

CITY HALL  
ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \_\_\_\_\_ Date Jan. 15, 1982  
Applicant Billy W. Peoples, Thomas E. Peoples, Louise I. Wall,  
John H. Peoples, Wilma Maynard, Robert L. Peoples, James Brown  
Mailing Address P. O. Box 35, Rockwall, TX Phone No. 722-8481

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.)

32.328 Acres out of the E. P. G. Chisum Survey, AB # 64.  
(Complete legal description is attached)

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

1. This is the best use for this property.
- 2.
- 3.

THERE <sup>(ARE)</sup> (ARE NOT) 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.

See attachment "B"  
APPLICANT

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.

Bob O. Brown  
Surveyor or ~~Attorney~~ for Applicant  
(Mark out one.)

1. Bill M. Peoples
2. Thomas E. Peoples
3. Louise J. Wall
4. John H. Peoples
5. Wilma Maynard
6. Robert L. Peoples
7. Jane Barnes

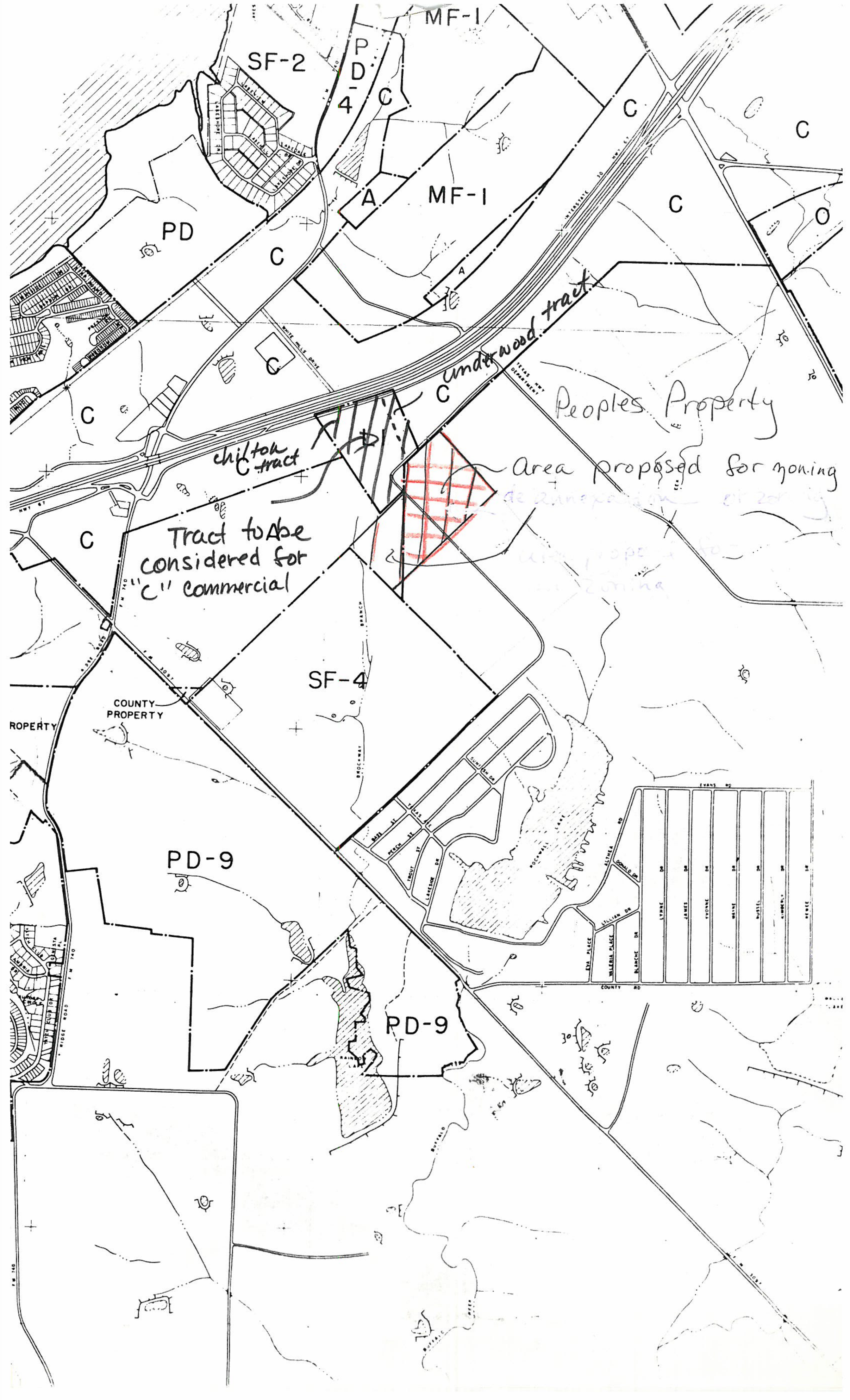
CITY OF ROCKWALL  
OFFICIAL RECEIPT  
PUBLIC WORKS DEPARTMENT

NAME Billy Peoples DATE 1-18

ADDRESS Rockwall  
Box 35

Cash     Check     Other

BUILDING PERMIT		
PLUMBING PERMIT		
MECHANICAL PERMIT		
ELECTRICAL PERMIT		
WATER TAP		
WATER AVAILABILITY		
SEWER TAP		
SEWER AVAILABILITY		
<u>Zoning</u>		<u>50.00</u>



SF-2

MF-1

PD

P.D.  
4

MF-1

Underwood tract

Chilton tract

Peoples Property

Area proposed for moving

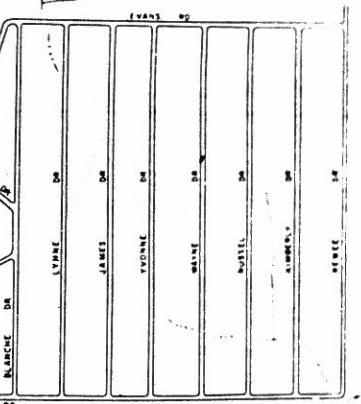
Tract to be considered for "C" Commercial

SF-4

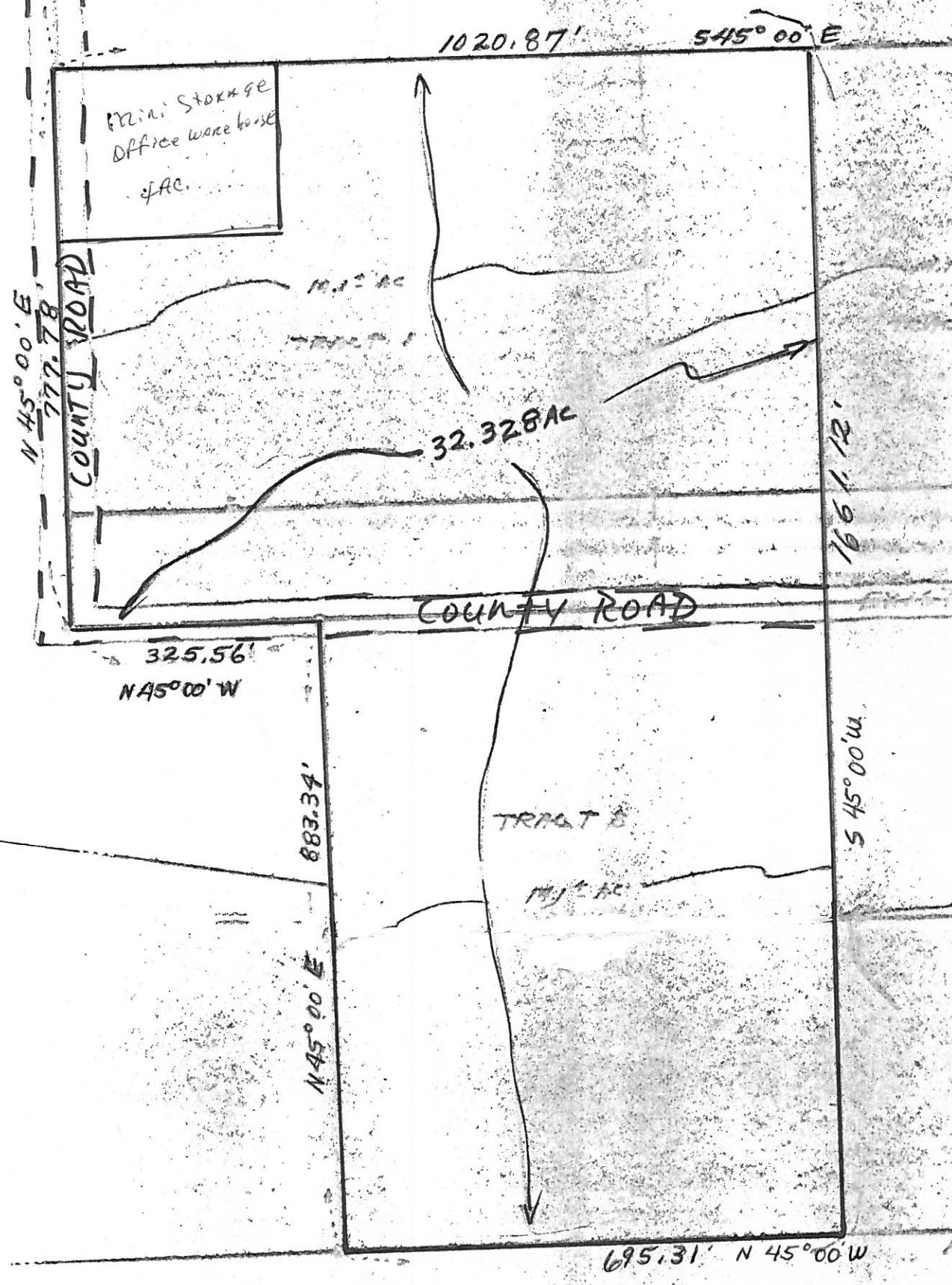
COUNTY PROPERTY

PD-9

PD-9



Amanda Rochelle  
Elementary



# BROWN LAND SURVEYORS

304 WEST RUSK · ROCKWALL, TEXAS 75087 · ROCKWALL 722-3036 · DALLAS 226-7522

January 15, 1982

Being, a tract of land situated in the E.P. <sup>Gaines</sup> Chisom Survey, Abstract No. 64, Rockwall County, Texas, and also being part of a 100 acre tract designated as Tract Two, Recorded in Volume 111, Page 563, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

Beginning, at the North corner of said 100 acre tract, said point being in the center of a Public Road, a point for corner;

Thence, S. 45° 00' E., along the Northeast line of said 100 acre tract, a distance of 1020.87 feet to a point for corner;

Thence, S. 45° 00' W., a distance of 1661.12 feet to a point for corner;

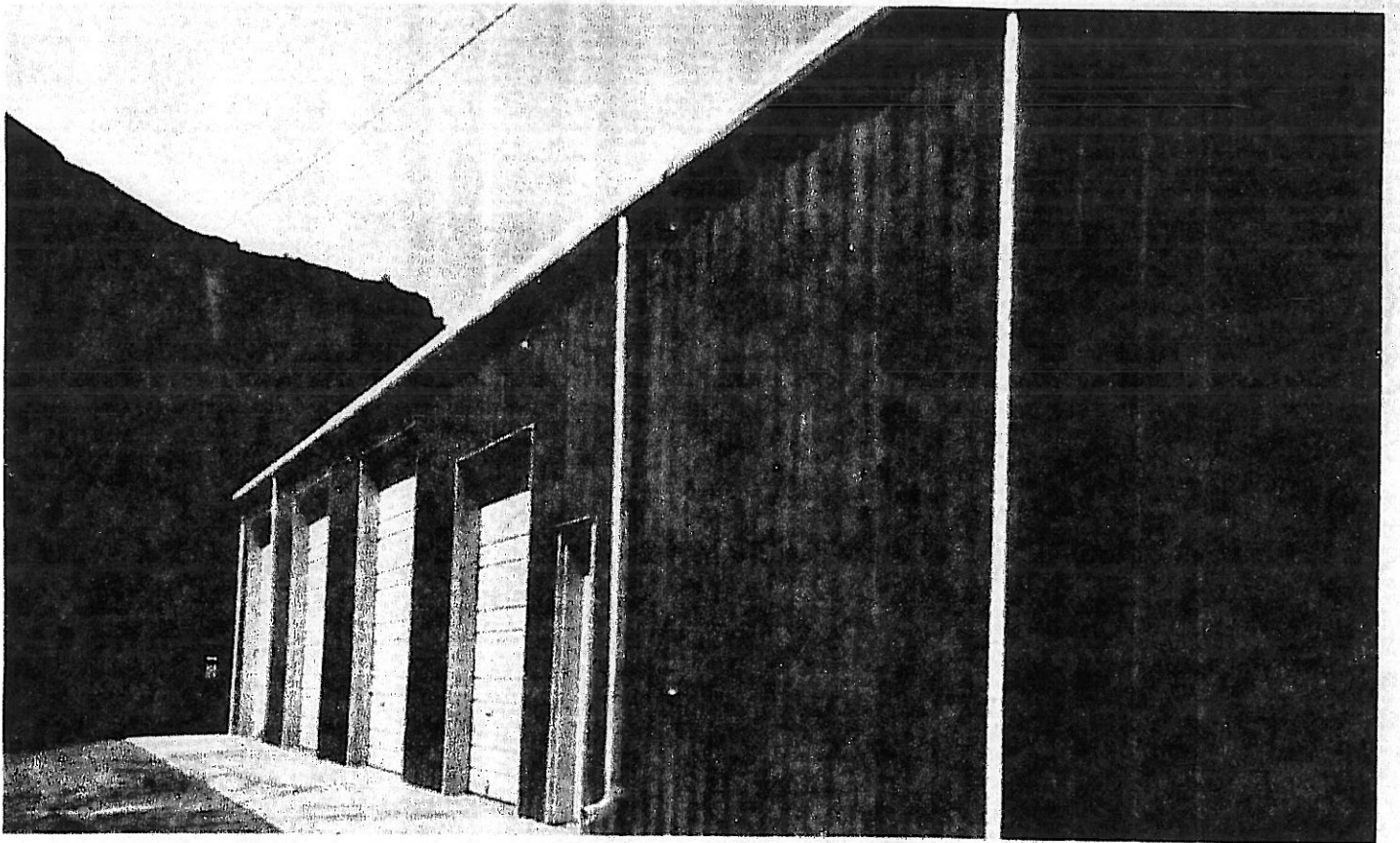
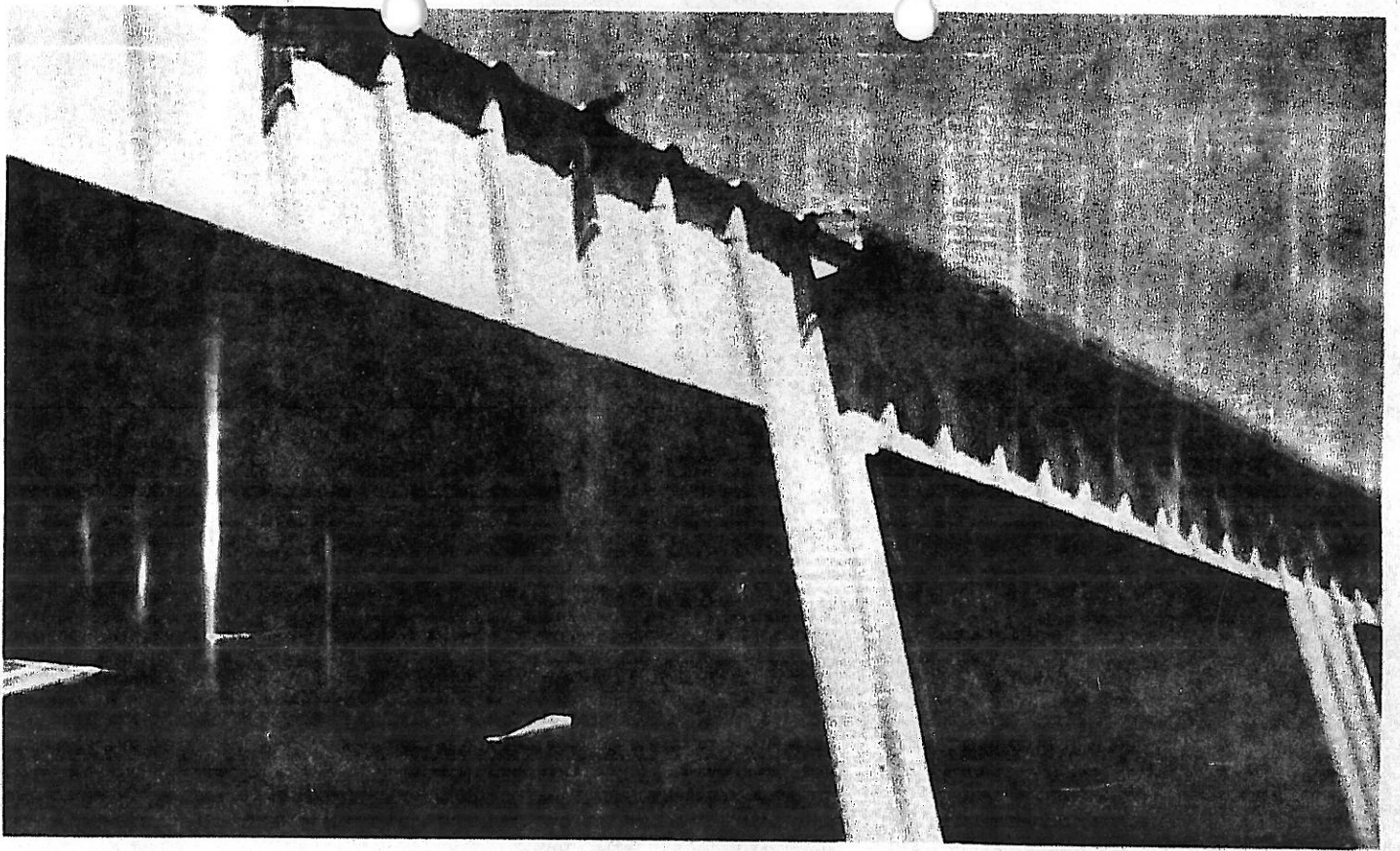
Thence, N. 45° 00' W., along the Southwest line of said 100 acre tract, a distance of 695.31 feet to a point for corner;

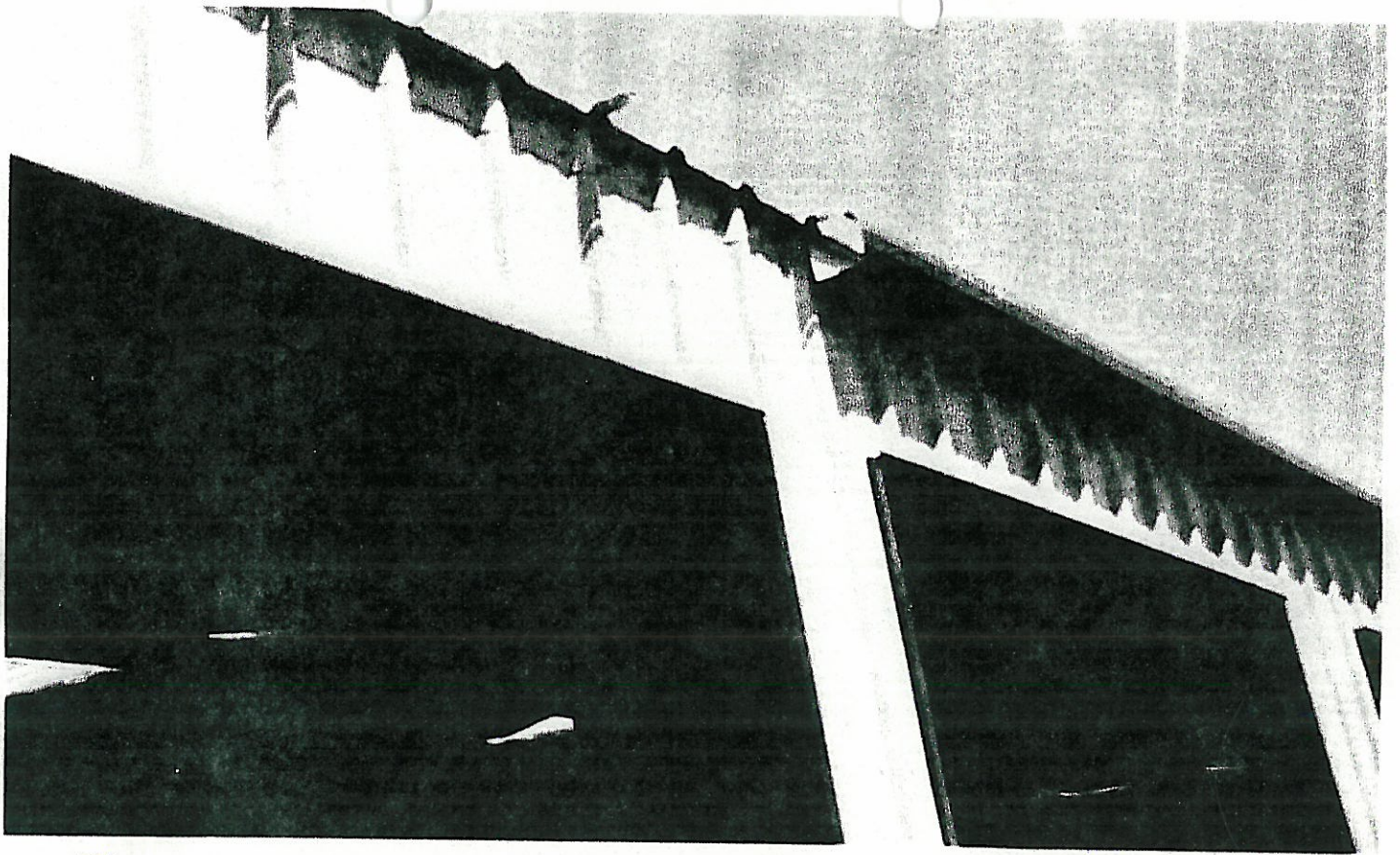
Thence, along the Northwest line of said 100 acre tract the following;

N. 45° 00' E., a distance of 883.34 feet to a point for corner;

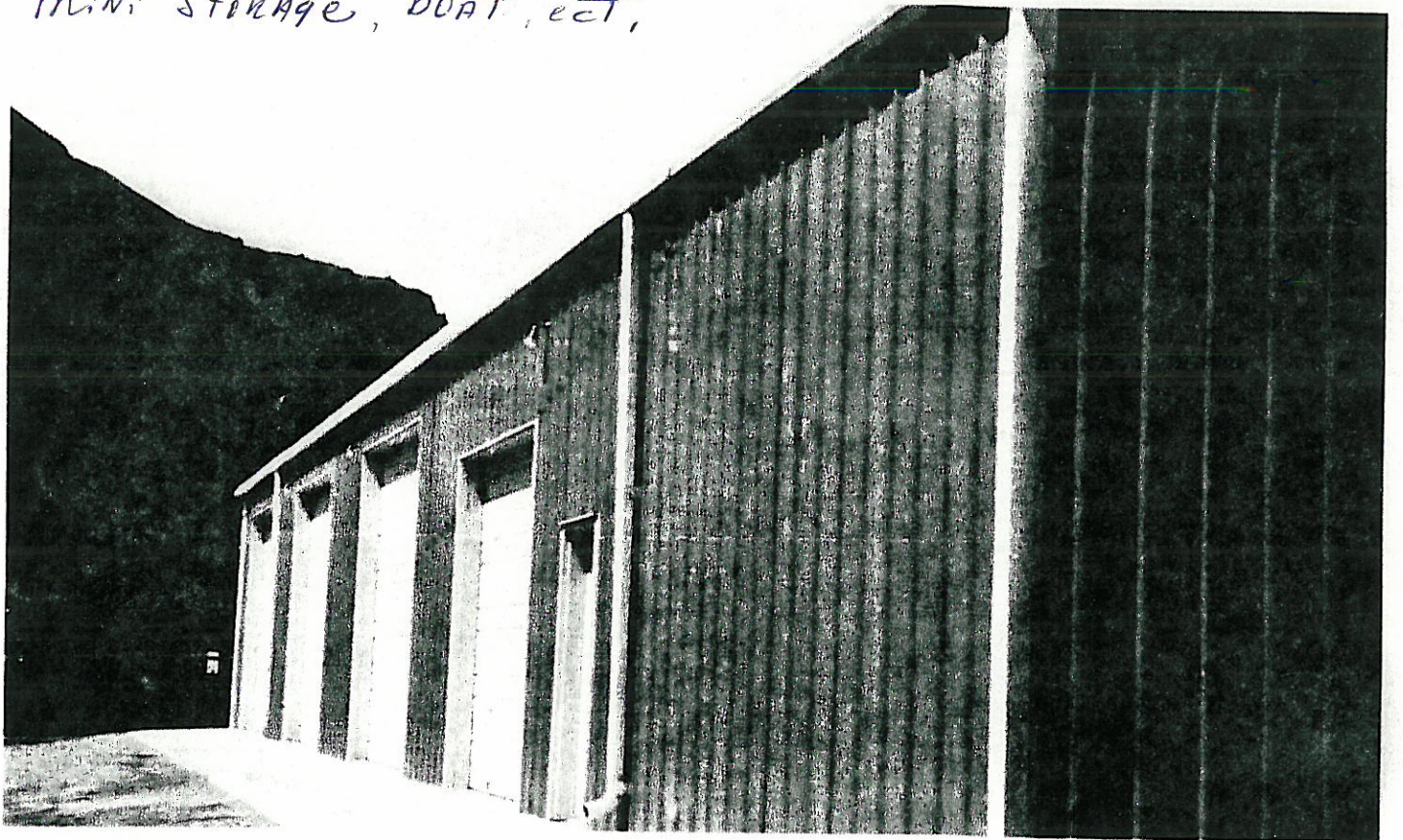
N. 45° 00' W., a distance of 325.56 feet to a point for corner;

N. 45° 00' E., a distance of 777.78 feet to the PLACE OF BEGINNING, and containing 32.328 acres of land





1<sup>st</sup> Section of Acres  
Office Warehouse  
Mini Storage, BOAT, ect.





Public Notice

The City Council of the City of Rockwall, Texas, will hold a public hearing at 7:30 P.M., May 3, 1982, at the District Courtroom, Rockwall County Courthouse, Rockwall, Texas, to consider establishing a "PD" Planned Development zoning on a tract of land located south of Interstate 30 and along a County Road adjacent to the Amanda Rochell Elementary School containing approximately 32.328 acres of land and being more particularly described as follows:

Being a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and also being part of a 100 acre tract designated as Tract Two, Recorded in Volume 111, Page 563, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the North corner of said 100 acre tract, said point being in the center of a Public Road, a point for corner;

THENCE, S. 45°00' E., along the Northeast line of said 100 acre tract, a distance of 1,020.87 feet to a point for corner;

THENCE, S. 45°00' W., a distance of 1,661.12 feet to a point for corner;

THENCE, N. 45°00' W., along the Southwest line of said 100 acre tract, a distance of 695.31 feet to a point for corner;

THENCE, along the Northwest line of said 100 acre tract the following:

N. 45°00' E., a distance of 883.34 feet to a point for corner;

N. 45°00' W., a distance of 325.56 feet to a point for corner;

N. 45°00' E., a distance of 777.78 feet to the PLACE OF BEGINNING, and containing 32.328 acres of land.

# Peoples

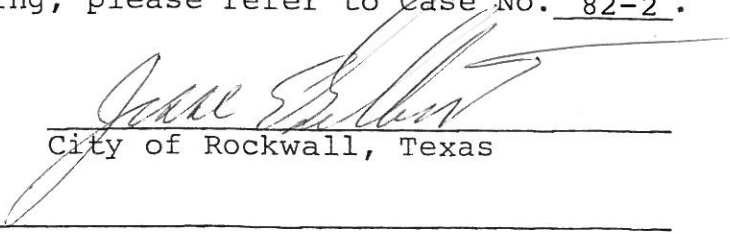
- ① Embrey Enterprises Inc.  
PO Box 277  
Richardson TX 75080
- ② Rockwall A.S.D.  
1010 South Jannin, Rkw
- ③ M. H. Brown Sr.  
c/o M. H. Brown Jr.  
Rt 4 Box 104  
Grand Saline TX 75140
- ④ Archie H. Underwood  
502 Boydston, Rkw.
- ⑤ Julian V. Jones Trustee  
6617 Northhaven Rd.  
Dallas, TX
- ⑥ Raymond Cameron  
301 Lake Terrace  
Rkw.
- ⑦ J.E.R. Chilton III  
PO Box 2049  
Dallas TX 75221

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 8th day of April,  
1982, in the Rockwall City Hall, Rockwall Texas, on the request of  
Billy Peoples for a change of zoning from  
"A" Agricultural District Classification,  
to "PD" Planned Development 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. 82-2.

  
\_\_\_\_\_  
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. 82-2

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

The Planning and Zoning Commission will hold a public hearing at 7:30 o'clock P.M., on the 8th day of April, 1982, in the Rockwall City Hall, Rockwall Texas, on the request of Billy Peoples for a change of zoning from "A" Agricultural District Classification, to "PD" Planned Development 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. 82-2.

John E. [Signature]  
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. 82-2

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

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

1. We have no objection

2.

3.

Signature Julian Jones, Trustee  
Address \_\_\_\_\_

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

Thank you,  
City of Rockwall

ACTION RECORD

CASE NAME: Peoples zoning Case to PD

CASE NO.: 82-2

Planning and Zoning  
Commission

City Council

Date

Approved · Disapproved      Approved      Disapproved

Preliminary Plat

\_\_\_\_\_

Final Plat

\_\_\_\_\_

Zoning

\_\_\_\_\_ 4-8-82       \_\_\_\_\_ 5-17-82

Changes: P+Z recommended "PD" with uses + site plan to be submitted at later date. Billy Peoples was not present. Council voted to keep property in city, not rescind annexation, and to zone it as P+Z recommended.

Site plan must be submitted

## MINUTES OF THE ROCKWALL CITY COUNCIL

## WORK SESSION

May 17, 1982

Members present were Mayor Leon Tuttle, Councilmen Art Kuhlman, Richard Slaughter, Bob Lackland, Ken Dickson, and Bob Sparks. The meeting was called to order at 7:30 P.M.

The Council first considered approval of the Consent Agenda which included the following:

A. Consider Approval of Ordinance 82-26 establishing zoning on a 32.328 acre tract of land located on either side of a County road adjacent to the southwest side of Amanda Rochell Elementary School to "PD" Planned Development

B. Consider Approval of a request for a front yard fence at 936 Williams Street

There being no discussion, Councilman Kuhlman made a motion to approve the Consent Agenda. Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then heard from John Buffington who requested consideration be given to some drainage and sewer problems in his part of town. After some discussion, the Mayor asked that estimates of costs to improve the situation be prepared for the next Work Session.

The Council then considered approving a proposal for employee's health and life insurance. Ms. Couch explained to the Council that the current policy for employee health insurance expires as of June 1st, and that the current carrier had proposed an approximately 100% rate increase to stay with them. She explained that several proposals had been reviewed with the companies and that the best alternative appeared to be going to a partially self funded plan.

Richard Angle was present to explain the proposal from U. S. Life/3rd Party Administrators to the Council, stating that the health insurance policy would have a \$500 deductible. The City would self insure the difference between the existing \$100 deductible to employees and the \$500 deductible to the insurance company. The Third Party Administrators would administer the claims that are self insured. After considerable discussion as to how such a plan would function, Councilman Kuhlman made a motion to accept the partially self funding plan as proposed. Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then discussed the establishment of a Municipal Housing Corporation. John Crew was present to answer additional questions concerning the establishment and operation of a Municipal Housing Corporation. After some additional discussion, Councilman

Dickson made a motion that the appropriate resolutions be prepared to create a Rockwall Municipal Housing Corporation. Councilman Lackland seconded the motion, the same was voted on and carried unanimously.

The Council then discussed the sale of bonds. Mr. Crew presented an overview of the proposed bond sale, both for the General Obligation Bonds and the Revenue Bonds. He also explained a proposal to include a refunding issue of Revenue Bonds in the Revenue Bond issue. He explained how this would operate and why the City should consider it. After some discussion, Councilman Sparks made a motion to pursue including a refunding issue in the Revenue Bond sale, Councilman Slaughter seconded the motion, the same was voted on and carried unanimously. Mr. Gilbert also brought before the Council the proposed payout on the bonds which would be a 10 year payout as opposed to a standard 20 year payout. He explained that by going to a 10 year payout, the City could save a substantial amount of interest costs over the life of the bonds. After some additional discussion, Councilman Lackland made a motion to pursue a 10 year payout plan on the bonds, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

There being no further items for consideration, the Council was adjourned at 9:40 P.M.



APPROVED:

*[Handwritten signature]*

Mayor

ATTEST:

*[Handwritten signature]*  
City Secretary

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE FOLLOWING DESCRIBED TRACT TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 17, SUBJECT TO SITE PLAN APPROVAL; SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, ROCKWALL COUNTY, TEXAS, AND ALSO BEING PART OF A 100 ACRE TRACT DESIGNATED AS TRACT TWO, RECORDED IN VOLUME 111, PAGE 563, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH CORNER OF SAID 100 ACRE TRACT, SAID POINT BEING IN THE CENTER OF A PUBLIC ROAD, A POINT FOR CORNER; THENCE, S. 45°00' E., ALONG THE NORTHEAST LINE OF SAID 100 ACRE TRACT, A DISTANCE OF 1,020.87 FEET TO A POINT FOR CORNER; THENCE, S. 45°00' W., A DISTANCE OF 1,661.12 FEET TO A POINT FOR CORNER; THENCE, N. 45°00' ALONG THE SOUTHWEST LINE OF SAID 100 ACRE TRACT, A DISTANCE OF 695.31 FEET TO A POINT FOR CORNER; THENCE, ALONG THE NORTHWEST LINE OF SAID 100 ACRE TRACT THE FOLLOWING: N. 45°00' E., A DISTANCE OF 883.34 FEET TO A POINT FOR CORNER; N. 45°00' W. A DISTANCE OF 325.56 FEET TO A POINT FOR CORNER; N. 45°00' E., A DISTANCE OF 777.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.328 ACRES OF LAND; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF 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 further here-  
by amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 17 on the following described property:

Being a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and also being part of a 100 acre tract designated as Tract Two, recorded in Volume 111, Page 563, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the North corner of said 100 acre tract, said point being in the center of a Public Road, a point for corner;

THENCE, S. 45°00' E., along the Northeast line of said 100 acre tract, a distance of 1,020.87 feet to a point for corner;

THENCE, S. 45°00' W., a distance of 1,661.12 feet to a point for corner;

THENCE, N. 45°00' W., along the Southwest line of said 100 acre tract, a distance of 695.31 feet to a point for corner;

THENCE, along the Northwest line of said 100 acre tract the following: N. 45°00' E., a distance of 883.34 feet to a point for corner; N. 45°00' W., a distance of 325.56 feet to a point for corner; N. 45°00' E., a distance of 777.78 feet to the PLACE OF BEGINNING, and containing 32.328 acres of land.



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 tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, provided that the granting of Planned Development District No. 17 to the above described tract of land is subject to the following special conditions:

(a) Prior to the issuance of any building permit in Planned Development District No. 17, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

(b) A list and description of proposed uses shall be submitted as a part of the comprehensive site plan and no building permit shall be issued until such uses are finally approved by the City Council.

(c) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tract in "PD" No. 17 unless and until a final comprehensive site plan and list of proposed uses shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".


(d) All development of property covered by Planned Development District No. 17 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, 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 changes and amendments to the Comprehensive Zoning Ordinance.

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. 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 17th DAY OF May, 1982.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

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