

CITY OF ROCKWALL

"THE NEW HORIZON"

3 February, 1987

Gerald Burgamy and Bill Way
Route #1
Box 119-J
Rockwall, Texas 75060

Sup 4

Dear Property Owners:

You recently received a letter from the City notifying you that the Rockwall Planning and Zoning Commission would be reviewing your property for compliance with the City's Land Use Plan. The meeting indicated in the letter was held on that date and the Commission recommended that Public Hearings be initiated to consider changing the zoning or modifying the land use designations on your property to bring it into compliance with the City's Land Use Plan. The Commission has determined that there are sufficient differences between the land uses approved under your Specific Use Permit and the City's Land Use Plan to require that Public Hearings be held to consider changing those land uses. The Rockwall City Council has directed the Commission to initiate these hearings and your property is scheduled to be heard on Thursday, February 12, 1987, at 7:30 P.M. at 205 West Rusk, Rockwall.

You, as a property owner, are strongly encouraged to attend this meeting. The result of this meeting could be a recommendation to the City Council that the Specific Use Permit on your property be modified or revoked. In order to provide input to the Commission you may submit proposed changes that you may have already developed and would like to have considered. This information may be submitted prior to your meeting with the Commission and it will be distributed to them prior to the meeting.

If you have any questions concerning this process please don't hesitate to contact either Julie Couch or me at 722-1111.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch
Assistant City Manager

JC/mmp

ROCKWALL MEMORIAL CEMETERY
ASSOCIATION, Inc.
1101 Ridge Road
Rockwall, Texas 75087

1986 OFFICERS

DAVID PARKER
President
HENRY SQUIRES
Vice President
MARGARET CRAWFORD
Secretary
RAYMOND CAMERON
Treasurer

March 2, 1987

1986 DIRECTORS

JAMES REESE
O.L. STEGER, JR.
RAYMOND CAMERON
EULA MAE PARKER
JAMES DUDNEY
HORACE LEE WILLIAMS
STANLEY SPRINGER
MARGARET CRAWFORD
HENRY SQUIRES

Rockwall City Council
205 West Rush
Rockwall, Texas

To The Honorable Members of the Rockwall City Council:

The Rockwall Memorial Cemetery Association objects to proposed special use permit number Sup-6, which seeks to allow the operation of a car wash at Washington Street and S.H. 66, Rockwall, Texas.

The location of the proposed car wash is very near the Cemetery. The City and the Cemetery Association have expended a substantial amount of time, money and hard work to improve the Cemetery. Further, long-range goals and plans have been made to ensure the continued improvement and beautification of the Cemetery. The Rockwall Memorial Cemetery Association and the City, for a number of years, have worked diligently to ensure the Cemetery becomes a place of aesthetic beauty and intrinsic peace. The memory of our loved ones requires nothingless.

The Rockwall Memorial Cemetery strongly believes that the Cemetery should always be a place where family members can visit in quiet solitude. The Cemetery should be peaceful and comforting to both the eye and the ear. A place of quiet reflection and warm, peaceful surroundings are essential elements.

The proposed car wash fails to meet the above stated goals. Noise from car wash equipment, slamming doors, loud automobile use, and voices is disrupting and could easily be an embarrassment for burial ceremonies and visitors to the Cemetery. Potential waiting lines for car wash use adds greatly to potential disruptions. The risk that the car wash may become a gathering place for youth also enhances the unfortunate prospects of the car wash.

Further, it can be pointed out that many good locations in the city exist, away from the Cemetery which are perfectly suited for car wash use.

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The City and the Rockwall Memorial Cemetery Association have worked too hard to make the Cemetery a place of beauty, and a place that all the residents of the City can take pride in, to allow this potentially devastating use. The Rockwall Memorial Cemetery Association strongly opposes the granting of proposed permit Sup 6 and respectfully requests that the Honorable City Council Members vote to deny said application.

Respectfully Submitted,
Rockwall Memorial Cemetery Association

A handwritten signature in blue ink, appearing to read "David Parker", written over the typed name below.

DAVID PARKER, President

DP/lh

cc: to File

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 8, 1987

Chairman Don Smith called the meeting to order with the following members present: Bill Sinclair, Leigh Plagens, Tom Quinn, Hank Crumbley, and Norm Seligman.

The Commission first considered approval of the minutes of December 11, 1986. Seligman made a motion to approve the minutes. Quinn seconded the motion. The motion was voted on and passed with all voting in favor except Plagens who abstained.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-7 south of I-30 between FM-740 and Lake Ray Hubbard. Assistant City Manager Julie Couch outlined approved uses as indicated on the development plan. She added that the developer had submitted a proposal for revised acreage/area requirements.

Kirby Albright addressed the Commission and recommended approval of the revised preliminary plan. Rob Whittle told the Commission that he was representing Federal Savings and Loan, the current owners. Whittle explained that his goal was to eliminate multifamily and replace it with more commercial development. He explained that the Zero Lot Line Single Family indicated in one plan would only be feasible if the City of Dallas approved the channel.

Smith questioned how Whittle's plan compared with the City's land use interpretation. Whittle explained that his plan was generally in compliance. The Commission discussed existing uses and the acreage of the two proposed tracts. Quinn then made a motion to approve the revised preliminary plan for PD-7 including Tract A (33.16 acres) and Tract B (8.15 acres) as submitted, including the permitted use of a marina and requiring both Planning and Zoning Commission and Council approval for any building exceeding 36 feet in height. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Staff explained the location of the PD, its approved uses, and the uses as recommended in the Land Use Plan. Steve Crowley, an associate of a six-owner partnership, explained that the ownership wasn't prepared to submit a land use plan as the current market didn't warrant additional development. He asked the Commission to delay action until the owners were prepared to begin development. Bill Lofland addressed the Commission and stated support for the revision or rezoning of PD-10 to bring it into compliance with the Land Use Plan.

The Commission discussed the size of the PD, how it compared to the Land Use Plan, and what developments could be instigated by future property owners with current approved uses.

Couch reminded the Commission that if the owners were compelled to submit a preliminary plan, they still had the option to submit a revised plan at the time of development. Sinclair noted that at the development plan stage, the Commission couldn't limit the amounts of the uses or densities of development. Quinn suggested that the Commission recommend land uses for the PD by percentages and/or ratios. Crowley asked the Commission not to restrict the ability to design the property. Quinn asked Staff if the Commission could recommend a revision by percentage. Couch explained that the Commission could make the recommendation that percentages conform with the Land Use Plan.

Quinn made a motion to recommend amending the allowed uses to include commercial, retail, office, single family, multifamily, open space, and industrial to be generally in conformance with the Land Use Plan regarding locations and percentages of acreage as indicated on the Staff's interpretation of the Land Use Plan. Sinclair seconded the motion. The motion was voted on and passed 5 to 1 with all in favor except Crumbley, who voted against the motion.

The Commission then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Couch explained that a revised master plan had recently been approved for PD-9. She told the Commission that Country Highlands was platted in 1974 prior to approval of the plan. Couch also showed the Commission where PD-9, including Highland Acres and Country Highlands, was located in relationship to the Land Use Plan. Smith confirmed that Country Highlands did not require a public hearing as the property was all under one ownership. Rob Whittle explained to the Commission that the platted properties did not fit the recently approved preliminary plan and that he had requested the vacations for that reason. The Chairman then closed the public hearing. Seligman made a motion to approve the vacation for Highland Acres. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a vacation of the Country Highlands Addition. Seligman made a motion to approve the vacation of Country Highlands. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Benny Barnes, President of Imperial Foods, explained that parking had been revised from angle parking and a one-way drive to head-in parking and a two-way drive at the Commission's recommendation. He explained that the restaurant would still meet all parking and landscaping requirements. Crumbley questioned the appearance of the store. Barnes explained that the exterior would match WalMart's brick and that the interior would be attractive and easily kept up. Plagens made a motion to approve the site plan. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Northshore Plaza. Sinclair made a motion to approve the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed PD-22 located off Summer Lee Drive south of PD-7 and north of the Signal Ridge Development. Kirby Albright explained that right-of-way he had dedicated wasn't recorded and had, therefore, been sold. He explained that his property was landlocked and that when he developed, he still intended to follow the original approved plan. After discussion Seligman made a motion to let the property remain as currently zoned. Plagens seconded the motion. The motion was voted on and passed unanimously.

* [The Commission then reviewed Specific Use Permit No. 6 located on Washington at SH-66 issued for an auto laundry. Couch explained the location of the property and the background for beginning the reviews of SUP-6. Bill Way addressed the Commission and explained that he and Gerald Burgamy had received the SUP in 1977. Way stated that although the Cemetery had been extended, there were no zone changes in the area and he saw no reason to remove the permit. Mike Belt explained that not until he had submitted a site plan for a car wash did the Council decide the use was inappropriate. He added that he had satisfied all of Council's concerns regarding noise and screening at a considerable expense and was turned down even though the property was zoned for a car wash. Smith confirmed that the entire General Retail tract was approved in the SUP for a car wash. He then suggested that as the Planning and zoning Commission had approved the site plan and had been over-ruled by the Council, the permit should be remanded to Council for review. Seligman made a motion to recommend initiation of public hearings to consider removing SUP-6. Plagens seconded the motion. The motion was voted on and passed, with all in favor except Sinclair, who abstained.]

The Commission then reviewed Specific Use Permit No. 2 located on Williams at Austin and issued for a day care. Couch explained the underlying use for the property was "SF-7", but that the day care usage had ceased an unknown period of time. Quinn made a motion to request Council to initiate public hearings to consider removing SUP-2. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-4 located east of SH-205 and south of SH-276. Couch explained that the SUP was issued for a recreational facility, that the property had no underlying zoning, and that the uses for the facility would be in conformance with the Land Use Plan. Seligman made a motion to recommend public hearings. Crumbley seconded the motion. The Commission then discussed the facility in relation to the Land Use Plan and the surrounding zoning for low density single family housing. The motion was voted on and failed, with all members voting against the

motion. Sinclair then made a motion to leave the property zoned SUP-4. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-10 located on East Boydston issued for a day care. Couch explained that the property was no longer used as a day care. Quinn made a motion to recommend initiation of public hearings on SUP-10. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

Approved:

Chairman

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Attest:

By

Agenda Notes

P&Z - 2/12/87

III. C. P&Z 87-4-Z - Hold Public Hearing and Consider
Modifying, Amending or Removing SUP-6 Located on Washington
at SH-66 Issued for a Car Wash

This SUP for a car wash was granted in 1977 for a tract of land located along SH-66 and Washington Street. The underlying zoning is "GR".

The site has been partially developed since the permit was granted. One office/retail complex has been built and one office building has been moved in. The site has never been used for a car wash. As you are aware, the property owners do want to keep the SUP designation and do have a use for a car wash location.

The changed conditions around the site include the office/retail development on a portion of the site and the expansion of the Cemetery with the most recent addition, which added 337 cemetery lots, just off of Washington.

Again, the options of the Commission and Council include amending, modifying, or removing the permit, or removing the permit entirely. The option under modifying the permit could be to limit the location of a car wash on the site.

MINUTES OF THE PLANNING AND ZONING COMMISSION
February 12, 1987

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Leigh Plagens, Norm Seligman, Bill Sinclair, and Hank Crumbley.

The Commission first considered approval of the minutes of January 8, 1987. McCall made a motion to approve the minutes with no changes. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then continued a public hearing and considered changing the zoning or modifying the preliminary plan for PD-5 located on north SH-205 between FM-1141 and Quail Run Road. Smith updated the audience on the reasons for continuation of the hearing. Assistant City Manager Julie Couch briefly explained the PD review process and reviewed the current zoning for PD-5 as approved in the early 1970's. Couch summarized a revised proposal submitted by the developer.

J. T. Duncan, representing Leonard Thomas, addressed the Commission and gave a brief presentation of the revised plan. He outlined the amounts of acreage for proposed uses and explained that the plan attempted to satisfy the Land Use Plan while taking into consideration the natural terrain and future thoroughfares. Duncan stated that at the major intersection he proposed more than two gas pumps as an accessory use to General Retail, but that all other areas would conform to the two pump minimum. He added that the owner was agreeable to contributing to the City any or all open areas shown in the plan as "Agricultural" for parks and recreational purposes.

J. T. Payne, Jr., addressed the Commission and explained that the proposed south thoroughfare would be adjacent to his property and would substantially lower his property value. Couch clarified that the thoroughfare spoken of was a proposed bypass for SH-205 which would be created by the developer. Smith added that fourteen years had passed since the original approval and that the plan could likely be upgraded again prior to actual development. Payne encouraged the City to limit Multifamily, General Retail and Office zoning.

Bill Golden addressed the Commission and explained that although he lived outside the City Limits, PD-5 affected him. He urged the Commission to require more Single Family and less density in residential. Mary Wall told the Commission that Plano had many empty four corner shopping centers. She urged them to make sure the General Retail areas were needed.

Mayor Pro Tem Nell Welborn questioned present approved uses. Duncan showed an illustration of the current plan. Smith pointed out that Retail was increased by 20 acres, Multifamily was reduced

P+Z Minutes
2/12/89

SUP 6

by 23 acres, and that while Single Family was reduced by 110 acres, there was up to 193 acres of open space. As there was no one else wishing to address the Commission, the public hearing was closed.

The Commission discussed the 23 acres of Townhouse on the east side of the lake, the Multifamily in the southern portion of the PD, and future park and drainage plans. Seligman made a motion to approve the revised preliminary plan for PD-5 as submitted with the condition that a drainage plan be provided when the PD is developed and with the understanding that park land dedication would also be addressed at the development stage. McCall seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered modifying, amending or removing SUP-2 located on Williams at Austin issued for a day care. Smith explained to the audience the objectives of the SUP review process. Couch told the Commission that the property had not been used as a day care in many years and that the Middle School had been built since the SUP was issued. David Dorotik addressed the Commission and stated favor for removal of the permit as day cares added noise and traffic as well as defeated the purpose of a crime watch by adding unfamiliar people to the neighborhood. As there was no one else wishing to address the Commission on this item, the public hearing was closed. Seligman made a motion to recommend removal of SUP-2. Plagens seconded the motion. Sinclair confirmed with Staff that the underlying zoning was Single Family. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered modifying, amending, or removing SUP-6 located at Washington and SH-66 issued for a car wash. Julie Couch explained the location of the SUP and that the cemetery had expanded since the permit was issued. She added that the underlying zoning was General Retail. Mike Belt told the Commission that the property was still under the original ownership who had obtained the permit. David Cook, co-developer for the proposed car wash, explained that he had invested time and several thousand dollars in the project knowing that a car wash was an Allowed Use. He stated that after Planning and Zoning had recommended approval and his Site Plan was before Council, the question came up regarding whether or not a car wash was suitable.

David Howerton told the Commission that he owned property on SH-66 and that a car wash was a potential eye sore. Gerald Burgamy, half owner of the property, stated that any property next to a cemetery is difficult to sell, that there was not a good use to put adjacent to a cemetery in General Retail zoning, and that he objected to Back Zoning his property. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed.

Smith reminded the Commission that Zoning was the issue at hand, not adequacy of the Site Plan for the car wash. Sinclair asked how removal of the SUP would impact the applicants. Smith

explained that the property would revert to the underlying General Retail zoning, which did not permit a car wash. The Commission discussed Allowed Uses in General Retail, desirability of a car wash and whether or not the SUP could be limited to the portion of the property furthest from the cemetery. After extensive discussion, Sinclair made a motion to recommend modifying the SUP to limit the use to the proposed location of a car wash as Site Planned, to remove the SUP from the remainder of the property and to limit the SUP for a period of one year if no construction on the site begins in that period. Seligman seconded the motion. The motion was voted on and passed with all voting in favor, except Plagens who voted against the motion.]

The Commission then held a Public Hearing and considered modifying, amending or removing SUP-10 located at East Boydston and Sam Houston issued for a daycare. Julie Couch explained that the SUP was issued in 1982, but the property had not been used as a daycare in the past few years. Since issuance of the permit, construction for a new Post Office had begun on Boydston. Smith then opened the Public Hearing. Benny Tanner addressed the Commission and explained that the Post Office would be adding traffic and traffic added by a daycare would be more than the street could accommodate. Gloria Williams told the Commission she favored removal. John McGuire stated that he would favor removal of the SUP. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed. Seligman made a motion to recommend removal of the SUP. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered recommending an amendment to the Comprehensive Zoning Ordinance to remove the minimum lot size requirements for septic tanks. Julie Couch explained that the Council's desire was to move the requirement from the Zoning Ordinance to a Regulatory Ordinance, which would transfer authority over variances from the Board of Adjustments to Council. Plagens made a motion to recommend amending the Zoning Ordinance to remove the minimum lot size requirement for septic tanks. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission next considered approval of a Site Plan/Preliminary Plat for the Adams Addition on Yellowjacket Lane. Julie Couch briefly explained the applicant's request and explained that Conditional Use Permits regarding materials would be applied for at the Final Plat stage. She added that the applicant needed to obtain in writing, an access agreement with Walmart. Sinclair questioned the purpose of the Service Center. Julie Couch explained that the primary operation would be sale of auto parts and that the Service Center was for installation or accessory repairs. Mike Mishler addressed the Council to explain the proposed materials and appearance of the building. The Commission then discussed the landscaping and roof materials. Seligman made a motion to approve the Site Plan/Preliminary Plat subject to the landscaping including a minimum of three trees, the parking/access agreement obtained in

by 23 acres, and that while Single Family was reduced by 110 acres, there was up to 193 acres of open space. As there was no one else wishing to address the Commission, the public hearing was closed.

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writing by the Final Plat stage and with the understanding that the Site Plan/Preliminary Plat will comply with all City zoning regulations, unless otherwise approved in a Conditional Use Permit. McCall seconded the motion. After further discussion regarding the proposed Conditional Uses, the motion was voted on and passed 4 to 2 with Plagens and Smith voting against the motion.

The Commission then considered approval of a Site Plan/Final Plat for the Soroptomist Youth Shelter, a 2.2 acre subdivision located on Airport Road. Julie Couch explained the location of the property and told the Commission that the applicants were requesting a waiver from Irrigation and Street Escrow requirements as well as a permission for a gravel drive, since the organization was a charitable, non-profit operation. Bob Brown explained that the property and house as well as half the cost of moving the house had all been donated. He added that the Soroptimists didn't have funds adequate for some requirements. The Commission discussed the sewer arrangements, fire hydrant and gravel drive. Seligman made a motion to approve the Site Plan and Final Plat allowing a gravel drive and waivers of irrigation requirements, street escrow requirements and building permit fees as long as the property was utilized for a youth shelter. Crumbley seconded the motion. After further discussion, the motion was voted and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:


Chairman

ATTEST:

By: 

development to not more than 30 Zero Lot Line units which was a condition of approval. He then made a motion to approve the ordinance amending PD-7 including a maximum of 30 Zero Lot Line units. Bullock seconded the motion. Staff confirmed that due to the revision, Council would be voting on a first reading. The motion was voted on and passed unanimously. At this time Jones asked that the minutes reflect that his vote against the revised Ethics Code was not opposition to the fine, but opposition to the amount of the fine and that it should be greatly increased.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, briefly commented on items on the Agenda that had been considered by the Commission and outlined their recommendations on each.

Council then held a public hearing and considered modifying, amending, or removing SUP-6 located at Washington and SH-66 issued for a car wash. Henry Squires, speaking on behalf of the Cemetery Association, stated opposition to retention of the permit due to the proximity of the Cemetery. He explained that a car wash would be distracting to funeral services in progress and to family members visiting the Cemetery.

David Cook addressed Council and summarized steps he and co-applicant Mike Belt had taken to approve a site plan for a car wash prior to the reviews of Specific Use Permits. Gerald Burgamy, co-owner of the property, told Council that property adjacent to a Cemetery was difficult to sell and that when the permit was applied for, no plans for expansion of the Cemetery had been made.

As there was no one else wishing to address Council with regard to this matter, the public hearing was closed. Tuttle pointed out previous instances where Council had missed the opportunity to review the SUP including when the Zoning Ordinance was adopted and when the Land Use Plan was approved. Council discussed tying down the location of the SUP, whether or not revoking the permit would send mixed signals to developers, and the feasibility of reimbursing funds lost by the two applicants. Welborn then made a motion to amend SUP-6 to include only the area as site planned by Cook and Belt, to remove the SUP from the remainder of the property, and to automatically revoke the permit if the property is not under construction as a car wash within one year. Bullock seconded the motion. Tuttle confirmed that passage of the motion would not approve the site plan and that the applicants would re-submit the plan, giving Council the opportunity to require screening and other protective measures. The motion was voted on and passed 5 to 2, with Miller and Fox voting against the motion.

MINUTES OF THE ROCKWALL CITY COUNCIL

March 16, 1987

Mayor Leon Tuttle called the meeting to order with the following members present: Jean Holt, Frank Miller, Bill Fox, Ken Jones, Nell Welborn, and John Bullock.

Council considered approval of the Consent Agenda which consisted of A) the minutes of March 2, 1987; B) an ordinance prohibiting the use of certain plumbing materials within the City on second reading; C) an ordinance prohibiting the use of certain mechanical duct materials within the City on second reading; D) an ordinance amending the Ethics Code to include a fine for violations on second reading; E) an ordinance amending PD-7 to revise the preliminary plan on second reading; F) an ordinance prescribing speed limits on service roads in the City on second reading; G) an ordinance amending the Park Land Dedication ordinance providing the City Council with the authority to waive certain requirements on second reading; H) an ordinance amending the Comprehensive Zoning Ordinance to remove SUP-2 located at Williams and Austin issued for a Day Care on first reading; I) an ordinance amending the Comprehensive Zoning Ordinance to remove SUP-10 located at East Boydston and Sam Houston issued for a Day Care on first reading; and J) a vacation of and replat for the Goldencrest Subdivision.

Welborn asked Item D be pulled. Miller pulled Item E. Assistant City Manager Julie Couch read the captions to Items B, C, and F through I. Holt made a motion to approve the Consent Agenda with the exceptions of Items D and E. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then read the ordinance caption for Item D. Welborn stated that the Ethics Code currently contained mechanisms for deterring violations and that a fine would not benefit the City since \$200 was the maximum fine. She concluded that public censure was more effective than a fine. Jones commented that the fine should be \$2,000 and include a six month jail term. Eisen explained that acceptance of a bribe was already a violation of State code. Fox stated that a fine would make the Ethics Code complete and encourage future City Councils to use good judgement. Holt made a motion to approve the ordinance. Miller seconded the motion. The motion was voted on and passed 5 to 2, with Jones and Welborn voting against the motion.

Regarding Item E, Miller pointed out that the ordinance did not include a provision that limited the

development to not more than 30 Zero Lot Line units which was a condition of approval. He then made a motion to approve the ordinance amending PD-7 including a maximum of 30 Zero Lot Line units. Bullock seconded the motion. Staff confirmed that due to the revision, Council would be voting on a first reading. The motion was voted on and passed unanimously. At this time Jones asked that the minutes reflect that his vote against the revised Ethics Code was not opposition to the fine, but opposition to the amount of the fine and that it should be greatly increased.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, briefly commented on items on the Agenda that had been considered by the Commission and outlined their recommendations on each.

* Council then held a public hearing and considered modifying, amending, or removing SUP-6 located at Washington and SH-66 issued for a car wash. Henry Squires, speaking on behalf of the Cemetery Association, stated opposition to retention of the permit due to the proximity of the Cemetery. He explained that a car wash would be distracting to funeral services in progress and to family members visiting the Cemetery.

David Cook addressed Council and summarized steps he and co-applicant Mike Belt had taken to approve a site plan for a car wash prior to the reviews of Specific Use Permits. Gerald Burgamy, co-owner of the property, told Council that property adjacent to a Cemetery was difficult to sell and that when the permit was applied for, no plans for expansion of the Cemetery had been made.

As there was no one else wishing to address Council with regard to this matter, the public hearing was closed. Tuttle pointed out previous instances where Council had missed the opportunity to review the SUP including when the Zoning Ordinance was adopted and when the Land Use Plan was approved. Council discussed tying down the location of the SUP, whether or not revoking the permit would send mixed signals to developers, and the feasibility of reimbursing funds lost by the two applicants. Welborn then made a motion to amend SUP-6 to include only the area as site planned by Cook and Belt, to remove the SUP from the remainder of the property, and to automatically revoke the permit if the property is not under construction as a car wash within one year. Bullock seconded the motion. Tuttle confirmed that passage of the motion would not approve the site plan and that the applicants would re-submit the plan, giving Council the opportunity to require screening and other protective measures. The motion was voted on and passed 5 to 2, with Miller and Fox voting against the motion.

MINUTES OF THE ROCKWALL CITY COUNCIL

April 6, 1987

Mayor Leon Tuttle called the meeting to order with the following members present: Nell Welborn, Ken Jones, Jean Holt, John Bullock and Frank Miller. Mayor Tuttle appointed Bullock, Holt and Welborn to canvass the votes of the 1987 City Officers' Election. After the committee canvassed the votes, Welborn reported that for the Office of Mayor, 1,102 votes were received for Frank Miller and 277 for Ken Jones, making Frank Miller the winner. For Place 1, 600 votes were received for James Hendricks and 634 votes were received for Pat Luby, making Pat Luby the winner. Place 3 was uncontested, with John Bullock receiving 1,000 votes. Place 5 was uncontested with Nell Welborn receiving 982 votes. Jones made a motion to approve an order declaring the results of the election as stated. Holt seconded the motion. The motion was voted on and passed unanimously.

At this time Mayor Tuttle swore in Frank Miller as the new Mayor of Rockwall. After taking his Oath of Office, Mayor Miller swore in Bullock, Welborn and Pat Luby. The newly sworn in Mayor and Councilmembers took their seats and resumed business.

Council considered approval of the Consent Agenda which consisted of: a) the minutes of March 16, 1987, b) an ordinance amending PD-7 to revise the preliminary plan on second reading, c) an ordinance amending the Comprehensive Zoning Ordinance to remove SUP-2 located at Williams and Austin issued for a day care on second reading, d) an ordinance amending the Comprehensive Zoning Ordinance to remove SUP-10 located at East Boydston and Sam Houston issued for a day care on second reading, e) an ordinance amending the Comprehensive Zoning Ordinance to modify SUP-6 located on Washington at SH-66 issued for a car wash on first reading, f) an ordinance re-establishing the Texas Power and Light Company franchise on second reading, g) a resolution appointing Mary Nichols as Assistant City Secretary, and h) an ordinance amending the designated time for regular City Council meetings on first reading.

City Manager Bill Eisen read the ordinance captions. Welborn requested that Item A be removed from the Consent Agenda. Miller pulled Item E. Bullock made a motion to approve the Consent Agenda with the exceptions of Items A and E. Welborn seconded the motion. The motion was voted on and passed unanimously. Welborn pointed out that the minutes did not include some specific direction that each Councilmember had recommended with regard to PD-5. Eisen

explained that the minutes would be revised for consideration at the next meeting. Miller told Council that he had wished to vote on Item E separately. Holt made a motion to approve the ordinance. Bullock seconded the motion. The motion was voted on and passed five to 1, with Miller voting against the motion.

At this time Don Smith gave the Planning and Zoning Commission Chairman's Report. Smith outlined items on the Agenda that the Commission had considered and explained the recommendation on each.

Mr. Frank Barber then addressed Council to express his discontent with being denied de-annexation from the City Limits. Miller reminded Barber that Council had heard his request and taken action accordingly. Barber asked that if signs were going to be controlled because of City incorporation, high weeds and grass be maintained as well. Miller told Barber that now that Council and Staff were aware a problem existed, it would be closely monitored.

Council then held a public hearing and considered approval of a request from Westerfield-Tomlinson for a change in zoning from "A" Agricultural to "C" Commercial on 31.979 acres and "A" Agricultural to "HC" Heavy Commercial on 44.706 acres, both tracts located at SH-205 south off Sids Road and east of Mims Road. Eisen outlined the request, the location of the property and how the proposed zone change conflicted with the Land Use Plan. Bob Brown, B.L.S. and Associates, told Council that adjacent properties within the vicinity of this tract already had Heavy Commercial use. Miller confirmed that a larger percentage of the property was flood plain. Eisen explained that the park location for this district was undetermined and that the Park Land Dedication Ordinance only applied to residential developments. Bullock stated favor for amending the Land Use Plan to indicate Heavy Commercial in this area. Holt made a motion to approve the change in zoning as submitted. Bullock seconded the motion. Miller confirmed that 250 ft. of Commercial depth would be functional along Mims Road after future right-of-way dedication. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Harold Chenault for a change in zoning from "A" Agricultural to "SF-16" Single Family on approximately 14 acres, generally located on SH-205 south of Dalton, and a preliminary plat. Eisen told Council that two items connected with the request were escrow for street improvements for the two lots with frontage on SH-205 and escrow of funds for compliance with the Park Land Dedication Ordinance. Harold Chenault told the

MINUTES OF THE ROCKWALL CITY COUNCIL

April 20, 1987

Mayor Frank Miller called the meeting to order with the following members present: Nell Welborn, Ken Jones, Frank Miller, John Bullock, Bill Fox and Pat Luby.

The Council first considered approval of the Consent Agenda which consisted of a) the minutes of March 16 and April 6, 1987; b) an ordinance amending the Comprehensive Zoning Ordinance to modify SUP-6 located at Washington and SH-66 on second reading; c) an ordinance amending the designated time for regular City Council meetings on second reading; d) an ordinance authorizing a change in zoning from "A" Agricultural to "HC" Heavy Commercial and "C" Commercial on 76.685 acres located off SH-205 south of Sids Road on first reading; e) a resolution expressing appreciation to Harold Adair; f) and ordinance authorizing a change in zoning from "A" Agricultural to "SF-16" Single Family on three tracts of land located on SH-205 south of Dalton Road on first reading; g) an ordinance authorizing the change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located off Airport Road on first reading; h) an ordinance authorizing a Conditional Use Permit for a temporary gun club and target range on first reading; i) an ordinance authorizing a Conditional Use Permit for a structure over the maximum height restrictions located in the Carroll Estates on first reading; j) an ordinance authorizing a change in zoning from "GR" General Retail to "SF-10" Single Family on a tract of land located north of SH-66 and west of North Lakeshore Drive on first reading. Assistant City Manager Julie Couch read the ordinance captions. Fox asked Item B to be removed from the Consent Agent. Welborn made a motion to approve the Consent Agenda with the exception of Item B. Bullock seconded the motion. The motion was voted on and passed unanimously.

Regarding Item B, Fox stated that as the SUP for a car wash was located at an entryway to the City of Rockwall he would continue to vote against it. Welborn noted that the applicants who submitted a site plan for a car wash at that location had consented to provide additional landscaping, screening, and improved equipment an effort to meet Council's concerns. Council discussed the possibility of moving the location of the car wash to another section of the tract of property. Don Smith, Chairman of the Planning and Zoning Commission, told Council that the Commission had investigated the possibility of moving the car wash to another section of the property, but that the design of the property, the irrigation and the natural terrain of the property prevented moving the location without spoiling the

remainder of the tract. After further discussion Bullock made a motion to table the second reading of this ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

Chairman Don Smith then gave the Planning and Zoning Commission Chairman's report. He stated that the site plans and plats that the Commission had made recommendations on were all fairly standard and that the Commission had recommended approval of all of these with a few contingencies. Fox questioned whether the twelve foot rule had been taken into consideration with regard to the preliminary plat for Harbor Landing Phase II. Smith explained that the plat was two dimensional and the twelve foot rule had not been discussed.

The Council then considered approval of a site plan submitted by Cecil Self in the Bodin Industrial Park located in I-30. Couch explained the applicant's request and added that Mr. Self needed to add one additional parking space in order to meet the City's parking requirements. Cecil Self addressed the Council and explained that the shell building was intended for lease and that he would add the additional space. Miller confirmed that the site plan met the City's landscaping requirements. Fox then made a motion to approve the site plan with the addition of one parking space. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a preliminary plat for Harbor Landing Phase II. Couch noted a few technical changes that Staff had requested the applicants to make, including changing certain street names and certain lot lines. She added that the Staff and Planning and Zoning Commission did not discuss grades or elevations. City Manager Bill Eisen explained that litigation was pending in Court regarding elevations in Harbor Landing Phase I. He stated that a Court decision would be necessary prior to beginning of construction. Council discussed whether or not to table the plat and whether the City could approve the preliminary plat prior to a Court decision. Van Hall, Consulting Engineer, explained the lot layouts, the dimensions, and added that at this point it was necessary to proceed with engineering. City Attorney Pete Eckert explained that Council still had the option to deny or table the application at the final plat stage. Luby stated that he liked the layout, but the grade levels and heights needed to be addressed prior to approval of the plat. After further discussion Welborn made a motion to approve the preliminary plat. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205 and approval of ordinances authorizing easement abandonment and relocation. Couch explained that the application was based on expansions and renovating that Grandma's Fried Chicken would be doing. She stated that all three parties involved had signed off on the easement to be abandoned and that the second easement needed to be relocated by the City in order to allow some additional footage for expansion. Fox made a motion to approve the site plan and the two ordinances authorizing easement abandonment and relocation. Luby seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a preliminary plat for Buffalo Creek Office Park located on FM-3097. Couch explained that this was a portion of a business park in PD-9. She stated that adequate right-of-way was already dedicated and that the applicant had been asked to change a street name as there was already a Rainbow in Rockwall. Rob Whittle of Whittle Development stated that this was the first lot in what he hoped to be a large business park development. Fox questioned the adequacy of drive turn around space. Van Hall, Consulting Engineer, indicated that it conformed with City standards. Jones made a motion to approve the preliminary plat. Bullock seconded the motion. Fox reminded Jones that Staff had recommended changing the street name. Jones restated his motion to include the changing of "Rainbow" to another street name. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for Lane Business Park located at 1520 East I-30. At this time Councilmember Jean Holt joined the meeting. Couch explained that the plat represented property that was recently rezoned to Planned Development and that the plat as submitted met all City requirements. Bullock made a motion to approve the final plat. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered action on a revised preliminary plan for PD-5 located on SH-205 at Quail Run Road. J. T. Dunkin addressed Council and outlined changes that had been made in the preliminary plan and addressed some of Council's concerns indicated at the previous meeting. He pointed out multifamily areas that had been changed to cluster housing, seven units to the acre; a change in the Quail Run Road extension; and a revision of some Agricultural tracts. Welborn questioned the amount of property that would be dedicated for parkland use. Dunkin explained that 161 acres would be available for City dedication. Holt made a motion to approve the

revised preliminary plan for PD-5. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then discussed provisions of the Subdivision Regulations for street escrow for residential subdivisions. Eisen pointed out that a question had come up at the last meeting with regard to escrow requirements for large one and two lot subdivisions. He told Council that one option could be to modify the ordinance to indicate a maximum escrow amount per lot. He stated that a \$1,500 maximum requirement on State roads and a \$3,000 maximum requirement on non-State roads would grant some relief to larger one and two lot subdivisions. He stated another option would be to grant a partial waiver. Council then discussed requirements in other cities with regard to escrow to street improvements, past cases where a waiver had been turned down for a non-owner occupied request, and where the funds for State improvements would come from if escrow requirements were waived. Miller pointed out that the request that prompted this review was from Mr. Chenault, who could sell the property and let individuals apply for entire waivers as had been granted in the past. Additionally, Council discussed whether or not to revise the ordinance and what criteria to use to determine the amount of the waiver and the amount of the required escrow. Holt stated that the situation didn't arise often enough to consider revising the ordinance and that she would favor a partial waiver. After further discussion Bullock made a motion to table consideration of the revised Street Escrow Ordinance and to consider approval of the next item which was a preliminary plat for Club Hill Estates located on SH-205 south of Dalton Road. Jones seconded the motion. Council then discussed whether or not tabling the item would be productive. Jones stated the need to encourage low density development. Holt pointed out that without a waiver ability low density developers would be penalized. Harold Chenault addressed the Council and explained that his attorney had stated cities could not require escrow for State road improvements. After further discussion Mr. Chenault stated that he would withdraw his application. The motion was voted on and passed unanimously. Welborn pointed out that this was an item that needed to be addressed extensively in a Work Session. She made a motion to review this item at a Work Session and to develop some guidelines for escrow requirements along State highways. Bullock seconded the motion. The motion was voted on and passed unanimously.

After a recess Council discussed designs for proposed improvements on FM-740. John Reglin, Traffic Engineer, discussed the proposed four-lane divided roadway on Ridge Road north of Turtle Cove to SH-205 and on FM-740 south of I-30 to the south City Limits. He reminded Council that

at the previous meeting FM-740 from I-30 to Turtle Cove had been designated as a a four-lane divided with a continuous turn lane. He discussed pros and cons of a continuous turn land as opposed to a raised median with curb cuts. Reglin provided Council with drawings indicating proposed locations for median cuts and median lengths. He explained that although the State would make the final decision with regard to improvements on FM-740, City recommendations were usually taken into consideration and the State tried to follow them.

Martin Parks addressed the Council and urged the acquisition of right-of-way on the east side of FM-740 where presently no structures existed as opposed to the disruption of residential neighborhoods by acquiring additional right-of-way on the west side of FM-740. Ed Eubanks agreed with Mr. Parks and explained that he was concerned that yards would be cut if right-of-way was not obtained from the east instead of the west. Gordon Peterson addressed Council and expressed his support for right-of-way being obtained from the east side of Ridge Road. Cecil Unruh addressed the Council and expressed his preference for a continuous turn lane. He also encouraged the Council to make sure sidewalks were provided on each side of Ridge Road. Richard Cullins addressed Council and encouraged right-of-way acquisition from the east side of FM-740. Eisen explained that the estimations for required right-of-way did include sidewalks on both sides of Ridge Road. Sherry Lackland explained that her circle drive was currently being used as a turn-around. She stated that although this would continue regardless of what expansions were done, a raised median would provide more occasions for making U-turns. Fox suggested that the Staff and Mr. Reglin investigate the possibility of homeowners buying back existing right-of-way on the west side and using those funds towards the purchase of additional right-of-way on the east side of Ridge Road. Melvin Willess questioned the additional amount of right-of-way necessary for sidewalks. Eisen explained that the 85 ft. total estimation of required right-of-way included sidewalks on both sides. Reglin explained that when FM-740 was expanded the elevation would be lowered, thus solving some visibility and sight distance problems. After further discussion Fox made a motion to approve a four-lane divided with a raised median on Ridge Road and to recommend the sale of right-of-way on the west side of Ridge Road to provide funds to purchase additional right-of-way on the east side of Ridge Road. Holt asked Fox to separate his motion into two motions. The motion died for lack of a second. Jones then made a motion to approve the widening of FM-740 to a four-lane divided with a continuous center turn lane as opposed to a raised median. Eisen confirmed that Jones did not intend FM-740 south of I-30 to be included in his motion. Holt seconded

the motion. The motion was voted on and failed, two to five, with Holt and Jones voting in favor of the motion. Fox then restated his previous motion to approve a raised median, to recommend the sale of right-of-way on the west side of Ridge Road to promote funds to go toward the purchase of right-of-way on the east side of Ridge Road, and that any additional right-of-way be obtained from the east side. Bullock seconded the motion. Holt again requested that the motion be divided into two motions. Fox then clarified his motion to limit it only to approval of a raised median. Bullock seconded the motion. Miller suggested that Fox restate his motion to include FM-740 from I-30 to the south City Limits. The motion as amended was voted on and passed, five to two, with Jones and Holt voting against the motion. Fox then made a motion to recommend the sale of right-of-way on the west side of Ridge Road with funds to go toward the purchase of necessary right-of-way on the east side of Ridge Road, and to obtain any additional right-of-way from the east side as well. Bullock seconded the motion. Eisen clarified that this motion only applied to the property north of that which was previously designated as a continuous turn lane. The motion was voted on and passed unanimously.

Council then discussed the employee assessment program as recommended by Waters, Trego and Davis. Welborn stated that she felt like this item deserved extensive review and that she would favor a Workshop. Bullock made a motion to table the review of this item for a future Work Session. Fox seconded the motion. The motion was voted on and passed unanimously.

The Council then considered appointing one or more Council members to investigate re-establishment of an industrial foundation. Miller appointed Bullock and Holt to serve in this capacity as well as Bill Eisen. He added that he would like to be an unofficial liaison as he had initiated interest in this item. Fox then made a motion to appoint Bullock, Holt and Eisen to serve on this committee. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution naming the Ballfield Park the "Leon Tuttle Ballfield Park". Jones made a motion to approve the resolution. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution changing the official name of the municipal airport. Council discussed naming the airport after Congressman Ralph Hall and yet retaining the name of the City in the title of the airport. After further discussion Bullock made a motion to approve the resolution changing the name

of the airport to "The Ralph M. Hall/Rockwall Municipal Airport". Jones seconded the motion. The motion was voted on and passed unanimously.

At this time City Attorney Pete Eckert explained that as the hour was late he would be providing a report with regard to satellite dishes in writing to each Council member as opposed to giving a verbal report.

The Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss and consider personnel with regard to appointments and land acquisition.

Upon reconvening into regular session, Jones made a motion to reappoint Brett Hall to the North Texas Municipal Water District Board of Directors. Fox seconded the motion. The motion was voted on and passed unanimously.

Bullock then made a motion to table the appointment for a Mayor Pro Tem. Holt seconded the motion. The motion was voted on and passed unanimously.

The Council then considered an appointment to the Fire Department Pension Board. Jones made a motion to appoint Pat Luby. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered an appointment to the North Central Texas Council of Governments Board of Directors. Luby made a motion to appoint Ken Jones. Fox seconded the motion. The motion was voted on and passed unanimously.

The Council then considered an appointment as liaison to the Rockwall Independent School Site Committee. Holt made a motion to appoint Mayor Miller. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then discussed the policy whereby City Council, except in the case of a public hearing or Executive Session, would not consider any item after 11:00 P.M. Jones explained that he had recommended this item be placed on the Agenda as some of the Council meetings had become extensive and that items that were not considered emergencies or priority items could be held over until the next meeting. Holt stated that if this were the case, many items could be held over from one meeting to the next and that Agendas would become lengthy as weeks went by. Miller agreed that all items on the Agenda needed to be heard. After further discussion Council decided not to utilize this policy.

Council then discussed a policy to limit presentations made by citizens in the Appointment Section of the Agenda to five minutes. Jones stated that in many cases where several citizens needed to speak, a five minute limit would allow each person a reasonable amount of time to express his concerns. Fox stated that most citizens who chose to speak to Council were directly affected by the item at hand and that the Mayor had the ability to limit or regulate presentations if the speaker became redundant. After further discussion Miller suggested that on a case by case basis he would attempt to limit verbose speakers and would attempt to make sure that everyone present had an opportunity to speak.

Since there were no further items to come before Council for consideration, the meeting was adjourned.

APPROVED:

Mayor

ATTEST:

By _____

Agenda Notes
City Council - 5/18/87

VI. A. Discuss and Consider Approval of an Ordinance Amending the Comprehensive Zoning Ordinance to Modify SUP-6 Located at Washington and SH-66 Issued for a Car Wash (2nd reading)

The property owners should be present Monday night to respond to the possibility of relocating the car wash site.

PLANNING AND ZONING ACTION SHEET

Applicant _____ Case No. 87-4-2
 Property Description SUP 6 Washington/SH-66
 Case Subject Matter SUP review process - issued for a car wash

CASE ACTION

Approved _____ Disapproved _____ Tabled _____
 Date to P&Z Jan 8 - initiate hearings
 Conditions recommend removal of SUP except for property as site planned - 2/12

Date to City Council March 16
 Conditions Removed SUP except portion as site planned - SUP automatically revoked in 1 year if not utilized as a car wash
 Ordinance no. 87-28 Date _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|--|--|
| <input type="checkbox"/> Application | <input type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input type="checkbox"/> Plat/Plan |
| <input checked="" type="checkbox"/> Notice to Paper | <input type="checkbox"/> Engineer's Review |
| <input checked="" type="checkbox"/> Notice to Residents | <input type="checkbox"/> Consultant's Review |
| <input checked="" type="checkbox"/> List of Residents Notified | <input type="checkbox"/> Agenda Notes |
| <input checked="" type="checkbox"/> Residents' Responses | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Consultant's Review | <input type="checkbox"/> Correspondence |
| <input checked="" type="checkbox"/> Agenda Notes | <input type="checkbox"/> County File Number |
| <input checked="" type="checkbox"/> Minutes | <input type="checkbox"/> Applicant Receipts |
| <input checked="" type="checkbox"/> Ordinance | |
| <input checked="" type="checkbox"/> Correspondence | |
| <input type="checkbox"/> Applicant Receipts | |

PUBLIC NOTICE

The Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on February 12, 1987, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, to consider amending, modifying, or removing Specific Use Permit No. 6, located on Washington at SH-66 issued for a car wash.

As an interested property owner, you may wish to attend or notify the Commission in writing of your feeling in regard to the matter.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on March 16, 1987, at 7:30 P.M. in City Hall, 205 West Rusk to consider amending the Comprehensive Zoning Ordinance to modify or remove SUP-6 issued for a car wash located on Washington at SH-66, further described as follows:

BEING A
TRACT OF LAND SITUATED IN THE B. F. BOYDSTON SURVEY, ABSTRACT
NO. 14, COUNTY OF ROCKWALL, TEXAS, AND FURTHER BEING THAT TRACT
OF LAND AS CONVEYED TO GERALD BURGAMY, AS RECORDED IN VOL. 112,
PG. 66, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF
INTERSECTION OF THE SOUTH LINE OF WASHINGTON STREET WITH THE
SOUTHERLY LINE OF U. S. HIGHWAY NO. 66 (RUSK ST.) AN IRON STAKE
SET FOR CORNER; THENCE, S. 89° 12' 39" E. ALONG THE SOUTH LINE
OF WASHINGTON STREET, A DISTANCE OF 200.00 FEET TO AN IRON STAKE
SET FOR CORNER; THENCE, S. 0° 57' 56" W., LEAVING THE SAID SOUTH
LINE OF WASHINGTON STREET, A DISTANCE OF 382.39 FEET TO AN IRON
STAKE FOUND FOR CORNER; THENCE, N. 87° 46' 38" W., A DISTANCE
OF 957.83 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, N. 69°
15' 50" E. A DISTANCE OF 42.64 FEET TO AN IRON STAKE SET FOR
CORNER; THENCE, N. 20° 44' 10" W., A DISTANCE OF 85.00 FEET TO
AN IRON STAKE SET FOR CORNER; THENCE, N. 71° 11' 11" E., ALONG
THE SOUTHERLY LINE OF U. S. HIGHWAY NO. 66, (RUSK STREET) A
DISTANCE OF 796.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING
5.812 ACRES OF LAND

P+ TR 11

150895

STONEBRIDGE MEADOWS
PH IV & V

LAKE SHORE DR

MEADOWS
III

86A

87B

87C

87A

STONE BRIDGE
CTR
PH IV

Current proposed
location for
car wash 85

83

undeveloped
property

86A

GEMETARY

WASHINGTON
ALLEY

LOWE AND

SUBD.

RIDGEVIEW 1 & 2 ADDN

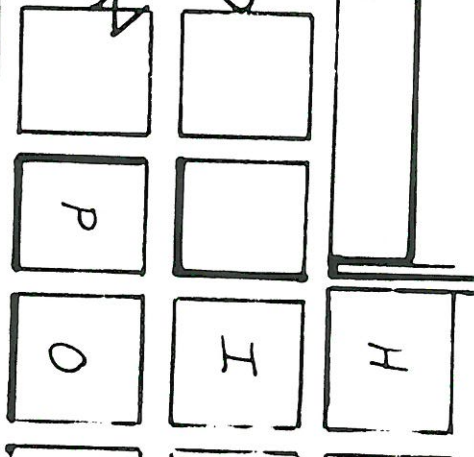
ROCA VILLA

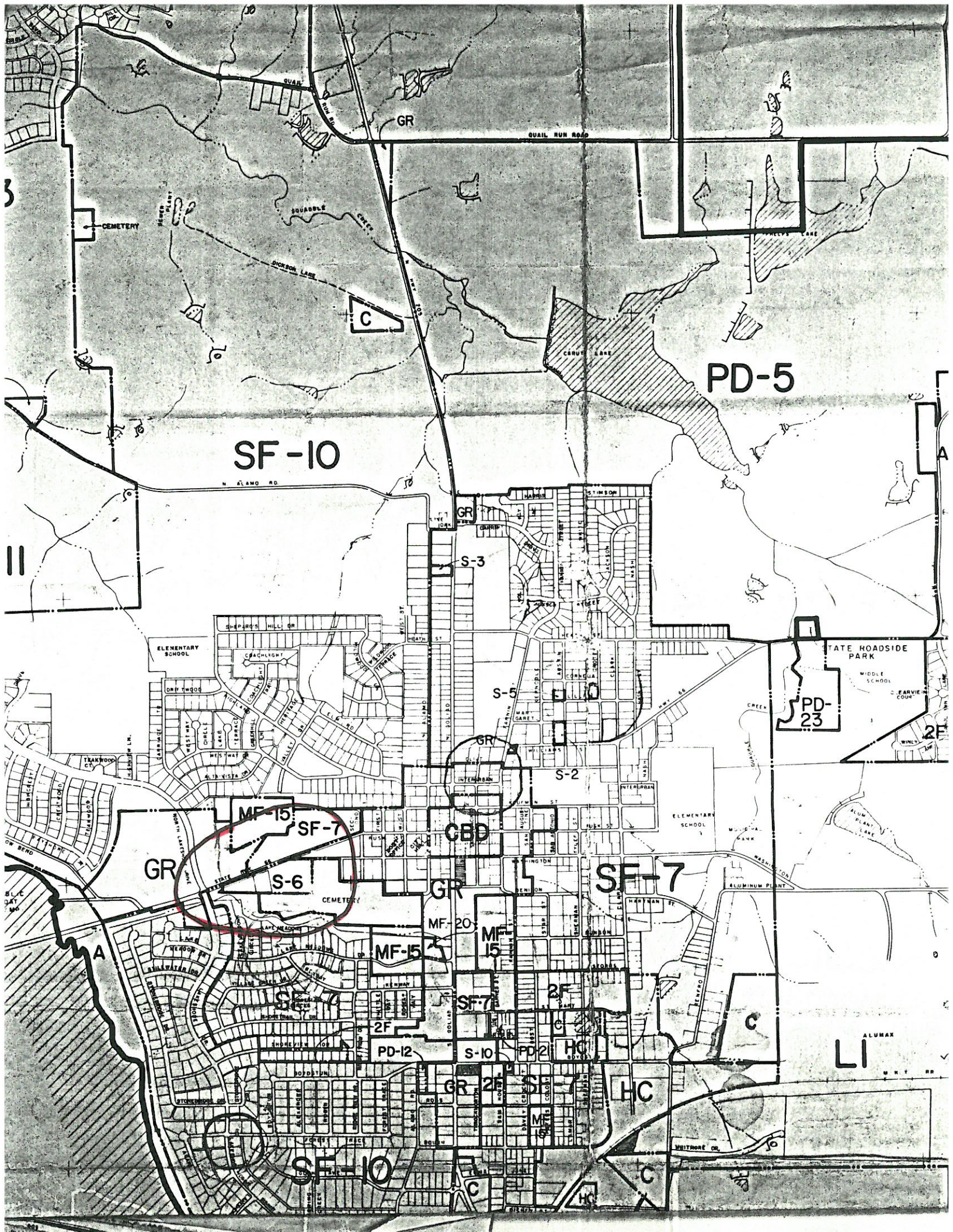
HARRIS
#4

KENIA

TAKEN

PRO. CAI





Gerald Bergamy & Way
Rt. 1, Box 119-J
Rockwall

37

B. F. Boydston, BIK. 86A.
5.100 AC.

Special Use Permit 6

Rockwall Stonebridge Meadows Corp.

To Avtax Inc

Box 815053

Dallas 75381

Ned Tankersley

201 Lakeshore

Rockwall

Elmer Morgan

203 Lakeshore

Rockwall

James D. Hoffman

205 Lakeshore

Rockwall

Charles Bradford Green

207 Lakeshore

Rockwall

~~Andrew Robinson~~

~~209 Lakeshore~~

~~Rockwall~~

Claude H. Hall

803 Lake Meadows Cir.

Rockwall

Richard M. Ellis III

805 Lake Meadows Cir.

Rockwall

SUP-6

Jeffery McIver
807 Lake Meadows Cir
Rockwall

L.E. Drum
707 Lake Mdw. Ct.
Rock.

Ron Stanberry
12920 Audelia # 260
Dallas 75243

R.P. Turner
704 Lake Mdw. Ct.
Rock.

Mike Reid
812 Lake Meadows Cir.
Rockwall

Albert Kaplan
608 Lake Mdw.
Rock.

James R. Welborn
810 Lake Meadows Cir
Rockwall

Deborah Magill
606 Lake Mdw.
Rock.

Ted Harbour
808 Lake Meadows Cir
Rockwall

Wendell Brockway
604 Lake Mdw.
Rock.

Bill R. Johnson
806 Lake Meadows Cir
Rockwall

Ronald Matney
602 Lake Mdw.
Rock.

Craig Munroe
705 Lake Mdw. Ct.
Rock

Joyce Walters
Box 217
Rock

Don Kaye
703 Lake Mdw. Ct.
Rock

First Texas Savings
Attn: Bill Corbin
P.O. Box 4248
Dallas 75208

SUP-6

Gene Burks
603 Wooded TR.
Rockwall

Mary Sue Smith
502 W. Rusk
Rockwall

Sherman Sparks
224 Alta Vista
Rock.

State Highway Dept.
I-30, Rt. 3. LL. Lottland
Rockwall

Northshores/66 J.V.
90 Roy A. Busby & Co.
P.O. Box 801308
Dal. 75380

J.W. Wright
90 Robert E. Wright
2715 Province
Dal. 75234

Virginia Dudley
702 W. Rusk
Rock

Lorraine Burns
1605 S. Alamo
Rockwall

Betty Canup
Rt. 2, Box 83A
Winnsboro 75494

David Canup
P.O. Box 666
Rock.

Paul Canup
7317 Meadowbrook
Ft. Worth, Tx. 76180

O.L. Steger, Jr.
504 W. Rusk
Rock