66, and that based on Tramel's recommendation it would be difficult to get out on Hwy. 66 so that the access should be off of Lakeshore Drive. Crolley indicated that parking was reviewed and was adequate. He stated that uses were reviewed with the applicant and there would not be any tournaments at this site.

Crolley reported that staff recommended approval with the following conditions:

1. Approval of the engineering plans
2. Letter from T.U. Electric allowing parking and planting in easement
3. 6' masonry screening fence and line of 3" caliper trees along the residential property
4. Appropriate median modifications to Lakeshore Drive to facilitate the proposed driveway (10' of the north median nose be removed)
5. 24' fire lane added to plat
6. Parapet wall extended to screen roof area

Planning and Zoning recommended approval with a vote of 4 to 0.

Hatfield asked how far apart the trees would be planted. Crolley indicated it would be looked at through the landscaping plan, and would depend on the type of tree. Welborn asked if the



530 median cut would take out the first Bradford pear tree and what kind of lighting was proposed. She indicated she would like to see a lighting plan. Welborn asked about hours of operation. The applicant indicated approximately 9:00 a.m. to 8:00 p.m.

535 Welborn indicated that it did not appear to conform to the zoning minimum requirements for the district. Further conversation took place as to the classifications of the zoning ordinance and the standard minimum requirements. It was determined that the building did conform with the minimum requirements for construction materials under a general retail district. Welborn stated she was not in favor of this type of structure so close to residential and that only three corners were general retail with residential close to the other corner. White indicated that the usage was 540 a good purpose as opposed to a fast food restaurant or convenience store or gas station. White moved for approval of the request with staff conditions. Buffington seconded the motion, with the addition of a lighting study. The motion to approve the final plat and site plan passed by the following vote.

545 Ayes: Buffington, Coleson, Hatfield, Luby, Morgan, White  
Nays: Welborn

**PZ-97-42-PP Consider Approval of a request from Winkelmann & Associates for a preliminary plat for 4 lots currently zoned commercial and containing approximately 35 550 acres and generally located on the south side of I-30 east of FM-740 and Take\* Any Necessary Action.**

Mayor Hatfield skipped this item temporarily and moved on to case PZ-97-45-PP.

555 **PZ-97-45-PP Consider Approval of a Request from Harold Evans for a preliminary plat of 2 lots currently zoned light industrial consisting of approximately 1 acre known as A. Hanna Survey, Abstract No.99 and generally located east of Townsend Drive south of Whitmore Drive and Take Any Necessary Action.**

560 Crolley outlined the request as two lots for office development. He stated one lot was 22,563 feet and one lot was 19,707 square feet. He stated the applicant was unsure of the specific office use for the property, but that based on the lot size, the parking, landscaping and set back requirements, it would be limited to small office use. He indicated the lot met the requirements for the LI zoning district. He also indicated a treescape plan would be reviewed with the site 565 plan and final plat.

Crolley indicated staff recommended approval with the following conditions:

- 570
1. Approval of the treescape plan with final plat.
  2. Escrow for sub-standard street
  3. Show front 25' setback line from future R.O.W. of Townsend Drive.

575 Buffington moved for approval of the preliminary plat. Coleson seconded the with the proviso that special attention be given to the treescape plan since there are a large number of trees in that area. Welborn concurred with Coleson regarding the saving of trees. The motion to approve the preliminary plat was approved unanimously.

**PZ-97-42-PP Consider Approval of a request from Winkelmann & Associates for a preliminary plat for 4 lots currently zoned commercial and containing approximately 35 acres and generally located on the south side of I-30 east of FM-740 and Take\* Any Necessary Action.**

Council returned to this case for action. Crolley outlined the request as a concept plan and preliminary plat. He stated the plat was in conformance and that it consisted of 4 lots with the first site to be developed to be Home Depot. He indicated that included in the review were outdoor storage, screening, screening of roof mounted units, the garden center and parking. Crolley indicated that these would also be reviewed on the site plan and that as part of this development Tubbs Road would be connected to the I-30 service road.

Crolley outlined the applicants parking reduction request. Substantial discussion took place as to the parking requirements and needs. Crolley indicated that Tramel stated that the studies done by Home Depot for reduction in parking were valid. Crolley pointed out where additional parking could be obtained if Home Depot moved from the site. Hatfield questioned what the City ratio was for parking. Crolley indicated it was 1 to 200, and that Home Depot was asking for 1-214. Crolley detailed the detention pond. Welborn clarified that the parapets would be on all four sides. She also asked about the screening of the truck well, on the I-30 side. Crolley reviewed the proposed changes to help screen the area. Crolley also indicated that the garden center would have brick column and wrought iron, not just fence. He indicated staff recommended approval of the request with the following conditions:

1. Approval of the engineering plans with final plat.
2. Agreements entered into with the property owners and City to address offsite drainage and roadway improvements.
3. Drainage easements for the detention pond areas.
4. Future Tubbs Road connection to Ralph Hall Parkway considered with Lot 1, Block 2.
5. Fire lane and cross access determined with final plat.

Planning and Zoning Commission recommended approval with staff conditions by a vote of 4 to 0.

Morgan moved for approval of the request with staff recommendations. Coleson seconded the motion and the request was approved by a unanimous vote.

**Hold Public Hearing to discuss adoption of Park Plan and Take Any Necessary Action.**

Mayor Hatfield skipped this item temporarily and moved on to the Abatement Policy so that Councilmember Welborn could vote on the item before having to leave the meeting.

**Discuss and Consider Approval of a Resolution Amending the Abatement Policy Related to Annexation Group 1 and Take Any Necessary Action.**

Couch outlined the abatement policy amendment proposed in the Resolution to address the newly annexed property. She stated abatements would be at the discretion of the Council, and



625 applied only to the improvements to the property and only to the property owner at the time the  
application was approved. Couch outlined the requirements for application and indicated that  
specific time guidelines would be developed as to when applications would be submitted,  
reinvestment zones would be developed as required under State law and brought forward at an  
630 at a prior meeting regarding abatement of developed lots within his subdivision. She indicated that  
if the Council decided to award the abatement, it would apply only to lots that were duly platted  
and filed with the County Clerk.

White indicated he was against abatement in the newly annexed areas, because he felt it would  
635 be difficult to justify the abatement to those citizens already in the City. Coleson moved for  
approval of the resolution. Luby seconded. The vote on the resolution was as follows:

Ayes: Buffington, Coleson, Hatfield, Morgan, Luby  
Nays: Welborn, White

640 White confirmed that the vote required a three fourths vote to pass. Couch indicated that was the  
case and the resolution therefore failed.

Councilmember Welborn had to leave the meeting at 8:45.

645 **Discuss and Consider Response to Survey Related to the Emma Jane/Davey  
Crockett Street Project and Take Any Necessary Action.**

650 Hatfield moved to this item next because of the large number of people who had been waiting in  
the audience to see what action would be taken.

Hatfield indicated the response was overwhelmingly in favor on the survey sent out to property  
owners. Coleson moved for approval to proceed with the Emma Jane/Davey Crockett Street  
project. White seconded and the motion passed by the following vote:

655 AYES: Buffington, Coleson, Hatfield, Luby, Morgan, White,  
ABSENT: Welborn

Hatfield recessed the meeting for a break at 8:55 p.m. The meeting reconvened at 9:10 p.m.

660 **City Manager's Report**

Couch reminded Council of the work session scheduled for July 28<sup>th</sup> to discuss the drainage study  
on Squabble Creek and the Five Year financial forecast. Couch updated the Council on FM-740  
665 progress, indicated that the construction should be complete at the end of September. Morgan  
commended staff on the Code Enforcement Report. Morgan expressed concerns over traffic on  
the service road below Horizon going to Culpeppers. He indicated he would like to see a  
mandatory stop . He also requested a left hand turn only lane off of FM 740 at Horizon going  
eastbound.

670 **Hold Public Hearing to discuss adoption of Park Plan and Take Any Necessary Action.**



Hatfield returned to this item and opened the public hearing. With no one coming forward, Hatfield closed the public hearing. White moved for approval of the Park Plan and the motion was seconded by . The vote to approve the park plan passed by the following vote:

AYES: Buffington, Coleson, Hatfield, Luby, Morgan, White  
ABSENT: Welborn

#### Discussion/Action

#### Discuss and Consider Approval of an Ordinance for Park Land Dedication and Take Any Necessary Action (1st Reading).

White moved for approval of the ordinance for park land dedication. Luby seconded the motion. Kindred read the caption:

Ord. No. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING T ARTICLE II PARK LAND DEDICATION OF THE SUBDIVISION REGULATIONS OF THE CODE OF ORDINANCES AS SET FORTH HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

The ordinance passed by the following vote:

AYES: Buffington, Coleson, Hatfield, Luby, Morgan, White  
ABSENT: Welborn

#### Discuss and Consider Approval of an Ordinance Revising the Comprehensive Sign Ordinance and Take Any Necessary Action . (1st Reading)

Crolley outlined the request as an amendment to allow Council to approve variance requests for directory signs located within 200' of I-30. Crolley indicated this was based on a request from John Weber for his directory sign for Lowes. White moved for approval. Coleson seconded the motion and Kindred read the caption:

Ord. No. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, AMENDING ORDINANCE 84-61, THE SIGN ORDINANCE OF THE CITY, AUTHORIZING CERTAIN VARIANCE REQUESTS FOR SIGN SIZE, ESTABLISHING CONDITIONS, PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND (\$2,000.00) FOR EACH DAY A VIOLATION EXISTS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The ordinance passed by the following vote:

AYES: Buffington, Coleson, Hatfield, Luby, Morgan, White  
ABSENT: Welborn

#### Discuss and Consider Purchase of a Speed Monitoring Trailer and Approval of an Interlocal Agreement with the City of Rowlett and Take Any Necessary Action.

730 Couch indicated that this speed trailer would notify motorists how fast they were going. She stated that it would also allow information to be kept regarding the number of cars and speed on particular streets. She indicated it would be another tool to control speeds in residential areas and that Staff was proposing Council authorize Couch to enter into an Interlocal Agreement with the City of Rowlett for the purchase of the trailer. Hatfield clarified that the trailer would be unattended.

735 Coleson moved to enter into the Interlocal Agreement for purchase of the trailer. Buffington seconded the motion. The motion passed by the following vote.

AYES: Buffington, Coleson, Hatfield, Luby, Morgan, White  
ABSENT: Welborn

740 **Hold Executive Session under Section 551.074 of the Texas Government Code to Discuss:**

- A. Personnel regarding the following:**  
**1. Appointment of Boards, Commissions, and Committee Members.**

745 Hatfield indicated that the consensus of Council was to postpone the executive session until Councilmember Welborn could be present.

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

750 **Adjournment**

With no action being taken as a result of Executive Session, Hatfield adjourned the meeting at 9:15 p.m.

755

DeShazo, Tang & Associates, Inc.  
*Engineers • Planners*  
400 S. Houston St., Suite 330  
Dallas, Texas 75202



## TECHNICAL MEMORANDUM

TO: Mr. Bill Crolley  
City Planner & Director Of Community Development  
City Of Rockwall

FROM: Tony R. Tramel, P.E.  
DeShazo, Tang & Associates, Inc.

DATE: July 2, 1997

RE: **Review of Materials For Planning & Zoning Meeting Of July 10, 1997**

---

I have reviewed the Planning and Zoning agenda items as requested and offer the following review critique/comments for each of the cases noted. I also will be available at the July 10th meeting in Rockwall.

**Case 97-40-CP - Concept Review For Assisted Living Center Adjacent to FM 740 Ridge Road and Summer Lee**

- Recommend splitting site frontage into three relatively equal parts by revising the location of the two driveways onto FM 740 and related internal site access. Provide additional pavement width on FM 740 for a northbound left turn lane at the new southern entrance/exit.



- Maintain entrance/exit on Summer Lee in order to provide a secondary access to this development. This secondary point can be accessed from the IH-30 frontage road and provides another means of emergency access for life safety vehicles.
- Recommend revising site plan to increase minimum driveway aisles to + 22' to accommodate normal two lane two way traffic flow and parking aisle widths. This minimum dimensions is also necessary to accommodate life safety vehicles.

#### **97-41-FP/SP/TP - Final Plat, Site Plan, & Tree Scape Plan for Proposed Gymnastics Studio**

- The site displays good access control planning. The site's single driveway on Lakeshore Drive is located as far as practical from the signalized intersections of SH 66 and Lakeshore Drive. Additionally, access is provided on the minor cross street rather than the major arterial cross street of SH 66.
- It is my understanding the Commission may consider a request to provide this site's access solely from SH 66. This restriction does not appear reasonable considering the physical restrictions associated with the large drainage channel which fronts this site and the alternative being proposed.
- The site plan conforms to generally accepted transportation engineering principals and practices

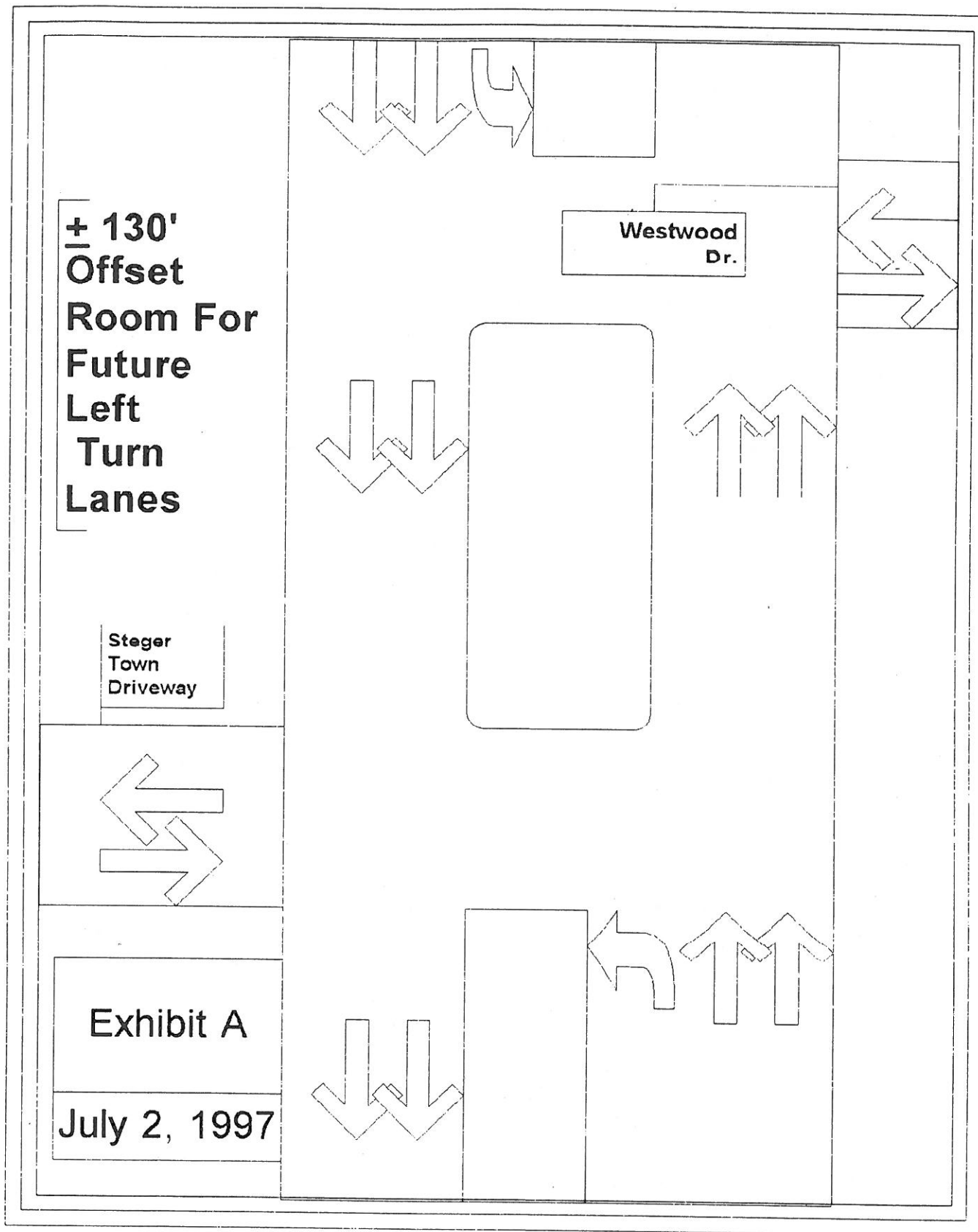
#### **97-42-PP - Preliminary Plat For Home Depot Site & Related Items**

- An additional  $\pm 12'$  of rights of way and/or utility easements parallel to the propose pavement edge should be provided where the two deceleration lanes are proposed on IH 30. A triangular shaped right of way parcel is also needed downstream from each of these locations to transition utility facilities back into the right of way.
- Suggest a right of way corner clip in north east corner of block 3 to accommodate utility facilities similar to that shown in north west corner of lot 2 block 1.
- Need to provide survey data for alignment/dedication on Preliminary Plat for:
  - future Ralph Hall Parkway east of existing Tubbs Road;
  - existing/proposed Tubbs Road which parallels the future Ralph Hall Parkway
- Need to resolve the "relocation of Tubbs Road" note provided on the conceptual site plan. As plans are developed in this area, the developer needs to enter into an agreement with the City concerning the potential abandonment of that section of which parallels IH 30. There exists a need to maintain access to properties to the east of the Home Depot development. Suggest dedicating and constructing a roadway along the eastern edge of Future Development Tract 1. This would allow development of the relatively narrow

Tract 1 without having public right of way fronting on two sides creating a double fronted lot.

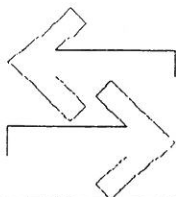
**97-44-PP(Z) Stegar Towne Crossing Phase 2**

- We have by separate memo provided comments concerning this site. It is our understanding that the Developer is proposing to provide a eastbound left turn lane and westbound right turn deceleration lane at the site's eastern driveway. It is understood that the location for a future median opening, which would include a left turn lane for eastbound traffic is recommended for the center driveway of the center on FM 3097. This location is approximately 600 feet from the intersection of FM 740/FM 3097 and the future intersection of FM 3097/future road adjacent to the eastern boundary of the site.
- Good planning principals dictate the alignment of streets in subdivision planning or maintaining a minimum offset of 125' from roadway centerlines. The alignment of the driveway shown on the east edge of the site exceeds this normal offset as it relates to Westwood Drive. There is also two relative ways roadways can be offset from each other. The desirable way is for the streets to be located in a manner where left turn storage on the major street can be accommodated. Exhibit A which is attached is such an offset. The central disadvantage of this type of alignment occurs if both of the minor cross streets generate traffic volumes warranting traffic signalization. Extremely inefficient traffic signal phasing is needed to accommodate this condition.
- The alternative to this constrained traffic signal operation is for both streets to be aligned with each other. This provides conventional intersection design which can be signalized using normal phase sequences. Exhibit B is provided which displays this configuration. This traditional approach may be perceived as allowing traffic from Stegar Town to utilize West Wood Drive as a cut-through route, however, this does not seem logical or rational considering the physical arrangement of the local street system. I would anticipate with the potential realignment of these streets, that the intersection would serve to feed traffic onto the future four lane road and that there would be minimal traffic crossing the between e Stegar Town driveway and Westwood Drive.





Steger  
Town  
Driveway

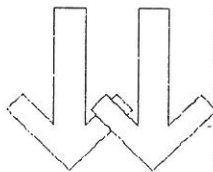
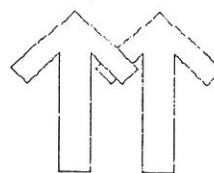
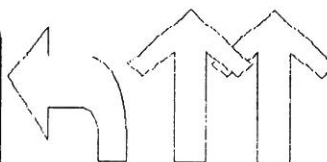
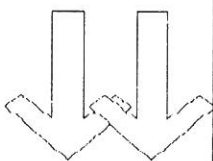
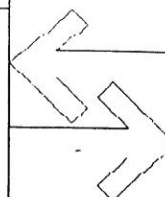
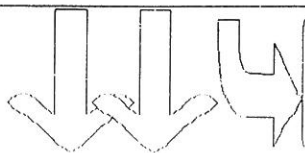


**Driveway  
Realigned**

Exhibit B

July 2, 1997

Westwood  
Dr.



**ROCKWALL N.H. REALTY, LTD.**  
104 LION ST., SUITE E  
DESOTO, TX 75115  
972-223-6241  
972-230-6311 FAX

ASSISTED  
LIVING FILE

Friday, June 20, 1997

City of Rockwall  
Planning and Zoning Commission  
Attention: Bill Crolley  
Via: Fax 972-771-7727

Re: PD-18 Lots 24.25 & 12  
5.869 Acres

Dear Commission Members and Staff:

This is a brief description of the planned health care facility to be located on FM740 at Summer Lee in Rockwall, Texas.

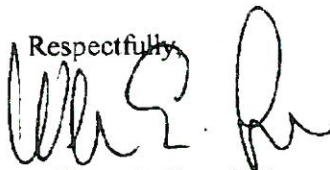
The facility will offer services unique to Rockwall County. The design will meet the changing needs and requirements of the geriatric population of the community.

Approximately 60% of the building is planned for Assisted Living, consisting of studio and one bedroom suites for the elderly. Congregate dining, living, and social areas will be provided for these individuals.

Approximately 30% of the building is planned for Long Term Care residents. These individuals will require greater assistance than the residents which live in the Assisted Living portion of the facility. The Long Term Care area will consist of semiprivate rooms with a greater emphasis on nursing care. A nursing station or other support area will be provided.

The balance of the building, approximately 10%, will provide support service. This includes administrative offices, dietary services, laundry services, beauty and barber shop, central supplies, and other functions necessary in the daily operation of the facility.

I look forward to working with the Commission members and City staff.

Respectfully,  
  
William E. Campbell

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 21, 1997

**Agenda No.** V.G.

**Agenda Item:** **PZ-97-40-CP** Hold Public Hearing and Consider Approval of a request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located north of Summer Lee Drive and west of FM-740 and Take Any Necessary Action.

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Copy of P & Z and Staff Recommendations
2. Copy of Chamber of Commerce Resolution #01-7/97



**City Of Rockwall  
City Council**

**Agenda Date:** July 21, 1997

**Applicant:** William Campbell

**Agenda Item:** **97-40-CP**

A request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located north of Summer Lee Drive and west of FM-740.

**Action Needed:** Hold public hearing and consider approval of the request.

**Background Information:** The subject property is part of PD-18 which currently allows office and retail. The applicant proposes to develop the site in two phases. Phase one would be comprised of approximately 55 assisted living units and 30 long term care units. Phase two would be comprised of approximately 55 assisted care units. As proposed the main access will be from FM-740, a secondary access point is proposed on Summer Lee Drive. Tony Tramel has reviewed this site and recommends a left turn lane be installed on FM-740 at the main entrance at FM-740. In the future Summer Lee Drive will be extended across FM-740. Ultimately this intersection will be signalized. The surrounding zoning includes residential to the west and north, general retail to the east and south. A large number of trees exist on this site. A treescape plan will be reviewed with the site plan.

**Staff Recommendation:** Staff recommends approval with the following conditions;

1. Additional review with the site plan to ensure ample parking.
2. Left turn lane as recommended by Tony Tramel.
3. A 6' masonry wall and tree plantings along the residential development.
4. Review and approval of elevations and landscaping plan with site plan.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 21, 1997

**Agenda No.** V.G.

**Agenda Item:** **PZ-97-40-CP** Hold Public Hearing and Consider Approval of a request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located north of Summer Lee Drive and west of FM-740 and Take Any Necessary Action.

**Item Generated By:**

**Action Needed:**

**Background Information:**

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1. Copy of P & Z and Staff Recommendations
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TRANSMISSION VERIFICATION REPORT

TIME: 07/29/1997 15:02  
NAME: CITY OF ROCKWALL  
FAX : 2147717727  
TEL : 2147717700

DATE, TIME	07/29 15:00
FAX NO./NAME	99724387855
DURATION	00:01:41
PAGE(S)	03
RESULT	OK
MODE	STANDARD





**City Of Rockwall**  
**Community Development**  
**205 W. Rusk**  
**Rockwall, Texas 75087**

**972-771-7745**

**Fax : 972-771-7727**

Date: 7-29-97 # Of Pages:           

To: Bill Craybacker

Fax : 972-438-7855

Message: Conditions of application

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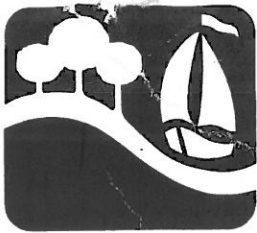
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**Bill Crolley**  
Director Of Community Development

**Denise LaRue**  
Community Development Coordinator



City of Rockwall  
Community Development  
205 W. Rusk  
Rockwall, Texas 75087  
(214) 771-7745 FAX: (214) 7717727

## - Public Notice -

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **July 8, 1997** at 7:00 p.m., at the Rockwall City Hall, 205 W Rusk, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **July 21, 1997** at 6:00 p.m. at City Hall, 205 West Rusk, in the City Council Chambers to consider the following items;

### 97-40-CP

**A request from William Campbell for a revised concept plan for PD-18 to allow an assisted Living / long term care facility for a tract of land currently zoned PD-18 consisting of approximately 5 acres known as Edward Teal Survey, Abstract No. 207 and generally located at the north west corner of Summer Lee Drive and FM-740.**

In order to have your comments included with the information sent to the Planning & Zoning Commission, please return the form by mail or fax no later than **July 3, 1997**.

*Denise LaRue, Community Development Coordinator*

-----  
Case No. **PZ-97-40-CP**

☐

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

☐

I am opposed to the request for the reasons listed below

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Name: \_\_\_\_\_

Rockwall Property Address: \_\_\_\_\_



Senior Care Consultants

June 20, 1997

Dear Rockwall Planning and Zoning Commission Member,

Senior Care Consultants has filed a recent request with the City of Rockwall Planning and Zoning Commission for a zoning change for a planned health care facility to be located on FM740 at Summer Lee in Rockwall.

In an effort to provide you with an opportunity to preview an existing facility owned and operated by SCC since 1980, you are cordially invited to attend a Rockwall Chamber of Commerce Business After Hours Open House in celebration of our newly opened Rehabilitation Center at Rockwall Nursing Care Center. This State of the Art Rehab Center has been designed to offer a full spectrum of rehabilitative services addressing the specialized needs of the senior population in Rockwall County.

It is our hope that you will join us Thursday, June 26th from 5:30 - 7:30pm. at Rockwall Nursing Care Center 205 Storrs in Rockwall.

We look forward to seeing you then.





**To:**

Bill Crolley

Via Fax: 972-771-7727

**From:**

William E. Campbell

**Date and Time**

Friday, June 20, 1997 at 10:03AM

**Number of Pages**

2, including this cover page.

❖  
If you have any problems or questions regarding this transmission,  
please call 972-223-6241.  
❖

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**ROCKWALL N.H. REALTY, LTD.**  
104 LION ST., SUITE E  
DESO TO, TX 75115  
972-223-6241  
972-230-6311 FAX

Friday, June 20, 1997

City of Rockwall  
Planning and Zoning Commission  
Attention: Bill Crolley  
Via Fax 972-771-7727

Re: PD-18 Lots 24 25 & 12  
5.869 Acres

Dear Commission Members and Staff:

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The facility will offer services unique to Rockwall County. The design will meet the changing needs and requirements of the geriatric population of the community.

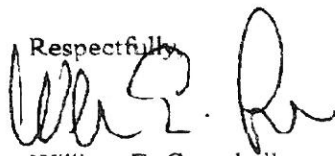
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The balance of the building, approximately 10%, will provide support service. This includes administrative offices, dietary services, laundry services, beauty and barber shop, central supplies, and other functions necessary in the daily operation of the facility.

I look forward to working with the Commission members and City staff.

Respectfully,



William E. Campbell

CITY OF ROCKWALL  
City Council Agenda

**Agenda Date:** July 21, 1997

**Agenda No** V.B.

**Agenda Item:** Appointment with Planning and Zoning Chairman

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

**Agenda Item:** Appointment with P & Z Chairman .

**Item No.**V.B.





DeShazo, Tang & Associates, Inc.  
Engineers ♦ Planners  
400 South Houston, Suite 330  
Dallas, TX 75202-4899  
214/748-6740 • FAX 214/748-7037  
email: dtainc@onramp.net

DRAFT

August 20, 1997

Mr. Bill Crolley  
City of Rockwall  
205 W. Rusk Street  
Rockwall, TX 75087

**RE: Assessment of Parking Demands for Assisted Living Facilities; DT&A No. 97128**

Dear Bill:

We are pleased to submit this proposal to provide professional consulting services for the above referenced topic. The results of this study are intended for use toward requesting a parking variance for a proposed assisted living development in the City of Rockwall.

If accepted by you, this proposal will become a Letter of Agreement between the City of Rockwall and DeShazo, Tang & Associates, Inc. (DT&A) to provide the scope of services described below.

### **SCOPE OF SERVICES**

Our scope of services includes the work described in the following tasks:

#### ***TASK 1- Research and Data Acquisition***

Collect parking accumulation data during three peak hours of parking demand at two study sites to be approved by the City of Rockwall and the developer.

#### ***TASK 2 - Parking Rate Determination***

Based upon the data obtained in Task 1 and referral to any relevant documented information, develop a recommended rate at which the on-site parking supply should be provided.

#### ***TASK 3 - Technical Memorandum***

Summarize the findings and results of Tasks 1 and 2 in a brief technical memorandum.

#### ***TASK 4 - Additional Services***

Meetings and additional services not specified in the previous tasks shall be performed as requested.

Mr. Bill Crolley  
August 20, 1997  
Page 2

**DRAFT**

## **FEE FOR SERVICES**

The scope of services described in Tasks 1 through 3 will be performed for a fee of \$1,800.

Task 4 will be performed as requested by the City on a time-and-expense basis at the following rates:

Principals.....	\$125/Hour
Professional, Technical & Clerical.....	Salary Cost x 2.5
Expenses.....	Net x 1.15

Invoices will be submitted monthly and indicate charges incurred during the preceding month. Billings are due and payable within thirty (30) days of invoice date.

## **LIMITATIONS OF LIABILITY**

Limitations on liability help to keep our fee structure as low as possible. The Client agrees to limit the liability of DeShazo, Tang & Associates, Inc. to the Client and to any and all contractors and subcontractors on the project, due to negligent acts, errors or omissions by DeShazo, Tang & Associates, Inc. such that the total aggregate liability of the firm to all those named shall not exceed \$50,000 or the total fee for services rendered on this project.

## **AUTHORIZATION**

We are prepared to initiate work on this project upon receipt of a signed copy of this Letter of Agreement. This proposal shall remain valid for thirty (30) days.

We appreciate the opportunity to submit this proposal and look forward to assisting you on this project. If you have any questions, please call me at (214) 748-6740.

Sincerely,  
DeSHAZO, TANG, & ASSOCIATES, INC.

Tony R. Tramel, P.E.  
Vice President

TRT:lsk

c: Mr. Bill Krabacher - HKI Architects, Inc.

## **THIS AGREEMENT ACKNOWLEDGED AND ACCEPTED**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_