

APPLICATION FOR REQUEST OF A CHANGE IN ZONING

File No.: \_\_\_\_\_ Fee: \_\_\_\_\_ Date of Request: \_\_\_\_\_

Applicant: Robert S. Folsom Investments, Inc.

Mailing Address: P.O. Box 20955 Telephone No.: 243-3441

Dallas, Texas 75220

Owner(s) of Property: Rockwall Joint Venture

Address: 4000 Spring Valley Road, P.O. Box 20955, Dallas, Texas 75220

Relationship of Applicant to Owner: Manager

\_\_\_\_\_

Description of Property by Street Address: None

Legal Description of Property: See attached

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_

Metes and Bounds: See attached

\_\_\_\_\_

\_\_\_\_\_

Type of Structure Now on Property: None

Request Zoning Change From: Agricultural; SF-2 to Apartment MF-1

Are There Deed Restrictions on the Property for the intended use?

Yes: \_\_\_\_\_ No: X

(If Yes) Vol. \_\_\_\_\_ Page \_\_\_\_\_ Place of Record \_\_\_\_\_

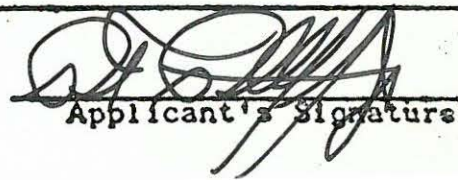
Place of Record: \_\_\_\_\_

Applicant's Reason for Requested Change:

(1) Final zoning for Planned Urban Development

(2) \_\_\_\_\_

(3) \_\_\_\_\_

  
Applicant's Signature

*Folsom Property (old Peace place)*

THE ROCKWALL TEXAS SUCCESS PAGE 6  
ROCKWALL COUNTY, TEXAS, FRIDAY, DECEMBER 22, 1972

**NOTICE OF  
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON JANUARY 8, 1973, AT 7:30 P. M. IN THE CITY HALL BY THE CITY COUNCIL TO DETERMINE IF THE FOLLOWING DESCRIBED PROPERTY SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

A & SF-2 to MF-1

Being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and

bounds as follows:

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;

THENCE South 89 degrees 25 minutes 54 seconds West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;

THENCE North 01 degrees 09 minutes 26 seconds East for a distance of 103.21 feet to an iron rod for corner;

THENCE North 15 degrees 08 minutes 56 seconds West for a distance of 328.07 feet to a concrete monument for corner;

THENCE North 85 degrees 38 minutes 21 seconds West for a distance of 237.69 feet to a concrete monument for corner;

THENCE North 01 degrees 55 minutes 08 seconds East for a distance of 151.52 feet to a concrete monument for corner;

THENCE North 80 degrees 10 minutes 03 seconds East for a distance of 417.73 feet to a concrete monument for corner;

THENCE North 67 degrees 33 minutes 30 seconds East for a distance of 260.70 feet to a concrete monument for corner;

THENCE North 23 degrees 59 minutes 58 seconds West for a distance of 99.20 feet to a concrete monument for corner;

THENCE South 70 degrees 53 minutes 20 seconds West for a distance of 235.35 feet to a concrete monument for corner;

THENCE North 78 degrees 31 minutes 48 seconds West for a distance of 353.77 feet to a concrete monument for corner;

THENCE South 85 degrees 41 minutes 23 seconds West for a distance of 127.69 feet to a concrete monument for corner;

THENCE South 47 degrees 18 minutes 57 seconds West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land.

THENCE North 00 degrees 04 minutes 14 seconds West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;

THENCE North 87 degrees 48 minutes 20 seconds East along a fence for a distance of 980.60

feet to a point for corner;  
THENCE South 88 degrees 04 minutes 40 seconds East along a fence for a distance of 344.05 feet to a fence post for corner;  
THENCE South 00 degrees 33 minutes 21 seconds East along the East line of said 40 acre tract for a distance of 1313.11 feet to the PLACE OF BEGINNING, CONTAINING 30.57 acres of land.

Galen Williams  
City Secretary  
(ITC)

# City of Rockwall

102 EAST WASHINGTON  
ROCKWALL, TEXAS 75087

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON DECEMBER 6, 1972, AT 6:30 P.M., IN THE CITY HALL BY THE PLANNING AND ZONING COMMISSION TO DETERMINE IF THE FOLLOWING DESCRIBED PROPERTY SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

### A & SF-2 to MF-1

Being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above mentioned 40 acre tract; THENCE South 89 degrees 25 minutes 54 seconds West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas; THENCE North 01 degrees 09 minutes 26 seconds East for a distance of 103.21 feet to an iron rod for corner; THENCE North 15 degrees 08 minutes 56 seconds West for a distance of 328.07 feet to a concrete monument for corner; THENCE North 85 degrees 38 minutes 21 seconds West for a distance of 237.69 feet to a concrete monument for corner; THENCE North 01 degrees 55 minutes 08 seconds East for a distance of 151.52 feet to a concrete monument for corner; THENCE North 80 degrees 10 minutes 03 seconds East for a distance of 417.73 feet to a concrete monument for corner; THENCE North 67 degrees 33 minutes 30 seconds East for a distance of 260.70 feet to a concrete monument for corner; THENCE North 23 degrees 59 minutes 58 seconds West for a distance of 99.20 feet to a concrete monument for corner; THENCE South 70 degrees 53 minutes 20 seconds West for a distance of 235.35 feet to a concrete monument for corner; THENCE North 78 degrees 31 minutes 48 seconds West for a distance of 353.77 feet to a concrete monument for corner; THENCE South 85 degrees 41 minutes 23 seconds West for a distance of 127.69 feet to a concrete monument for corner; THENCE South 47 degrees 18 minutes 57 seconds West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land. THENCE North 00 degrees 04 minutes 14 seconds West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner; THENCE North 87 degrees 48 minutes 20 seconds East along a fence for a distance of 980.60 feet to a point for corner; THENCE South 88 degrees 04 minutes 40 seconds East along a fence for a distance of 344.05 feet to a fence post for corner; THENCE South 00°33 minutes 21 seconds East along the East line of said 40 acre tract for a distance of 1313.11 feet to the PLACE OF BEGINNING. CONTAINING 30.57 acres of land.

Galen Williams  
City Secretary

*Felson (Peace property)  
1 tract*

*Law*

# City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

## PUBLIC NOTICE

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### A & SP-2 to MF-1

Being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;  
THENCE South 69 degrees 25 minutes 54 seconds West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron pipe for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;  
THENCE North 01 degrees 00 minutes 10 seconds East for a distance of 103.22 feet to a concrete monument for corner;  
THENCE North 21 degrees 07 minutes 20 seconds West for a distance of 388.07 feet to a concrete monument for corner;  
THENCE North 85 degrees 38 minutes 21 seconds West for a distance of 237.67 feet to a concrete monument for corner;  
THENCE North 01 degree 05 minutes 08 seconds East for a distance of 181.02 feet to a concrete monument for corner;  
THENCE North 01 degree 11 minutes 03 seconds East for a distance of 417.77 feet to a concrete monument for corner;  
THENCE North 67 degrees 43 minutes 30 seconds East for a distance of 100.77 feet to a concrete monument for corner;  
THENCE North 23 degrees 59 minutes 58 seconds West for a distance of 99.20 feet to a concrete monument for corner;  
THENCE South 70 degrees 03 minutes 20 seconds West for a distance of 275.35 feet to a concrete monument for corner;  
THENCE North 78 degrees 31 minutes 45 seconds West for a distance of 353.77 feet to a concrete monument for corner;  
THENCE South 05 degrees 41 minutes 23 seconds West for a distance of 127.09 feet to a concrete monument for corner;  
THENCE South 47 degrees 10 minutes 27 seconds West for a distance of 171.12 feet to a concrete monument for corner in the West line of said 40 acre tract of land.  
THENCE North 00 degrees 04 minutes 14 seconds West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;  
THENCE North 87 degrees 48 minutes 20 seconds East along a fence for a distance of 980.60 feet to a point for corner;  
THENCE South 88 degrees 04 minutes 40 seconds East along a fence for a distance of 344.05 feet to a fence post for corner;  
THENCE South 00 degrees 33 minutes 21 seconds East along the East line of said 40 acre tract for a distance of 1213.11 feet to the PLACE OF BEGINNING.  
CONTAINING 30.57 acres of land.

Galen Williams  
City Secretary

# City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

## PLANNING AND ZONING COMMISSION MEETING HELD December 6, 1972

The Rockwall Planning and Zoning Commission met in its regularly scheduled meeting on December 6, 1972, at 6:30 P.m. in the City Hall. The following members were present: Kenneth Glasscock, and Kenneth Smith. Jess Whittle, Chairman, presided.

A request by Billy Peoples for rezoning of a lot adjacent to Browning property on Terrell Road was presented.

Mr. Bill Lofland expressed opposition to rezoning a small area as requested. It was determined that the tract on which rezoning was requested was not adjacent to L.I. District and would be spot zoning.

Larry Delzell presented Folsom Properties' request for change of zoning on 30.57 acres, located in the A. Hanna Survey, from A and SF-2 to MF-1. The Commission was advised that proper notice had been served to interested parties. There was no opposition to the requested change. Mr. Glasscock moved that the requested zoning change be recommended to the City Council. Mr. Smith seconded this motion and the Commission voted unanimous approval.

Plans for Phase IV of Lakeside Village were presented by Harold Evans. John Nall's comments regarding the plat were read. The recommendations by Mr. Nall had been complied with. Mr. Glasscock moved that the plans be approved. Mr. Smith seconded this motion and the Commission voted unanimously in favor.

Preliminary Plat of Phase II of Saddle Brook Valley Addition was presented. Mr. John Nall's comments concerning this plat were reviewed. The plat presented conformed to Mr. Nall's recommendations. Mr. Smith moved to approve the plat. Mr. Glasscock seconded this motion and an unanimous vote in favor was cast.

The rezoning of tracts owned by Billy Ridley and Cecil Kindle, A. L. Cross, Jim Hunt, James Reese, Cecil Unruh and Billy Peoples, requested at the prior month's meeting of the Plan Commission, was reviewed. The Commission was advised that failure to file an approved final plat by Mr. J. C. Taylor, the original owner of part of the property, had no bearing on a zoning change being granted. It was explained to those present that no building permits would be granted until a final plat on the Taylor property had been approved by the Plan Commission and City Council.

After quite lengthy discussion Mr. Smith made a Motion that the City Council investigate failure by James Dudley and V. T. Cooper to file sub-division plats on property in Rockwall, sold in separate tracts.

No further business came before the Commission, and the meeting was adjourned.

Galen Williams  
City Secretary

Alderman Tate made a motion that Todd Crawford's salary be increased 5.5% effective immediately. Alderman Gheen seconded this motion and the Council voted unanimous approval.

Discussion of the purchase of a new tractor with front end loader and backhoe for use by the City street department was heard. The Council authorized the City Secretary to extend invitations for bids on such equipment to area tractor dealers.

By unanimous vote the Council authorized installation of a "No Parking" sign for one space at Mitchell's Hardware Store's rear door on South San Jacinto Street.

No further business came before the Council, and the meeting was adjourned.

*Harry J. Myers*  
Mayor

ATTEST:

*James C. Callum*  
City Secretary

REGULAR MEETING OF THE CITY COUNCIL HELD  
January 8, 1973

The Rockwall City Council met in its regular meeting on January 8, 1973, at 7:30 P. M., in the City Hall. The following members were present: Arthur Kuhlman, Randolph Gheen, Roger McCallum, Garvin Tate, and Harry knight. Mayor Myers presided.

The minutes of the December 4, 1972, meeting were approved as read.

The City Secretary was instructed to write members of the City Plan Commission regarding zoning re-classification of areas zoned MF-1.

Also present were Jim Spillman, Harold Evans, Jerry Lockhart, Jim Vaughn, Gerald Burgamy, Cecil Kindle, Haywood Eason, Bill Bell, Billy Peoples, J. T. Price, Cecil Unruh and Jack Ritchey.

The Plan Commission's recommendations that tracts of land owned by Cecil Kindle and Billy Ridley, A. L. Cross, Jim Hunt, James Reese, Cecil Unruh, Billy Peoples and Don Holland be rezoned from A to C as requested. Alderman McCallum made a motion that the zoning change be granted. Alderman Tate seconded this motion and the Council voted unanimous approval. The City Secretary was instructed to prepare the necessary ordinances to make the zoning changes official.

The Plan Commission's recommendation that zoning of a 30.57 acre tract owned by R. S. Folsom Investments be changed from A and SF-3 to MF-1 was presented. After discussion Alderman Tate

moved that action on this matter be delayed until there is a better understanding by the Council of plans for development of the other Folsom property in the area. Alderman Knight seconded this motion and the council voted unanimous approval.

The final plat of Phase 4 of Lakeside Village was presented along with the City's engineer's letter of comments regarding this plat. The Council was advised by Mr. Harold Evans that all recommendations by the engineer had been complied with.

Alderman Tate moved that the plat be approved upon receipt of a letter from the City's engineer stating that recommendations have been complied with. Alderman Kuhlman seconded this motion and the Council voted unanimously in favor. The Mayor was authorized to sign the plat on behalf of the City.

Jerry Lockhart was present to discuss the sub-division ordinance provision regarding underground utilities. Mr. Lockhart pointed out that problems supplying electric power to developments beyond those which have underground wires could be encountered unless a special provision is included in the ordinances to allow deviation by the utility company.

Alderman Gheen moved that the sub-division ordinance contain a provision that in unusual or unique situations the City Council shall be empowered to make variances or exceptions to this requirement for underground electrical utilities. Alderman McCallum seconded this motion and the Council voted unanimous approval.

Bruce Beaty, Chief of Police, advised the Council that the 1972 patrol car is using a quart of oil each 218 miles driven and is progressively getting worse, and presented 2 bids for the sale of a new patrol car to the City. The Council agreed to have the motor of the '72 car overhauled rather than purchase a new car.

Consideration was given to the employment of radio dispatchers, and the purchase of radios. The Council agreed that the above is needed but could not be financed at this time and recommended that an ad be placed in the Rockwall Success in an effort to obtain dispatchers on a voluntary basis.

Discussion of how the revenue sharing money would be spent was heard. It was decided by the Council that a portion of these funds be spent for radio equipment for the police department, W/S department and Street Department.

Alderman Gheen made a motion that \$7,000.00 of Revenue Sharing Funds received for the year 1972 be spent to purchase a tractor with front end loader, and that \$4,876.00 be spent for police department radio equipment. Alderman Knight seconded this motion, and the Council voted unanimously in favor.

Gheen seconded this motion and the Council voted unanimous approval.

The Council voted unanimously in favor of a motion by Alderman Tate, seconded by Alderman McCallum to have T.P.&L. install a street light at 605 Bost Street.

Alderman Tate made a motion that the City's street department purchase and put rock on the 900 block of North West Street. Alderman Kuhlman seconded the motion and the Council voted unanimous approval.

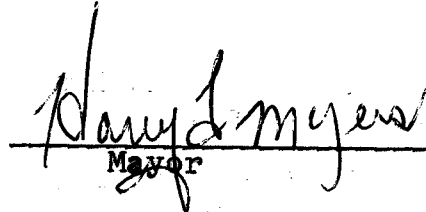
A retirement program for City employees was discussed. The Council felt that to participate in such plan the employees would be required to forfeit the cost of living increase in salary which would probably be granted in May. The City Secretary was instructed to survey the employees to determine if they are interested in retirement on this basis. If such survey proves that the employees are interested, detailed retirement plans are to be secured.

Ben Klutts, Raymond Cameron and A. M. Rodgers were appointed by the Mayor and Council to serve as a committee to obtain candidates for Mayor and 2 aldermen in the upcoming City Officials' Election.

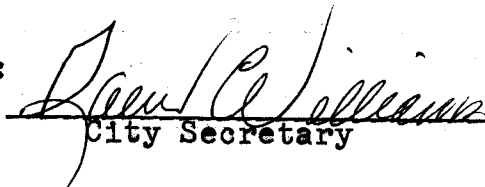
The assignment of Lakeside Marina Lease Agreement by the City of Dallas to the City of Rockwall was presented to the Council. After reviewing the assignment, Alderman Tate made motion the assignment be accepted, provided it meets approval of the City's attorney. Alderman Knight seconded this motion and the Council voted unanimously in favor. The City Secretary was instructed to forward the assignment to Bob Baker, the City's attorney, for approval.

The Council voted to employ Southwestern Appraisal Company to appraise new construction in Rockwall for the purpose of assessing taxes for 1973, and authorized the Mayor and City Secretary to sign a contract with Southwestern Appraisal Company.

No further business came before the Council, and the meeting was adjourned.

  
Mayor

ATTEST:

  
City Secretary



REGULAR MEETING OF THE CITY COUNCIL HELD  
March 5, 1973

The Rockwall City Council met in its regular session on March 5, 1973, at 7:30 P.M. in the City Hall. The following members were present: Roger McCallum, Arthur Kuhlman, Garvin Tate and Harry Knight. Mayor Harry F. Myers presided.

Also present were: Edwin Jennings, Mr. & Mrs. Don Holland, Clifford Dawson, F. P. Hughes, Ray Ratcliff, Larry Delzell, Bob Clark, Dave Brown, Sammy Buffington, Walter Price, M. D. Jurdkin and Bruce Eaty.

The minutes of February 5, 1973, February 9, 1973 and February 14, 1973, meetings were approved as read.

Clifford Dawson's request for a quit claim deed to an un-named street in the Farmers and Merchants Addition to the City of Rockwall was presented. It was explained that subject street has never been used and is not shown on the City maps. Alderman Tate moved that the City grant Mr. Dawson a quit claim deed to this street. Alderman McCallum seconded this motion and the Council voted unanimously in favor.

The Plan Commission's recommendation that six tracts of land, owned by Folsom Company, be rezoned as requested was presented. Representatives of Folsom Co. were advised what would be expected by the Council as maximum density. Alderman Kuhlman moved that the requested and recommended zoning changes be granted. Alderman Tate seconded this motion and the Council voted unanimously in favor.

Alderman Tate made a motion that the tract of land owned by J. P. Johnson, Kenneth English and Ward Hudspeth, located between FM 740 and N.K.T. Railroad be rezoned as requested by the owners, and recommended by the Plan Commission. Alderman Kuhlman seconded this motion and the Council voted unanimous approval.

The matter of granting homestead tax exemptions to qualifying citizens was discussed. Alderman Tate made a motion that the City grant such exemption. Alderman McCallum seconded this motion and the Council voted unanimously in favor. Resolution #73-A was adopted.

Ordinance #73-15 was adopted by unanimous approval of the Council after a motion by Alderman Kuhlman was seconded by Alderman McCallum.

Alderman Tate moved adoption of Ordinance #73-16. Alderman Kuhlman seconded this motion and the Council voted unanimously in favor.

Alderman Tate made a motion that the firm of Williams, McCroy and Williams be employed to do the City's annual audit. Alderman Kuhlman seconded this motion and the Council voted unanimous approval.

The Council voted unanimously not to purchase a maintenance contract on the NCR accounting machine.

The Council voted to assess a charge of \$2.00 for handling ~~the~~ insufficient funds checks, after a motion by Alderman Kuhlman was seconded by Alderman Tate.

A bid of \$3.00 per foot for installation of curb and gutter at the First Christian Church was presented. The Council agreed to accept this bid and instructed the City Secretary to arrange to have the bidder, Mr. James Porter, of Terrell, do the curb and gutter installation at above location.

No further business came before the Council, and the meeting was adjourned.

*Harry F. Myers*  
Mayor

ATTEST:

*Dawn Williams*  
City Secretary

CALLED MEETING OF THE CITY COUNCIL HELD  
March 22, 1973

The Rockwall City Council met in a called meeting on March 22, 1973, in the City Hall, at 7:30 PM. The following members were present: Randolph Gheen, Harry Knight, Garvin Tate and Arthur Kuhlman. Mayor Harry F. Myers presided.

Also present were Frank Buchanan, Mayor of Heath, Doug Hall, Huey Smirl, Bennie Abernathy, B.W. Tarrant and Martin Edwards, City of Heath Aldermen and John Sellon of Heath.

The purpose of the meeting was to discuss disannexation of an approximately 30 acre tract of land, owned by Clarke-Frates, by Heath.

Mayor Myers reviewed prior discussion relevant to the construction of a water line to serve the Clarke-Frates property and disannexation of Clarke-Frates property by Heath.

The City of Heath's Council members stated that their understanding was that the 30 acre tract was not in the initial deannexation proposal, and further stated that they are determined that this property will remain in Heath's city limits.

The Rockwall City Council agreed that Rockwall should assure Heath City Council that the de-annexation of the subject 30 acre tract is not required in order to proceed with the water line construction. The Rockwall City Council agreed to furnish Clarke-Frates the same number of water connections at the same rate on remaining acreage excluding the above mentioned 30 acres, as previously agreed.

The City of Heath agreed to furnish Clarke-Frates water for the subject 30 acres and to offer no objections to the location of sewerage treatment plant on this tract, provided such plant would

be abandoned upon availability of regional sewerage facilities.

Ordinance No.73-17 was introduced by Alderman Gheen. After brief discussion, Alderman Tate moved adoption of this ordinance. Alderman Gheen seconded this motion, and the Council voted unanimous approval.

No further business came before the Council, and the meeting was adjourned.

*Harry F. Myers*  
 \_\_\_\_\_  
 Mayor

ATTEST:

*Drew C. Sullivan*  
 \_\_\_\_\_  
 City Secretary

*See page 67 for 3/22/73 meeting*

REGULAR MEETING OF THE CITY COUNCIL HELD  
 April 2, 1973

The Rockwall City Council met in its regularly scheduled meeting in the City Hall on April 2, 1973, at 7:30 P.M. The following members were present: Randolph Gheen, Garvin Tate, Roger McCallum, Arthur Kuhlman and Harry Knight. Mayor Harry F. Myers presided.

Also present were Wayne Rogers, Kenneth Glasscock, Kenneth Smith R. W. Pickens and Bob May, members of the Rockwall Plan Commission, Tom Allen, Newell Boughton and Harold Evans for Clarke-Frates Corporation, Jim Vaughn, Jim Spillman, Logan Wilson and Bill Portwood of Lone Star Gas Co., Bill Jackson and Bob Nichols of Freese and Nichols, Walter Stiles, Bob Collett and Jim Moore of Arcatel, Inc., Larry Delzell, Will Nabers and Ray Ratcliff of R. S. Folsom Company, Billy Peoples and Bruce Beaty.

Minutes of the March 5, 1973, and March 22, 1973, meetings were approved as read.

Mayor Myers explained that the Plan Commission members were present to observe presentation of the proposed Chandlers Landing development, so that the property could be annexed to the City of Rockwall and a planned development zoning classification granted simultaneously. Mr. Allen and Mr. Boughton presented films and plats showing planned development of the property. After quite lengthy discussion, these people were instructed to have their engineer meet with the City's engineer and the Rockwall Independent School District planners to work out details then present to the Rockwall Plan Commission and City Council for acceptance.

Mr. Stiles, Mr. Collett and Mr. Moore were present to request adoption by the City Council of an ordinance granting Arcatel, Inc. a cable television franchise in Rockwall. Mr. Stiles outlined advantages of cable T.V. A letter from Mr. Bob Baker, City Attorney, commenting on this matter was read. After discussion, Alderman Tate made a motion that the City Council members review the ordinance further, individually, while Mr. Stiles meets with

Mr. Bob Baker to resolve the differences in the wording of the ordinance and Mr. Baker's suggested wording. After such differences have been corrected to the satisfaction of Mr. Baker, a meeting of the City Council, Mr. Stiles and Mr. Baker will be arranged.

The City Secretary was instructed to arrange a meeting with Mr. Baker for Mr. Stiles on Wednesday, April 4, at 9:00 A.M.

Billy Peoples request for a specific use permit to allow distribution of food stamps by the State Welfare Department at 302 Williams Street was presented. The Council was advised that the Plan Commission had recommended that such permit be granted and that proper notification and publication had been made.

Alderman Gheen made a motion that a specific use permit be granted. Alderman Knight seconded this motion and the Council voted unanimously in favor. The City Secretary was instructed to prepare the necessary ordinance.

The Cambridge Company's request for rezoning of a triangle located adjacent to State Highway 205 and owned by them was presented. The City Secretary advised the Council that the Plan Commission had recommended the zoning change be granted. There was no opposition to the requested change.

Alderman Tate moved the zoning be changed as requested. Alderman Knight seconded the motion, and the Council voted unanimous approval.

The City Secretary was instructed to prepare the necessary ordinance.

North Shore Phase I plat, revised so as to provide ingress and egress via Heath Street, was presented. Alderman Gheen moved that the revised plat be approved and that the Mayor be authorized to sign said plat on behalf of the City. Alderman McCallum seconded this motion and the Council voted unanimous approval.

The matter of paving alleys separating Phase I of North Shore Sub-division from Highwood and Highland Hills Additions was discussed. The Council agreed that Folsom Company would be expected to pave these alleys and solicit participation by owners of property abutting such alleys.

Mr. Logan Wilson presented, on behalf of Lone Star Gas Company, an ordinance establishing natural gas rates and explained that the requested rate increase would represent an average increase of \$1.51 per year per domestic customer and would provide for periodic increases subject to approval by the City Council. Alderman Knight moved that the ordinance be adopted. Alderman Gheen seconded this motion and the Council voted unanimous approval.

O. L. Steger, Bill Standley, Wayne Rogers and Kenneth Smith, members of the Rockwall Voluntary Fire Department, requested that a portion of the Revenue Sharing Funds, received by the City, be allocated for purchase of additional fire fighting equipment. After discussion, Alderman Knight made a motion that \$15,000.00 of the revenue sharing receipts be designated for fire fighting equipment. Alderman Gheen seconded this motion and the Council voted unanimous approval.

Discussion of repairing streets that have deteriorated in Highwood Addition was heard. Due to lack of a cost estimate the Council voted to instruct the street department to clean up loose asphalt and patch streets as necessary until an estimate of cost to replace rock and asphalt could be presented.

Proposed extensions of 6 water and sewer lines was presented. Due to lack of information, Alderman Tate made a motion that action on this matter be tabled. Alderman Knight seconded this motion and the Council voted in favor.

Ordinance #73-9 prohibiting construction of any fence, building or structure within any front yard was presented. Alderman Tate moved adoption of said ordinance. Alderman Kuhlman seconded this motion, and the Council voted unanimously in favor.

Mayor Myers advised the Council of the need for an additional administrative employee and recommended employment of an engineer. Alderman Tate moved that a newly graduated engineer be employed. Alderman Gheen seconded this motion, and the Council voted unanimous approval.

Bruce Beaty reported to the Council that the 1970 police car had blown the engine and the cost to repair would amount to about \$800.00. Alderman Kuhlman made a motion that the City Secretary and Mr. Beaty accept bids from area auto dealers and be authorized to purchase a replacement auto from the low bidder. Alderman Gheen seconded this motion and the Council voted in favor.

Alderman Gheen made a motion that a resolution authorizing Alderman Kuhlman to enter into a contract with Texas Parks and Wildlife Department and a contractor for the purpose of developing a city park on a tract of land adjacent to and north of State Highway 66 <sup>be adopted</sup>. Alderman Knight seconded this motion, and the Council approved by unanimous vote.

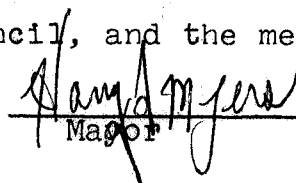
Alderman Gheen made a motion that the minutes of the May 11, 1972 meeting be struck from the records provided this is legal. Alderman Knight seconded this motion and the motion passed by unanimous vote of the Council.

The following 5 ordinances were adopted by the unanimous vote of the Council, after a motion by Alderman Gheen was seconded by Alderman Knight: No. 73-10, rezoning of Folsom property in north west Rockwall, out of A. Hanna Survey and W. B. Bowles Survey; No. 73-11, rezoning of Folsom property located adjacent to I 30 and out of the E. P. Gaines-Chisum Survey; No. 73-12, rezoning of Folsom property located in the E. P. Gaines-Chisum and John D. McFarland Surveys; No. 73-13, rezoning a 26.213 acre tract owned by Folsom Company and out of the B. F. Boydston and W. B. Bowles Surveys; No. 73-14, rezoning of 5.195 acre tract owned by J. P. Johnson, Kenneth English and Ward Hudspeth, out of the E. P. Gaines-Chisum Survey.

No further business came before the Council, and the meeting was adjourned.

ATTEST:

  
City Secretary

  
Mayor

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-10

An ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land an MF-1 zoning classification for multi-family dwelling use to be designated as MF-1, said MF-1 described as follows, to wit: Tract I: Being a tract of land out of the A Hanna Survey, No. 98, situated in Rockwall County, Texas and being more particularly described as follows:

SF-2 to MF-1

BEGINNING at the Southeast corner of a 40.00 acre tract of land recorded in Volume 45, Page 125, Deed Records, Rockwall County, Texas;

THENCE North  $00^{\circ} 33' 21''$  West, 1338.89 feet to a point in the center line of a gravel road;

THENCE along said center line of gravel road, North  $89^{\circ} 45' 00''$  East, 1365.80 feet to a point;

THENCE South  $55^{\circ} 45' 00''$  East, 312.00 feet to a point;

THENCE South  $31^{\circ} 30' 00''$  East, 194.00 feet to a point;

THENCE South  $18^{\circ} 06' 10''$  West, 910.42 feet to a point;

THENCE West 800.00 feet to a point;

THENCE South 1000.00 feet to a point;

THENCE West 790.00 feet to a point;

THENCE North  $04^{\circ} 49' 27''$  East, 100.00 feet to a point;

THENCE North  $42^{\circ} 25' 33''$  West, 500.00 feet to a point;

THENCE North  $36^{\circ} 22' 08''$  East, 479.75 feet to a point;

THENCE North  $89^{\circ} 30' 54''$  East, 774.25 feet to the Point of Beginning, containing 66.777 acres of land, more or less.

Tract II, being a tract of land out of the A Hanna Survey, No. 98, situated in Rockwall County, Texas, and being more particularly described as follows:

SF-2 to MF-1

BEGINNING at a point North 450.00 feet and West 85.00 feet from the Southeast corner of the A. Hanna Survey, Abstract 98;

THENCE West, a distance of 2155.67 feet to a point for a corner;

THENCE North, a distance of 1000.00 feet to a point for a corner;

THENCE East, a distance of 800.00 feet to a point;

THENCE North  $18^{\circ} 06' 10''$  East, a distance of 910.42 feet to a point in

the center of a Gravel Road;

THENCE along said center line of road, South 62° 00' 00" East, a distance of 276.00 feet;

THENCE South 48° 15' 00" East, a distance of 170.00 feet to a point;

THENCE South 63° 30' 00" East, a distance of 465.00 feet to a point;

THENCE South 00° 14' 35" East, a distance of 28.16 feet to a point in the fence line;

THENCE along said fence line South 72° 25' 15" East, a distance of 300.00 feet to a point;

THENCE South a distance of 1296.34 feet to the Point of Beginning, containing 65,954 acres of land, more or less.

Tract III, being a tract of land out of the W. B. Bowles Survey, Abstract 12 and the B. F. Boydston Survey, Abstract 14, Rockwall County, Texas, and being more particularly described as follows:

SF-2 to MF-1

BEGINNING at a point South 00° 09' East, 1049.81 feet from the Northeast corner of the W. B. Bowles Survey, Abstract 12 and the Northwest corner of the B. F. Boydston Survey, Abstract 14;

THENCE North 89° 27' 49" West, 979.16 feet to a point;

THENCE South 23° 29' 18" West, 997.22 feet to a point;

THENCE South 66° 30' 42" East, 641.66 feet to a point;

THENCE North 23° 29' 18" East, 550.00 feet to a point;

THENCE East 1279.75 feet to a point;

THENCE North 00° 20' 20" East, 149.25 feet to a point;

THENCE with a curve to the right, with a radius of 378.99 feet, a distance of 606.54 feet;

THENCE North 125.65 feet to a point;

THENCE North 89° 27' 49" feet to the Point of Beginning, containing 30.00 acres of land, more or less.

~~\_\_\_\_\_~~, being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

~~A. H. Survey, Abstract No. 98~~

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;

THENCE South 89 degrees 25 minutes 54 seconds West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;

THENCE North 01 degrees 09 minutes 26 seconds East for a distance of 103.21 feet to an iron rod for corner;

THENCE North 15 degrees 08 minutes 56 seconds West for a distance of 328.07 feet to a concrete monument for corner.

THENCE North 85 degrees 38 minutes 21 seconds West for a distance of 237.69 feet to a concrete monument for corner;

THENCE North 01 degrees 55 minutes 08 seconds East for a distance of 151.52 feet to a concrete monument for corner;

THENCE North 80 degrees 10 minutes 03 seconds East for a distance of 417.73 feet to a concrete monument for corner;

THENCE North 67 degrees 33 minutes 30 seconds East for a distance of 260.70 feet to a concrete monument for corner;

THENCE North 23 degrees 59 minutes 58 seconds West for a distance of 99.20 feet to a concrete monument for corner;

THENCE South 70 degrees 53 minutes 20 seconds West for a distance of 235.35 feet to a concrete monument for corner;

THENCE North 78 degrees 31 minutes 48 seconds West for a distance of 353.77 feet to a concrete monument for corner.

THENCE South 85 degrees 41 minutes 23 seconds West for a distance of 127.69 feet to a concrete monument for corner;

THENCE South 47 degrees 18 minutes 57 seconds West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land.

THENCE North 00 degrees 04 minutes 14 seconds West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;

THENCE North 87 degrees 48 minutes 20 seconds East along a fence for a distance of 980.60 feet to a point for corner;

THENCE South 88 degrees 04 minutes 40 seconds East along a fence for a distance of 344.05 feet to a fence post for corner;

THENCE South 00° 33 minutes 21 seconds East along the East line of said 40 acre tract for a distance of 1313.11 feet to the Place of Beginning. containing 30.57 acres of land.

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 after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, had concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

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

SECTION I. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give the following described property the following zoning classification, to-wit:

That the following areas be, and the same is hereby zoned MF-1, to-wit:



SF-2 to MF-1

BEGINNING at the Southeast corner of a 40.00 acre tract of land recorded in Volume 45, Page 125, Deed Records, Rockwall County, Texas;

THENCE North  $00^{\circ} 33' 21''$  West, 1338.89 feet to a point in the center line of a gravel road;

THENCE along said center line of gravel road, North  $89^{\circ} 45' 00''$  East, 1365.80 feet to a point;

THENCE South  $55^{\circ} 45' 00''$  East, 312.00 feet to a point;

THENCE South  $31^{\circ} 30' 00''$  East, 194.00 feet to a point;

THENCE South  $18^{\circ} 06' 10''$  West, 910.42 feet to a point;

THENCE West 800.00 feet to a point;

THENCE South 1000.00 feet to a point;

THENCE West 790.00 feet to a point;

THENCE North  $04^{\circ} 49' 27''$  East, 100.00 feet to a point;

THENCE North  $42^{\circ} 25' 33''$  West, 500.00 feet to a point;

THENCE North  $36^{\circ} 22' 08''$  East, 479.75 feet to a point;

THENCE North  $89^{\circ} 30' 54''$  East, 774.25 feet to the Point of Beginning, containing 66.777 acres of land, more or less.

Tract II, being a tract of land out of the A Hanna Survey, No. 98, situated in Rockwall County, Texas, and being more particularly described as follows:

SF-2 to MF-1

BEGINNING at a point North + 450.00 feet and West + 85.00 feet from the Southeast corner of the A.. Hanna Survey, Abstract 98;

THENCE West, a distance of 2155.67 feet to a point for a corner;

THENCE North, a distance of 1000.00 feet to a point for a corner;

THENCE East, a distance of 800.00 feet to a point;

THENCE North  $18^{\circ} 06' 10''$  East, a distance of 910.42 feet to a point in

the center of a Gravel Road;

THENCE along said center line of road, South 62° 00' 00" East, a distance of 276.00 feet;

THENCE South 48° 15' 00" East, a distance of 170.00 feet to a point;

THENCE South 63° 30' 00" East, a distance of 465.00 feet to a point;

THENCE South 00° 14' 35" East, a distance of 28.16 feet to a point in the fence line;

THENCE along said fence line South 72° 25' 15" East, a distance of 300.00 feet to a point;

THENCE South a distance of 1296.34 feet to the Point of Beginning, containing 65,954 acres of land, more or less.

Tract III, being a tract of land out of the W. B. Bowles Survey, Abstract 12 and the B. F. Boydston Survey, Abstract 14, Rockwall County, Texas, and being more particularly described as follows:

SF-2 to MF-1

BEGINNING at a point South 00° 09' East, 1049.81 feet from the Northeast corner of the W. B. Bowles Survey, Abstract 12 and the Northwest corner of the B. F. Boydston Survey, Abstract 14;

THENCE North 89° 27' 49" West, 979.16 feet to a point;

THENCE South 23° 29' 18" West, 997.22 feet to a point;

THENCE South 66° 30' 42" East, 641.66 feet to a point;

THENCE North 23° 29' 18" East, 550.00 feet to a point;

THENCE East 1279.75 feet to a point;

THENCE North 00° 20' 20" East, 149.25 feet to a point;

THENCE with a curve to the right, with a radius of 378.99 feet, a distance of 606.54 feet;

THENCE North 125.65 feet to a point;

THENCE North 89° 27' 49" feet to the Point of Beginning, containing 30.00 acres of land, more or less.

Tract IV, being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

A & SF-2 to MF-1

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;

THENCE South 89 degrees 25 minutes 54 seconds West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;

THENCE North 01 degrees 09 minutes 26 seconds East for a distance of 103.21 feet to an iron rod for corner;

THENCE North 15 degrees 08 minutes 56 seconds West for a distance of 328.07 feet to a concrete monument for corner.

THENCE North 85 degrees 38 minutes 21 seconds West for a distance of 237.69 feet to a concrete monument for corner;

THENCE North 01 degrees 55 minutes 08 seconds East for a distance of 151.52 feet to a concrete monument for corner;

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THENCE North 67 degrees 33 minutes 30 seconds East for a distance of 260.70 feet to a concrete monument for corner;

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THENCE North 78 degrees 31 minutes 48 seconds West for a distance of 353.77 feet to a concrete monument for corner.

THENCE South 85 degrees 41 minutes 23 seconds West for a distance of 127.69 feet to a concrete monument for corner;

THENCE South 47 degrees 18 minutes 57 seconds West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land.

THENCE North 00 degrees 04 minutes 14 seconds West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;

THENCE North 87 degrees 48 minutes 20 seconds East along a fence for a distance of 980.60 feet to a point for corner;

THENCE South 88 degrees 04 minutes 40 seconds East along a fence for a distance of 344.05 feet to a fence post for corner;

THENCE South 00° 33 minutes 21 seconds East along the East line of said 40 acre tract for a distance of 1313.11 feet to the Place of Beginning, containing 30.57 acres of land.

Providing for certain conditions; providing for a penalty not to exceed the sum of two hundred dollars (\$200.00) for each offense, and declaring an emergency.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same 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 the above described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein, by the granting of this zoning change.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms 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 upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00)

for each offense.

SECTION 5. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the laws in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas on the 2nd day of April, 1973.

APPROVED:

Harry J. Myers  
Mayor

DULY RECORDED:

Samuel Williams  
City Secretary

Folsom (Peace Property)

Notices mailed:

City of Dallas  
Buddy Day