

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date 8-12-77

Applicant Saddlebrook Valley #1 Joint Venture

Mailing Address P.O. Box 855 Rockwall, TX Phone No. 732-5827

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.)

See Exhibit B attached.

I hereby request that the above described property be changed from its present zoning which is "PD & A" District Classification to a "PD" District Classification for the following reasons: (Attach separate sheet if necessary.)

- 1. Name change of Planned Development*
- 2. Acquisition of Additional Land*
- 3. Change Density & overall plan*

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

STATUS OF APPLICANT: Owner 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.

Saddlebrook Valley #1 Joint Venture
By: Sam L. Carr
APPLICANT *General Manager*

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

Surveyor or Attorney for Applicant
(Mark out one)



No. _____

DATE _____ 19____

RECEIVED
FROM

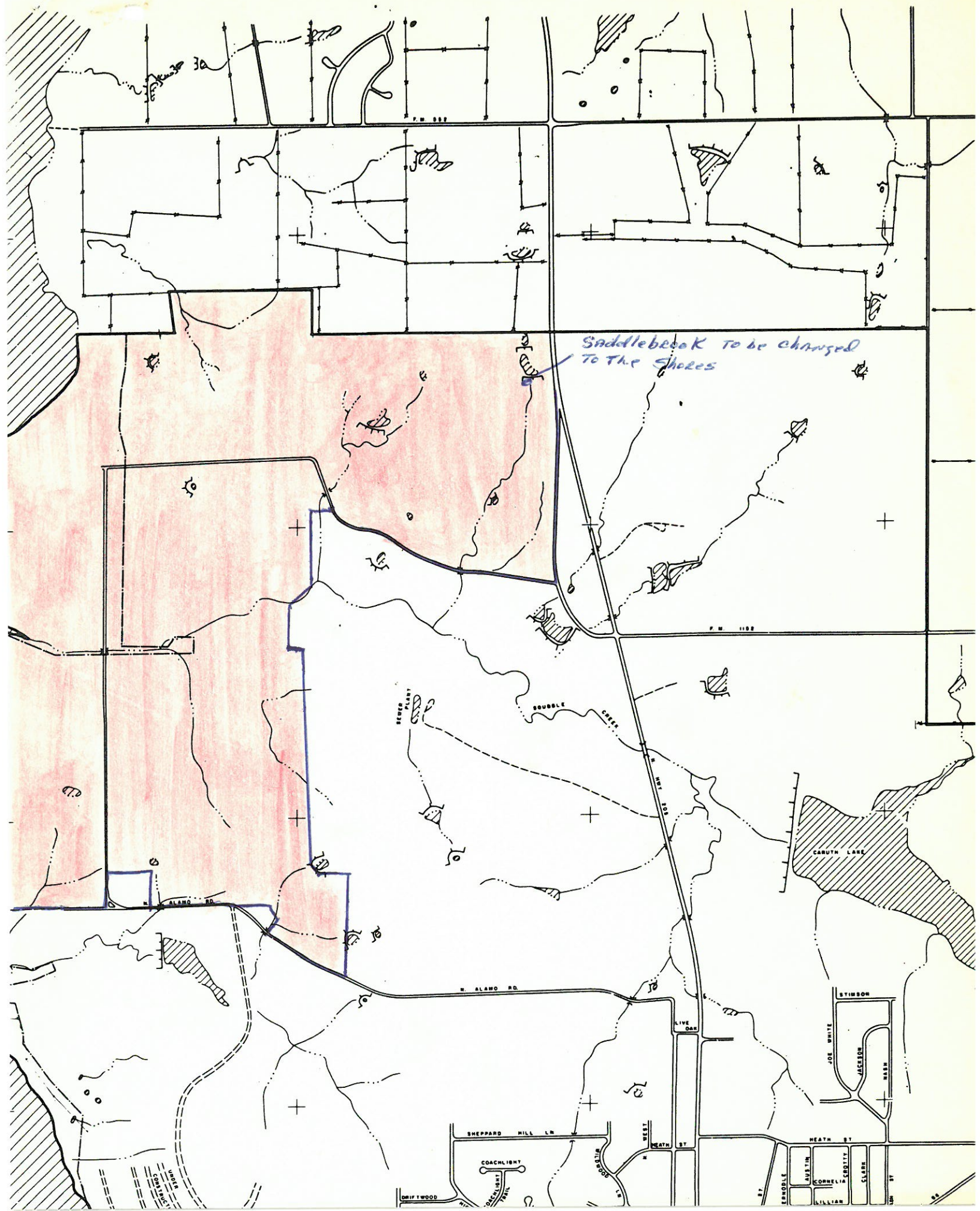
_____ DOLLARS \$ _____

FOR _____

Amount of Account			Paid Cash	
Amount Paid			Check	
Balance Due			Money Ord.	

*Thank
You*

BY _____



*Saddlebeek To be changed
To The Shores*

SEWER PLANT

BOUBBLE CREEK

CARUTH LAKE

H. ALAMO RD.

SHEPPARD HILL LN.

COACHLIGHT

DECALIGHT

LIVE OAK

WELL

HEATH ST

STIMSON

JOE WHITE

ALICE LN

CORNE L

CLARE

CLARE

CLARE

CLARE

CLARE

DRIFTWOOD
COACHLIGHT
DECALIGHT
LIVE OAK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land located in the Samuel King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;

THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;

THENCE: North 0° 49' East, 50 feet to a point for a corner;

THENCE: South 89° 43' West, 915.1 feet to a point for a corner;

THENCE: North 0° 44' East, 903.2 feet to a point for a corner;

THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;

THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 448.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;

THENCE: South 89° 57' East, 636.1 feet to a point for a corner;

THENCE: South 89° 29' East, 1396.8 feet to a point for a corner;

THENCE: North 0° 26' West, 353.5 feet to a point for a corner;

THENCE: South 89° 36' East, 503.7 feet to a point for a corner;

THENCE: South 1° 17' East, 348.2 feet to a point for a corner;

THENCE: South 89° 56' East, 1253.6 feet to a point for a corner;

THENCE: South 13° 39' West, 185 feet to a point for a corner;

THENCE: South 45° 44' West, 146.1 feet to a point for a corner;

THENCE: South 42° 40' East, 89 feet to a point for a corner;

THENCE: South 56° 04' East, 465.3 feet to a point for a corner;

THENCE: South 63° 32' East, 383.3 feet to a point for a corner;

THENCE: North 0° 33' East, 790.6 feet to a point for a corner;

THENCE: North 0° 03' East, 279.4 feet to a point for a corner;

THENCE: North 88° 39' West, 229.1 feet to a point for a corner;

THENCE: North 60° 24' West, 140.3 feet to a point for a corner;

THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;

THENCE: North 1° 13' West, 518.1 feet to a point for a corner;

THENCE: North 89° 07' West, 99.1 feet to a point for a corner;

THENCE: North, 435 feet to a point for a corner;

THENCE: North 40° 08' East, 259.5 feet to a point for a corner;

THENCE: North 1° 40' East, 629.1 feet to a point for a corner;

THENCE: South 84° 39' East, 252.6 feet to a point for a corner;

THENCE: South 77° 52' East, 201.2 feet to a point for a corner;

THENCE: South 76° 30' East, 242.3 feet to a point for a corner;

THENCE: South 54° 42' East, 245.7 feet to a point for a corner;

THENCE: South 62° 04' East, 210.1 feet to a point for a corner;

THENCE: South 64° 26' East, 320.8 feet to a point for a corner;

THENCE: South 82° 40' East, 397.5 feet to a point for a corner;

THENCE: South 80° 07' East, 422.3 feet to a point for a corner;

THENCE: South 80° 08' East, 309 feet to a point for a corner;

THENCE: North 10° 06' West, 236.3 feet to a point for a corner;
THENCE: North 2° 24' East, 550.1 feet to a point for a corner;
THENCE: North 2° 03' East, 507.4 feet to a point for a corner;
THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way
of State Highway 205;
THENCE: Following said right-of-way line North 7° 06' West a distance of 371
feet to the Place of Beginning and Containing 587 Acres of Land, more
or less.

PROPOSED PLANNED DEVELOPMENT - THE SHORES

Rec 8/23/77

TRACT USE	ACRES		DWELLING UNIT PROJECTION		PER CENT TOTAL AREA	
14 SCHOOL AND PARK	13.6	13.6	-	-	2.3%	2.3%
1 SINGLE FAMILY	56.9		257.7 ⁽¹⁾		9.7	
2 SINGLE FAMILY	161.5		442.1 ⁽²⁾		27.5	
3 SINGLE FAMILY	69.0		268.4 ⁽³⁾		11.8	
4 SINGLE FAMILY	52.0		188.8 ⁽⁴⁾		8.9	
SUBTOTAL		339.4		1157		57.9
5 CLUSTER	22.0		179.7		3.7	
CLUSTER	42.1		344.0		7.2	
SUBTOTAL		64.1		523.7		10.9
7 MULTI-FAMILY	20.4		367.2		3.5	
8 MULTI-FAMILY	29.5		531.0		5.0	
9 MULTI-FAMILY	24.0		432.0		4.1	
SUBTOTAL		73.9		1330.2		12.6
10 RETAIL	11.5	11.5	-	-	2.0	2.0
11 RECREATION	6.4		-	-	1.1	
12 RECREATION	12.0		-	-	2.0	
13 GOLF COURSE	65.9		-	-	11.2	
SUBTOTAL		84.3				14.3
TOTAL	586.8	586.8		3010.9	100.0%	100.0%

(1) TRACT 1 - MIN LOT AREA - 1200[#] = ± 4.53 D.U. PER ACRE × 56.9 = 257.7

(2) TRACT 2 - " " " 9000[#] = ± 3.63 " " " × 52.1 = 189.1

PORTION TRACT 2 - PREL. PLAT = 253.0

(3) TRACT 3 - " " " 8400[#] = ± 3.89 D.U. PER ACRE × 69.0 = 268.4

(4) TRACT 4 " " " 9,000[#] = ± 3.63 " " " × 52.0 = 188.8

(5)(6) 5#6 " " " 4000[#] = ± 8.17 " " " × 64.1 = 523.7

DWELLING UNIT PER GROSS TOTAL ACRE = 3010.9 / 586.8 = 5.13 D.U./ACRE

" " " RESIDENTIAL ACRE = 3010.9 / 477.4 = 6.30 D.U./ACRE

" " " SINGLE FAMILY AC = 1157 / 339.4 = 3.40 D.U./ACRE

PROPOSED PLANNED DEVELOPMENT - THE SHORES

TRACT USE	<u>ACRES</u>		<u>DWELLING UNIT PROJECTION</u>		PERCENT TOTAL AREA	
14 SCHOOL AND PARK	<u>13.6</u>	13.6	-	-	2.3%	2.3%
1 SINGLE FAMILY	56.9		257.7 ⁽¹⁾		9.7	
2 SINGLE FAMILY	161.5		442.1 ⁽²⁾		27.5	
3 SINGLE FAMILY	69.0		268.4 ⁽³⁾		11.8	
4 SINGLE FAMILY	<u>52.0</u>		<u>188.8⁽⁴⁾</u>		<u>8.9</u>	
SUBTOTAL		339.4		1157		57.9
5 CLUSTER	22.0		112.2		3.7	
CLUSTER	<u>42.1</u>		<u>214.7</u>		<u>7.2</u>	
SUBTOTAL		64.1		326.9		10.9
7 MULTI-FAMILY	20.4		367.2		3.5	
8 MULTI-FAMILY	29.5		531.0		5.0	
9 MULTI-FAMILY	<u>24.0</u>		<u>432.0</u>		<u>4.1</u>	
SUBTOTAL		73.9		1330.2		12.6
10 RETAIL	<u>11.5</u>	11.5	-		2.0	2.0
11 RECREATION	6.4		-		1.1	
12 RECREATION	12.0		-		2.0	
13 GOLF COURSE	<u>65.9</u>		-		<u>11.2</u>	
SUBTOTAL		84.3				14.3
TOTAL	<u>586.8</u>	<u>586.8</u>		<u>2814.1</u>	<u>100.0%</u>	<u>100.0%</u>

- (1) TRACT 1 - MIN LOT AREA - 7200[#] = ± 4.53 D.U. PER ACRE x 56.9 = 257.7
- (2) TRACT 2 - " " " 9000[#] = ± 3.63 " " " x 52.1 = 189.1
- PORTION TRACT 2 - PREL. PLAT = 253.0
- (3) TRACT 3 - " " " 8400[#] = ± 3.89 D.U. PER ACRE x 69.0 = 268.4
- (4) TRACT 4 " " " 9,000[#] = ± 3.63 " " " x 52.0 = 188.8
- (5)(6) 5#6 " " " 6000[#] = ± 5.10 " " " x 64.1 = 326.9

DWELLING UNIT PER GROSS TOTAL ACRE = 2814.1 / 586.8 = 4.79 D.U./ACRE
 " " " " RESIDENTIAL ACRE = 2814.1 / 477.4 = 5.89 D.U./ACRE
 " " " " SINGLE FAMILY AC = 1157 / 339.4 = 3.40 D.U./ACRE

Received
 8:00 PM
 8/25/77

Jane Fisher

<u>USE</u>	<u>ACRES</u>	<u>DWELLING UNITS</u>		<u>PER CENT TOTAL AREA</u>	
CHURCH AND DAY SCHOOL	6.19	-		1.4	
SCHOOL AND PARK	<u>14.56</u>	-		<u>3.3</u>	
SUB-TOTAL	20.75				4.7
SINGLE FAMILY	55.68	152		12.7	
SINGLE FAMILY	59.20	178		13.4	
SINGLE FAMILY	48.5	131		11.0	
SINGLE FAMILY	<u>41.06</u>	<u>123</u>		<u>9.3</u>	
SUB-TOTAL	204.44	584			46.4
CLUSTER 8 D.U./AC.	38.10	305		8.7	
CLUSTER 6 D.U./AC.	30.46	183		6.9	
CLUSTER 6.5 D.U./AC	<u>9.08</u>	<u>59</u>		<u>2.1</u>	
SUB-TOTAL	77.64	547			17.7
APARTMENT 18 D.U./AC	29.67	534		6.8	
APARTMENT 18 D.U./AC.	<u>19.42</u>	<u>350</u>		<u>4.4</u>	
SUB-TOTAL	49.09	884			11.2
GENERAL RETAIL	2.37	-		.5	
GENERAL RETAIL	2.06	-		.5	
NEIGHBORHOOD SERV. AND OFFICE	12.12	-		2.8	
NEIGHBORHOOD SERVICE	<u>6.74</u>	-		<u>1.5</u>	
SUB-TOTAL	23.29				5.3
INN RESTAURANT	4.26	100	100	1.0	
PRO SHOP MARINA	6.25	-		1.4	
GOLF-STREETS-GREEN SPACE	<u>53.98</u>	-		<u>12.3</u>	
SUB-TOTAL	<u>64.49</u>				14.7
TOTAL	439.70	2115	2115	100.0	100.0

DWELLING UNIT PER GROSS TOTAL ACRE = $2115 / 439.7 = 4.81$ DU/ACRE
 " " " " " " RESIDENTIAL ACRE = $2115 / 331.2 = 6.08$ " "
 " " " " " " SINGLE FAMILY ACRE = $584 / 204.4 = 2.85$ " "

USE	ACRES	DWELLING UNITS	PER CENT TOTAL AREA
CHURCH AND DAY SCHOOL	6.19	-	1.4
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NEIGHBORHOOD SERVICE	<u>6.74</u>	-	<u>1.5</u>
SUB-TOTAL	23.29		5.3
INN RESTAURANT	4.26	100	1.0
PRO SHOP MARINA	6.25	-	1.4
GOLF-STREETS-GREEN SPACE	<u>53.98</u>	-	<u>12.3</u>
SUB-TOTAL	64.49		14.7
TOTAL	439.70	2115	100.0
	439.70	2115	100.0

DWELLING UNIT PER GROSS TOTAL ACRE
 " " " " " RESIDENTIAL ACRE
 " " " " " SINGLE FAMILY ACRE

= 2115 / 439.7 = 4.81 DU/ACRE
 = 2115 / 331.2 = 6.08 " "
 = 584 / 204.4 = 2.85 " "

City of Rockwall

102 EAST WASHINGTON

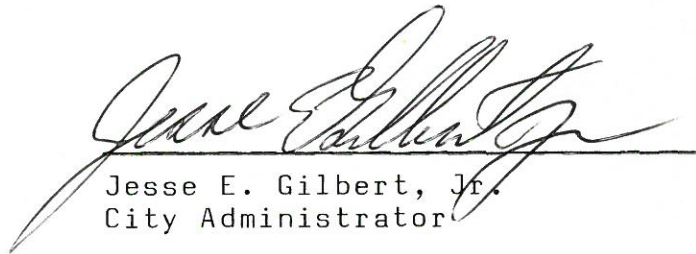
ROCKWALL, TEXAS 75087

September 12, 1977

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Rockwall on October 3, 1977, at 7:30 P.M. in the City Hall to determine if the property described below shall be rezoned. This notice is given in compliance with the laws of the State of Texas.

Saddlebrook Valley, Joint Venture #1, "The Shores", from PD and A, Planned Development and Agricultural District Classification, to PD, Reclassification to decrease density, on the property described as follows (see field notes attached)



Jesse E. Gilbert, Jr.
City Administrator

Saddlebrook - Box 855
Rockwall. Tex

Dean Survey

E. F. McDaniel 6960 Lakeshore
Dallas
Jerry & Williamson
c/o M L Goodwin Investments
Furtle Creek Village
Dallas

Hanna Survey

1410 Lakeshore ~~309 Hancock~~
Jerrell Logan
Thomas Swin
13321 Emily Rd
Dallas 75240

King Survey

Bill Collins Rt #2
Charles Wilson Rt #2
John Peddie 106 Joe White
Bud Middleton Rt #2
Harold Middleton Rt #2
Cordia Storch - 710 Brookfield
Box 1235 Garland - 75040
Granville Davis Rt #2
W W. Caruth Rt #2
Box 3179
Dallas 75231

Mailed
1/15/77
P

Deweese Survey

Bebeldon Rt #2
Robert B. Janney Rt #2
Nelson D. Chapman 3409 Northaven
Dallas 75229
Edward G. Winkler
2076 Heatherwood - Dallas 75228

Butler Survey

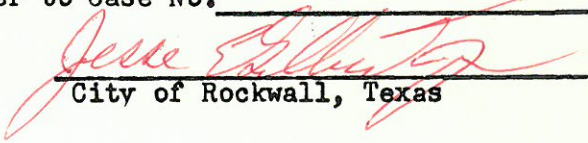
Bessie Campbell - c/o L R Campbell
Rt #2
Charles Smith c/o L R Campbell
Rt #2
Rockwall Joint Venture - 718 Empire Central Bldg
Dallas 75247
L. S. Thompson Jr. c/o Payne & Sullivan
3330 Sep. Bank Tower
Dallas 75201

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 25th day of
August, 1977, in the Rockwall City Hall, Rockwall
Texas, on the request of Saddlebrook Valley, Joint Venture #1 "The Shores"
for a change of zoning from "PD & A" "Planned Development & Agricultural
District Classification to "PD" "Reclassification to decrease density
District Classification on the following described property:

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. 77-10.



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: 77-10

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

MINUTES OF THE PLANNING AND ZONING COMMISSION
August 25, 1977

The August 25th meeting of the Planning and Zoning Commission was called to order by Chairman Glasscock at 7:35 P.M. In addition to the Chairman, members Joe Holt, Bob Coats, Wayne Fisher, and Earl Slaughter were present.

Chairman Glasscock asked for any additions or corrections to the Minutes of the previous meeting. There being none, the Minutes were approved as mailed.

Chairman Glasscock read a letter from the Mayor requesting that the new City Administrator be appointed to act as Secretary of the Planning and Zoning Commission. The City Administrator explained that the Planning and Zoning Ordinance required the City Secretary to act as the Secretary of the Planning and Zoning Commission. Mr. Sellon had requested that this duty be given to the City Administrator. He further informed the Commission that the Ordinance stated that a change could only be made at the request of the City Council which was the reason for the letter. Commissioner Holt moved that the Commission act in accordance with the request of the City Council. This motion was seconded by Commissioner Slaughter, and the vote for the motion was unanimous.

Zoning Case 77-9

Request by Bill Way and Gerald Burgamy for a Special Use Permit for a Car Wash on property south of Highway 66 and west of Second Street.

Chairman Glasscock stated for the benefit of those present that were not at the previous meeting that the case had originally come before the Planning and Zoning Commission as a request for change from GR Zoning to Commercial Zoning. The Commission had felt that Commercial Zoning would permit certain uses that were not considered desirable for the area and that Mr. Burgamy had been instructed by the Commission that the Commissioners would view favorably a request for a Special Use Permit.

Mr. Gerald Burgamy made a brief presentation regarding this request. In response to questions from the Commission, he stated that the Car Wash would be in conjunction, but separate from, a proposed filling station, and that at the present time his plans were not far enough along for him to be able to tell what type of structure he would use or how it would be finished.

The City Administrator informed the Commission that four responses to the Zoning notices from surrounding property owners had been received, two for and two against. He stated that he felt the staff had made a mistake in preparation of the Zoning Notices. There was nothing on the notice to indicate what the proposed use was for the area. The

Zoning Case 77-10

Saddlebrook Valley No. I Joint Venture (The Shores) from Planned Development and Agricultural to reclassification of Planned Development to decrease density - North of Alamo Road.

The City Administrator suggested that the Commission might want to consider Items 3 and 4 jointly. The zoning request would actually be implemented by the request to amend the approved plat on the property. The Commission agreed.

Mr. J. T. Duncan, planner for Saddlebrook Valley No. I Joint Venture, made a lengthy presentation to the Commission explaining the various facets of the development. In addition to covering the plans for the area, he explained proposed uses and densities in the planned development as outlined on Exhibit A, attached hereto and made a part hereof. Mr. W. T. Collins appeared before the Commission with questions regarding the drainage and the effect the development would have on Squabble Creek. Mr. Harold Evans, engineer for the project, indicated that they had done extensive studies on the flow and felt that their current plans made adequate provision to handle any increased runoff. He stated that they would review their current plans in light of any new findings that might be developed as a result of a study that was currently being conducted on the Squabble Creek watershed.

Commissioner Coats, seconded by Commissioner Holt, moved that the Zoning request be approved, and the vote for the motion was unanimous.

Harold Evans, the engineer for Saddlebrook Valley No. I Joint Venture, made a brief presentation covering the amendments the developer was proposing in the existing plat. The City Administrator voiced concern regarding landscaped areas into the development that would become the City's responsibility to maintain. He indicated that these could be quite expensive and that he would recommend to the Commission that approval containing landscaped areas and public right-of-way be made subject to the developer obtaining approval of the City on his landscape plans.

Commissioner Coats, seconded by Commissioner Slaughter, moved that the preliminary plat of Saddlebrook Valley No. I Joint Venture amending an existing plat be approved. The motion was passed unanimously.

Final Plat - Lakeside Village Phase I-A

Mr. Harold Evans appeared before the Commission. He stated that the plat before them was an amendment to a plat of Lakeside Village that had been approved two or three months before. He stated that the developer had originally had this area in his plat, but had deleted it before receiving final approval. He was now coming back requesting

the extraterritorial jurisdiction of the City, the Commissioners' Court had approved it, subject to approval by the City of Rockwall. At the time the plat had been presented to the Planning and Zoning Commission and the City Council, several requirements regarding improvements in the plan had been made. The purpose of the appearance before Planning and Zoning Commission was to find out what the developer of Phase II, Mr. Messina, would be required to do to meet City requirements.

Following a brief discussion of the plan by Mr. Harold Messina, Commissioner Coats moved that the preliminary plat be approved subject to the same conditions as those imposed on Mr. Cowan. Commissioner Fisher seconded the motion and the vote for the motion was unanimous.

J. J. Jones Final Plat

The City Administrator explained that this had been put on as an Emergency Item and did not appear on the Agenda mailed to the Planning and Zoning Commission members.

The City Administrator informed the Commission that the property in question was a single lot subdivision going in between two existing platted developments. A staff review had not revealed any problems with the area.

Commissioner Holt moved approval of the J. J. Jones plat as presented. Commissioner Coats seconded the motion. The motion was voted for unanimously.

The Chairman informed the Commission that he would be out of town at the time of the next regular meeting of the Planning and Zoning Commission and that he felt it was appropriate for them to appoint an acting Chairman. Commissioner Rogers was appointed Acting Chairman for the next meeting by a unanimous vote of the Commission.

The meeting was adjourned at 10:45 P.M.

K. L. Glasscock

ATTESTED

Jane Fisher

REGULAR MEETING OF THE CITY COUNCIL HELD

October 3, 1977

The Rockwall City Council met in its regular session on October 3, 1977, in the Council Chambers of the City Hall. Mayor Myers called the meeting to order at 7:30 P.M. Councilmen present were Jim Bryant, A. H. Kuhlman, Roger McCallum and Leland Miller.

On a motion by Councilman Bryant, seconded by Councilman Miller, the minutes of the meetings of September 12, 19 and 29, 1977, were approved.

The Council was then presented with a request from Bill Way and Gerald Burgamy for a Special Use Permit for a Car Wash to be located in a General Retail zone. Gerald Burgamy presented the request to the Council. Following discussion, the motion was made by Councilman McCallum, seconded by Councilman Bryant, that a Special use Permit be granted to Bill Way and Gerald Burgamy to construct a Car Wash in Lot 1, Block A, Burgamy Addition. The vote for was unanimous.

Sam Carr of the Saddlebrook Valley Recreation Club, Inc., presented a request for rezoning of property located in The Shores subdivision from Planned Development- Agricultural to reclassification of Planned Development to change the land use pattern. Following Ms. Carr's presentation, Councilman Miller moved that the proposed rezoning for The Shores development be granted as recommended by the Planning and Zoning Commission. Councilman Kuhlman seconded the motion, and the vote for was unanimous.

The City Administrator presented a request to replat Lots 11 and 12, Block A, in the Eppstein Addition. Councilman Kuhlman moved that the proposed replat of Eppstein Addition, Lots 11 and 12, Block A, be approved as recommended by the Planning and Zoning Commission. Councilman McCallum seconded the motion. The vote for was unanimous.

The City Administrator presented the final plat of the Billy Peoples Addition No. 1 as recommended by the Planning and Zoning Commission. Councilman Miller moved that the plat be approved. Councilman Kuhlman seconded the motion, and the vote for was unanimous.

Mayor Myers introduced Mr. Ashford of the First Southwest Company. Mr. Ashford read the following ordinance caption: AN ORDINANCE by the City Council of the City of Rockwall, Texas, authorizing the issuance of \$450,000 "CITY OF ROCKWALL, TEXAS, COMBINATION TAX AND WATERWORKS AND SEWER SYSTEM JUNIOR LIEN REVENUE CERTIFICATES OF OBLIGATION, SERIES 1977," dated October 14, 1977, to provide funds for the purpose of (1) the payment of contractual obligations to be incurred for (i) the construction of public work, to wit: improvements and extensions to the

City's Waterworks and Sanitary Sewer System and (ii) personal and professional services of a fiscal agent, attorneys and engineers in connection with the aforesaid improvements and extensions; and (2) the purchase of land and rights of way for authorized needs and purposes (the City's Waterworks and Sanitary Sewer System); providing for the payment of said certificates of obligation by the levy of an ad valorem tax and a pledge of the net revenues derived from the operation of the City's Waterworks and SANitary Sewer System; providing the terms and conditions of such certificates; making said certificates fully registered as to principal and interest; enacting other provisions incident and related to the subject and purpose of this ordinance; and declaring an emergency. Following presentation of the ordinance, Mr. Ashford explained the method of financing the certificates of obligation. Councilman Miller moved that the ordinance as presented be approved. Councilman Kuhlman seconded the motion, and the vote for was unanimous.

The City Administrator presented a recommendation that the City of Rockwall Volunteer Firefighters' Pension Fund be exempted from the provisions of SB-411 until such time as the State could develop adequate cost projections for the system. Following discussion, Councilman Bryant moved that the City of Rockwall's Volunteer Firefighters' Pension Fund be exempted from provisions of SB-411. The motion was seconded by Councilman Miller, and the vote for was unanimous.

Mayor Myers presented a letter from the Rockwall Board of Equalization recommending that Homestead Exemptions for persons 65 years of age and older be increased from \$3,000 to \$6,000. Following a brief discussion, Councilman Bryant moved that the Council increase Homestead Exemptions for persons 65 years of age and older from \$3,000 to \$6,000. The motion was seconded by Councilman McCallum and the vote for was unanimous.

The City Administrator presented a recommendation from the City's Consulting Engineers, Freese and Nichols, recommending that the Council award a contract to Rone Engineers, Inc., to provide the necessary foundation testing for the proposed elevated water storage tank. Following a brief discussion, Councilman Kuhlman moved that the contract for foundation testing be awarded to Rone Engineers, Inc. Councilman Miller seconded the motion, and the vote for was unanimous.

The City Administrator presented a request for the Council to authorize temporary location of a batch plant in Chandlers Landing to be used during the construction of streets in Phases 6 and 10. Councilman Miller moved that the request be granted. Councilman Bryant seconded the motion, and the voted for was unanimous.

The City Administrator informed the Council of the completed negotiations with James W. Brown to operate the garbage collection service for the City. The contractor had originally proposed a 75¢ rate increase, but had agreed to settle for a 50¢ increase, for a total of \$2.50 for the collection of residential garbage.

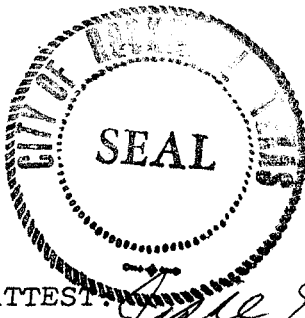
He would still negotiate with commercial accounts and base his fee on volume and frequency of services that they require. In addition, he was making arrangements to joint venture the operation of garbage collection services in Rockwall with Moore Industrial Disposal, Inc., of Dallas. This would allow the contractor to provide dumpster service to any commercial account that requested dumpster service.

The City Administrator informed the Council that insurance coverage for public officials' liability was now being offered by the National League of Cities and the International City Management Association. Following a brief discussion, the Council instructed the City Administrator to contact the City's Attorney and see if he felt there was a need for such coverage.

The City Administrator presented a proposal from R. W. Home Improvements for curb and guttering on FAnnin Street to correct a problem of the street incroaching on the First Christian Church property. R. W. Home Improvements proposed to provide the required curb and gutter for \$2,373. The Council indicated that they felt that this amount was excessive.

Police Chief Bruce Beaty presented a report on the requirements of new barricade legislation. Chief Beaty informed the Council that he had recently attended a seminar on the subject and felt that it was in the City's interest to adopt a barricade ordinance. Chief Beaty was instructed to take the action necessary to have an ordinance prepared for the City and present it to the Council at a later date.

The meeting was adjourned at 9:15 P.M.



ATTEST:

Jane Eubank

City Secretary

Harvey J. Meyer

Mayor

ORDINANCE NO. 77-19A

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS APPLICABLE TO PLANNED DEVELOPMENT DISTRICT NO. 3: APPROVING THE SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 AND MAKING THE SAME A PART OF THIS ORDINANCE; PRESCRIBING CONDITIONS; PRESCRIBING A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 persons interested and in the exercise of its legislative discretion has 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 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended so as to amend the conditions applicable to Planned Development District No. 3, heretofore created, so that the following conditions shall be applicable to Planned Development District No. 3:

(a) That the area covered by Planned Development District No. 3 shall be divided into the following uses, with the following number of acres as hereafter provided, to-wit:

<u>Use</u>	<u>Acres</u>
Single Family Detached	56.9
Single Family Detached	161.5
Single Family Detached	69.0
Single Family Detached	52.0

<u>Use</u>	<u>Acres</u>
Cluster-Attached (8 per acre)	22.0
Cluster-Attached (8 per acre)	42.1
Multi-Family	20.4
Multi-Family	29.5
Multi-Family	24.0
Retail	11.5
Recreation	6.4
Recreation	12.0
Recreation (Golf Course)	65.9
School - Park Site	<u>13.6</u>
	586.8

(b) That the Development Plan, Site Plan, attached hereto and made a part hereof for all purposes, shall control the development under Planned Development District No. 3, and such Planned Development District shall be developed in accordance with such site plan.

(c) That all development of property covered by this ordinance, being Planned Development District No. 3, shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

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

SECTION 3. That the above described Planned Development District No. 3 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 in accordance with the site plan herein approved.

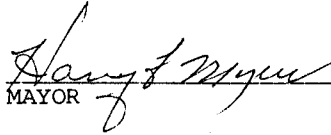
SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished

by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

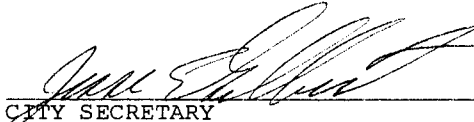
SECTION 5. Whereas, it appears that the above described Planned Development District requires that it be amended in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and 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 3rd day of October, 1977.

APPROVED:


MAYOR

DULY ENROLLED:

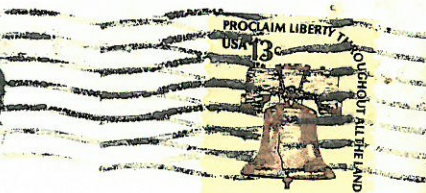

CITY SECRETARY

APPROVED AS TO FORM:

ATTORNEY

CITY OF ROCKWALL

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087



1024 Chestnut
SAN FRANCISCO CAL. 94109

Terry & Williamson
c/o M. L. Goodwin, Investments
~~1 Turtle Creek Village~~
~~Dallas, Tex.~~

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APPROVED

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*Approved
Oct 3, 1927*