

CITY HALL
ROCKWALL, TEXAS
APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date 3-29-83

Applicant JERRY LaFON AND NORMAN R. LaFON

Mailing Address Rt. 3, Box 150A, Farmersville, Phone No. 782-8257
Tex 75031

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 ATTACHED

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

1. To be used as a car auction lot
2. Periodically used for outside storage
- 3.

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

STATUS OF APPLICANT: Owner xx 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.

Norman Lafon
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.)

March 14, 1983

City of Rockwall
City Hall
Rockwall, Texas 75087

Gentlemen:

We come asking the City of Rockwall for a Special Use Permit to operate a car auction with outside storage on a tract of land east along I-30.

We would appreciate your attention in this matter at your earliest convenience.

Sincerely,

Norman LaFon

A handwritten signature in cursive script that reads "Norman LaFon". The signature is written in dark ink and is positioned above the typed name "Norman LaFon".

BROWN LAND SURVEYORS

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

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and also being that tract as conveyed to Jerry L. LaFon and wife, Jackie LaFon and Norman R. LaFon and wife, Cecillia LaFon, as recorded in Volume 164, Page 794, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being the North-east corner of said tract recorded in Volume 164, Page 794, a $\frac{1}{2}$ " iron stake found for corner;

THENCE, S. $1^{\circ} 16' 25''$ W., leaving the said South line of Interstate Highway No. 30, a distance of 846.40 feet to a $\frac{1}{2}$ " iron stake found for corner;

THENCE, N. $89^{\circ} 13' 02''$ W., a distance of 682.54 feet to a $\frac{1}{2}$ " iron stake found for corner;

THENCE, N. $0^{\circ} 42' 16''$ E., a distance of 381.10 feet to a $\frac{1}{2}$ " iron stake found for corner;

THENCE, S. $88^{\circ} 49' 45''$ E., a distance of 171.00 feet to a $\frac{1}{2}$ " iron stake found for corner;

THENCE, N. $0^{\circ} 42' 16''$ E., a distance of 308.19 feet to a point on the South line of Interstate Highway No. 30, a $\frac{1}{2}$ " iron stake found for corner;

THENCE, N. $73^{\circ} 51'$ E., along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING and containing 10.570 acres of land.

4. A request from Jerry Lafon for a Specific Use Permit for outdoor storage for a car auction facility on a 10.5 acre tract of land located on I-30 east of Highway 205, more particularly described as follows:

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and also being that tract as conveyed to Jerry L. LaFon and wife, Jackie LaFon and Norman R. LaFon and wife, Cecillia LaFon, as recorded in Volume 164, Page 794, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE, N. $73^{\circ} 51' E.$, along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING and containing 10.570 acres of land.

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 3-21-83

NAME Norman Rafon
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Application for Special Use Permit</i>		<i>50.00</i>

Received By _____

1743

FORM G-1

CITY OF ROCKWALL OFFICIAL RECEIPT PUBLIC WORKS DEPARTMENT

DATE 3-29-83

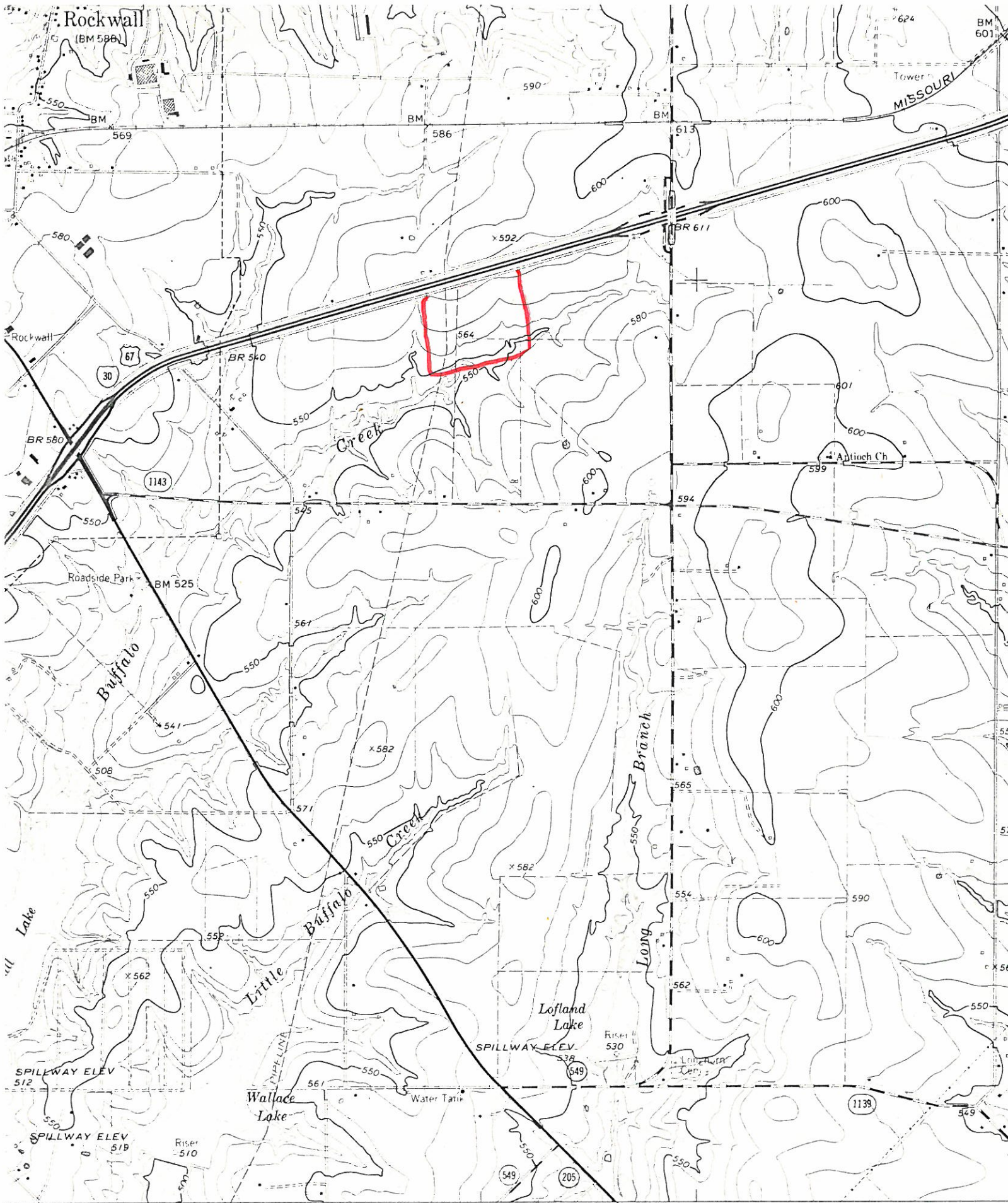
NAME Holdeman, Inc
ADDRESS _____

Cash Check Other

BUILDING PERMIT		
PLUMBING PERMIT		
MECHANICAL PERMIT		
ELECTRICAL PERMIT		
WATER TAP		
WATER AVAILABILITY		
SEWER TAP		
SEWER AVAILABILITY		
<i>Zoning Chg application</i>		<i>50.00</i>

Received By _____

FORM I-1
4918



739 (FORNEY NORTH) 6749 1V SW 12 MI TO INTERSTATE 20 25 742 743000m E
 SCALE 1:24 000
 1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
 1 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
 DOTTED LINES REPRESENT 5 FOOT CONTOURS
 DATUM IS MEAN SEA LEVEL



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

4. A request from Jerry Lafon for a Specific Use Permit for outdoor storage for a car auction facility on a 10.5 acres tract of land located on I-30 east of Highway 205, more particularly described as follows:

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BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being the Northeast corner of said tract recorded in Volume 164, Page 794, a $\frac{1}{2}$ " iron stake found for corner; THENCE, S. 1 degree 16' 25" W., leaving

the said South line of Interstate Highway No. 30, a distance of 846.40 feet to a $\frac{1}{2}$ " iron stake found for corner; THENCE, N. 89 degrees 13' 02" W., a distance of 682.54 feet to a $\frac{1}{2}$ " iron stake found for corner; THENCE, N. 0 degrees 42' 16" E., a distance of 381.10 feet to a $\frac{1}{2}$ " iron stake found for corner; THENCE, S. 88 degrees 49' 45" E., a distance of 171.00 feet to a $\frac{1}{2}$ " iron stake found for corner; THENCE, N. 0 degrees 42' 16" E., a distance of 308.19 feet to a point on the South line of Interstate Highway No. 30, a $\frac{1}{2}$ " iron stake found for corner; THENCE, N. 73° 51' E., along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING and containing 10.570 acres of land.

(1tc-R)

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 14th day of April , 1983, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Jerry Lafon
for a Specific Use Permit for the use of outdoor storage for a
car auction

on the following described property:

See Attached Property Description

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. 83-11

Julie Couch
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. 83-11

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

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Julie Couch
City of Rockwall, Texas

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Case No. 83-11

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

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

- The property will be improved
- Development will enhance our property value
- We appreciate new business in the area

Signature Paul Austin

Address 104 Ash Bend Dr
Rockwall TX 75087

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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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 Buddy Waldeman

Address _____

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

Thank you,
City of Rockwall

Lockhart
5/24/48

Luton - I-30 location

- 1) Paul Garton, Rt 5, Box 104, Ash Ben
- 2) Jenny Clarke Cleghorn Rt 1, Box 45C
- 3) Wm H. Way & Buddy Haldeman, PO Box 761
- 4) Cambridge Co., Inc. Rhodes Tract, 4950 Westgrove
Suite 130, Dallas TX 75248

Mailed to above
4/4/88

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 14, 1983

Members present were Chairman Wayne Rogers, members Wayne Miles, Luke Gournay, Kent McKinney, Wes Barton and Jack Horn. Duane Gracy was not present. The Commission first considered approval of the minutes of March 10, January 25 and 27, February 1, 3, and 18, 1983. Several members of the Planning and Zoning Commission had questions concerning the minutes. Jack Horn requested that approval of the minutes be tabled until the next regular meeting so that they could be reviewed. Luke Gournay seconded the motion, the same was voted on and carried unanimously.

The Commission then held a public hearing and considered a request from the Frates Corporation for a revision to the approved site plan for Chandlers Landing PD No. 8. Chairman Rogers opened the public hearing. Representatives of the Frates Corporation presented their proposal to the Commission. Bland Pittman, with the Frates Corporation, reviewed the original 1973 plan and then presented the proposed new Master Plan. Several questions were raised as to whether or not specific density should be placed on the Master Plan rather than being dealt with with each development plan. There was also a question which was raised as to whether or not the Planning and Zoning Commission should consider approval of the development plan as submitted for Tract I-A and I-B before considering approval of the Master Plan. Jack Horn made a motion to table consideration of the Master Plan until consideration of Tract I-B and I-A are considered. This motion died for lack of a second. There was some discussion among the members of the Planning and Zoning Commission as to what should be on the Master Plan for consideration. The Board then heard from a number of residents in the area who spoke against the proposed Master Plan and against the development plans as submitted. Several homeowners asked that the Commission table this consideration until such time as the developer and the homeowners could reach more of a consensus on their proposal. After some additional discussion, Jack Horn made a motion again to table consideration of the Master Plan until development plans for Tracts I-B and I-A were considered. Luke Gournay seconded the motion, and the motion failed, with Luke Gournay and Jack Horn voting for, and Wayne Miles, Kent McKinney and Wes Barton voting against. There was some additional discussion among the Commission members as to what should be reflected on the Master Plan for consideration. After some additional discussion, Luke Gournay made a motion that the public hearing for revision to the approved site plan for Chandlers Landing PD No. 8 be continued until May 12th, the next regular Planning and Zoning Commission meeting date, to be held in the District Courtroom at 7:30 P.M. to allow the developers more time to meet with the homeowners. Kent McKinney seconded the motion, the same was voted on and carried, with Wayne Miles, Wes Barton, Luke Gournay and Kent McKinney voting for and Jack Horn voting against.

Chairman Rogers then opened a public hearing for the development plan on Tract I-B within Chandlers Landing PD No. 8 and asked for a motion to continue consideration of this item. Kent McKinney made a motion that the public hearing for consideration of the development plan for Tract I-B within Chandlers Landing Planned Development No. 8 be continued until the next regular Planning and Zoning Commission meeting on May 12th at 7:30 P.M. in the District Courtroom, Rockwall County Courthouse. Wayne Miles seconded

the motion, the same was voted on and carried, with members Luke Gournay, Kent McKinney, Wes Barton and Wayne Miles voting for and Jack Horn voting against. Chairman Rogers then opened a public hearing for the development plan on Tract I-A within Chandlers Landing PD No. 8 and asked for a motion to continue consideration of this item. Wayne Miles then made a motion that the public hearing to consider approval of the development plan for Tract I-A in Chandlers Landing PD No. 8 be continued until May 12th, the next regular Planning and Zoning Commission meeting to be held in the District Courtroom, Rockwall County Courthouse at 7:30 P.M. Luke Gournay seconded the motion, the same was voted on and carried, with Wayne Miles, Luke Gournay, Kent McKinney and Wes Barton voting for and Jack Horn voting against.

Jack Horn then made a motion that the Planning and Zoning Commission hold a Work Session on April 21st concerning the revisions to the site plan and development plans for Chandlers Landing. Luke Gournay seconded the motion, the same was voted on and carried unanimously. Wayne Miles made a motion that the Work Session begin at 7:00 o'clock. Kent McKinney seconded the motion, the same was voted on and carried unanimously.

The Planning and Zoning Commission then held a public hearing and considered approval of a request from Paul Davis and Jerry Heflin for approval of a site plan on "PD-19", a four acre tract of land located west of FM-740. Paul Davis and George Hicks were present to present the proposed site plan. Several questions were raised by the Staff concerning the location of the required parking, the width of the entrances into the development, and the location of sanitation facilities. After some discussion, Jack Horn made a motion that the site plan be approved, Wes Barton seconded the motion, the same was voted on and carried unanimously.

The Commission then opened a public hearing and considered approval of a request from Signal Ridge Development Corporation for a revision to the approved site plan for Signal Ridge, PD No. 15, for inclusion of a signal tower. Rob Whittle was present to present the request to the Planning and Zoning Commission, asking for a 48 ft. tower which would exceed the maximum height requirement of 36 ft. by 12 ft. Several members of the Commission indicated that they felt the height should be kept at a minimum in development along the lake shore. After some additional discussion, Luke Gournay made a motion that the request for the signal tower be denied, Kent McKinney seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Signal Ridge, Phase II, a one lot subdivision located off of Country Lane. Harold Evans reviewed the plat with the Commission. The Staff asked that the approval be subject to final engineering which was not at this point completed. After a brief discussion, Wayne Miles moved approval of the final plat on Phase II, Signal Ridge, subject to final engineering, Wes Barton seconded the motion, the same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Jerry Lafon for a Specific Use Permit for outdoor storage on a 10.5 acre tract of land located on I-30 to be used for a car auction and considered approval of the final plat on the Lafon Addition, a one lot subdivision located on I-30. After a brief discussion on the plat, Jack Horn made a motion that it be approved, Wes Barton seconded the

motion, the same was voted on and carried unanimously. The Chairman then opened the public hearing on the request for a Specific Use Permit. Mr. Lafon was present to answer questions of the Planning and Zoning Commission. He was asked if he would be willing to install a 6 ft. chain link fence along the frontage of the property that he intends to develop, as well as pave the parking lot with rock and seal coat in order to provide a dustless surface, and to plant and maintain screening plants along the 6 ft. fence. The property owner agreed to do these items, and after a brief discussion, Jack Horn made a motion that the Specific Use Permit be approved subject to these requirements, Kent McKinney seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Spyglass Hill, Phase III, a one lot subdivision located on Henry M. Chandler Drive. The Mayor Pro Tem from the City of Heath read a letter to the Commission, asking that certain items be included in the review of the plat regarding protection of the adjacent property owners in Windward Slopes. Harold Evans presented the plat to the Planning and Zoning Commission, reviewing five items which the developer had agreed to comply with regarding concerns of the adjacent property owners. The five items included the following: 1. Provide a 50 ft. setback from the building closest to the Windward Slopes property line. 2. The building closest to the Windward Slopes property line would be a two story building rather than a three story building. 3. The grade for the parking lot adjacent to the Windward Slopes property line would have a 4 ft. cut which would prevent headlights from the condominium project from shining into the backyards of the Windward Slopes residences. 4. The building closest to the Windward Slopes development project would have a cut of approximately 10 ft. which would further reduce the impact of the height of the building. 5. A wrought iron guardrail would be placed along the property line between Windward Slopes and Spyglass Hill by the developers of Spyglass Hill in order to provide protection from someone falling off of the 4 ft. cut in the parking lot. With those agreements by the developer, Wayne Miles moved approval of the final plat subject to engineering. Jack Horn seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on the Goldencrest Condominiums, Phase I, a one lot subdivision located on Yellow-jacket Lane north of I-30. Harold Evans was present to present this plat. Jack Horn requested that the street names be placed on the plat. After a brief discussion, Jack Horn made a motion to approve the final plat subject to final engineering and to names being placed on the plat, Wes Barton seconded the motion, the same was voted on and carried unanimously.

The Planning and Zoning Commission then considered approval of a final plat on the Richard Harris Addition No. 4, a one lot subdivision located on SH-205. Luke Gournay moved approval of the plat, Kent McKinney seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on the Richard Harris Addition No. 3, a two lot subdivision located on Hartman Street. Jack Horn made a motion that the final plat be approved, Kent McKinney seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on the Rock-wall Central Fire Station, a one lot subdivision located on Boydston

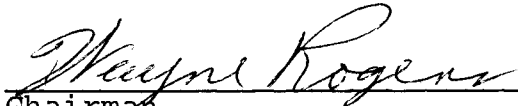
Street. Luke Gournay made a motion that the final plat be approved, Wes Barton seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on the Eastplex Industrial Park, Phase II, a one lot subdivision located on Enterprise Drive. After a brief discussion, Wayne Miles made a motion that the final plat be approved, Luke Gournay seconded the motion, the same was voted on and carried unanimously.

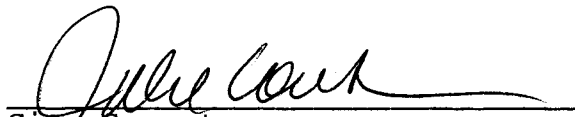
The Commission then considered approval of a final plat on the Six-O Addition, a one lot subdivision located on Quail Run Road. Ed Heath explained that engineering would have to be submitted for the extension of a City water main to serve this property, but that the plat itself was satisfactory. After a brief discussion, Jack Horn made a motion that the plat be approved subject to submission of final engineering, Kent McKinney seconded the motion, the same was voted on and carried unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 11:50 P.M.

APPROVED:


Chairman

ATTEST:


City Secretary

MINUTES OF THE ROCKWALL CITY COUNCIL

May 2, 1983

Members present were Mayor Leon Tuttle, Councilmen Ken Dickson, Bob Sparks, Russell Phelps, Art Kuhlman and Richard Slaughter. The meeting was called to order at 7:35 P.M. The Council first considered approval of the minutes of April 4 and 18, 1983. There being no additions or deletions, Councilman Kuhlman moved approval. Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of the Consent Agenda as follows:

A. Approval of a final plat on the Richard Harris Addition No. 3, a two lot subdivision located on Hartman Street.

B. Approval of a final plat on the Richard Harris Addition No. 4, a one lot subdivision located on SH-205.

C. Approval of a final plat on the Rockwall Central Fire Station, a one lot subdivision located on Boydston Street.

D. Approval of a final plat on Eastplex Industrial Park No. 2, a one lot subdivision located on Enterprise Drive.

E. Approval of a final plat on the Six-O Addition, a one lot subdivision located on Quail Run Road.

F. Approval of an ordinance approving a change in zoning from "A" Agricultural to "C" Commercial on three tracts of land containing 3.512 acres, 10.5 acres and 15.557 acres for a total of 29.12 acres located at the southwest intersection of High School Drive and Yellowjacket Lane.

G. Approval of an ordinance approving the addition of office uses for "PD-1" Planned Development.

There being no discussion and no additions or deletions, Councilman Dickson moved approval of the Consent Agenda as published, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then considered a motion to continue the joint public hearing with the Planning and Zoning Commission concerning the adoption of the proposed revised Zoning Ordinance until May 16, 1983, at 7:30 P.M. in the Rockwall County Courthouse in order to provide adequate time to complete the final draft of the ordinance for public and Council review. Councilman Kuhlman made the motion, Councilman Dickson seconded it, the same was voted on and carried unanimously.

The Council then held a public hearing and considered approval of a request from Paul Davis and Jerry Heflin for approval of a site plan on "PD-19" a four acre tract of land located on FM-740. The Mayor opened the public hearing and called for comments. Paul Davis and George Hicks were present to explain the plan to the Council. Mr. Hicks was asked if they would be willing to agree to the same masonry requirements that were placed on the Signal Ridge Development Corporation under their

Planned Development. Mr. Hicks indicated that he would. The Mayor called for additional comments. There being none, he closed the public hearing. Councilman Sparks moved approval of the site plan for the "PD-19" subject to the inclusion of the same masonry requirements as are included in the ordinance for the Signal Ridge Development, Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing and considered approval of a request from Signal Ridge Development Corporation for revision to the approved site plan for Signal Ridge "PD-15" for inclusion of a signal tower. Joe Zehr, with Signal Ridge, was present to explain his request. He stated that he was asking for an increase from the 36 ft. height limitation to 43 ft. rather than the original 48 ft. he had requested from the Planning and Zoning Commission. He explained that with the 7 ft. cut that had been necessary in order to make the grade on the road acceptable, the 43 ft. height on the tower would bring it to the height that it would have been had the grade not been altered. After some discussion, Councilman Kuhlman made a motion to amend the approved site plan to allow the revised request for a 43 ft. signal tower at the entrance to Signal Ridge, Richard Slaughter seconded the motion, the same was voted on and carried, with Councilmen Kuhlman, Phelps and Slaughter voting for and Councilmen Sparks and Dickson voting against.

The Council also considered approval of a final plat on Signal Ridge, Phase II, a one lot subdivision located off of Country Lane. The Staff indicated that all of the engineering had been resolved on the plat and it was ready for Council approval. There being no further comments, Councilman Sparks moved approval of Phase II of Signal Ridge, Councilman Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing and considered approval of a request from Jerry Lafon for a Specific Use Permit for outdoor storage on a 10.5 acre tract of land located on I-30 to be used for a car auction. The Mayor opened the public hearing and called for comments. Mr. Lafon was present to present his request. He explained that he was unaware he was in the City at the time he began construction. After a considerable discussion, Councilman Kuhlman asked if Mr. Lafon would be willing to place a masonry front and 10 ft. of masonry on either side of the building which would bring it somewhat in conformance to the requirements of the new ordinance in addition to the requirements the Planning and Zoning Commission had placed on his use. Mr. Lafon indicated that he would. Councilman Kuhlman moved that the Specific Use Permit for outdoor storage for a car auction be approved, subject to the construction of a masonry front and 10 ft. on either side of the building, and subject to the requirements established by the Planning and Zoning Commission that a 6 ft. chain link fence be erected along the frontage of the property that is to be developed, with the fence to be screened with landscaping and that the parking lot shall be paved with a rock base and seal coated to prevent dust. Councilman Slaughter seconded the motion, the same was voted on and carried, with Councilmen Kuhlman, Sparks and Slaughter voting for, and Councilmen Phelps and Dickson voting against.

The Council also considered approval of a final plat on the Lafon Addition, a one lot subdivision located on I-30. After a brief discussion,

Councilman Kuhlman moved approval of the plat, Councilman Slaughter seconded the motion, the same was voted on, with Councilmen Kuhlman, Phelps, Sparks and Slaughter voting for, and Councilman Dickson voting against.

The Council then held a public hearing and considered comments concerning, repair, removal or demolition of dangerous buildings located on SH-205 on a 6.563 acre tract of land in the King Survey, Abstract No. 31. Mr. King, the Building Inspector, explained that two structures on this tract of land were in a dilapidated and dangerous condition and that he had received no communication from the property owners as to their intentions to either remove or repair the buildings. Mayor Tuttle opened the public hearing and called for comments concerning these buildings. There being none, he closed the public hearing. Councilman Sparks made a motion that the ordinance regarding dangerous buildings be followed and that the structures either be repaired or demolished within 90 days. Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing to hear comments concerning the repair, removal or demolition of a dangerous building located on North Alamo on a 9 acre tract in the H. H. B. Jones Survey, Abstract No 24. Mr. Collins was present to discuss this structure and explained that he did not wish to tear the building down because it was his old family homeplace. He also indicated that he did not want to bring it up to City codes for residential structures due to its location, but that he would be willing to clean up around it. The Council indicated that they would give him six months to improve the conditions around the building and the building itself, and it would be reviewed at that time by the Building Inspector.

The Council then heard from the Concerned Citizens for Animal Control concerning the construction of an Animal pound for the City and the County. Ed Tipps made the presentation to the City Council, reviewing their proposal for development of an animal shelter and their proposals for raising the revenues to operate the shelter. Mayor Tuttle indicated that Mr. Tipps would have five minutes to make his presentation to the Council. When Mr. Tipps' time was up, Councilman Kuhlman made a motion that his time be extended for an additional five minutes. Councilman Sparks seconded the motion, it was voted on and carried unanimously. No action was taken by the Council on their proposal.

The Council then considered approval on the final plat for St. Marys Place Addition, a 14 lot subdivision located at the intersection of Fannin and St. Marys Streets. After some discussion concerning the layout of the lots, Councilman Kuhlman moved approval of the plat, Councilman Sparks seconded the motion, the same was voted on and carried, with Councilmen Kuhlman, Sparks, Phelps and Slaughter voting for and Councilman Dickson abstaining.

C:
p The Council then considered approval of a final plat on Spyglass Hill, Phase III, a one lot subdivision located on Henry M. Chandler Drive. Harold Evans explained that the developers were willing to meet all of the conditions for development that they had agreed upon at the Planning and Zoning Commission meeting with the exception of the 4 ft. cut for the parking lot and the 10 ft. cut for the two story buildings

The Council then considered approval of the bids for the construction of restroom facilities at the new Rockwall Central Park. After some discussion, Councilman Kuhlman made a motion to reject all of the bids, Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of bids for the purchase of rock, sand and gravel. Councilman Kuhlman made a motion that the bid be awarded to Jerry Jayroe for 90 days. Richard Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of bids for contract mowing for the City. After a brief discussion, Councilman Dickson made a motion that the bid be awarded to Allen Hogue, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then discussed the use of the Municipal Community Building. The Council agreed with the recommendation of the Park Board for the temporary use of the facility.

The Council then considered appointing a Mayor Pro Tem. Bob Sparks nominated Richard Slaughter as Mayor Pro Tem. There being no further nominations, the Council voted unanimously to appoint Richard Slaughter as Mayor Pro Tem.

The Council then considered appointing a Council representative to the North Central Texas Council of Governments General Assembly. Richard Slaughter nominated Russell Phelps. There being no further nominations, the Council voted unanimously to appoint Russell Phelps to this position.

The Council then considered appointing a representative to the North Texas Municipal Water District Board of Directors. Councilman Kuhlman nominated Brett Hall to continue in this position. There being no further nominations, the Council voted unanimously to appoint Brett Hall.

The Council then discussed appointing a Charter Committee. Mayor Tuttle asked each of the Councilmen to list their proposed representatives. Councilman Dickson nominated Ed Eubanks, Tom Quinn and Regina Ploch; Richard Slaughter nominated Philip Hail, Joe Holt and Eloise Cullum; Bob Sparks nominated Stan Sowrance, Jim Mitchell, Earl Slaughter, and Blakley Hall; Russell Phelps nominated Larry Peebles, Stella Brightman, and John Reeder; Councilman Kuhlman nominated Richard Harris, Ray Sumrow and O. L. Steger; the Mayor stated his nominations as Martha Sue Keegan, Joe Hollarn and Luke Gournay. After a brief discussion, Ken Dickson made a motion that the above nominations all be appointed to the Home Rule Charter Committee, Russell Phelps seconded the motion, the same was voted on and carried unanimously.

The Council then discussed the existing note on the City Hall site. Councilman Kuhlman indicated that he was concerned that the City could not legally build a city hall on property it did not own a clear title to. Jesse Gilbert indicated that he would check with Bond Counsel to make sure that there was no problem.

The Council then discussed the Fire Department Equipment Fund. Bob Sparks made a motion that the Fire Chief be allowed to spend up to a maximum of \$3,000 for Fire Department expenditures out of the Fire Department Equipment Fund as long as a majority of the Volunteer Fire Department had voted for the expenditure without having to present the request to

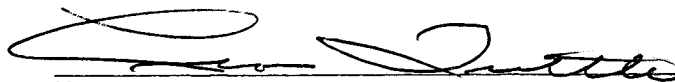
the City Council or to the Mayor. Councilman Kuhlman seconded the motion. There was considerable discussion among the members of the Council concerning this motion. The Mayor called for a vote, and the motion failed, with Bob Sparks voting for and Councilmen Kuhlman, Phelps, Slaughter and Dickson voting against. Councilman Slaughter then made a motion that an amended budget for expenditures be submitted to the Council for this year and for subsequent years. It was pointed out that there was already a budget provided for operating expenditures and that expenditures out of the Fire Department Equipment Fund are only for capital items. The motion died for lack of a second. Councilman Sparks then made a motion that the Fire Chief be allowed to acquire a radio and a flash bar for the Fire Chief's car. This motion also died for the lack of a second.

The Council then heard a brief report from the Police Chief and the City Administrator.

There being no further business to come before the Council, the meeting was adjourned at 11:40 P.M.



APPROVED:


 Mayor

ATTEST:


 City Secretary

**Ordinance
Unavailable**

ACTION RECORD

CASE NAME: Appln SUP for Con Auction

CASE NO.: 83-11

Planning and Zoning
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

Final Plat

Zoning

✓

4-14-83

✓

5-2-83

Changes: Pt 2 approved subject to erection of 6' chainlink fence
on developed area, landscape plants to be maintained along the fence,
rock + seal coat parking lot

Council approved w/ P+Z recommendations and found ad 10' sides
of Building masonry siding

ACTION RECORD

CASE NAME: Lafayette Outdoor Storage - Car
auditorium

CASE NO.: 83-11

Planning and Zoning Commission City Council Date

Approved. Disapproved Approved Disapproved

Preliminary Plat

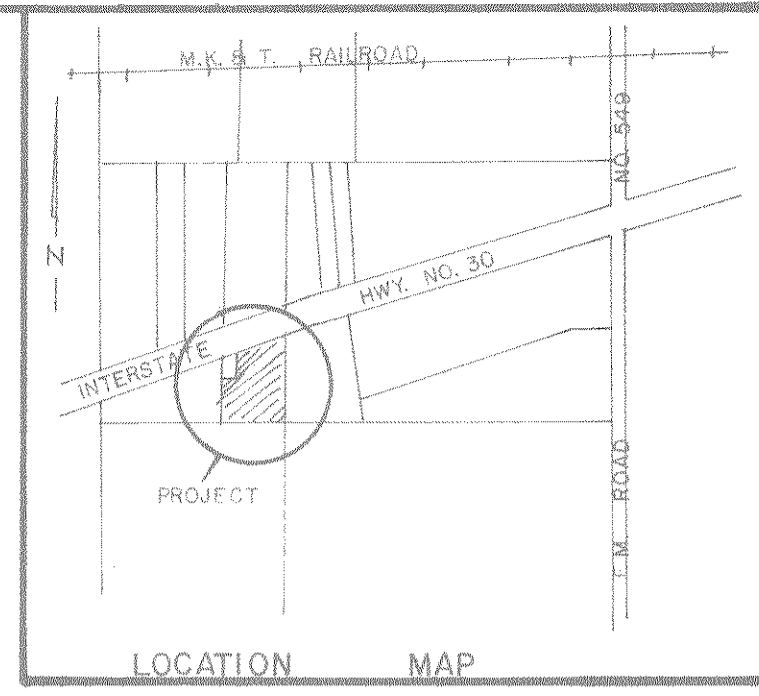
Final Plat

Zoning

Changes: Approved By PZ w/ 4-14-83 ✓ 6' Chain link fence & 5-2-83

land scraping on developed frontage, rock & seal coat parking area

Council approved w/ above and added masonry front ad



PRELIMINARY PLAT

LA FON SUBDIVISION

CITY OF ROCKWALL

JOHN LOCKHART SURVEY ABSTRACT NO. 134

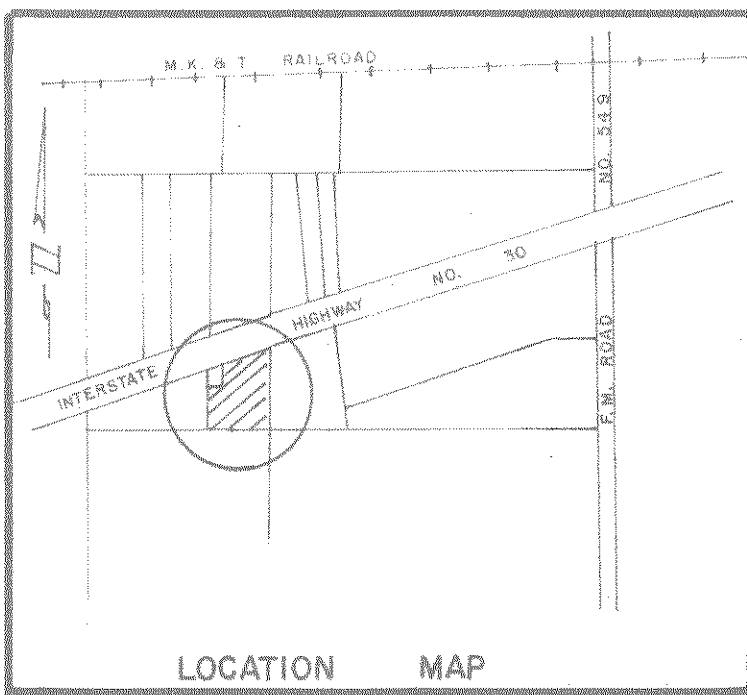
ROCKWALL COUNTY, TEXAS

OWNERS

JERRY L. LA FON JACKIE LA FON
NORMAN R. LA FON CECILLA LA FON

BROWN LAND SURVEYORS

304 W. RUSK P.O. BOX 65 ROCKWALL, TEXAS
 SCALE 1"=100' MARCH 15, 1983



FINAL PLAT

LA FON SUBDIVISION
 CITY OF ROCKWALL

JOHN LOCKHART SURVEY ABSTRACT NO. 134
 ROCKWALL COUNTY TEXAS

OWNERS

JERRY L. LA FON	JACKIE LA FON
NORMAN R. LA FON	CECILLA LA FON
ROUTE 3 BOX 150-A	FARMERSVILLE, TEXAS 75031

BROWN LAND SURVEYORS

304 W. RUSK P.O. BOX 65 ROCKWALL, TEXAS 75087
 SCALE: 1" = 100' MARCH 15, 1983

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Jerry L. LaFon, Jackie LaFon, Norman R. LaFon, and Cecilia LaFon, the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and also being that tract as conveyed to Jerry L. LaFon and wife, Jackie LaFon and Norman R. LaFon and wife, Cecilia LaFon, as recorded in Volume 164, Page 794, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being the Northeast corner of said tract, recorded in Volume 164, Page 794, a 1/2" iron stake found for corner;
 THENCE, S. 1° 16' 25" W., leaving the said South line of Interstate Highway No. 30, a distance of 846.40 feet to a 1/2" iron stake found for corner;
 THENCE, N. 89° 13' 02" W., a distance of 682.54 feet to a 1/2" iron stake found for corner;
 THENCE, N. 0° 42' 16" E., a distance of 381.10 feet to a 1/2" iron stake found for corner;
 THENCE, S. 88° 49' 45" E., a distance of 171.00 feet to a 1/2" iron stake found for corner;
 THENCE, N. 0° 42' 16" E., a distance of 308.19 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;
 THENCE, N. 73° 51' E., along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING and containing 10.570 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, Jerry L. LaFon, Jackie LaFon, Norman R. LaFon, and Cecilia LaFon, being owners do hereby adopt this plat designating the herein above described property as LaFon Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all of part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishments of grades of streets in this addition.

WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1983.

BY _____ Jerry L. LaFon BY _____ Jackie LaFon
 BY _____ Norman R. LaFon BY _____ Cecilia LaFon

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Jerry L. LaFon, Jackie LaFon, Norman R. LaFon, and Cecilia LaFon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983.

 Notary Public for the State of Texas

My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983.

 Notary Public for the State of Texas

My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____

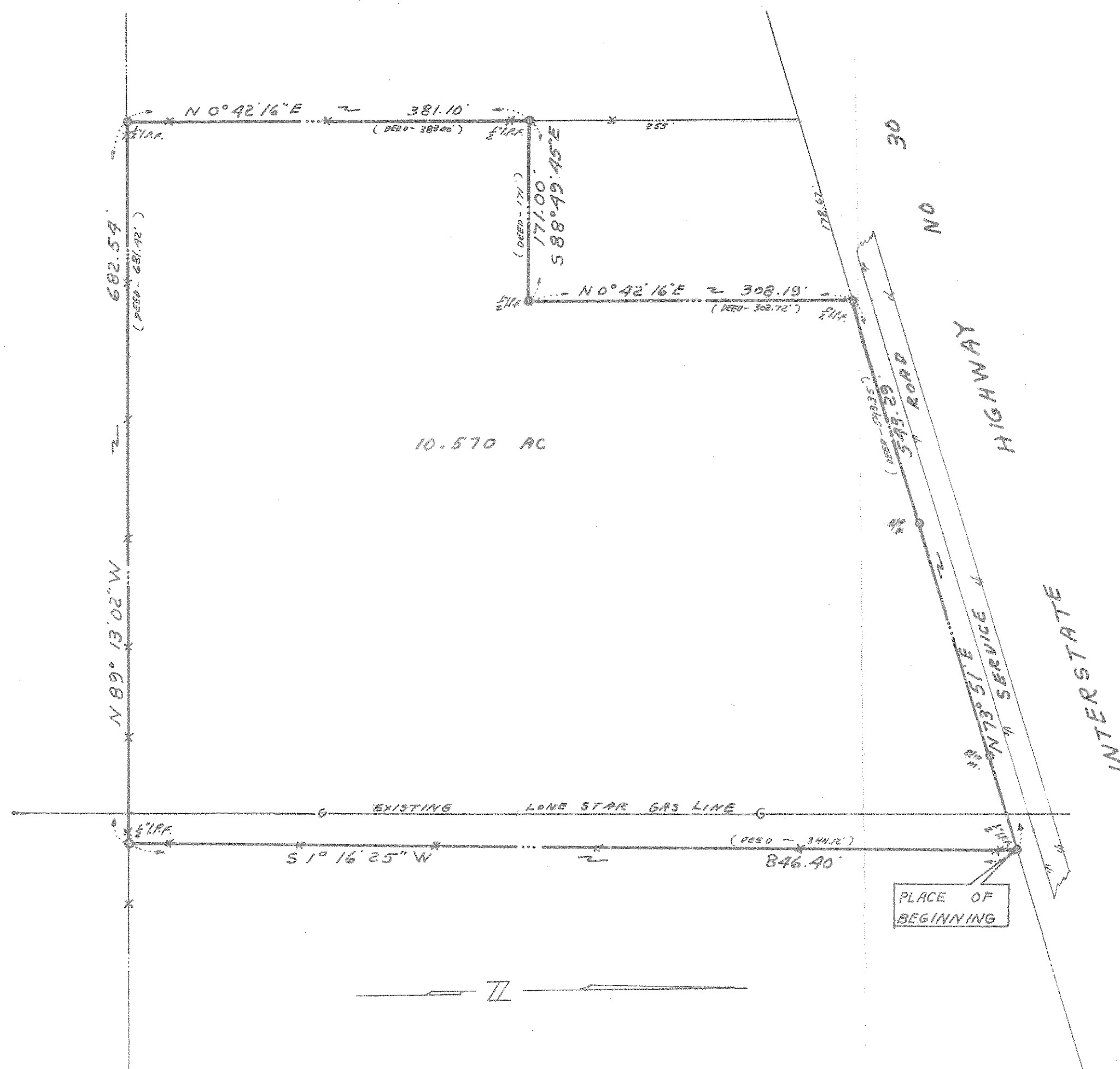
APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the LaFon Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 1983.

WITNESS our hand this _____ day of _____ A.D. 1983.

 Mayor _____
 City Secretary



DESCRIPTION

Being, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and also being that tract as conveyed to Jerry L. LaFon and wife, Jackie LaFon and Norman R. LaFon and wife, Cecilia LaFon, as Recorded in Volume 164, Page 794, Deed Records Rockwall County, Texas, and being more particularly described as follows;

Beginning, at a point on the South line of Interstate Highway No. 30, said point being the Northeast corner of said tract Recorded in Volume 164, Page 794, a 1/2" iron stake found for corner;

Thence, S. 1° 16' 25" W., leaving the said South line of Interstate Highway No. 30, a distance of 846.40 feet to a 1/2" iron stake found for corner;

Thence, N. 89° 13' 02" W., a distance of 682.54 feet to a 1/2" iron stake found for corner;

Thence, N. 0° 42' 16" E., a distance of 381.10 feet to a 1/2" iron stake found for corner;

Thence, S. 88° 49' 45" E., a distance of 171.00 feet to a 1/2" iron stake found for corner;

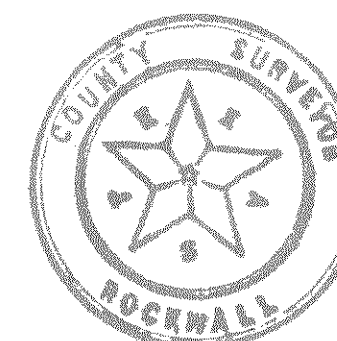
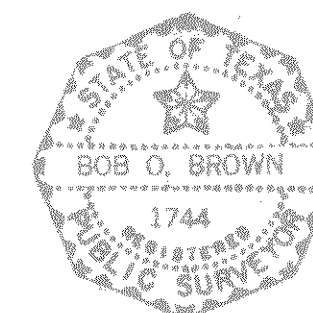
Thence, N. 0° 42' 16" E., a distance of 308.19 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;

Thence, N. 73° 51' E., along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING, and containing 10.570 acres of land. This description is based on the Standard Land Survey and Plat made by Bob O. Brown, Registered Public Surveyor, on July 9, 1982.

CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-B condition 3 Survey. This plat is for the exclusive use of Jerry and Jackie LaFon, Norman and Cecilia LaFon and the undersigned surveyor is not responsible to any others.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor
#1744



NO.	DATE	REVISION	BY
STANDARD LAND SURVEY John Lockhart Survey, Abstract No. 134 Rockwall County, Texas			6902 1"=100 7-9-82
PROJECT 10.570 acres Volume 164, Page 794			D.P. notes E.P.
BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3086 226-7522			