

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 77-2 Filing Fee \_\_\_\_\_ Date 1/17/77

Applicant CROW -COKER REALTY COMPANY

Mailing Address 2001 BRYAN TOWER, SUITE 3232 Phone No. 742-1550  
DALLAS, TEXAS 75201

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED:  
(if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

STONEBRIDGE MEADOWS PHASE II

SEE ATTACHED

I hereby request that the above described property be changed from its present zoning which is "MF-2 + 2F" MULTI-FAMILY District Classification to a "SF-3" SINGLE-FAMILY District Classification

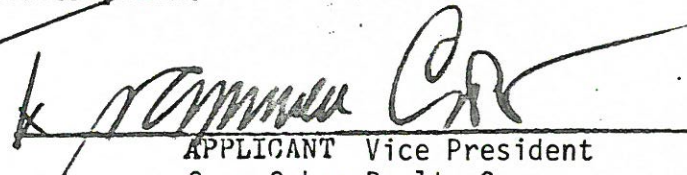
for the following reasons: (Attach separate sheet if necessary.)

1. Single-Family use is more compatible with surrounding developed areas.
2. SF-3 zoning provides a desirable buffer against duplexes across the street.
- 3.

THERE <sup>(ARE)</sup> ~~(ARE NOT)~~ DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner Yes Tenant \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_

I have attached hereto as Exhibit "A" a Plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

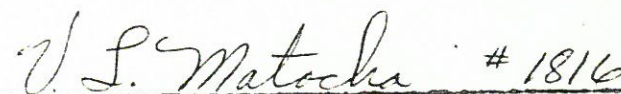
  
APPLICANT Vice President  
Crow-Coker Realty Company

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground

 # 1816  
Surveyor or Attorney for Applicant  
(Mark out one)

3065

**first**  
IN DALLAS

First National Bank in Dallas  
Dallas, Texas

January 18, 1977

THE SUM 50 DOLLS 00 CTS

DOLLARS \$ 50.00

THIS CHECK IS IN FULL PAYMENT OF FOLLOWING ITEMS

Zoning appl. for stone-	
bridge meadows Phase II	

CROW-COKER REALTY CO., INC.  
7616 LBJ FREEWAY, SUITE 230  
DALLAS, TEXAS 75240

PAY

TO THE ORDER OF

City of Rockwall  
Rockwall, Texas

CROW-COKER REALTY CO., INC.

*M. R. Wojcik*

⑆ 1 2 1 1 0 0 0 0 1 ⑆ ⑆ 0 2 4 7 2 1 3 ⑆



DATE

Nº 12

*2/8/77*

GENERAL FUND RECEIPT

*Zoning Fee for Stone -  
Bridge Meadows*

TOTAL AMOUNT

*Phase II*

\$ *50*

NAME

*Craw-Coker Co., Inc.*

Account No.

ADDRESS

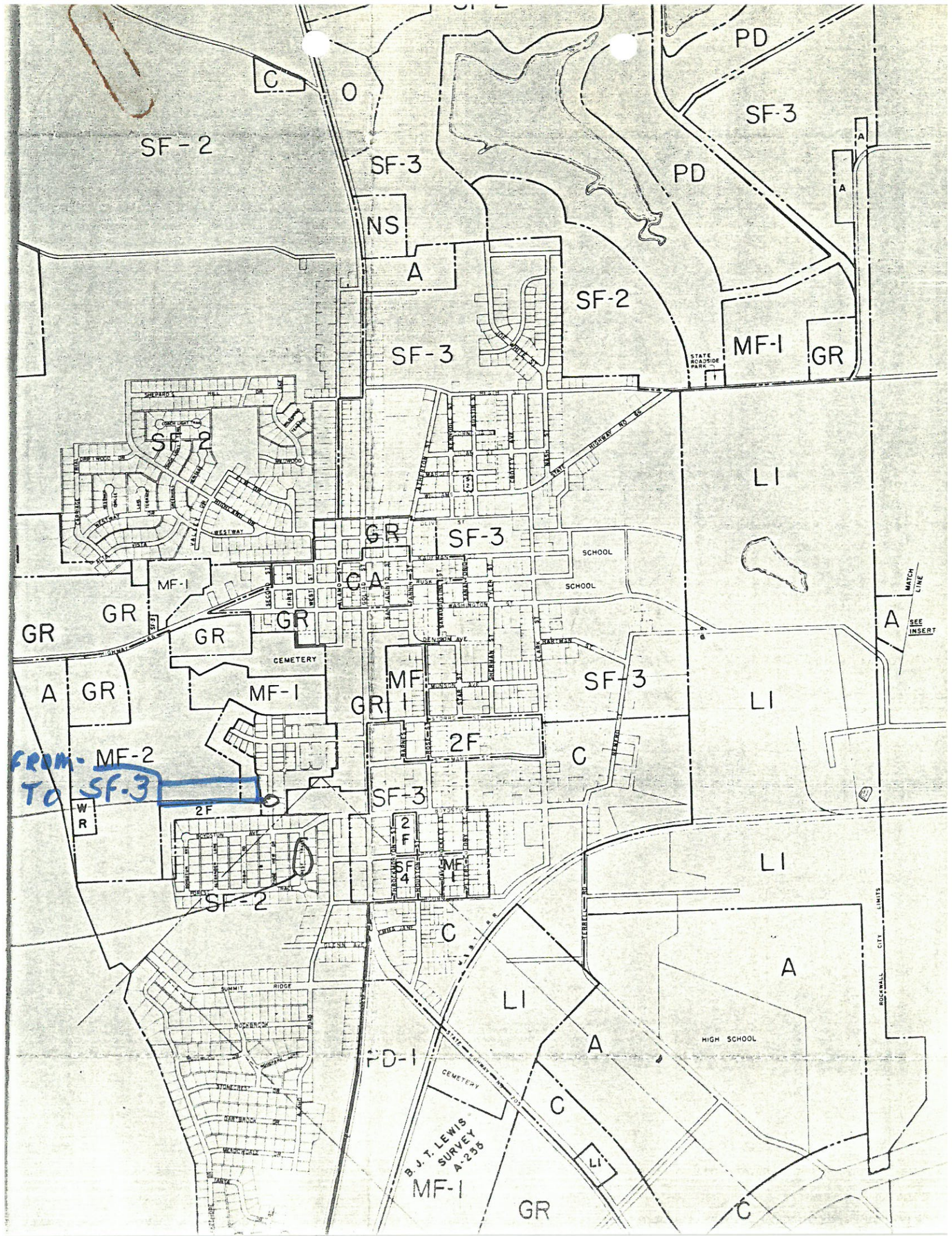
*2001 Bryan Tower, Suite*

**CITY OF ROCKWALL**

Rockwall, Texas

*Salv  
75*





SF-2

SF-3

SF-3

NS

SF-2

SF-3

MF-1

GR

SF-2

SF-3

GR

CA

SCHOOL

SCHOOL

GR

MF-1

GR

GR

MF-1

GR

MF-1

2F

SF-3

LI

FROM MF-2  
TO SF-3

2F

SF-3

C

LI

SF-2

2F

2F

5F

4F

MF-1

MF-1

MF-1

MF-1

MF-1

MF-1

MF-1

MF-1

MF-1

MF-1

MF-1

LI

A

HIGH SCHOOL

PD-1

CEMETERY

B. J. T. LEWIS  
SURVEY  
A-238

MF-1

GR

C

C

C

C

C

C

MATCH  
LINE  
SEE  
INSERT

ROCKWALL CITY LIMITS



OWNERS CERTIFICATE

STATE OF TEXAS        X  
COUNTY OF ROCKWALL   X

WHEREAS, CROW-COKER REALTY COMPANY, is the owner of a tract of land situated in the B. F. Boydston Survey, Abstract No. 14 and in the City of Rockwall, Rockwall County, Texas and also being part of that certain tract of land conveyed to Crow-Coker Realty Company and being more particularly described as follows:

BEGINNING at a point that is the most northerly, northeast corner of Stonebridge Meadows, Phase One, an addition to the City of Rockwall as recorded in Volume 4, Page 45 of the Rockwall County Deed Records, said point also being in a curve to the right running in a northeasterly direction, having a central angle of 7° 39' 50", a radius of 1132.51 feet and a tangent bearing of N. 82° 25' 15" E.;

THENCE along said curve 151.49 feet to the end of said curve;

THENCE S. 89° 54' 55" E., 753.29 feet to the beginning of a curve to the left having a central angle of 91° 27' 16" and a radius of 40.00 feet;

THENCE along said curve 63.85 feet to the end of said curve;

THENCE S. 1° 22' 11" E., 46.15 feet to a point for corner;

THENCE S. 20° 11' 27" E., 41.09 feet to a point for corner;

THENCE S. 0° 04' 55" E., 91.34 feet to a point that is the southwest corner of Lot 1 of Ridge View Addition, an addition to the City of Rockwall as recorded in Volume 1, Page 30 of the Rockwall County Deed Records, said point also being on the north line of Shore View Drive (a 50 foot right-of-way);

THENCE N. 89° 54' 55" W., 808.95 feet along the said north line of Shore View Drive to the beginning of a curve to the left having a central angle of 7° 39' 50" and a radius of 997.51 feet;

THENCE along said curve and the said north line of Shore View Drive 133.43 feet to the end of said curve;

THENCE N. 7° 34' 35" W., 135.00 feet to the Point of Beginning and containing 2.948 acres of land.

# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

## LEGAL NOTICE

### NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PERSONS AND PROPERTY OWNERS:

You are hereby notified that the City Council of Rockwall will hold a Public Hearing at 7:30 P.M. on the 4th day of April 1977, at City Hall, Rockwall, Texas, to consider the granting of SF-3 "Multi-Family District Zoning Classification" on the following described property:

(See Attached Field Notes)

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Galen Williams, City Secretary  
March 14, 1977



# Stonebridge

owner 200'

1. Perry Bodin Lot - 1 - BIK N. - Ridgview  
301 Shoreview
2. Ronald Crandall 1 - G - ✓  
3 Tonka Circle  
Mesquite 75749
3. Robert Mercer 2 - G - ✓  
510 Ridgview
4. Bill J. Blythe 3 - G - ✓  
508 Ridgview
5. James Mayo 12 - C - ✓  
515 Ridgview
6. Allen Hogue 11 - C - ✓  
513 Ridgview
7. Bill Bell 10 - C - ✓  
511 Ridgview
8. Harold Crawford 9 - C - ✓  
509 Ridgview
9. Gus Ingram 1 - F - ✓  
506 Ridgview
10. Haywood Eason for Shoreview Add.  
Box 716  
Rockwall
11. James Redmon - 8 - C - ✓  
507 Ridgview

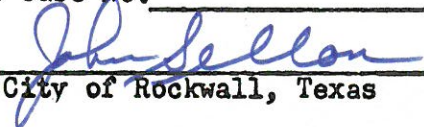


BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 o'clock P. M., on the 24th day of February, 1977, in the Rockwall City Hall, Rockwall Texas, on the request of Crow-Coker Realty Company for a change of zoning from "MF-2" Multi-Family District Classification to "SF-3" Single-Family District Classification on the following described property:

Stonebridge Meadows Phase II  
(See Attached)

As an interested property owner, it is important that you attend this hearing or notify the committee of your feeling in regard to the matter by returning the below form. In replying, please refer to Case No. 77-2.

  
\_\_\_\_\_  
City of Rockwall, Texas

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The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 77-2

Reason for Change:

I am in favor of the request for the following reasons: \_\_\_\_\_

I am opposed to the request for the following reasons: \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,  
CITY OF ROCKWALL, TEXAS







The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 77-2

Reason for Change:

I am in favor of the request for the following reasons: X

I am opposed to the request for the following reasons: \_\_\_\_\_

1. Lower population density
- 2.
- 3.

Signature James J. Redmon  
Address 507 Ridgeway Dr.

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,  
CITY OF ROCKWALL, TEXAS



Case No. 77-2

Applicant Crow-Coker Realty Company

Mailing Address 2001 Bryan Tower, Suite 3232 Phone \_\_\_\_\_  
Dallas, Texas 75201

ORDER OF PLANNING AND ZONING COMMISSION

WHEREAS, on the 24th day of February, 19 77, there came on to be heard zoning Application No. 77-2, on application of Crow-Coker Realty Co. requesting a change of zoning in regard to the property in said Application, and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall, Texas, found that the requisite notices of this hearing had been given, and

WHEREAS, a full and fair hearing was afforded to all persons appearing and wishing to be heard.

NOW, THEREFORE,, THE CITY PLANNING AND ZONING COMMISSION HEREBY RECOMMENBS :

(a) THAT THE ZONING CLASSIFICATION OF THE PROPERTY DESCRIBED IN THE AFOREMENTIONED APPLICATION, WHICH IS PRESENTLY ZONED "MF-2" "Multi-Family

DISTRICT CLASSIFICATION,

be changed to "SF-3" "Single-Family" DISTRICT Classification.

(b) THAT THE APPLICATION FOR ZONING CHANGE BE DENIED.

\_\_\_\_\_  
Chairman, Planning and Zoning  
Commission, City of Rockwall, Texas

ORDER OF THE CITY COUNCIL, CITY OF ROCKWALL, TEXAS

WHEREAS, on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, there came on to be heard Zoning Application No. \_\_\_\_\_, on application of \_\_\_\_\_, requesting a change of zoning in regard to the property described in said application, and

WHEREAS, the City Council of the City of Rockwall, Texas, found that the requisite notices by publication and otherwise, had been given in regard to said Zoning change, and

WHEREAS, a full and fair hearing was afforded to all property owners generally and, to the persons interested and situated in the area, and

WHEREAS, a motion was duly made and seconded that the Council approve the recommendation of the Planning and Zoning Commission, and

WHEREAS, the following vote was taken.

\_\_\_\_\_ vote(s) were cast for approval of the recommendation of the Planning and Zoning Commission.

\_\_\_\_\_ vote(s) were cast against approval of the recommendation of the Planning and Zoning Commission, and \_\_\_\_\_ abstaining.

NOW, THEREFORE, let the Minutes of the City Council of Rockwall Texas reflect that the request for zoning is hereby

DENIED

Approved so as to change the Zoning on said Property from " \_\_\_\_\_ " \_\_\_\_\_  
\_\_\_\_\_ District Classification to  
" \_\_\_\_\_ " \_\_\_\_\_ District Classification.

\_\_\_\_\_  
Mayor

ATTEST :

\_\_\_\_\_  
City Secretary



MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING

February 24, 1977

Chairman Glasscock called the meeting to order at 7:30 P.M. He asked for additions and corrections to the minutes of the previous meeting. There were none, so the minutes were approved as presented.

The first order of business was the request for the zoning change by Baker-Crow on the Stonebridge Meadows, Phase 2, Addition. This request was for a change from Multi-family-2 and 2-F zoning to SF-3 zoning. Larry Peebles presented the request representing Baker-Crow. Also present was a Mr. Ingram who is a home owner in the adjoining development of Ridgeview and he expressed his concurrence with this request. It was moved by Bob Coats that the zoning be recommended for approval to the City Council, seconded by Pert Virtanen, and the vote for was unanimous.

Chandlers Landing, Phase 6, was submitted by Harold Evans, representing Clark-Frates, for revision. This request for replat was to change zero lot line development to larger lots that would be designed for single family detached development. The Freese and Nichols letter covering details of engineering included a few minor changes in utilities and Harold Evans advised the Planning and Zoning Commission that these changes could be made prior to the submission to the City Council at the March 7th meeting. It was moved by Bob Coats that this be recommended for approval of the replatting of Chandlers Landing, Phase 6, subject to clearing up the engineering requests. Wayne Rogers seconded the motion. The vote for: Kenneth Glasscock, Wayne Rogers, Bob Coats, with Pert Virtanen abstaining.

The Woodlake Subdivision, Section 1, was not completed in engineering detail and therefore is omitted from consideration at this meeting.

Lakehill Subdivision, Section 1, was submitted for reconsideration by Ronnie Cowan, owner. Also present was Harold Evans who is doing the engineering on this development. This subdivision lies in the extra-territorial jurisdiction of the City of Rockwall and had been referred back to the Planning and Zoning Commission by the City Council with instructions to review in detail the exceptions requested by the developer and then be resubmitted to Planning and Zoning. The discussion of the pros and cons of 100% compliance to the City's Subdivision standards lasted about an hour. Ronnie Cowan stated that in accordance with the County requirements, there would be a cul de sac constructed at the north end of the development. The developer pointed out that the cost of complying with all of the City Subdivision standards would make the price of these large lots prohibitive in comparison with similar developments in this area but which lie outside the City's jurisdiction. He also pointed out that no City



vote for this motion. It was stated during this discussion on annexation that the City of Rockwall, under General Law, cannot annex property except by petition of the property owner. Therefore, any annexation would have to be voluntary and could not be required by the City. Discussion continued, and Pert Virtanen made a motion to reject this plat. The motion died for want of a second. Wayne Rogers then suggested that the whole question be referred to the City Council to establish a policy for the enforcement of subdivision standards in extra-territorial jurisdiction. Pert Virtanen then made a motion that a final decision on enforcement of City subdivision standards be held in abeyance by Planning and Zoning, but that the question be presented to the City Council for a policy decision; the question: that if the City is to enforce full compliance with subdivision standards in the extra-territorial jurisdiction that it be on the basis that the property will be annexed and City utilities be made available within a three year period; if these conditions cannot be reasonably met within an approximate three year period that the developer be permitted some variances from the subdivision standards. The motion was seconded by Wayne Rogers. The vote for was unanimous.

Harold Evans presented a replat of Royal Park Place which would extend the back lot lines of lots along the take line approximately 6 ft. The necessity for this replat was due to a miscalculation in the location of the City take line. The only effect is to increase the size of the lots facing the lake. It was moved by Pert Virtanen to approve the replat of Royal Park Place; seconded by Wayne Rogers; the vote for was unanimous.

The single lot plat of the Chamber of Commerce location fronting on FM-740 with drive access to the I-30 service road was presented. This was reviewed and it was moved by Wayne Rogers to approve this plat; it was seconded by Bob Coats; the vote for: Kenneth Glasscock, Earl Slaughter, Wayne Rogers and Bob Coats, with Pert Virtanen abstaining.

A request had been received from the National Advertising Company from a Mr. Paul Revier to enlarge the maximum permitted size of outdoor advertising signs along the Interstate from 370 sq. ft. to 600 sq. ft. Mr. Revier pointed out that the 370 sq. ft. size contained in our ordinance is well below the average maximum size permitted in other municipalities. The information submitted by the Chief Building Inspector showed that the sizes vary considerably, but the more reasonable average in the Metropolitan District is approximately 400 sq. ft. It was moved by Pert Virtanen to recommend that the size of the maximum interstate highway sign be permanently changed in the ordinance from 370 sq. ft. to 400 sq. ft. It was seconded by Earl Slaughter, and the vote for was unanimous.



could be included in any other zoning category without changing the basic zoning. It was suggested that the Dallas ordinance be redrafted by the City Attorney. Pert suggested that he would be glad to do a redrafting as a means of accomplishing that in a little faster way and the draft could then be submitted to the City Council at their March 7th meeting. The idea of submitting to the City Council would be to see if they would in principle support the creation of an Historical Landmark District. If the Council did approve in principle, then a final draft could be prepared for review by the Planning and Zoning Commission and recommended to the City Council at their next meeting. Pert Virtanen moved that a redraft be prepared of the Dallas ordinance and submitted to the City Council for their agreement in principle. The second was by Wayne Rogers. The vote for was unanimous.

The meeting adjourned at 9:30 P.M.

K L Glasscock

ATTEST:

John S. Llan

REGULAR MEETING OF THE CITY COUNCIL HELD  
March 7, 1977

The Rockwall City Council met in its regular meeting on March 7, 1977, in the Council Chambers of the City Hall. The meeting was called to order at 7:30 P.M. by Mayor Harry F. Myers. Councilmen present were Leland Miller, A. H. Kuhlman, Garvin Tate and Randolph Gheen. Councilman Jim Bryant was absent.

The minutes of the previous meeting were approved as prepared.

The first item before the Council was the request on the part of John Ernest for the Catfish Restaurant approving the sewer easement that would service the Catfish Restaurant as well as the Richard Harris and David Hogg approved sites. It was moved by Councilman Tate that this easement be accepted. Councilman Gheen seconded the motion and the vote for was unanimous.

It was then moved by Councilman Tate that underwriter approved PVC pipe be approved. It was seconded by Councilman Gheen and the vote for was unanimous.

The second item of business was Stonebridge Meadows Zoning Ordinance as prepared by the attorney. There was no discussion. Councilman Gheen moved that the ordinance be approved. Councilman Miller seconded the motion, and Council voted unanimously in favor.

The third item of business was the Woodlake zoning request which was a change from NS to GR that was primarily designed to define the area which had previously been approved by field notes. This would avoid the conflict that might be apparent by scaling the map and assure that the General Retail would not conflict with the SF-3 zoning. The Planning and Zoning Commission had recommended approval. It was moved by Councilman Tate to approve the requested zoning. Councilman Gheen seconded the motion. The vote for was unanimous

Chandlers Landing, Phase VI, was the next item on the agenda. This request for a replat was approved by the Planning and Zoning Commission and Underwriter approved PVC water line had also been approved. The purpose of the replat was to enlarge the lots to single family detached. It was moved by Councilman Kuhlman to approve this replat. Councilman Tate seconded the motion, and the vote for was unanimous.

Harold Evans then presented three other replats of Chandlers Landing, Phase V. These covered Lot1, Block C of Chandlers Landing, Phase V; Block B of Chandlers Landing, Phase V; and Blocks D and E. These replats were also a change in lot lines to develop single family residential. It was moved by Councilman Miller that the replats be approved. Councilman Kuhlman



seconded the motion, and the Council voted unanimously in favor.

Royal Park Place requested a replat. Harold Evans showed that the original platting had incorrectly located the take line, the line between private property and the City of Dallas, and this was readjusted to enlarge the west portion of the lots along the take line approximately six feet. Councilman Tate moved approval of the replat of Royal Park Place. Councilman Kuhlman seconded the motion, and the vote for was unanimous.

The next item was the Chamber of Commerce final plat fronting on SH-740 with drive access to the service road of I-30. After a brief review, Councilman Gheen moved approval of the plat. Councilman Miller seconded the motion and the vote for was unanimous.

Lakehill Subdivision was submitted for plat approval. This subdivision is in the extraterritorial jurisdiction of the City of Rockwall and therefore, comes under the Subdivision standard ordinance. Kenneth Glasscock, Chairman of the Planning and Zoning Commission, was present to explain the recommendation of Planning and Zoning, which recommendation stated that if the Council would establish a specific policy for the review of extraterritorial jurisdiction subdivision, the City Planning Commission would be very willing to follow this policy. Otherwise it was felt that if a subdivision in the extraterritorial jurisdiction could be annexed within an approximate three year period that all of the subdivision standards should apply. If it was questionable or quite definite that the area would not be annexed within a period of approximately three years that variances be granted so that such subdivisions would be on the same footing as others located throughout the County beyond the extraterritorial jurisdiction area. There was a very lengthy discussion by the Councilmen. Also, Mr. Raymond Cameron was present to give background on the property and the efforts by the developer, Ronny Cowan, to create a subdivision. Bob Nichols, the City Consulting Engineer, also commented. Pert Virtanen of the Planning and Zoning Commission expressed his opinions about utilities being available, and the developer's engineer, Harold Evans, brought out some of the points that were involved in drainage, water lines and sewer lines.

Mayor Myers then personally invited each Councilman to express his opinion, and at the conclusion of the requests, Councilman Tate moved the following: 1. The street design will eliminate any division of single lot as presented in the original plan. 2. Curbs will be constructed, but the street paving itself may meet the County specifications instead of the City concrete specifications. 3. The water line must meet the Mt. Zion Water Supply District specifications which could include PVC pipe. 4. It will be the responsibility of owners, should this property be annexed, to bring streets up to standards, water and sewer lines to be brought to standards at the property owners cost before the City will assume responsibility for the maintenance of these items. The motion was seconded by Councilman Miller, and the vote for was unanimous.

A request by National Outdoor Advertising, Mr. George Kelner, to enlarge the maximum interstate highway sign size from 370 sq. ft. to 400 sq. ft. was presented. This was discussed and reviewed, and it was moved by Councilman Miller to approve the increase in the maximum size of interstate signs to 400 sq. ft. The motion was seconded by Councilman Tate and the vote for was unanimous.

A request by the Planning and Zoning Commission for an opinion on pursuing an ordinance that would preserve historical sites and areas was presented. The Council informally indicated that they would be glad to look at such an ordinance if approved by Planning and Zoning.

The Lone Star Gas Company's increase was reviewed. Rudy Ramirez, Lone Star local representative, discussed the rate increase, pointing out that it was merely to increase the net income to the approved 8% return. This amounts to an increase of 3.4% across the board to all residential customers. In dollars this is a little more than \$9,000 for all of the City of Rockwall, and on an average bill it will mean approximately 90¢ increase per month. The City Administrator advised the City Council that they could, under the provisions of the Public Utilities Regulatory Act of 1975, suspend the application for the rate increase for a period of 120 days in order to have more time to study the details of this rate increase. The discussion continued along the lines that it would be very difficult for the City Council to force any reduction in this rate increase and that Lone Star Gas could at the termination of 120 days or even prior to that time submit the request to the Railroad Commission and, as Councilman Tate expressed, there would be no question that it would be approved. Mr. Seth Stephens of Joe Nall and Associates, Consulting Engineers, was present to explain the way in which consulting engineers would review these rate increases for the City. The cost of such a review might be in the range of \$4,000 to \$4,500, but it would be determined on the basis of the time and expenses it took to complete this review. The point was made that any cost to the consultant would be paid for by Lone Star Gas and then pro rated to the consumer over a three year period. It was moved by Councilman Gheen to suspend the rates for 120 days under the authority of the Public Utilities Regulatory Act of 1975. Councilman Miller seconded the motion and the vote for was unanimous.

The City Administrator presented the request of the High School Student Council to place an activity sign on City property inside the fence that surrounds the south side of City Hall (the old reservoir). Councilman Tate moved approval of placing such a sign if it is properly maintained. Councilman Kuhlman seconded the motion, and the vote for was unanimous.

The City Administrator presented a request to increase the cost of the Cemetery plot from \$50.00 to \$200.00. The City Secretary, Galen Williams, advised the Council that at the very low price of \$50.00 he had been approached by people who do not live in



Rockwall to purchase such plots because the cost is so much lower than similar cemeteries. It was further suggested by the City Administrator that the monies from Cemetery plots be set up in a special fund to help in the maintenance of the Cemetery. He also stated that within a reasonable time he wished to present an ordinance which would establish a trust fund from the money received from the sale of plots that would begin to establish some level of perpetual care as a means of defraying the General Fund expenses for operating the Cemetery. It was moved by Councilman Tate to increase the price from \$50.00 to \$200.00 per plot and set up a special fund for receipts of this money. It was seconded by Councilman Kuhlman, and the vote for was unanimous.

Councilman Gheen presented a problem in the City sewer line servicing two houses on South Clark Street. The present City sewer line is inadequate to handle these dwellings and it would be possible to extend a sewer line to the south and tie into a City sewer main. The material costs of this extension would be somewhere in excess of \$600.00. It was moved by Councilman Gheen that this sewer extension be installed by the City. This motion was seconded by Councilman Miller, and the vote for was unanimous.

Councilman Kuhlman presented the list of recommended appointees to the Growth Management Planning Committee. This list consisted of 29 people selected on the basis of representing the various City bodies as well as special interests throughout the community. Councilman Tate moved that these 29 members be appointed to this Growth Management Planning Committee. Councilman Miller seconded the motion, and the vote for was unanimous.

The City Administrator advised the Council that on the subject of smoke detectors the 1976 Uniform Building Code provides for the installation of these detectors in all new dwellings and in multiple family units. It was felt that a special ordinance would not be necessary since the 1976 Uniform Building Code is being reviewed and hopefully will be presented for final passage within the next two months.

The City Administrator then presented a revised schedule of commercial and industrial permit fees as a means of covering more of the costs of inspection. Commercial and industrial buildings take considerably more inspection time than residential dwellings, and therefore should reflect a higher fee than the residential construction. It was determined by the Council that this was an administrative matter and not one that needs official Council action.

The City Administrator presented a request for road dedication which would be an extension of the road that passes the church in the Settlement. The plat has been executed by all adjoining owners, and it would be a reasonable extension of this street so that the City could have the responsibility of maintaining an all weather road to the dwellings along this street. It was moved by Councilman Tate to accept this dedication. Councilman

Kuhlman seconded the motion, and the vote for was unanimous.

Mayor Myers announced that he was calling a Special Meeting on March 21st at 7:30 P.M. to review and consider approval of the Saddlebrook Recreation Club golf course lease on the City of Rockwall property adjoining the Lake shoreline.

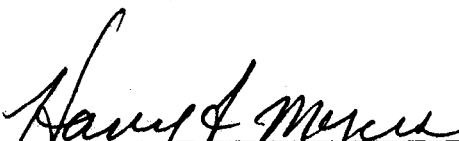
The City Secretary, Galen Williams, presented the names of Mr. Underwood and Mrs. Stephenson to be respectively the Election Judge and Alternate Election Judge for the coming election on April 2nd. Mr. Underwood will select the two clerks necessary for a full complement, and the rate of pay will be the same as last year. Councilman Gheen moved approval of the appointments. Councilman Kuhlman seconded the motion, and the vote for was unanimous.

The question was brought up about the maintenance of the Cemetery in Ridge Road Village that had been contested in Court and the City Administrator was instructed to consult the City Attorney about the responsibilities of maintenance.

Councilman Miller then brought up the question about the minimum size of lots permitted under the present zoning ordinance in the SF-4 District. The size of this lot that is approved is 6,000 sq.ft. and he felt that this was a size that was too small for the type of development and construction that is best for the City of Rockwall. The City Administrator was instructed to review this question and to see if the SF-4 District could be removed from the Zoning Ordinance.

Bruce Beaty read a petition from tenants of Hilltop Shopping Village which was a request to eliminate the loitering on the part of young people in that shopping area. The Council discussed the question of where do these young children go and where else would they congregate. It was felt that this was not an item to place in an ordinance and that some other means of reasonable control should be exercised.

The Council meeting was adjourned by the Mayor at 10:45 P.M.

  
 \_\_\_\_\_  
 Mayor

ATTEST:

  
 \_\_\_\_\_  
 Assistant City Secretary



ORDINANCE NO. 78-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A DAY CARE CENTER IN AN "SF-3" RESIDENTIAL DISTRICT ON A TRACT OF LAND DESCRIBED MORE FULLY HEREIN: PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE AND DECLARING AN EMERGENCY.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a specific use permit for a Day Care Center on a tract of land described as follows:

All that certain Lot, tract or parcel of land out of the R. Ballard Survey, in Rockwall County, Texas, and being also out of the lands of the A. E. Williams Estate;

BEGINNING at a stake in the East Line of a 50 foot roadway or street belonging to the Rockwall Independent School District which roadway was conveyed to said district by Mary Blanche Hays and husband, Harold Hays by deed dated May 27, 1949, and recorded in Vol. 45, Page 153, Deed Records of Rockwall County, Texas, said stake

being 100 ft. South of the Northwest corner of the present lands of the said A. E. Williams Estate, and distant 158 ft. South of the most Northern Northeast corner of the before mentioned Rockwall Independent School District Tract;

THENCE South 100 ft. along the East Margin of said roadway to a stake in the North margin of a street along the North side of the said Rockwall Independent School District property, this stake being 50 ft. North of an inside corner of the said School District Lands;

THENCE East 200 ft. along the margin of the street 50 ft. wide which adjoins the North side of the before mentioned School District property, a stake for corner;

THENCE North 100 ft. to a stake for corner;  
THENCE West 200 ft. to the place of beginning, and being the same land described in a certain deed executed by Harold Hays, et ux to Ralph M. Hall, et ux, dated January 18th, 1954, and recorded in Vol. 49, Page 544, Deed Records of Rockwall County, Texas.

SECTION 2. This specific use permit is granted subject to the following conditions:

- (a) The Day Care Center shall be operated only on Mondays through Fridays from 11:00 A.M. to 6:00 P.M.
- (b) After school care shall be limited to no more than Twelve (12) children.
- (c) This permit shall not authorize the issuance of a building permit to construct a separate building to house the facility.
- (d) In the event the property is leased or sold this permit shall terminate.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwell, as heretofore amended, and as amended herein by the granting of this zoning change.

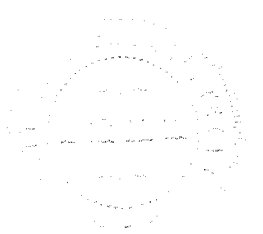
SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same



penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. Whereas, it appears that the above-described property requires classification so as to grant a specific use permit for a Day Care Center Classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of March, 1978.



APPROVED:

*Harry L. Myers*  
MAYOR

ATTEST:

*June E. [Signature]*  
CITY SECRETARY

APPROVED AS TO FORM:

*B. Robert Baker*  
ATTORNEY

# City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

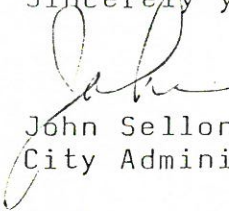
April 6, 1977

Mr. Bob Baker  
Saner, Jack, Sallinger and Nichols  
1200 Republic National Bank Building  
Dallas, Texas 75201

Bob:

Enclosed is the zoning application form and field notes for a change in zoning on Crow-Coker property from MF-2 and 2-F to SF-3. Please prepare a formal ordinance approved as to form that will effect this change. Call me if you have any questions.


Sincerely yours,



John Sellon  
City Administrator

Enclosure  
JS/mmp





Mailed 2/8/77

77-2  
Zoning Stonebridge Meadows  
Phase 1 2