

Location  
of Perry  
Bodin  
Rezoning

LI

A

A

2F

G

HEWMET COURT

LI

A

HIGH SCHOOL

LI

C

C

C

GR

C

PD

PD

GR

C

GR

PD

PD

S-A

GR

SF-2

PD

GR

EVANS DR

BUFFALO CREEK

BUFFALO CREEK

TRACT I  
TO BE ZONED "LIGHT INDUSTRIAL"

BEING a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, and the A. Parks & J. Rhodes Survey, Abstract No. 48, Rockwall County, Texas, and being part of a 58.25 acre tract conveyed by W. H. Lofland and wife, Nora, to C. F. Rhoades and wife, Battice, on February 18, 1915, recorded in Volume 15, Page 305, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the center of High School Drive at the South corner of said 58.25 acre tract;

THENCE: North 43° 02' 46" West with the centerline of High School Drive and the Southwesterly line of said 58.25 acre tract a distance of 2186.50 feet to a point for a corner at the most Westerly corner of said 58.25 acre tract;

THENCE: North 29° 36' 19" East with the Westerly line of said 58.25 acre tract a distance of 299.20 feet to a point for a corner on the Southerly right-of-way line of Interstate Highway No. 30;

THENCE: North 73° 15' 32" East with the Southerly right-of-way line of Interstate 30 a distance of 1208.61 feet to a point for a corner;

THENCE: South 0° 06' 26" West a distance of 426.15 feet to a point for a corner;

THENCE: South 89° 53' 34" West a distance of 191.42 feet to a point for a corner on the East line of said 58.25 acre tract;

THENCE: South 0° 06' 26" West with said East line a distance of 1779.68 feet to the Point of Beginning and Containing 40.198 Acres of Land, the Westerly portion of which is presently in the City Limits, City of Rockwall.

TRACT II

TO BE ZONED "SUP" CONCRETE BATCHING PLANT

Lot 2 of Bodin Industrial Tract as filed in Slide A  
Page 347, Deed Records, Rockwall, Texas

Bodin cw I 30

1. Cambridge Co.  
4950 Westgrove  
Suite 120  
Dallas, TX 75248

2. Geo. J. Nabholz  
4309 Bordeaux  
Dallas, TX 75205

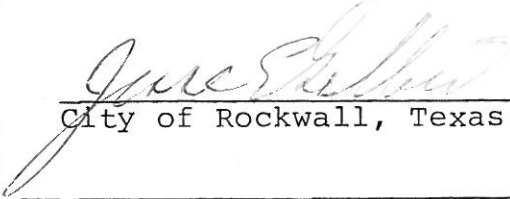
Mailed  
4/24/80

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 10th day of July,  
19 80, in the Rockwall City Hall, Rockwall Texas, on the request of  
City of Rockwall for a change of zoning from  
"A" Agricultural District Classification,  
to "SUP" - "LI" Specific Use-Light Industrial District Classification,  
on the following described property:

See Attached Field Notes

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 80-8.

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

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

Case No. 80-8

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

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

Thank you,  
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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See Attached Field Notes

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George J. Nichols, Jr.  
City of Rockwall, Texas

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

Case No. 80-8

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

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

1. See attached sheet
- 2.
- 3.

Signature George J. Nichols, Jr.

Address 4309 BORDEAUX AVE.  
DALLAS, TEXAS 75205

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

Thank you,  
City of Rockwall

PHONE #  
559-4309

1. I AM NOT SATISFIED WITH THE TREND OF LAND USE EAST OF HWY. 205.

2. I FEEL A CONCRETE BATCHING PLANT SHOULD NOT BE VISIBLE FROM ENTRY ON A MAIN ARTERY INTO A CITY, ESPECIALLY AN INTERSTATE HIGHWAY.

3. ROCKWALL SHOULD NOT BE CONFUSED WITH BALCH SPRINGS.

## SUPPLEMENTAL INFORMATION

This proposed zone change was initiated by the City of Rockwall in order to zone property which was recently annexed into the City. The property is located on I-30 approximately 2,000 ft. east of Highway 205. The property described in Tract I is the entire tract which was annexed. The City proposes to zone this Light Manufacturing. The property described in Tract II is a smaller portion within the larger tract which currently contains Perry Bodin's concrete batching plant. The City proposes to apply a Specific Use Permit to this tract to allow a concrete batching plant in a Light Manufacturing zone.

ACTION RECORD

CASE NAME: Bodin Zoning

CASE NO.: 80-8

Planning and Zoning  
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Final Plat

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Zoning

✓

\_\_\_\_\_

7/10/80

✓

\_\_\_\_\_

8-4-80

Changes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



CITY OF ROCKWALL - BODIN PROPERTY

Rezoning 80-8

"A" Agricultural to "HI" Heavy Ind.

## MINUTES OF THE ROCKWALL CITY COUNCIL

August 4, 1980

Members present: Mayor Harry Myers, Richard Slaughter, Roger McCallum, Thomas Quinn, Arthur Kuhlman, and Robert Sparks. The meeting was called to order at 7:30 P.M. There being no deletions or additions, Richard Slaughter made a motion that the minutes of July 7, 1980, be approved. Arthur Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council held a public hearing on a request from Lakeside Village Homeowners' Association for a zone change from "PD-2" to "PD-2" Revised to allow the construction and operation of a cable television receiving and monitoring station. Gary Carlyle with the Homeowners' Association made a presentation to the Council, asking that the zone change be approved; stating that the proposed use would not in any way affect the homeowners in the area; and that the homeowners of Lakeside Village wished to have cable television services provided through this location. After considerable discussion, members of the Council expressed a need to continue the public hearing in order to obtain additional information concerning this proposed use. Robert Sparks made a motion to continue the public hearing until September 8th at 7:30 P.M. in order to review the situation and to receive additional information on the case. Richard Slaughter seconded the motion which carried, with Richard Slaughter, Thomas Quinn, Arthur Kuhlman and Robert Sparks voting for, and Roger McCallum voting against.

The Council then held a public hearing and considered an ordinance on a request from the City of Rockwall for a zone change request from "A" Agricultural to "LI" Light Industrial and "SUP" Specific Use Permit, Light Industrial on a tract of land owned by Perry Bodin. Mr. Gilbert explained that at the time this property was annexed it was not concurrently zoned when it was brought into the City. He explained that this would complete the annexation and zoning process on this tract of land. He explained that the concrete batching plant located on this property would be zoned Specific Use Permit to be used only for a concrete batching plant in this area. After a brief discussion, Richard Slaughter made a motion to approve the ordinance, Arthur Kuhlman seconded the motion, the same was voted on and carried unanimously.

Rudy Ramirez, with Lone Star Gas Company, then made a presentation before the Council to explain the proposed rate increase by Lone Star Gas. He explained that they were asking for an overall 7.6% increase in utility rates. After some discussion, Arthur Kuhlman made a motion to suspend the rate request for 90 days, Roger McCallum seconded the motion, the same was voted on and carried, with Roger McCallum, Thomas Quinn, and Arthur Kuhlman voting for, and Richard Slaughter and Robert Sparks voting against.

The Council then considered the appointment of a City Health Officer. After a brief discussion, Arthur Kuhlman made a motion that Robert Sparks be appointed City Health Officer, Thomas Quinn seconded the motion, the same was voted on and carried, with Thomas Quinn, Richard Slaughter, Roger McCallum, and Arthur Kuhlman voting for, and Robert Sparks abstaining.

The Council then considered appointments to the Zoning Board of Adjustments. Several names were mentioned that might be interested in working on such a board. Mr. Gilbert was instructed to contact them to see if they would be interested in doing this.

The Council then considered a final plat on Northshore, Phase I-A, a 93 lot subdivision located adjacent to Highway 66. Ed Heath presented the final plat to the Council and explained that all of the necessary corrections and changes that our engineers had recommended had been made. After a brief discussion, Roger McCallum made a motion that the plat be approved, Arthur Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then considered a final plat on the Ross Morris Addition, a one lot subdivision located on White Hills Drive. Ed Heath explained to the Council that at this time the only water and sewer available to the property were the trunk mains located behind the property. Mr. Gilbert explained that the Planning and Zoning Commission had recommended approval of this plat, with the stipulation that no further plats in this area be approved without the provision of adequate water and sewer facilities. After some discussion, Arthur Kuhlman made a motion that this plat be approved, but that from now on the sewer trunk line and water main may only be tapped with a line from a manhole, and that no individual services will tie in to these main trunk lines. Richard Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of bids on the Landfill equipment. Mr. Gilbert explained that bids had been received, but that he would like to postpone any action until he had analyzed the bids and other alternatives further. This item was passed.

The Council then considered proposals for codification of City ordinances. Ms. Grove presented the proposal explaining what codification of the ordinances meant. After a brief discussion, the Council approved the codification of the City ordinances as had been provided in the 1979-80 budget. The Council also agreed to the purchase of a typewriter which had been authorized in the 1979-80 budget.

The Council then considered proposed bid documents for the City depository. Mr. Gilbert explained that these documents would be sent to the local banks for response on bidding as our City depository. The Council had no questions on the documents.

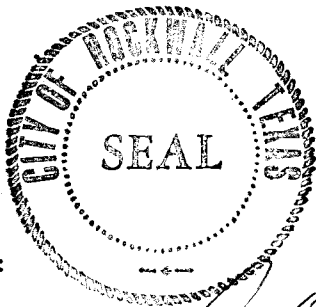
The Council then considered rescheduling the regular September Council meeting which was moved to the second Monday in September, September 8th.

The Council then considered authorizing the Mayor to sign a contract with the Texas Parks and Wildlife Department for a grant to develop the new park site. Mr. Gilbert explained that this was the final step in receiving the grant to develop the new Central Park which had been officially received by the City. After a brief discussion, Arthur Kuhlman made a motion to authorize the Mayor to sign the contract, Richard Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then considered joining Texas Municipal League to intervene in the Southwestern Bell rate increase request. Mr. Gilbert explained that Texas Municipal League was forming a group to intervene in the rate request and that it would cost the City approximately \$120. After a brief discussion, Arthur Kuhlman made a motion that the City join the efforts of the Texas Municipal League, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

Bruce Beaty presented his monthly report on the Police Department. Mr. Gilbert suggested that the Council have a workshop on the budget on August 27th. This was agreed upon.

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



ATTEST:

*James Gilbert*  
City Secretary

*Harry F. Myers*  
Mayor

\*

ORDINANCE NO. 80-18

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 "LI" LIGHT INDUSTRIAL DISTRICT CLASSIFICATION ON A TRACT OF LAND DESCRIBED AS FOLLOWS:

TRACT I. Being a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, and the A. Parks and J. Rhodes Survey, Abstract No. 48, Rockwall County, Texas, and being part of a 58.25 acre tract conveyed by W. H. Lofland and wife, Nora, to C. F. Rhoades and wife, Battice, on February 18, 1915, recorded in Volume 15, Page 305, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the center of High School Drive at the South corner of said 58.25 acre tract;

THENCE: North 43 deg. 02' 46" West with the centerline of High School Drive and the Southwesterly line of said 58.25 acre tract a distance of 2186.50 feet to a point for a corner at the most Westerly corner of said 58.25 acre tract;

THENCE: North 29 deg. 36' 19" East with the Westerly line of said 58.25 acre tract a distance of 299.90 feet to a point for a corner on the Southerly right-of-way line of Interstate Highway No. 30;

THENCE: North 73 deg. 15' 32" East with the Southerly right-of-way line of Interstate 30 a distance of 1208.61 feet to a point for a corner;

THENCE: South 0 deg. 06' 26" West a distance of 426.15 feet to a point for a corner;

THENCE South 89 deg. 53' 34" West a distance of 191.42 feet to a point for a corner on the East line of said 58.25 acre tract;

THENCE: South 0 deg. 06' 26" West with said East line a distance of 1779.68 feet to the Point of Beginning and Containing 40.198 Acres of Land, the Westerly portion of which is presently in the City Limits, City of Rockwall;

THAT THE COMPREHENSIVE ZONING ORDINANCE IS FURTHER AMENDED SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CONCRETE BATCHING PLANT ON PART OF THE TRACT DESCRIBED ABOVE; THE TRACT OF LAND SUBJECT TO SUCH SPECIFIC USE PERMIT BEING DESCRIBED AS FOLLOWS:

TRACT II. Lot 2 of Bodine Industrial Tract as filed in Slide A, Page 347, Deed Records, Rockwall, Texas;

PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "LI" District Classification on a tract of land described as follows:

TRACT I. Being a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, and the A. Parks and J. Rhodes Survey, Abstract No. 48, Rockwall County, Texas, and being part of a 58.25 acre tract conveyed by W. H. Lofland and wife, Nora, to C. F. Rhoades and wife, Battice, on February 18, 1915, recorded in Volume 15, Page 305, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE: South 0 deg. 06' 26" West with said East line a distance of 1779.68 feet to the Point of Beginning and Containing 40.198 Acres of Land, the Westerly portion of which is presently in the City Limits, City of Rockwall;

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is further hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant a specific use permit number 9 for a concrete batching plant on a part of the property described above, said tract being described as follows:

TRACT II. Lot 2 of Bodine Industrial Tract as filed in Slide A, Page 437, Deed Records, Rockwall, Texas.

SECTION 3. 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 4. 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, provided that the City Council of the City of Rockwall retains the right to review the specific use permit number 9 at any time and to remove the specific use permit after notice and public hearings as required by law in the event the tracts described herein are conveyed to different owners at any time in the future or in any other case when such review is deemed advisable by the City Council.

SECTION 5. 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 6. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
ON THE 4th DAY OF August, 1980.

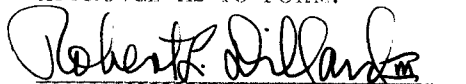
APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY