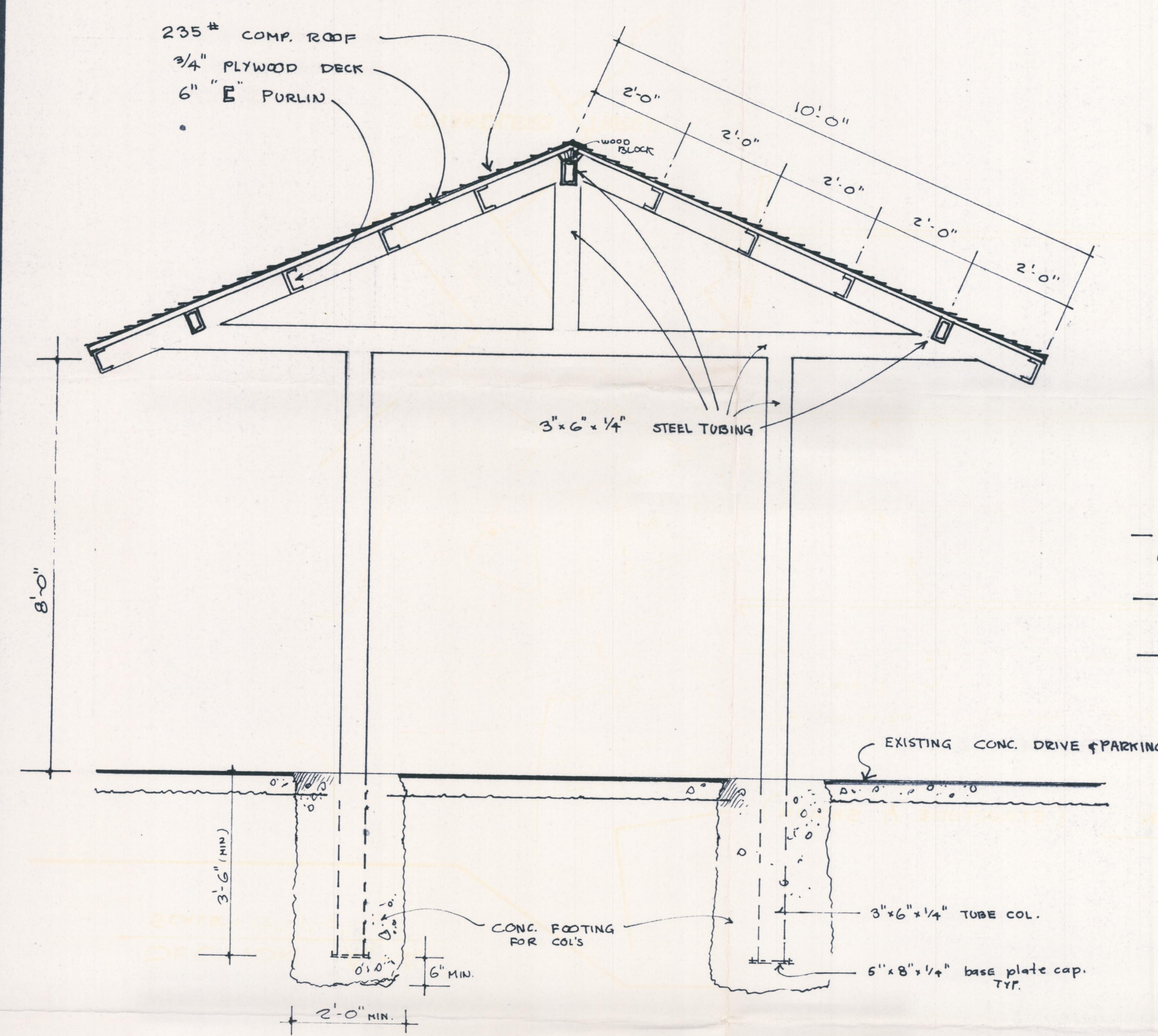


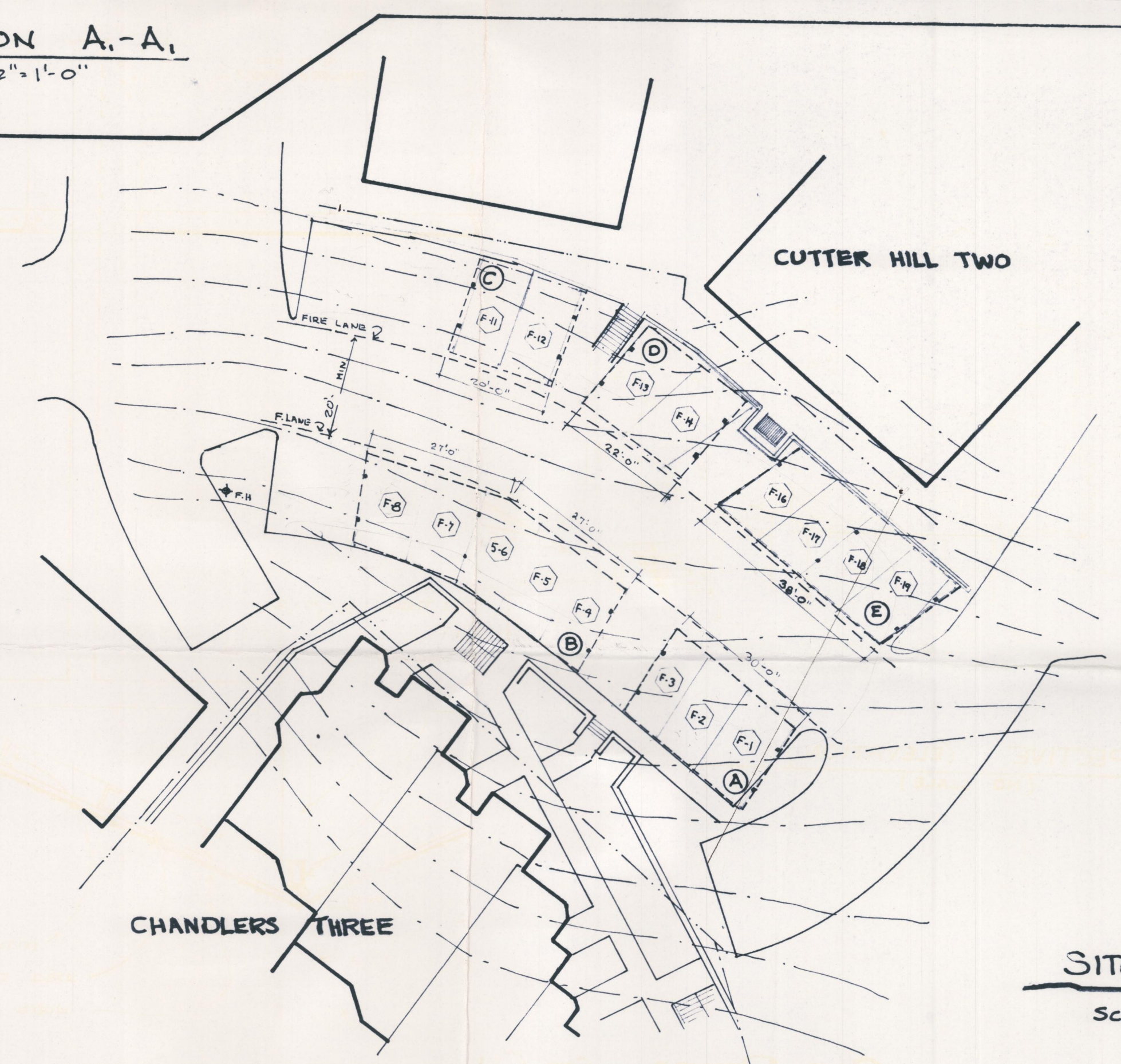


JOE G. TOMLINSON — A.I.A. — S.A.R.A. — N.C.A.R.B., CERTIFIED
ARCHITECT

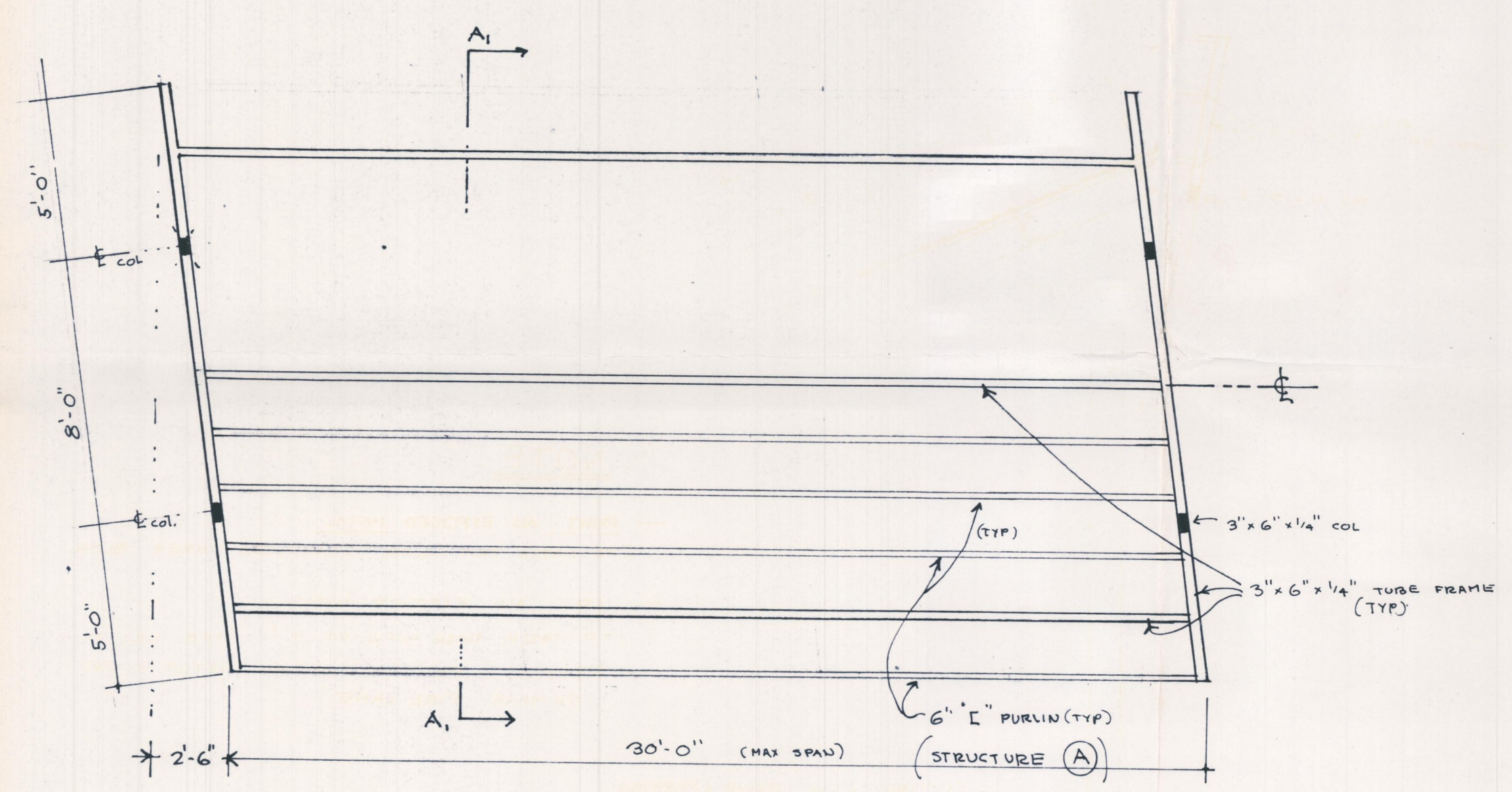


- NOTE:**
- PAINT ALL EXPOSED METAL
(TO MATCH TRIN COLOR "CHANDLERS THREE" BLDG.)
 - STAIN ALL EXPOSED WOOD
(TO MATCH BASE WOOD COLOR "CUTTER HILL TWO")
 - REPAINT PARKING STRIPS (AFTER CONST.)
(REMARK FIRE LANE)

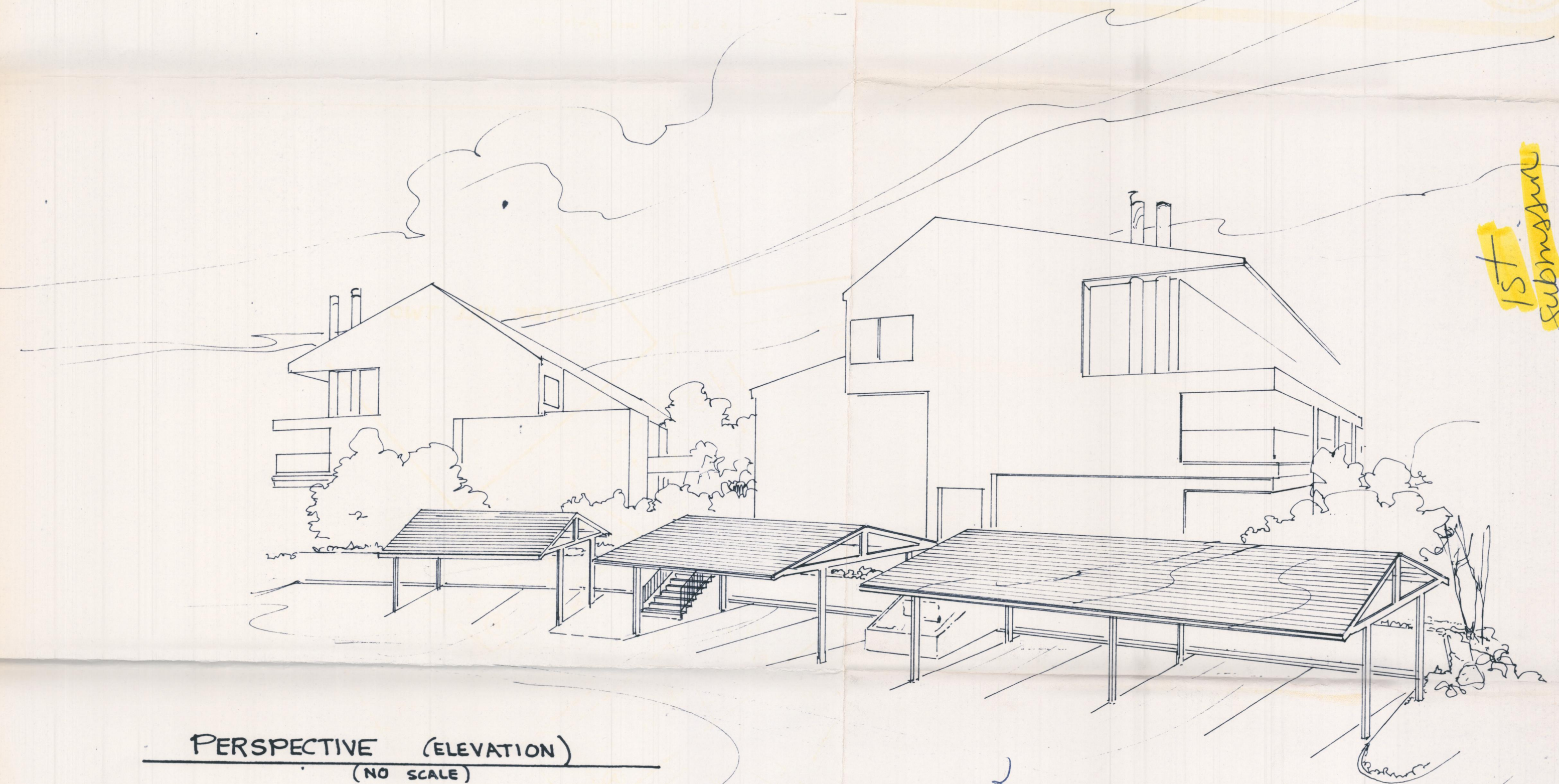
SECTION A-A
SCALE $\frac{1}{2}'' = 1'-0''$



SITE PLAN
SCALE $1'' = 20'-0''$



TYPICAL FRAMING PLAN (STRUCTURE A SHOWN)
SCALE $\frac{1}{4}'' = 1'-0''$
PLAN VIEW

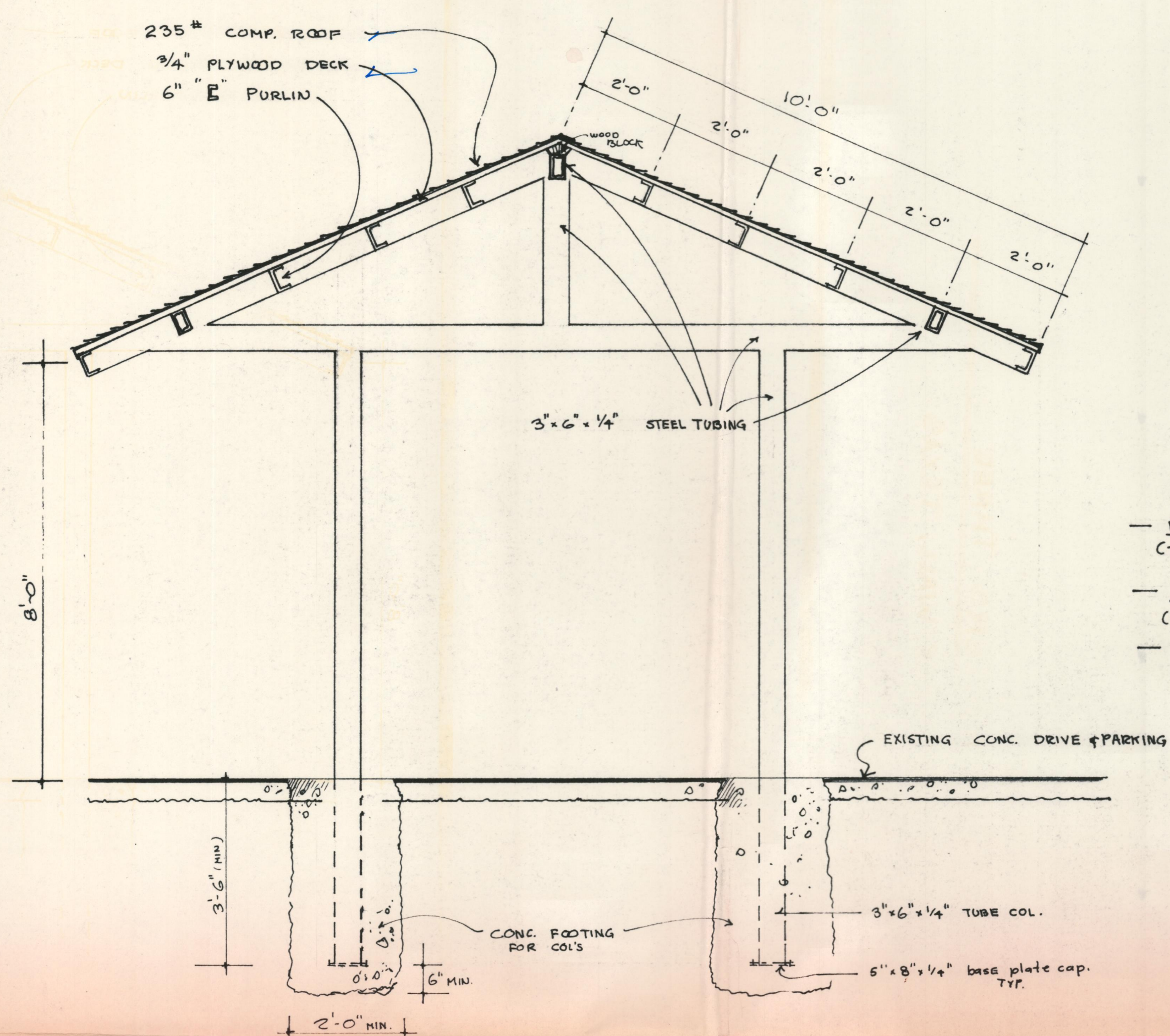


PERSPECTIVE (ELEVATION)
(NO SCALE)

CAR PORTS for CHANDLERS THREE
CUTTER HILL ADDITION ROCK WALL, TEXAS

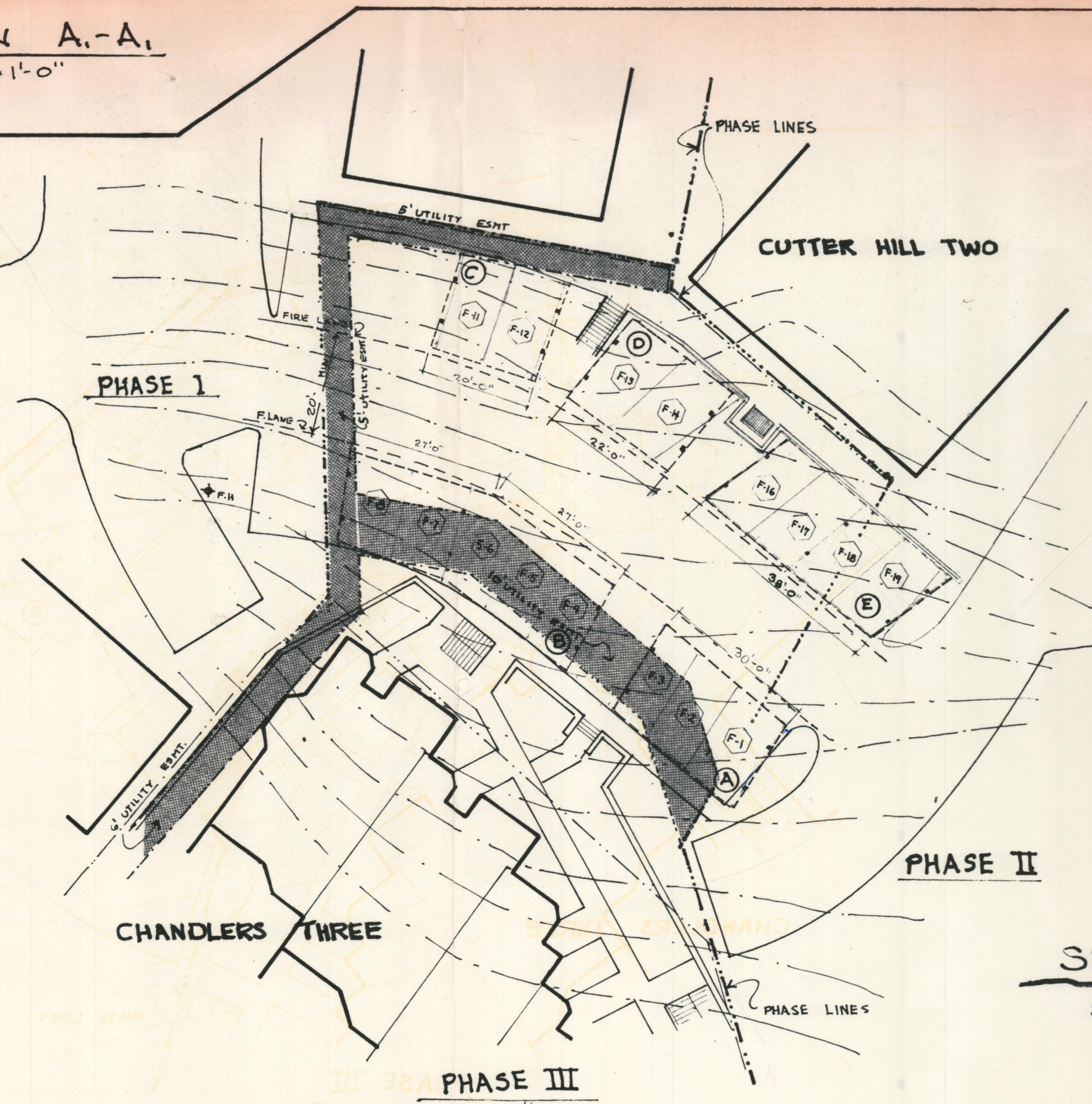
1st
submittal
85-77-D

#1st
submittal

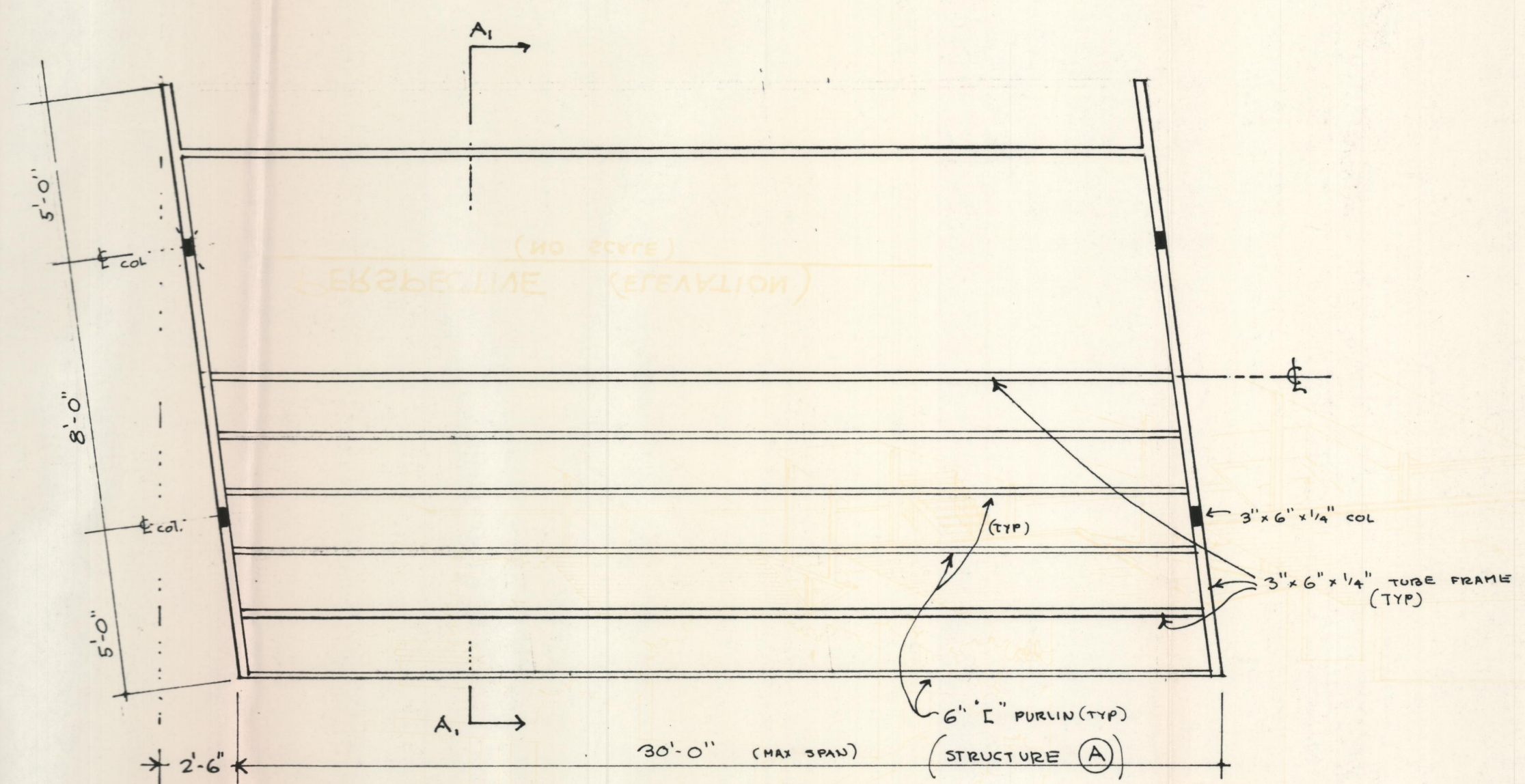


- NOTE:**
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(TO MATCH TRIM COLOR "CHANDLERS THREE" BLOG.)
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(TO MATCH BASE WOOD COLOR "CUTTER HILL TWO")
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(REMARK FIRE LANE)

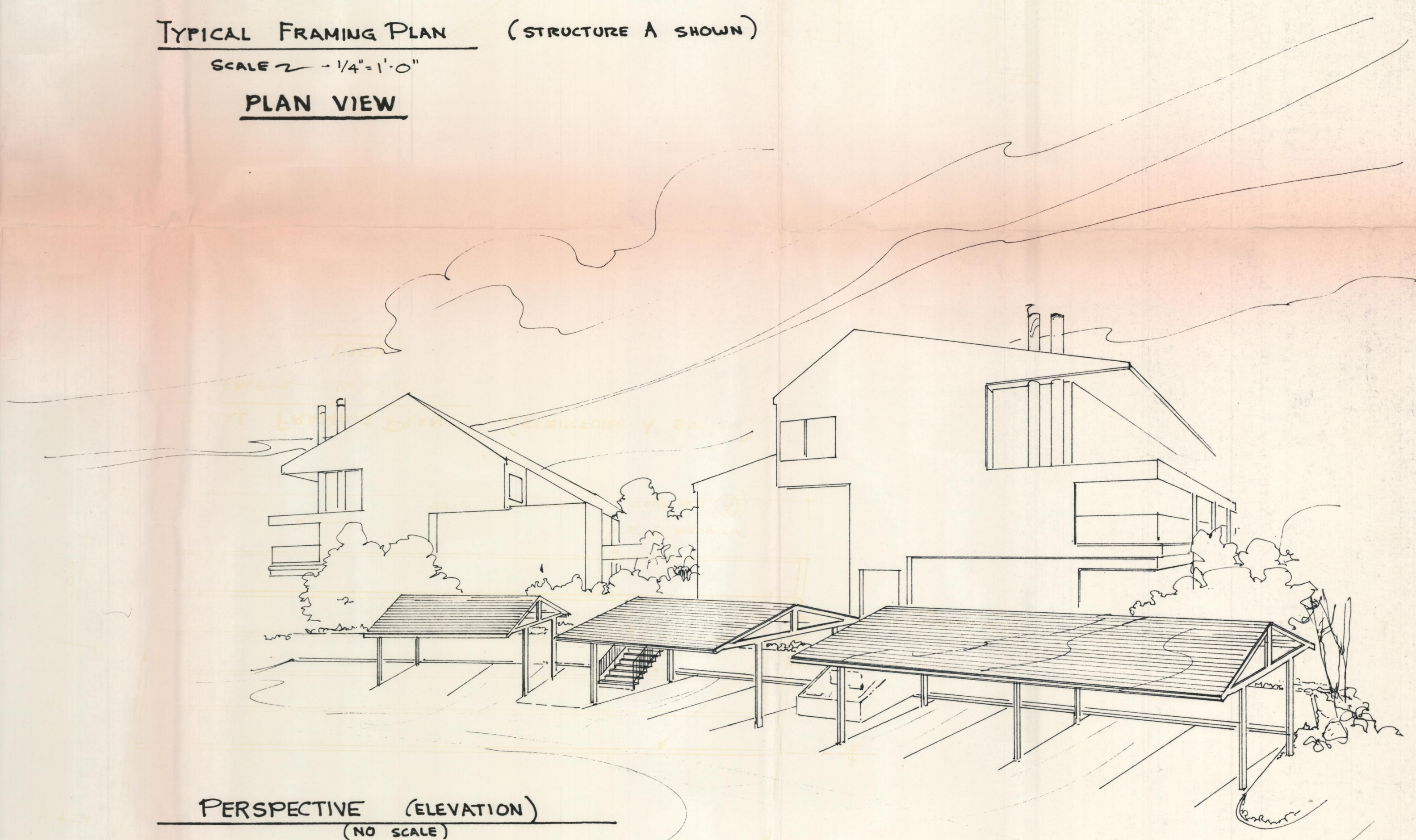
SECTION A-A1
SCALE 1/2" = 1'-0"



SITE PLAN
SCALE 1" = 20'-0"



TYPICAL FRAMING PLAN (STRUCTURE A SHOWN)
SCALE 1/4" = 1'-0"
PLAN VIEW



PERSPECTIVE (ELEVATION)
(NO SCALE)

CAR PORTS for CHANDLERS THREE
CUTTER HILL ADDITION ROCK WALL, TEXAS

2nd Submission

2nd Submission
85-71-D

SITE PLAN APPLICATION

Date: 9/23/85

NAME OF PROPOSED DEVELOPMENT Existing Cutter Hill Development

NAME OF PROPERTY OWNER/DEVELOPER Cutter Hill Home Owner Association

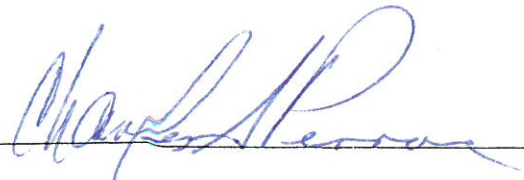
ADDRESS 510 West 1-30 Garland, Tx 75043 PHONE 226-0591

NAME OF LAND PLANNER/ENGINEER Joe Tomlinson - Architect

ADDRESS 510 West 1-30, Suite 205, Garland, Tx 75043 PHONE 226-0591

TOTAL ACREAGE N/A CURRENT ZONING PD

NUMBER OF LOTS/UNITS N/A

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

Provided or Shown
on Site Plan

Not
Applicable

<u>✓</u>	<u> </u>
<u> </u>	<u>✓</u>
<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>
<u> </u>	<u>✓</u>
<u>✓</u>	<u> </u>

1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
3. Design and location of ingress and egress
4. Off-street parking and loading facilities
5. Height of all structures
6. Proposed Uses
7. Location and types of all signs, including lighting and heights
8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

9. Street names on proposed streets

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. _____

Date: _____

Fee: _____

PLANNING AND ZONING ACTION SHEET

Applicant: Cutter Hill Phase III

Case No. 85-77-D

Property Description Cutter Hill Phase III

Case Subject Matter amend development plan to allow
carports over existing parking (Does not require pub hearing)

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z: <u>October 10, 1985</u>	<u> </u>	<u> ✓ </u>	<u> </u>

Conditions: applicant withdrew request after
p+2 meeting

Date to City Council _____

Conditions: _____

Ordinance No. _____ Date: _____

ITEMS IN FILE

Zoning Cases

✓ Application

✓ Site Plan

✓ Filing Fee

N/A Notice to Paper

N/A Notice to Residents

2/17 List of Residents Notified

10 | A Residents' Responses

N/A Consultant's Review

Plat/Site Plan Cases

Application

Filing Fee

Plat/Plan

Engineer's Review

Consultant's Review

CITY OF ROCKWALL

'THE NEW HORIZON'

Rockwall, Texas 75087-3628

205 West Rusk

(214) 722-11 1

Metro 226-7885

Cash Receipt

Name Curtis Hill III

Date 9-26-85

Mailing Address Assoc. & Gen.

Job Address

Check ☒Cash ☐Other ☐

Permit No.

General Fund Revenue 01				W & S Fund Revenue 02			
DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code	Amount	
General Sales Tax	3201			RCH	00-3211		
Beverage Tax	3204			Blackland	00-3214		
Building Permit	3601			Water Tap	00-3311		
Fence Permit	3602			10% Fee	00-3311		
Electrical Permit	3604			Sewer Tap	00-3314		
Plumbing Permit	3607			Reconnect Fees	00-3318		
Mechanical Permit	3610			Water Availability	33-3835		
Zoning, Planning, Board of Adj.	3616	350		Sewer Availability	33-3836		
Subdivision Plats	3619			Meter Deposit	00-2201		
Sign Permits	3628			Portable Meter Deposit	00-2202		
Health Permits	3631			Misc. Income	00-3819		
Garage Sales	3625			Extra Trash	00-1129		
Misc. Permits	3625						
Misc. Licenses	3613						
Misc. Income	3819						
TOTAL GENERAL				TOTAL WATER			

TOTAL DUE

Received by

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

Sent to all
property owners in
all phases of
Cutter Hill - O
all Chandler's

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock 7. M. on the 14th day of November, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
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for a change in development plan for Cutter Hill, Phase III to add
carports to existing parking for Phase III

on the following described property:

Phase III, Cutter Hill Chandler's Landing

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-87-D


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. 1

1. Carport are unsightly
2. Carport will obstruct our view
3. Carport will close in the air space central to the area.

Signature W. F. Leever
Address 436 B Yacht Club Dr

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. Carports look cheap
- 2.
- 3.

Signature 
Address 5926 Voltaire

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. Unightly (City looking)
2. Blocks view of lake
3. Blocks light and sun

Signature Margaret A. Fleenor

Address 16814 Club Hill Dr.

Dallas, Tx. +

Check one item PLEASE and return the notice to this office IMMEDIATELY.

436 B Yacht Club Dr.

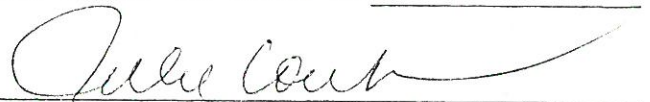
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City of Rockwall

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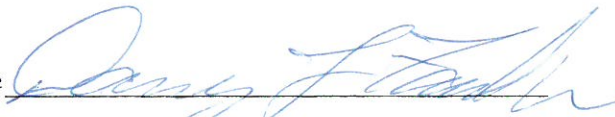
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

1. I think it would be an additional asset to the project.
2. I believe it would raise the property value
3. _____

Signature 

Address 1785 EAST I-30

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Sally Pommers
Address 7317 Brennan Dr.
Wallas, TX 75219

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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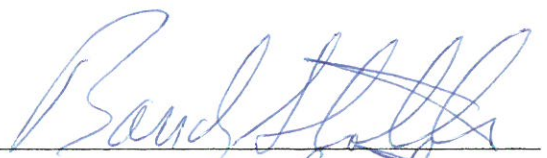
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ☒

- 1.
- 2.
- 3.

Signature 
Address 6110 Volante

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

Agenda Notes

- 11/13/85

- V. Hold Public Hearing and Consider Approval of a Request from Cutter Hill Homeowner's Association, Phase III for a Change in the Development Plan for Cutter Hill to Provide for Carports over Existing Parking for Phase III.

Action Needed: Approve or deny change in development plan to allow carport over existing parking subject to approval by the Board of Adjustments for a variance to set back requirements.

The Cutter Hill Homeowner's Association for Phase III has submitted a request to be allowed to construct carports over the existing parking for Phase III of Cutter Hill. The carports would be constructed as per the attached drawing and would be similar in appearance to those carports constructed by Anthony Rosino for the cabanas. There are several problems with this request. The first being that these carports as proposed would not meet the setback requirements from property lines. As you can see on the attached drawing, the property line for Phase III roughly follows the outline of the parking and in fact cuts through some of the parking spaces for Phase III. In order to vary the set backs, the property owners are going to have to appeal to the Board of Adjustments for a variance and they are also going to have to obtain a Letter of Consent from the Phase II Homeowner's Association in order to build onto their property. The property line separating Phase I, II and III are arbitrary division of property and were not necessarily established in order to provide separations between buildings on separate lots. If they do not receive approval from the Homeowner's Association in Phase II, they would have to eliminate the carports they are proposing to locate across the property line.

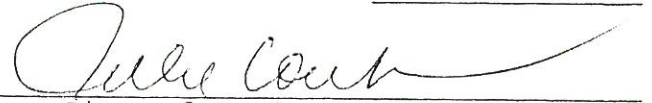
The next problem that they will have to address is the location of the water line and an easement under the parking area closest to the Phase III buildings. If they, in fact, want to construct carports on the Southern parking spaces, they will have to pay the cost of relocating and dedicating an easement to relocate the water line into the fire lane between the two parking areas. They are aware of this and are evaluating the cost of putting up the carports at this time. They are aware that at the meeting they must either have the letter or withdraw a portion of their request for some of the parking structures.

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City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. X

1. lower property values
2. Block vans
3. _____

Signature D C Ramp
Address _____

Check one item PLEASE and return the notice to this office **DONALD C. RAMP**
305 COLUMBIA DR.
ROCKWALL, TEXAS 75087-5701

Thank you,
City of Rockwall

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. Carports are ugly
2. The other home owners were required to have garages
3. it is unfair to present homeowners. Property values decline. Please protect Rockwall!

Signature Roma D. Humphreys
Address one century cr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. It will detract from the appearance of the neighborhood
2. It will decrease the value of existing property and
3. Provide an opportunity for cluttering the property appearance

Signature William S. Humphrey

Address #1 Interped Circle
Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

1. *I can hardly approve something for which no plans*
2. *have been submitted for viewing.*
- 3.

Signature 

Address 332 Savanna Ct

Check one item PLEASE and return the notice to this office IMMEDIATELY.

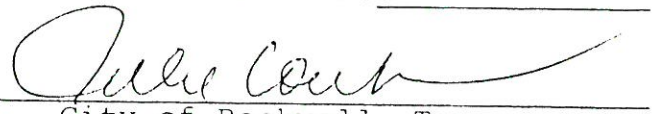
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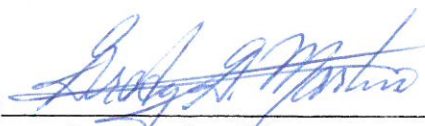
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. XXX

- 1.
- 2.
- 3.

Signature 
Grady G. Martin
Address 207 Rainbow Circle
Rockwall, Tx

Check one item PLEASE and return the notice to this office IMMEDIATELY.

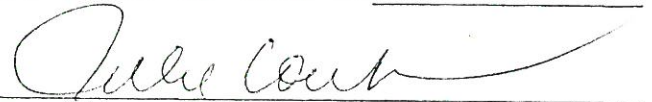
Thank you,
City of Rockwall

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City of Rockwall, Texas


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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. 8 *

1. **This will cheapen the area more than it has. There has not been**
2. **any considerations for the present owners or the people around**
3. **them.**

Signature 

Address _____

JOHNNY JOHNSTON
G. INTREPID CIRCLE
CHANDLERS LANDING
ROCKWALL, TX 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

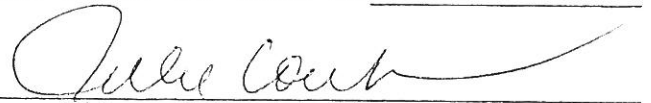
Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
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for a change in development plan for Cutter Hill, Phase III to add
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on the following described property:

Phase III, Cutter Hill Chandlers Landing

As an interested property owner, it is important that you attend this hear-
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City of Rockwall, Texas

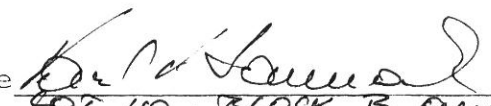
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. UNSIGLTY IN PRESENT DESIGN
- 2.
- 3.

Signature 
Address LOT 10, BLOCK B END
438-H YACHT CLUB DR.
ROCKWALL, TX.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

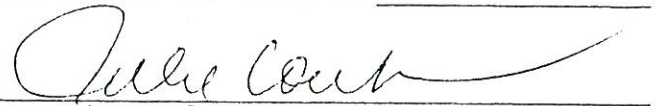
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City of Rockwall, Texas

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. X

1. I'm opposed to all changes for original plan. I
2. bought my home based on premises set forth in.
3. that plan. All the changes have been for nothing
but depreciation in home values.

Signature vincent miller
for: 213 Sovereign St Rockwall
Address 2821 S. Oakland Ave, Aurora

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. Detrimental to values in Chandlers
- 2.
- 3.


Signature J. S. Smith
Address 419 Columbus, Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

- 1.
- 2.
- 3.

Signature L. E. Gephell
Address 433 Columbia Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

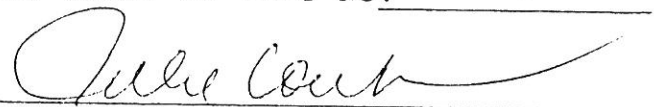
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. Scary looking.
2. Risk of criminals hiding
3. Dist collectors.

Signature Theresa D. Kelly
Address 122 H.M. Chandler

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

I am opposed the request for the reasons listed below. ✓

1. Carports will detract from the natural
2. beauty of the area, will be a place that
3. will generate trash & litter, and will provide
cover for vandals.

Signature J. F. Smith

Address Lot 2 Section Drive

Check one item PLEASE and return the notice to this office IMMEDIATELY.

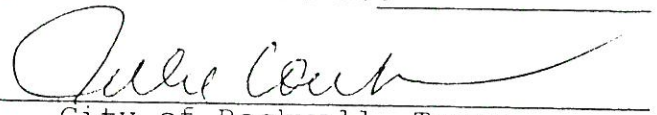
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. Beginning to get too crowded - prefer larger homes
2. + green space on that side of H.M.C. Drive.
- 3.

Signature Clyde L. Blaine, Jr.
Address 275 H. M. Chandler Drive

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

(12345 Inwood Rd
Dallas 75244

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

1. An eye-sore
2. Chutters the area
3. Disrupts continuity of the condo area

Signature Lickard and Deborah Selby
Address 202 Rainbow Circle

Check one item PLEASE and return the notice to this office IMMEDIATELY.

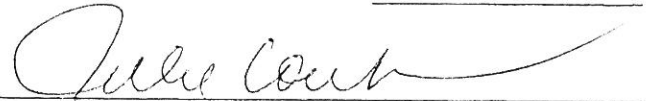
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. X

- 1.
- 2.
- 3.

Signature 
Address 201 RAINBOW

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. X

1. THE PROPOSED STRUCTURE ENTERS INTO LAND OWNED BY CUTTER II.

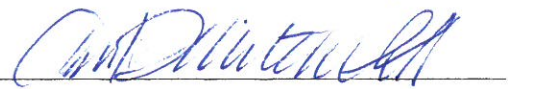
2. THE BY LAWS ASK THAT ALL PHASES COMPLIMENT EACH OTHER IN ARCH.
STYLE AND ARE COMPATIBLE, THIS WOULD CREATE GREAT DISCREPANCY.

3. CARPORTS WOULD BE VISUALLY VERY OFFENSIVE, NOT AN ENHANCEMENT
OF THE ENVIRONMENT WITH A SUBSEQUENT DEVALUATION OF THE
PROPERTY.

4. IN THE PAST PHASE III HAS IGNORED ~~THE~~
COVENANTS & BY LAWS. ALL BUILDINGS
HAD TO BE REPAINTED IN NEW COLORS IN
ORDER TO RETAIN A UNIFORM APPEARANCE.

Signature

Address


438 E YACHT CLUB DR

CHECK ONE ITEM PLEASE and return the notice to this office IMMEDIATELY.

TO MAKE CUTTER III MEET UP TO THESE COVENANTS & BY-LAWS. THEIR PAST
BEHAVIOR HAS BEEN TO IGNORE THEIR

Thank you, NEIGHBORS WISHES. I AM
City of Rockwall

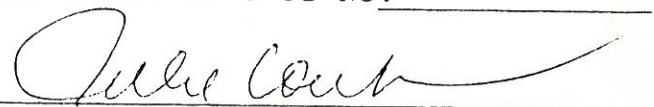
NOT WILLING TO ALLOW THIS ATTITUDE TO FUTURE DISINTEGRATE WHAT
ENCE WAS A LOVELY ENVIRONMENT.

BEFORE THE PLANNING AND ZONING COMMISSION
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. X

1. It is against the deed restrictions as presented to present property
2. owners and does not enhance the value or beauty of the property.
- 3.

Signature J. E. Thomas

Address 212 Sovereign Ct.

Check one item PLEASE and return the notice to this office IMMEDIATELY.


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City of Rockwall

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

I am opposed the request for the reasons listed below. ✓

1. It is not clear what would happen to
2. Phase II's access to their units if
3. Phase III put covered parking in AN
AREA that was thought to provide access for all.

Signature Elizabeth E. Finch

Address 440-A Yacht Club Dr So.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

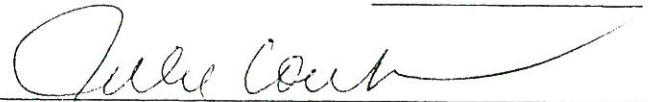
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ✓

- 1.
- 2.
- 3.

Signature Ed Hummel

Address 440A yacht club Drive Fort

Check one item PLEASE and return the notice to this office IMMEDIATELY.

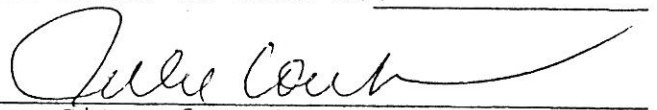
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Case NO. 85-87-D

I am in favor of the request for the reasons listed below. 1

I am opposed the request for the reasons listed below. _____

1.

2.

3.

Signature Daniel R. White

Address 201 York Ave

Check one item PLEASE and return the notice to this office IMMEDIATELY.

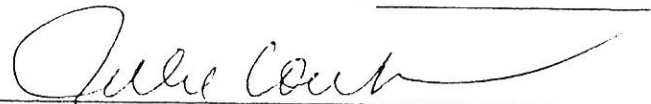
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I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Elliott S. Betts
Address 318 H M Chandler Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. ☐

1. Carports should have been included from the first
- 2.
- 3.

Signature 

Address 211 yacht club

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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

I am opposed the request for the reasons listed below. _____

1. This amounts to upgrading of existing facility
2. albeit the existing facility is not desirable.
3. _____


Signature Edward M. Ruggiero
Address 3837 Acorn Green Cir **
Garland, TX 75043

Check one item PLEASE and return the notice to this office IMMEDIATELY.

**** Note:** Owners of
506 Columbia Drive
Chandlers Landing
Thank you,
City of Rockwall

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Mary B Bousman
Address 109 Chandler Dr

Check one item PLEASE and return the notice to this office IMMEDIATELY.

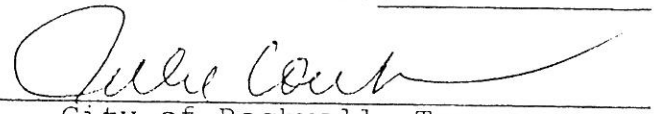
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I am in favor of the request for the reasons listed below. ✓

I am opposed the request for the reasons listed below. ✗

- 1.
- 2.
- 3.

Signature Tom G. Cook

Address 202 Sovereign Ct.

Check one item PLEASE and return the notice to this office IMMEDIATELY.


Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock 7. M. on the 14th day of November, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Cutter Hill Phase III Homeowners Association
for a change in development plan for Cutter Hill, Phase III to add
carports to existing parking for Phase III
on the following described property:

Phase III, Cutter Hill Chandlers Landing

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-87-D


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Joel + Joni Holliday
Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

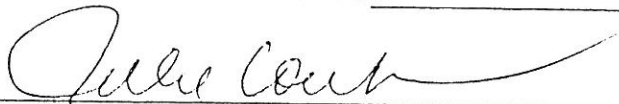
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

1. I assume phase I & phase II owners will be given
2. same privilage if they wish!
3. _____

Signature Walter R. Cook

Address 205 Rainbow Circle

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

1. I understand Carports will be open sided therefore will
not be too bulky looking. If they are closed in I am
2. opposed
3. The same opportunity should be given to phase I
and phase II owners also!

Signature Lorene D. Rhoades
Address 5920 Volunteer Pl

Check one item PLEASE and return the notice to this office IMMEDIATELY.

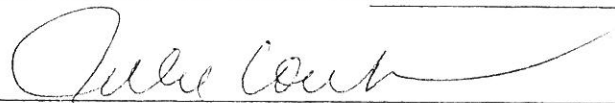
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

1. It will increase the value of the condi-
2. minium's property.
3. _____


Signature Edie Barton

Address 6005 Volunteer Place

Check one item PLEASE and return the notice to this office IMMEDIATELY.

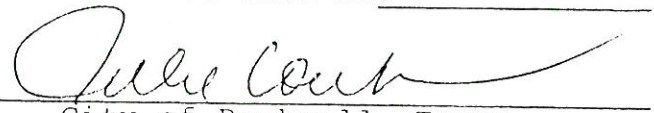
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City of Rockwall, Texas


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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature 
Address 208 Rainbow Circle

Check one item PLEASE and return the notice to this office IMMEDIATELY.

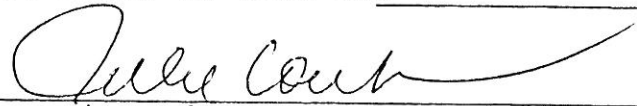
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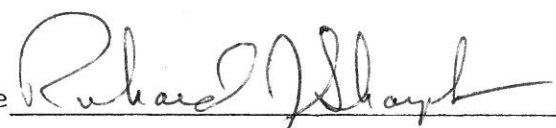
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature 
Address 321 Yacht Club Dr

Check one item PLEASE and return the notice to this office IMMEDIATELY.

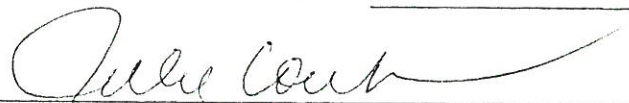
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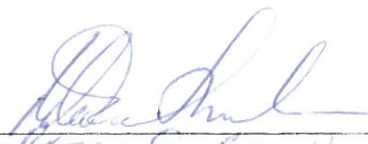
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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature 
Address Peter C. Brown
7317 BREWERS DRIVE,
DALLAS, TEXAS 75214

Check one item PLEASE and return the notice to this office IMMEDIATELY.

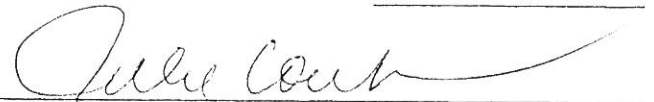
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BEFORE THE PLANNING AND ZONING COMMISSION
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City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

1. People should be entitled to have protection for
their cars.
- 2.
- 3.

Signature Mary A. Kirk
Address 216, Sovereign Crt.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

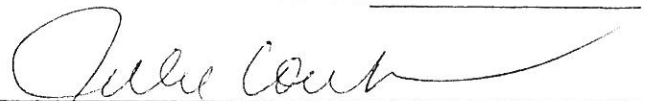
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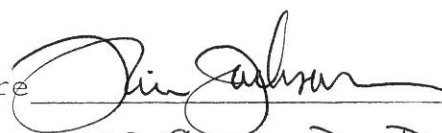
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-87-D

I am in favor of the request for the reasons listed below. no objection

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature 
Address 8737 Canyon Dr, Dallas Tx
75209

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall


BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

*Sent to all
prop owners in
all phases of
Cutter Hill
all Chandler's*

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Case NO. 85-87-D

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

I am opposed the request for the reasons listed below. _____

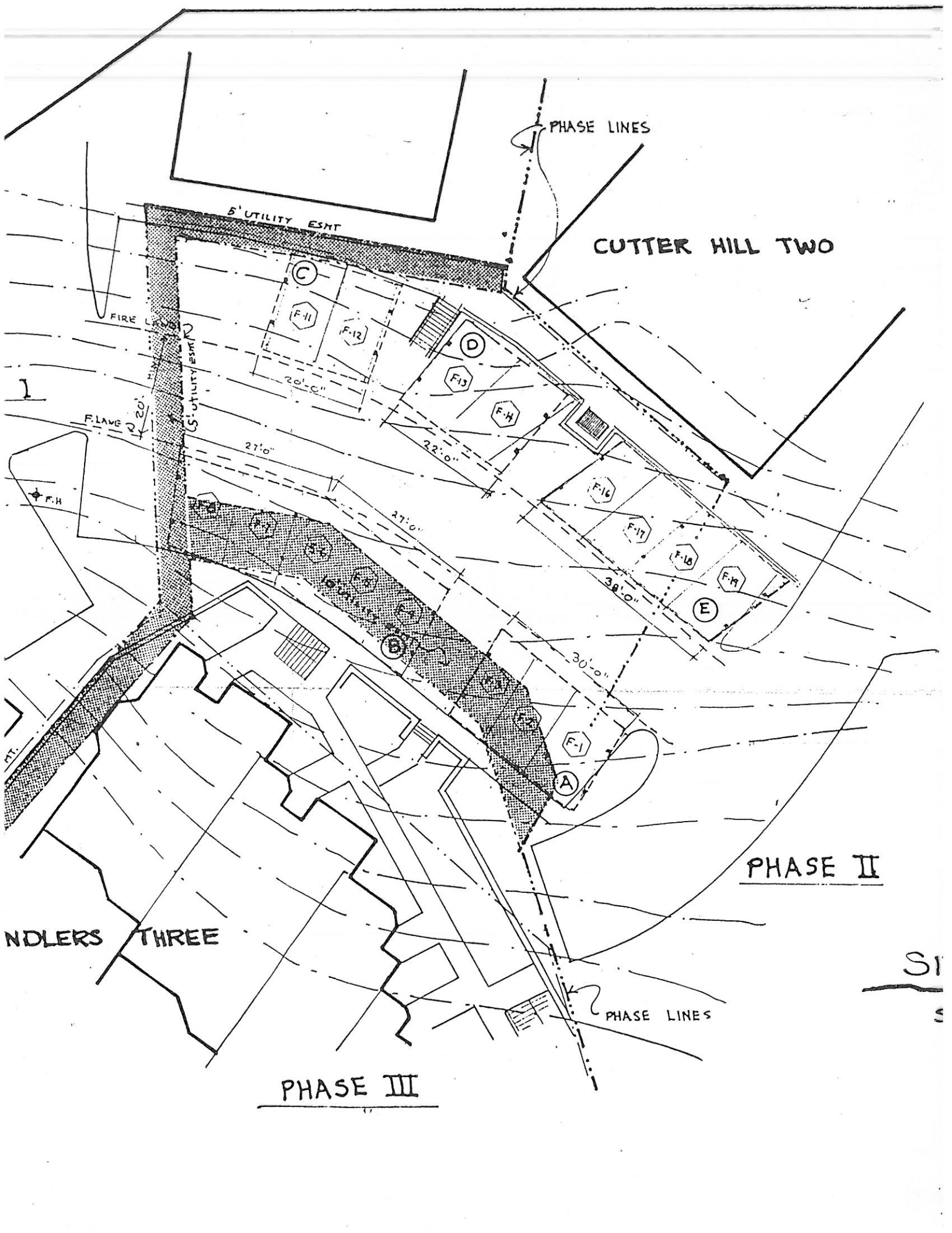
- 1.
- 2.
- 3.

Signature _____

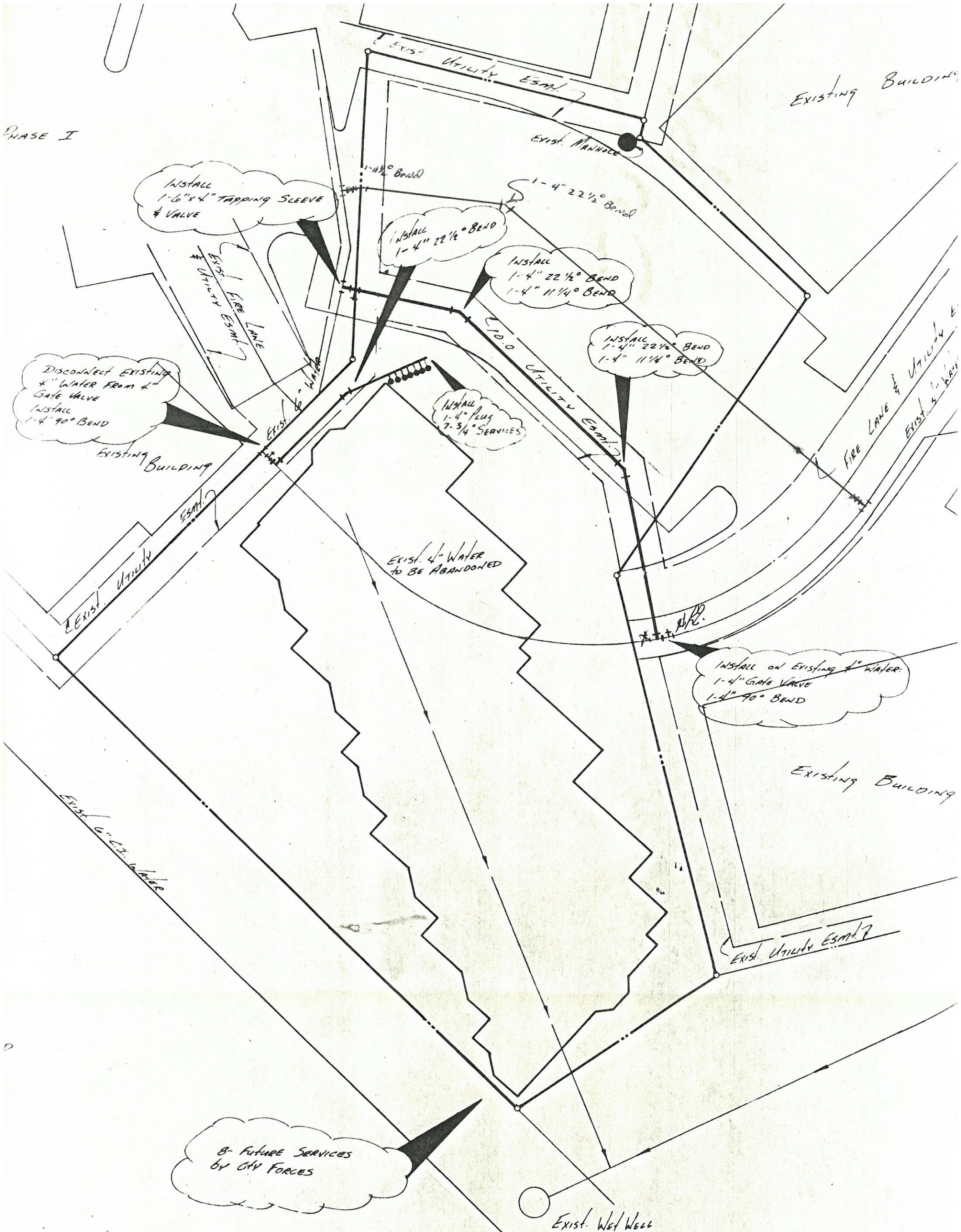
Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall



PHASE I



4" PVC Pipe C 900	135'	12.00 per ft
4" 11 1/2° Bend	1	125.00
4" 22 1/2° Bend	1	125.00
4" Valves	2	275.00
4" Tapping sleeve 1 1/4" x 4"	2	475.00
1 1/4" x 6"		

1620.00
125.00
125.00
550.00
950.00
20.00
3450.00
517.50
500.00
4467.50

Valve Boxes
ENG
SURVEY

4467.50
4467.50 COST

Scale 1" = 20'

MINUTES OF THE PLANNING AND ZONING COMMISSION

November 14, 1985

The meeting was called to order at 8:15 P.M. Members present were Chairman Tom Quinn, Norm Seligman, Teddy Carlaw, and Hank Crumbley. Members absent were Don Smith, J. D. Jacobs and Harry Knight.

The Commission first considered approval of the minutes of October 10, 1985. There being no additions or deletions, Hank Crumbley moved approval of the minutes as published. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Rockwall South Joint Venture for a change in the preliminary plan for Chandlers Landing PD-8 for a change in land use designation for a portion of the tract commonly known as 1-A from "SF-10" and "SF-7" designation to Cluster Home designation, approval of a development plan, and area requirements. The Chairman asked for an overview of the proposed request from Staff. Mrs. Couch reviewed the request and stated that the applicant had requested the Commission to consider tabling consideration and continuing the public hearing until the next regular meeting. The Chairman indicated that the Commission would consider the request, but asked if there were residents present in the audience who wished to speak on the request. A number of people indicated that they did wish to do so. Due to the interest and the fact that the residents did attend the meeting, Chairman Quinn indicated that the Commission would hear the people who were present. He asked the developers if they wished to make any comments about the project. The developers' representative indicated that they did not come prepared to the meeting and were not ready to make a presentation due to the fact that they did wish to have some additional time to meet with the homeowners and explain their request. Chairman Quinn then opened a public hearing. A number of residents in the area spoke against the proposed change in land use designation to Cluster Home. After completion of the statements from the residents of Chandlers, Chairman Quinn outlined the alternatives before the Commission, which included continuing the public hearing and tabling any consideration of the request until the next regular meeting as had been requested by the developer, or go ahead and close the public hearing and take action on the request. Members of the Commission expressed their opinion on whether or not the public hearing should be continued or whether there should be a vote on the request. Crumbley indicated he felt that the case should be continued due to the absence of a number of members of the Planning and Zoning Commission. Mr. Crumbley made a motion to continue the public hearing to the next regular meeting of the Planning and Zoning Commission. The motion died for lack of a second. Chairman Quinn indicated that he would not pursue continuing the public hearing if there was no support on the Planning and Zoning Commission to do so. He therefore closed the public hearing and called for comments from members of the Commission. Norm Seligman said he felt the zoning in this area should stay as it is. Teddy Carlaw indicated that after reviewing the proposal, she did not feel that Cluster Homes was the appropriate land use for this land. Chairman Quinn indicated that while the land use may or may not be appropriate in this location, he was not categorically opposed densities higher than "SF-7". He also indicated that recent approvals of densities higher than "SF-7" had generally involved developments with individual lots for each unit,

although the densities might be somewhat higher than "SF-7" standards. After some additional brief discussion, Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat/development plan for a 21 single family lot subdivision in Chandlers Landing. After a brief discussion, Norm Seligman moved approval of the preliminary plat as submitted. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from the Cutter Hill Homeowners' Association, Phase III, for a change in the development plan for Cutter Hill to provide for carports over existing parking for Phase III. Prior to opening the public hearing, Chairman Tom Quinn indicated that he also had a request from the applicant to continue the public hearing and table any consideration of this item until the next regular meeting so that the applicant can review his request with the homeowners in Cutter Hill. The Chairman indicated that the options of the Planning and Zoning Commission again were to consider the request of the applicant to continue the public hearing or to go ahead and hold the public hearing and vote on the matter. The Chairman asked if there were any parties present who wished to speak on the request. Several people were present who indicated they wished to speak. Chairman Quinn then opened the public hearing and several residents of Cutter Hill spoke in opposition to the request. The applicant for the request did not make a presentation. Upon hearing the statements of the surrounding residents and calling for further comments, the Chairman pointed out again the two alternatives the Planning and Zoning Commission had before them, one to consider continuing the public hearing at the request of the applicant, or to close the public hearing and vote on the request. Teddy Carlaw made a motion to continue the public hearing to the next regular meeting of the Commission. Norm Seligman seconded the motion. There was some discussion among the Planning and Zoning members. Additional comments were made by some of the audience concerning the request. The vot was tied, with Teddy Carlaw and Hank Crumbley voting for the motion, and Norm Seligman and Tom Quinn voting against the motion. After some additional discussion and a review of the request by Staff, the Chairman indicated that the public hearing was closed and then called for discussion among the members of the Planning and Zoning Commission. Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then continued the public hearing and considered approval of a request from The Shores PD-3 for a change in the preliminary plan for a private club meeting the City's regulations for private clubs. The Chairman called for comments regarding the request. There being none, he closed the public hearing. Norm Seligman made a motion to approve the change in the preliminary plan. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered a request from Michael Stephenson from Agricultural zoning to "C" Commercial zoning with a Conditional Use Permit for a driving range and accessory uses on a 13.5 acre tract of land located behind Culpeppers Restaurant

on South I-30. Staff presented an overview of the request and a representative for the applicant presented the request for the driving range. After some discussion among the members of the Planning and Zoning Commission, and there being no one else present to comment on the request, the public hearing was closed. The Commission then considered action on the request. Hank Crumbley made a motion to deny the request. Norm Seligman seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a change in zoning from "SF-7" single family classification to "O" Office classification with a Conditional Use Permit for a funeral home. Staff presented an overview of the request, indicating that the public hearing had been held and closed last meeting. After some discussion concerning the request, Norm Seligman made a motion to approve the request for a change in zoning from "SF-7" to "O" with a Conditional Use Permit for a funeral home with the conditions that the funeral home would conduct its services elsewhere; that the required parking spaces could be constructed with gravel, thereby waiving the City's paving requirements for required parking; and that the structure shall be brought up to City code. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of an amendment to the Comprehensive Zoning Ordinance to provide for period review of Planned Developments. After several comments from a member of the audience regarding Planned Developments, there being no further comments, the public hearing was closed. Staff then reviewed several areas that would need to be addressed by such an ordinance. After some additional discussion, Teddy Carlaw made a motion that the consideration of the item be tabled until the next regular meeting, at which time Staff would submit a draft ordinance. Norm Seligman seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat on Buffalo Creek Industrial Park, a 146 acre subdivision on SH-276 and FM-549. Staff presented an overview of the proposed subdivision, indicating that it did meet all of the minimum requirements of City ordinances. Mrs. Couch also indicated that escrowing of monies for improvements to FM-549 and SH-276 would be required as part of approval on this subdivision based on the City's escrowing ordinance. Staff explained that the subdivision is currently in the City's ETJ, but that prior to submission for final plat approval it would be annexed into the City. Staff also indicated that both water and sewer improvements would have to be extended from existing facilities in order to serve the property. After some additional discussion, Norm Seligman moved approval of the preliminary plat as submitted, Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Henry Africa Subdivision, a 1.2 acre tract of land located on South I-30 Service Road. Mrs. Couch indicated that the plat did meet all of the City's requirements and that the engineering had been approved by the City's engineers. She also indicated that approval of the final plat should be based on the same conditions as the preliminary plat. After a brief discussion, Norm Seligman made a motion to approve the final plat subject to the following conditions:

1. That the existing metal fence be replaced with a cross-tie fence.
2. That the plan meet the City's landscape requirements.
3. That an 8 inch water main be constructed to serve Henry Africa and Culpeppers Restaurants.
4. That City sewer service be provided for both Henry Africa and Culpeppers restaurants.
5. That all associated parking lots and driveways be paved.

Hank Crumbley seconded the motion. The motion was voted on and carried unanimously.

The Commission then considered approval of a vacation and replat of Phase 16, Chandlers Landing. Staff explained that approval of this replat brought Phase 16 into compliance with the revised land use as approved at the last meeting and approved a realignment of streets in another portion of Phase 16. It was explained that the plat met all of the requirements of the Subdivision Ordinance and was in conformance with the land use change approved at the last meeting. There being no further discussion, Norm Seligman made a motion to approve the vacation and replat of Phase 16, Chandlers Landing. Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Lofland Industrial Park, a 14.4 acre tract of land between SH-205 and High School Road. Staff presented the final plat on Lofland Industrial Park to the Commission. It was indicated that the final plat as submitted did not conform to the preliminary plat as approved in that the two front lots proposed on the preliminary plat along SH-205 and a secondary street coming off of the main road through the development were not included on the final plat. Based on the fact that the plat did not conform to the preliminary plat as approved, Norm Seligman made a motion to deny the plat, Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 10:50 P.M.

APPROVED:

Chairman

ATTEST:

City Secretary