

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: March 20, 1987

Name of Proposed Subdivision Replat Part of Lot 1 BIK "A" Lofland Industrial Park

Name of Subdivider American Health Corp.

Address 1111 Mockingbird Ln. Dallas, Tex. Phone 630-1111

Owner of Record Lofland Business Park Joint Venture

Address 1101 Ridge Road Rockwall, Tex Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer Harold L. Evans & Associates

Address 2331 Gus Thomasson Rd Dallas, Tex. Phone 328-8133

Total Acreage 3.0045 Ac.

Current Zoning Industrial & Agr.

Number of Lots/Units 1

Signed Danny E. Oster

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

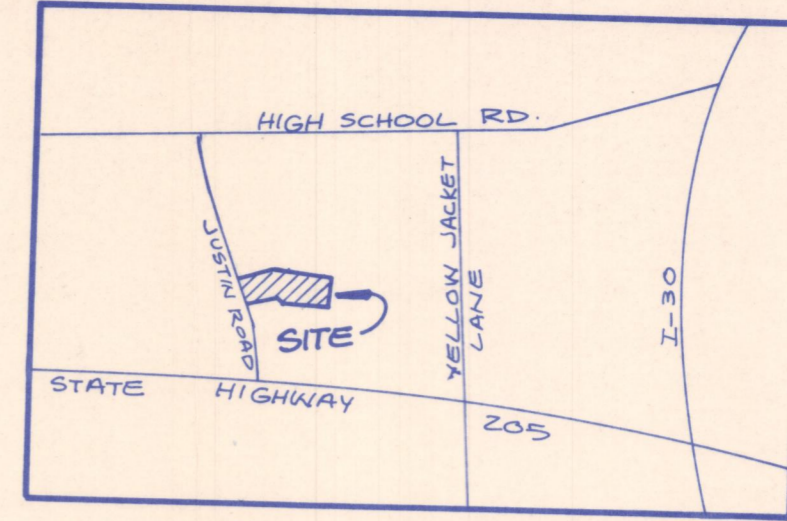
<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
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- |       |       |   |
|-------|-------|---|
| _____ | _____ | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map      |
| _____ | _____ | 2. Location of the subdivision by City, County and State  |
| _____ | _____ | 3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark  |
| _____ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| _____ | _____ | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |



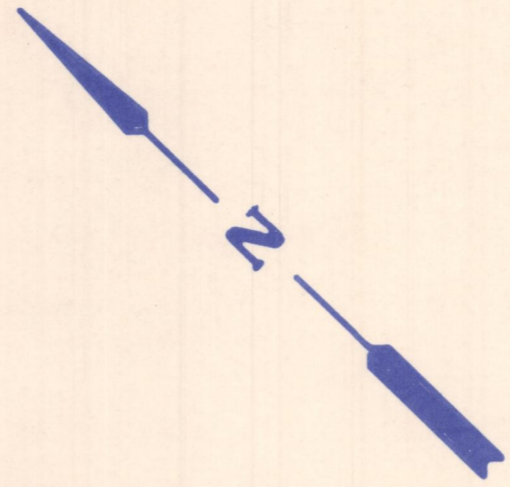


(1) Fire Protection

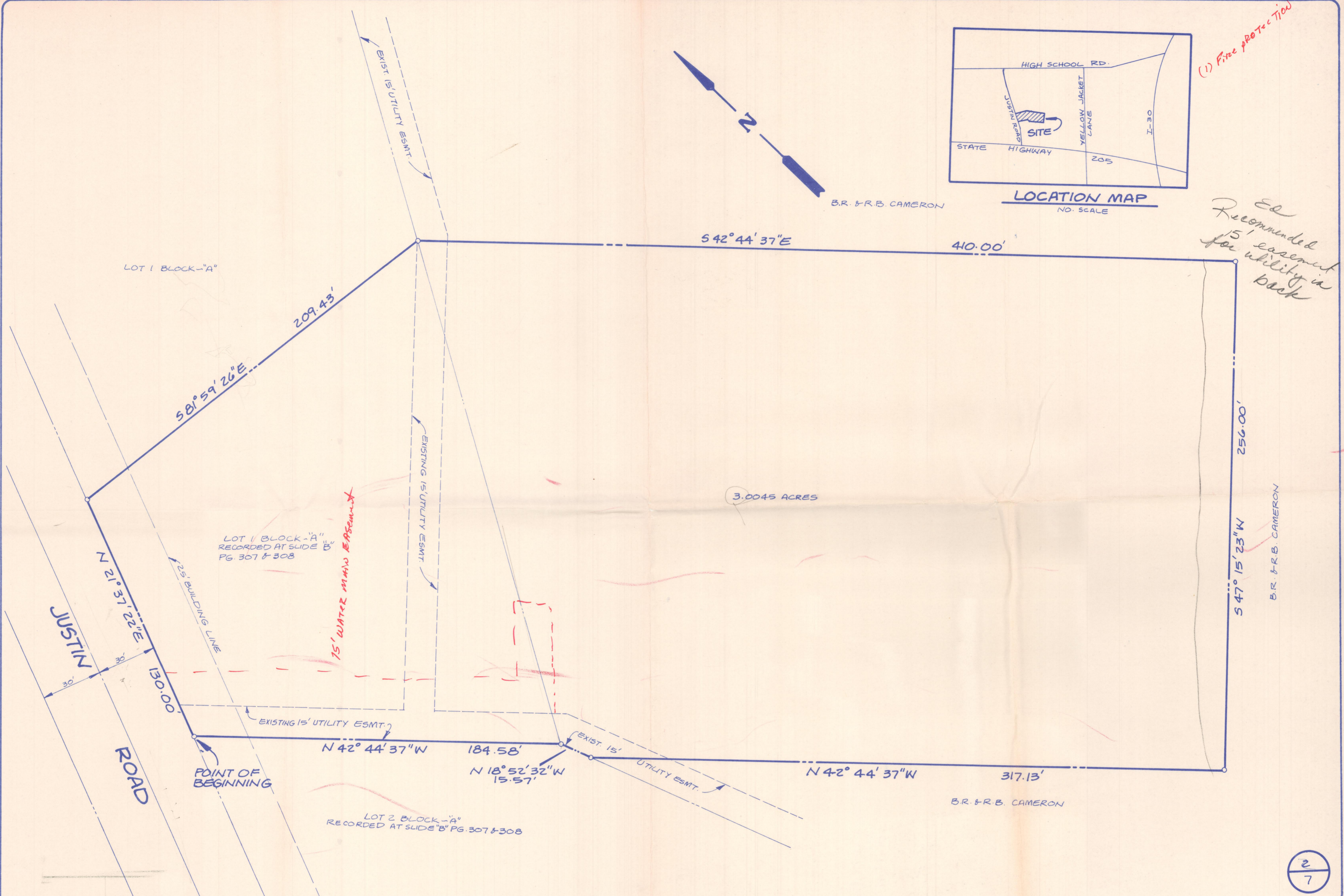


LOCATION MAP  
NO. SCALE

B.R. & R.B. CAMERON



Ed  
Recommended  
15' easement  
for utility in  
back



LOT 1 BLOCK-A

209.43'

58°59'26"E

N 21°37'22"E

130.00'

POINT OF BEGINNING

N 42°44'37"W

184.58'

N 18°52'32"W  
15.57'

N 42°44'37"W

317.13'

S 47°15'23"W

256.00'

S 42°44'37"E

410.00'

3.0045 ACRES

LOT 1 BLOCK-A  
RECORDED AT SLIDE "B"  
PG. 307 & 308

15' WATER MAIN EASEMENT

LOT 2 BLOCK-A  
RECORDED AT SLIDE "B" PG. 307 & 308

B.R. & R.B. CAMERON

B.R. & R.B. CAMERON

2  
7

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 30'	3-20-87	8771

REPLAT PART OF LOT 1 BLOCK A  
LOFLAND INDUSTRIAL PARK

B.J. LEWIS SURVEY, ABSTRACT # 225

CITY OF ROCKWALL-ROCKWALL COUNTY, TEXAS

AMERICAN HEALTH CORPORATION  
1111 MOCKINGBIRD LANE DALLAS, TEXAS 75247 (PH. 214-630-1111) OWNER

APPROVED

OWNERS CERTIFICATE

WHEREAS, AMERICAN HEALTH CORPORATION is the owner of a tract or parcel of land situated in the B. J. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being part of Lot 1, Block A of Lofland Industrial Park recorded in Slide B, Page 307 and 308, Plat Record, Rockwall County, Texas, and also being part of 50.46 acre tract of land conveyed to Bill R. Cameron and Raymond B. Cameron by Deed Recorded in Volume 101, Page 837, Deed Record of Rockwall County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod found at the West corner of hereinabove mentioned Lot 1, Block A, Lofland Industrial Park; said point also being on the Southeast right-of-way line of Justin Road (a 60 foot right-of-way), and said point also being on the North corner of Lot 2, Block "A";  
THENCE: North 21° 37' 22" East a distance of 130.00 feet along North line of Justin Road to an iron rod for a corner;  
THENCE: South 81° 59' 26" East a distance of 209.43 feet to an iron rod for a corner said on the Southeast line of Lot 1, Block "A";  
THENCE: South 42° 44' 37" East a distance of 410.00 feet to an iron rod for a corner;  
THENCE: South 47° 15' 23" West a distance of 256.00 feet to an iron rod for a corner;  
THENCE: North 42° 44' 37" West a distance of 317.13 feet to an iron rod for a corner on the East line of said Lot 2, Block "A";  
THENCE: North 18° 52' 32" West a distance of 15.57 feet to an iron rod on the East line of said Lot 2, Block A; said point also being South corner of Lot 1, Block A;  
THENCE: North 42° 44' 37" West a distance of 184.58 feet along said South line of Lot 1, Block A, said also along North line of Lot 2, Block A to the Point of Beginning and containing 3.0045 acres of land;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT AMERICAN HEALTH CORPORATION is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as replat part of Lot 1, Block A Lofland Industrial Park, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the 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 these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system 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 establishment of grade of streets in this addition.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation,

assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

AMERICAN HEALTH CORPORATION

Gary D. Staats Executive Vice-President

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, By Gary D. Staats, the Executive Vice-President of American Health Corporation, a Texas Corporation, on behalf of said Corporation.

Notary Public  
My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Danny E. Osteen, 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.

Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS  
COUNTY OF DALLAS

THIS instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Danny E. Osteen.

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing replat part of Lot 1, Block A, Lofland Industrial Park, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

This approval shall be invalid unless the approval plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Mayor, City of Rockwall

City Secretary, City of Rockwall

3  
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HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
NONE	3-20-87	8771

REPLAT PART OF LOT 1 BLOCK A  
LOFLAND INDUSTRIAL PARK  
B.J. LEWIS SURVEY, ABSTRACT #225  
CITY OF ROCKWALL - ROCKWALL COUNTY, TEXAS

AMERICAN HEALTH CORPORATION OWNER  
1111 MOCKINGBIRD LANE DALLAS, TEXAS 75247 (PH. 214-630-1111)

*Cherry Creek*

CORPORATION



## MONARCH MANAGEMENT

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April 30, 1987

The Honorable Mayor and Members of the City Council  
Rockwall, Texas

Dear Mayor and Members of the Council:

As the firm selected to provide management services to the Cherry Creek Corporation and its nursing facilities, we are pleased to have this opportunity to introduce Monarch and the approach to service which has been agreed upon for the nursing facility in your community.

In an industry that is closely scrutinized, we consider it a privilege to represent a client who is committed to providing a service that provides the highest possible quality of life in a long term care setting. In response to that mandate, Monarch has, in its financial projections and planning process, anticipated this level of care in every department of the facility. Augmented staffing ratios in nursing, significantly improved menu selection in dining service and a progressive approach to activities along with highly qualified and well trained staff would be the basis for the level of care provided. We fully expect that the project as operated would be a credit not only to the sponsor but to the community as well.

In summarizing Monarch's ability to provide this level of care, it should be noted that in states that rate Nursing Home performance, Monarch consistently achieves superior ratings.

Monarch Management and Food Service, Inc. is a closely held corporation being headquartered in Chesterfield (St. Louis), Missouri.

The sole business purpose of the firm is to be actively engaged in the providing of complete management services to the long term care and retirement industry. The company first commenced activities in 1980 as a wholly owned subsidiary of Amedco Inc., then an American Stock Exchange listed firm. In June of 1985 the current principals of Monarch, who were former executives with Amedco, purchased the firm (which had previously been known as Amedco Management and Food Service, Inc.) and changed the name to Monarch Management and Food Service, Inc.

Monarch principals (Martin R. Satava, President, Terry H. Walker, Executive Vice-President, Finance and Ronald H. Rukstad, Executive Vice-President, Operation) together with key personnel and staff have over 100 years of combined experience in the management and the providing of related services to long-term care and retirement living facilities such as the proposed facility.


Monarch currently employs approximately 30 full-time professionals as Monarch personnel and supervises over 600 additional employees at facilities managed. Monarch provides complete management services at its 7 existing facilities. Further, Monarch has been engaged as the management firm of record to provide its management services to 10 other facilities which are currently under construction or development, these being in addition to the facilities being developed by Cherry Creek Corporation. These facilities (both existing and under construction/development) are located in 10 different states (Florida, Georgia, Texas, Indiana, Illinois, New Mexico, Colorado, Oklahoma, Maryland and Arizona). Total number of nursing home beds and resident apartments under management contracts exceeds 750 and 3500 respectively.

Monarch assumes total responsibility for facility operations when engaged as manager and its experience in the industry has allowed it to develop comprehensive management systems and tools and thus provide a full scope of management services to its clients including but not limited to: pre-opening organization; the providing of experienced and well-trained on-site Nursing Home Administrators; industry specific personnel orientation and training; comprehensive policies and procedures manuals; effective communication tools, forms and reporting systems; staff in-service programs; financial management, through specialized accounting and reporting systems; internal financial control systems; operating and capital budgets; on-going evaluation of results from operation; experienced and well-trained Food Service Directors and clinical dieticians; national contract purchasing power; industry specific dining service staff training and food preparation; assured regulatory compliance; and food service cost control and reporting.

Monarch is proud to list among its clients nationally recognized banks, lending institutions and insurance companies.

Again, we wish to express our enthusiasm for involvement in this project and in your community.

Sincerely,

  
Ron Rukstad  
Executive Vice President/  
Operations

RR:rh



## CHERRY CREEK CORPORATION

Cherry Creek Corporation is a Texas corporation chartered in 1985 for the purpose of developing and operating long term care facilities to serve older adults. The corporation is 100% owned by Jim McCarver.

Mr. Jim McCarver, an attorney and Certified Public Accountant, has served the long term care industry since 1968, with a full time commitment since 1975. In addition to Cherry Creek Corporation, Mr. McCarver is the 100% owner of several affiliated corporations, all serving the long term care industry in various parts of the United States. Through his various corporations, he has been involved in the development of over fifty long term care facilities, not including the current development activities of Cherry Creek Corporation.

One affiliated corporation developing nursing homes in the state of Florida is Florida Convalescent Centers, Inc. (FCC). This corporation is currently operating two nursing homes in Florida, has ten nursing homes in various stages of construction with openings scheduled over the next six months, and several more nursing homes in various stages of pre-development. The FCC homes open and under construction have been developed with bond funding and are managed by National HealthCorp L.P. of Murfreesboro, Tennessee. National HealthCorp, a large developer/operator in the southeastern United States, is a \$40 million publicly traded master limited partnership, and is guarantor on the Florida financings.

The nineteen certificates of need for nursing homes owned by FCC include:

- Orange County, Orlando, Florida
- Indian River County, Vero Beach, Florida
- Hillsborough County, Tampa, Florida
- North Pinellas County, Clearwater, Florida
- South Pinellas County, Largo, Florida
- Polk County, Winter Haven, Florida
- Alachua County, Gainesville, Florida
- Escambia County, Pensacola, Florida
- Marion County, Ocala, Florida
- Dade County, North Miami Beach, Florida
- Palm Beach County, West Palm Beach, Florida
- St. Lucie County, Port St. Lucie, Florida
- Okaloosa County, Crestview, Florida
- Nassau County, Hilliard, Florida
- Bradford County, Starke, Florida
- Duval County, Jacksonville, Florida
- Dade County, City not selected
- Lake County, City not selected
- Brevard County, City not selected

As owner, operator and developer of long term care facilities, Cherry Creek Corporation and affiliated companies are committed to the highest quality design, construction, furnishings and operation possible. Cherry Creek has the combined experience of over sixty years in all aspects of development including site identification, market and financial feasibility, financing, design, construction supervision and operation.

One example of this commitment to excellence is in the design of Cherry Creek developments throughout Texas. The average nursing home in Texas averages less than 30,000 square feet. The Cherry Creek design is 36,900 square feet and is designed to be an extension of the surrounding residential neighborhoods. With a very residential appearance as evidenced by a hip roof, heavy landscaping, and soft environmental impact, the Cherry Creek facility will be a very non-institutional residential environment for older Texans. Its elegant furnishings, carpeted hallways, extra recreation and activity areas, formal dining room and fully equipped laundry and kitchen facilities come together to create a facility that far exceeds the minimum standards for nursing homes as established by the State Department of Health.

Some of Cherry Creek's affiliated corporations include Florida Convalescent Centers, Inc., American Health Corporation, Landmark Architectural Group, Inc., Pebble Creek Convalescent Centers, Inc. and National Wholesale Corporation. References for all of these corporations include:

Mr. Steve Coke, Attorney  
Wesner Coke Boyd & Clymer  
Three Lincoln Center, Suite 660  
5430 LBJ Freeway  
Dallas, TX 75240  
214/770-2600

Mr. Richard F. LaRoche, Jr.  
Secretary & General Counsel  
National HealthCorp L.P.  
814 South Church St.  
Murfreesboro, TN 37130  
615/896-5921

Mr. David Evans  
Director of Facilities Engineering  
National Heritage, Inc.  
13154 Coit Rd., Suite 120  
Dallas, TX 75240  
214/231-8757

Mr. Michael J. Weber, Partner  
Peat, Marwick, Mitchell & Co.  
1201 Merchants Plaza  
101 West Washington St.  
Indianapolis, IN 46204  
317/636-5592

Thomas J. Fairchild, Ph.D.  
Center for Studies in Aging  
P.O. Box 13438  
North Texas State University  
Denton, TX 76203  
817/565-2765

Mr. Jim Hall, President  
Advocare, Inc.  
4343 Langley Ave.  
Pensacola, FL 32504  
904/478-2049

Mr. Gary Trebert, Attorney  
Crooks, Trebert & Claiborne  
718-E Mockingbird Towers  
1341 W. Mockingbird Ln.  
Dallas, TX 75247  
214/637-1200

Additional references will be provided upon request.

## TEXAS GERIATRIC FOUNDATION, INC.

Texas Geriatric Foundation, Inc. was established in 1984 as Tyler Retirement Living Foundation. Originally, its purpose was to develop high quality facilities for older adults in East Texas with an emphasis on outstanding Christian services. The desire of the Foundation was and is to deliver a level of services that goes beyond the traditional services made available to the average older adult.

As an expansion of the original goal to develop one facility, the Foundation is now doing business as Texas Geriatric Foundation, Inc. As a 501(C)(3) not-for-profit corporation, Texas Geriatric Foundation maintains its dedication to provide quality services with a commitment to financial responsibility, but no concern for a profit. This freedom allows the Foundation to concentrate on meeting the needs of the people it serves. This commitment to "services first" is enhanced by a dedication to provide state of the art facilities that go far beyond the traditional nursing home.

Texas Geriatric Foundation, Inc. views its existence as a ministry. As a ministry, it has established a second priority of directing any excess revenues over expenses into various worthy Christian mission efforts that involve the direct spreading of the Christian message to all corners of the earth.

Texas Geriatric Foundation, Inc. is directed by a Board of Directors made up of business and professional leaders from within the state of Texas. Each director takes very seriously the commitment of the Foundation to meet its fiscal responsibility as well as provide quality services in exceptional facilities and still have the opportunity to direct its proceeds to enhance their interest in missions. A combination of all of these goals allows each of the board members to serve in a voluntary capacity, taking absolutely no compensation for their services. The Board of Directors includes the following individuals:

Mr. Troy Kelley  
209 Tampico  
Irving, Texas 75062  
214/256-1463  
Career in bank marketing

Mr. Mike Hughes  
11906 River Meadow Lane  
Meadows, Texas 77477  
713/879-9331  
Career in commercial real estate,  
Ex-professional athlete

Rev. John Garlock  
1911 Silver Creek Place  
Duncanville, Texas 75137  
214/780-5636  
Professor, Christ For the Nations Institute

Mr. John R. Thomasson, Jr.  
6948 Blackwood  
Dallas, Texas 75231  
214/348-1701

A resume on each director is attached.

Texas Geriatric Foundation, Inc., as a result of its priorities, will establish new precedents in the quality of care and facilities in the long term care industry.

MAILING LIST

TEXAS GERIATRIC FOUNDATION, INC.

PROJECT

PROJECT DESIGNATION # \_\_\_\_\_

PAGE 1 OF 2

ISSUER

ISSUER'S COUNSEL

BORROWER

Texas Geriatric Foundation, Inc.  
John Garlock, President  
c/o Cherry Creek Coporation  
1111 Mockingbird Lane  
Suite 1111  
Dallas, Texas 75247  
(214) 630-1111

BORROWER'S COUNSEL

Wesner, Coke, Boyd & Clymer  
Three Lincoln Center, Suite 660  
5430 LBJ Freeway  
Dallas, Texas 75240  
(214) 770-2600  
Steve Coke

DEVELOPER

Cherry Creek Corporation  
1111 Mockingbird Lane  
Suite 1111  
Dallas, Texas 75247  
(214) 630-1111  
Jim McCarver, President  
Pat McCarver  
Gary D. Statts Exec Vice-President  
Charles Wysocki

DEVELOPER'S COUNSEL

Wood, Lucksinger & Epstein  
San Jacinto Center, Suite 1400  
98 San Jacinto Boulevard  
Austin, Texas 78701  
(512) 320-5600  
William Darling, Esq.

Wood, Lucksinger & Epstein  
2121 San Jacinto St. Suite 1740  
Dallas Texas 75201  
(214) 754-1620  
Mary L. Groves

FEASIBILITY CONSULTANT

Peat, Marwick, Mitchell & Co.  
101 W. Washington  
Suite 1201E  
Indianapolis, Indiana 46204  
(317) 636-7766  
(317) 635-3314 FAX  
Michael J. Weber  
Donald M. Gatlin

Peat, Marwick, Mitchell & Co.  
Suite 1400, Thanksgiving Tower  
1601 Elm Street  
Dallas, Texas 75201  
(214) 754-2000  
Richard J. Sabolik

UNDERWRITERS

Swink & Company, Inc.  
4th & Spring Streets  
Little Rock, Arkansas 72201  
(501) 376-1316  
Tom Holt

Arch W. Roberts, Inc.  
P.O. Box 31767  
St. Petersburg, Florida 33732  
(813) 821-7007  
Howard Braun

MAILING LIST

TEXAS GERIATRIC FOUNDATION, INC.

PROJECT

PROJECT DESIGNATION # \_\_\_\_\_

PAGE 2 OF 2

BOND COUNSEL

Butler & Binion  
1600 Allied Bank Plaza  
Houston, Texas 77002  
(713) 237-3267  
FAX (713) 237-3201  
William D. Hoops  
Reuben Casarez  
Kristina Mordaunt

ARCHITECT

Landmark Architectural Group, Inc.  
Honeywell Center-Suite 1111  
1111 Mockingbird Lane  
Dallas, Texas 75247  
(214) 630-0801  
Terry Searcy, President

MANAGEMENT COMPANY

Monarch Management & Food Service, Inc.  
15400 South Outer Forty Road  
Chesterfield, Missouri 63017  
(314) 532-9090  
Martin R. Satava, President & CEO

CONSTRUCTION COMPANY

Beltway Construction, Inc.  
15280 Addison Road  
Suite 300  
Dallas, Texas 75248  
(214) 661-1011  
FAX (214) 458-6937  
Richard Roder, Exec. Vice-President  
Tom Williams, Vice-President

TRUSTEE

MBank Dallas, National Association  
Main at Ervay  
P.O. Box 225415  
Dallas, Texas 75265  
(214) 698-6000  
Dona A. Elder, Vice-President

UNDERWRITERS' COUNSEL

Rhonda H. Bernstein  
George E. Mueller, Jr. &  
Associates, P.A.  
4830 West Kennedy Boulevard  
Tampa, Florida 33609  
(813) 873-7244  
FAX (813) 875-5791

George E. Mueller, Jr.  
P.O. Box 949  
Boca Grande, Florida 33921  
(813) 964-2817  
FAX (813) 964-0707

## EXHIBIT B

### ARCHITECTURAL DESCRIPTION OF THE PROJECT:

The Project will be a one-story structure containing 36,900 square feet. The exterior of the building will be stucco over concrete block with brick accents. The roof is a gable and dutch gable combination covered with composition shingles. Exterior windows are bronze anodized aluminum with 1/2" insulating glass. The exterior walls will have an R-value of R-19, and the ceilings will have an R-value of R-27. The building meets all applicable state and local building, health and energy codes.

The Project will provide 120 nursing home beds with four (4) private rooms with baths, twelve (12) semi-private rooms with baths, and forty-six (46) semi-private rooms with private toilet rooms. Each resident room provides a nurse call, night light, TV and telephone outlets for each resident, and convenience electrical outlets. The two Nurses' Stations have a direct view of all resident corridors. Ancilliary functions grouped at each station include two central baths, clean and soiled utilities, clean linen, medicine preparation, nourishment kitchen, nurse locker/toilet room, equipment storage, wheel chair/stretchers alcove, housekeeping and electrical/mechanical equipment rooms.

The residents will be provided facilities for resident dining and private dining, activity center, living room, beauty/barber shop, chapel, recreation rooms, physical therapy and speech therapy. The administration is supported with a reception lobby, business and social service offices, records storage and public handicapped restrooms. Service areas include storage, kitchen, laundry, housekeeping, and electrical/mechanical equipment rooms.

The structure consists of a concrete slab on-grade, exterior concrete block walls and interior wood frame construction. Roofs are Class A self-tabbing fiberglass shingles over a 15-pound asphalt felt. Mechanical equipment flat roof areas are three-ply built-up asphalt. The interior finishes include vinyl wallcovering and carpet in most resident areas including the resident corridors. Quarry tile is scheduled for kitchen floors and ceramic tile for bathing areas. All other areas have painted walls and vinyl composition tile flooring. The lobby and main dining areas have vaulted ceilings with decorative chandelier lighting.

The site is graded to drain away from the building with moderate slopes at all building entrances/exits. Parking exceeds local zoning requirements and includes handicapped parking and a dedicated service area at the kitchen service entrance. The site provides loop access for fire lanes and a covered porte cochere at the main entrance. Public areas visible to the community as well as two interior courtyards are professionally landscaped, including the use of a water fountain and irrigation system.



**TYLER RETIREMENT LIVING  
FOUNDATION, INC.  
D.B.A.  
TEXAS GERIATRIC FOUNDATION, INC.**

**FACILITIES 1 - 18**

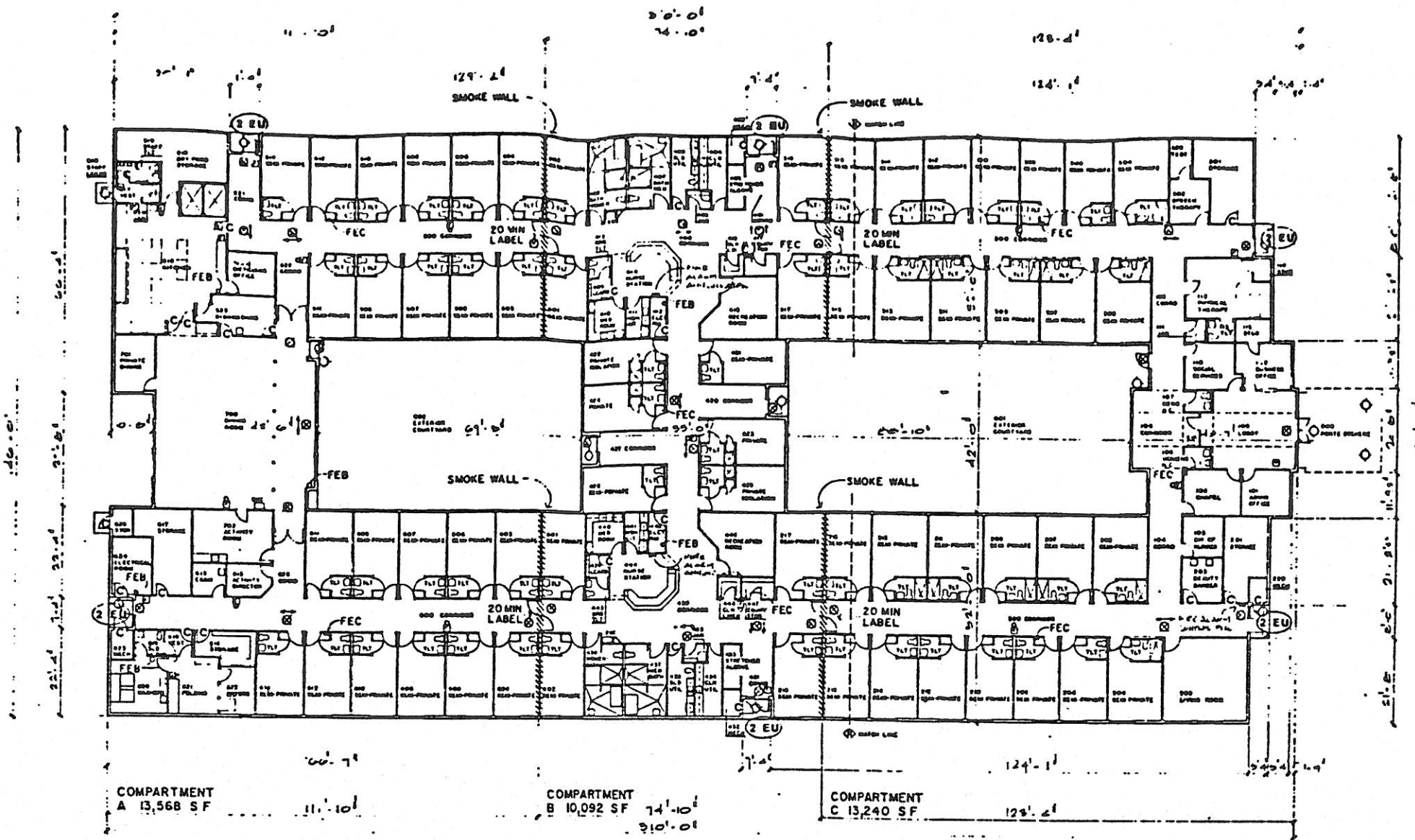
----- OWNER

**CHERRY CREEK CORPORATION**

----- DEVELOPER /  
OPERATOR

**MONARCH MANAGEMENT &  
FOOD SERVICES, INC.**

----- MANAGER



**1 LIFE SAFETY PLAN** **120 BED CONVALESCENT CENTER**  
 LSP 1 1/16" = 1'-0"

PROJECT DATA	
DAVISPORT ROOMS (122 ROOMS)	17,201
DURABLE CODE (122 ROOMS)	2,148
CENTRAL DATA	
CLEAN LINEN	
CLEAN UTILITY	
DISINFECTANT STORAGE	
JANITORY CLOSET	
HOUSEKEEPING DIVISION	
PHONE STATION	
PHONE TOILET/FACILITY	
RECEPTION ROOM	
HALLWAY UTILITY	
STORAGE ALCOVE	
ADDITIONAL SERVICES	2,332
ACTIVITIES	
CHAIRTY ROOMS	
CORRIDOR	
CLASS/STUDY	
LIVING ROOM	
PHYSICAL THERAPY	
RECEPTION ROOM	
RECEPTION ROOMS	
STORAGE/STUFFS	
ADMINISTRATIVE	1,303
ACTIVITIES DIVISION	
ADMINISTRATION	
RECEPTION OFFICE	
DIRECTION OF CHARGE	
LOBBY	
RECEPTION OFFICE	
RECEPTION OFFICE	
STAFFING	1,700
PHONE	1,274
STORAGE AND EQUIPMENT	761
LOBBY	643
Mechanical, Electrical, Circulation	7,521
TOTAL	24,904
TOTAL SQ FT FOR CODE	217,500

PROGRAM REQUIREMENTS			
CHAPTER 100-74, MINIMUM ROOMS AND RELATED FACILITIES LICENSING			
FUNCTION	AREA REQUIRED	AREA PROVIDED	
CLEAN LINEN	24 S.F. /STATION	24 S.F. /STATION	
CLEAN UTILITY	50 S.F. /STATION	102 S.F. /STATION	
DISINFECTANT STGS		20 S.F. /STATION	
JANITOR		20 S.F. /STATION	
RECEPTION ROOM	20 S.F. /STATION	100 S.F. /STATION	
PHONE STATION	20 S.F. /STATION	20 S.F. /STATION	
PHONE TOILET	100 S.F. /STATION	122 S.F. /STATION	
RECEPTION ROOM	20 S.F. /STATION	20 S.F. /STATION	
STORAGE ALCOVE	20 S.F. /STATION	51 S.F. /STATION	
ADDITIONAL SERVICES	1 S.F. /100 (1-10000)	724 S.F.	
CHAIRTY ROOMS	1 S.F. /1000 (1-10000)	324 S.F.	

**PLAN REVIEW DATA**

**APPLICABLE CODES**  
 1985 S.B.C.  
 1985 N.F.P.A. 101  
 1984 N.E.C.

**TYPE OF CONSTRUCTION**  
 S.B.C. TYPE V  
 ONE HOUR PROTECTED  
 FULLY SPRINKLERED IN ACCORDANCE  
 WITH MINIMUM STANDARDS OF NFPA  
 PAMPHLET NO. 13

**MAXIMUM ALLOWABLE AREA**  
 31,500 SF + 10,500 SF (TABLE 400)

**OCCUPANCY CLASSIFICATION**  
 S.B.C. INSTITUTIONAL UNRESTRAINED

**OCCUPANCY LOAD**  
 120 BED HEALTH CARE, 36 STAFF MAX.

**ENVIRONMENTAL REQUIREMENTS**  
 WIND DESIGN LOAD - 110 MPH  
 SOIL BEARING CAPACITY - 3000 PSF  
 SEISMIC DESIGN ZONE 1, MINOR DAMAGE

**INTERIOR FINISHES OF WALLS AND CEILINGS SHALL BE CLASS A**

**INTERIOR FLOOR FINISH IN CORRIDORS AND EXIT WAYS SHALL BE CLASS I**

**EXIT UNIT CALCULATIONS**

**COMPARTMENT A**  
 13,568 GROSS SQ FT / 120 SF PER PERSON  
 = 113 PERSONS / 45 PER EXIT UNIT = 2.51  
 4 EXTERIOR EXIT UNITS PROVIDED.

**COMPARTMENT B**  
 10,092 GROSS SQ FT / 120 SF PER PERSON  
 = 84 PERSONS / 45 PER EXIT UNIT = 1.87  
 4 EXTERIOR EXIT UNITS PROVIDED.

**COMPARTMENT C**  
 13,240 GROSS SQ FT / 120 SF PER PERSON  
 = 110 PERSONS / 45 PER EXIT UNIT = 2.43  
 4 EXTERIOR EXIT UNITS PROVIDED.

**SMOKE COMPARTMENTATION**

**COMPARTMENT A** 13,568 SQ FT  
 30 SF MINIMUM TIMES 84 PERSONS  
 (FROM 'B') = 2,520 SF.

**COMPARTMENT B** 10,092 SQ FT  
 30 SF MINIMUM TIMES 113 PERSONS  
 (FROM 'A') = 3,390 SF. AS THE  
 MAXIMUM ADJACENT COMPARTMENT

**COMPARTMENT C** 13,240 SQ FT  
 30 SF MINIMUM TIMES 84 PERSONS  
 (FROM 'C') = 2,520 SF.

**SYMBOL LEGEND**

- ☒ SMOKE WALLS
- EU EXIT UNIT
- C "C" LABELED DOOR
- FEC FIRE EXTINGUISHER CABINET
- FEB FIRE EXTINGUISHER BRACKET
- Ⓢ ILLUMINATED EXIT SIGN
- Ⓢ EMERGENCY EGRESS LIGHTING
- Ⓢ PULL STATION 48" AFF
- Ⓢ CHIME/STROBE

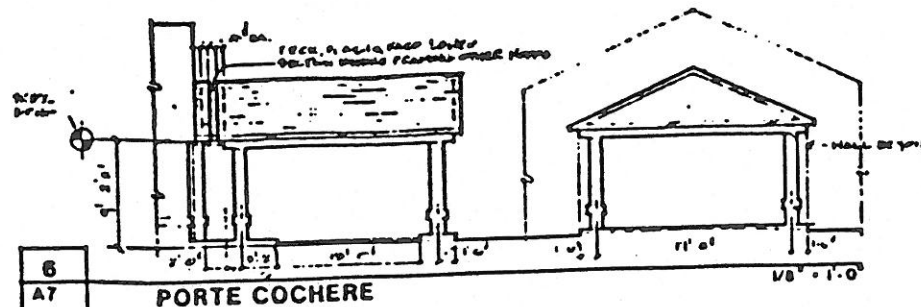
**LANDMARK ARCHITECTURAL GROUP INC.**  
 AND TERRY STACY, ASSOCIATES

DIVISIONS

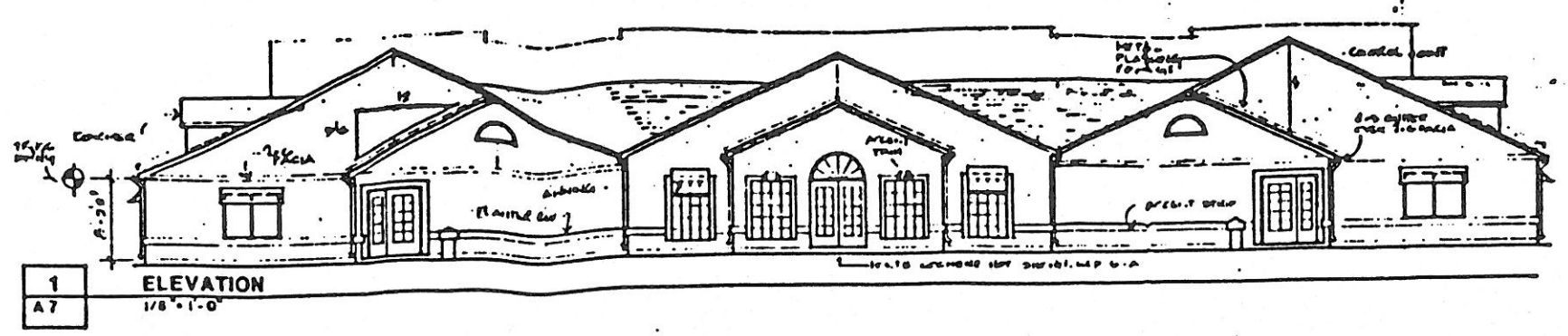
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DATE 10/2/84

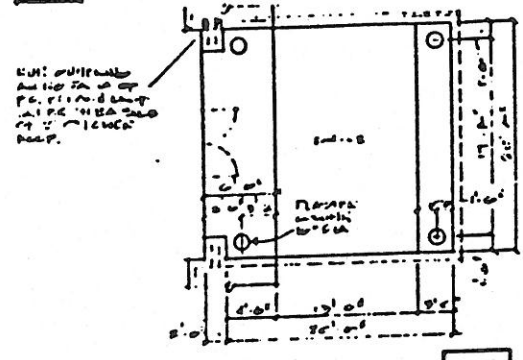
SHEET LSP 1



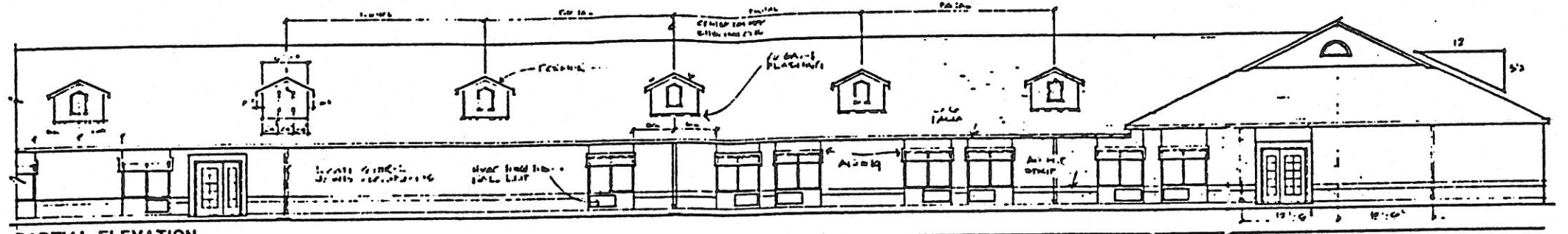
6  
A7  
PORTE COCHERE  
1/8" = 1'-0"



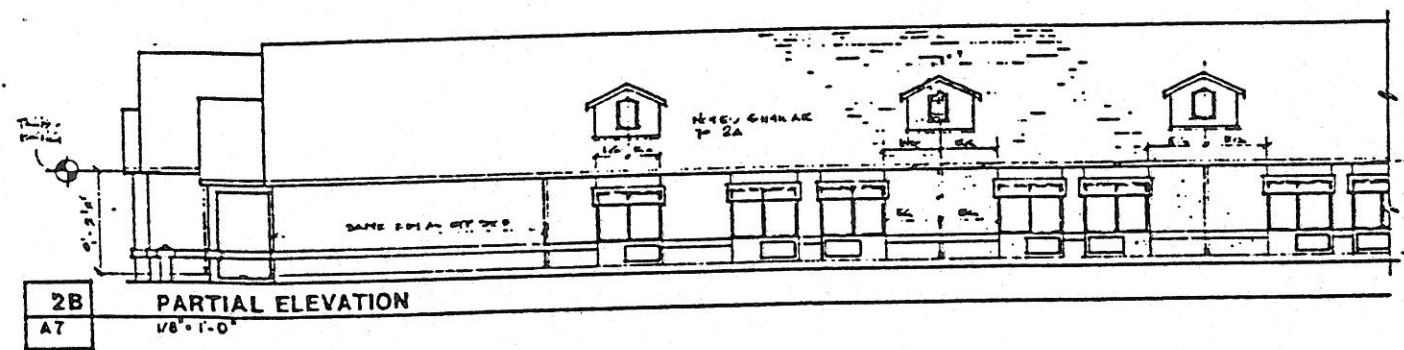
1  
A7  
ELEVATION  
1/8" = 1'-0"



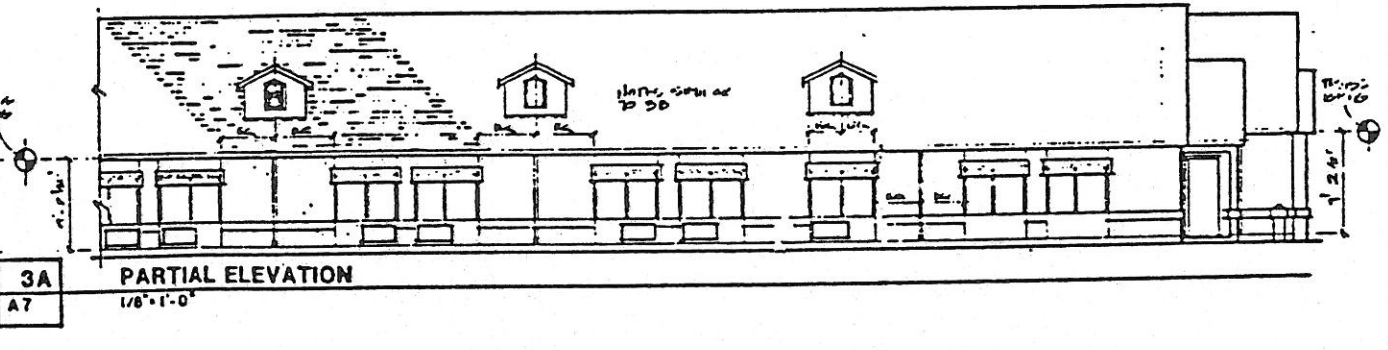
2A  
A7



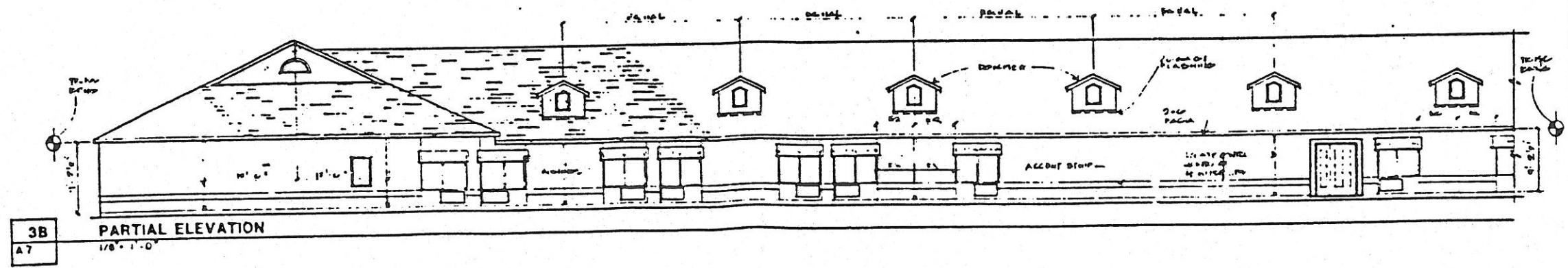
PARTIAL ELEVATION  
1/8" = 1'-0"



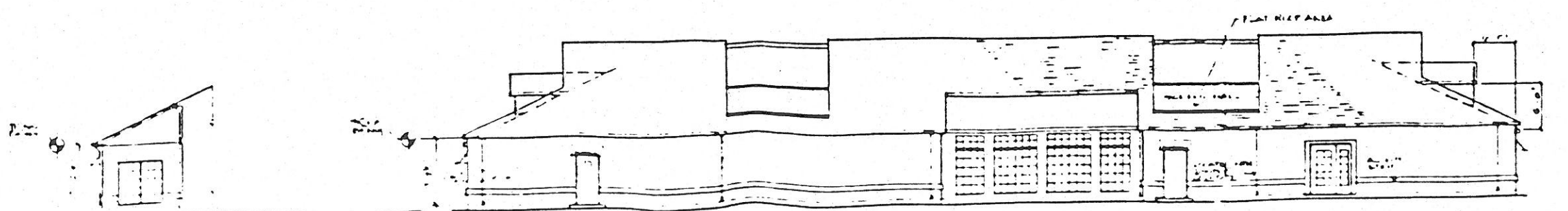
2B  
A7  
PARTIAL ELEVATION  
1/8" = 1'-0"



3A  
A7  
PARTIAL ELEVATION  
1/8" = 1'-0"



3B  
A7  
PARTIAL ELEVATION  
1/8" = 1'-0"



LANDMARK ARCHITECTURAL GROUP INC. AND TERRY SEARCY, ASSOCIATES

FLYBURN, TX

NOV 21, 2011

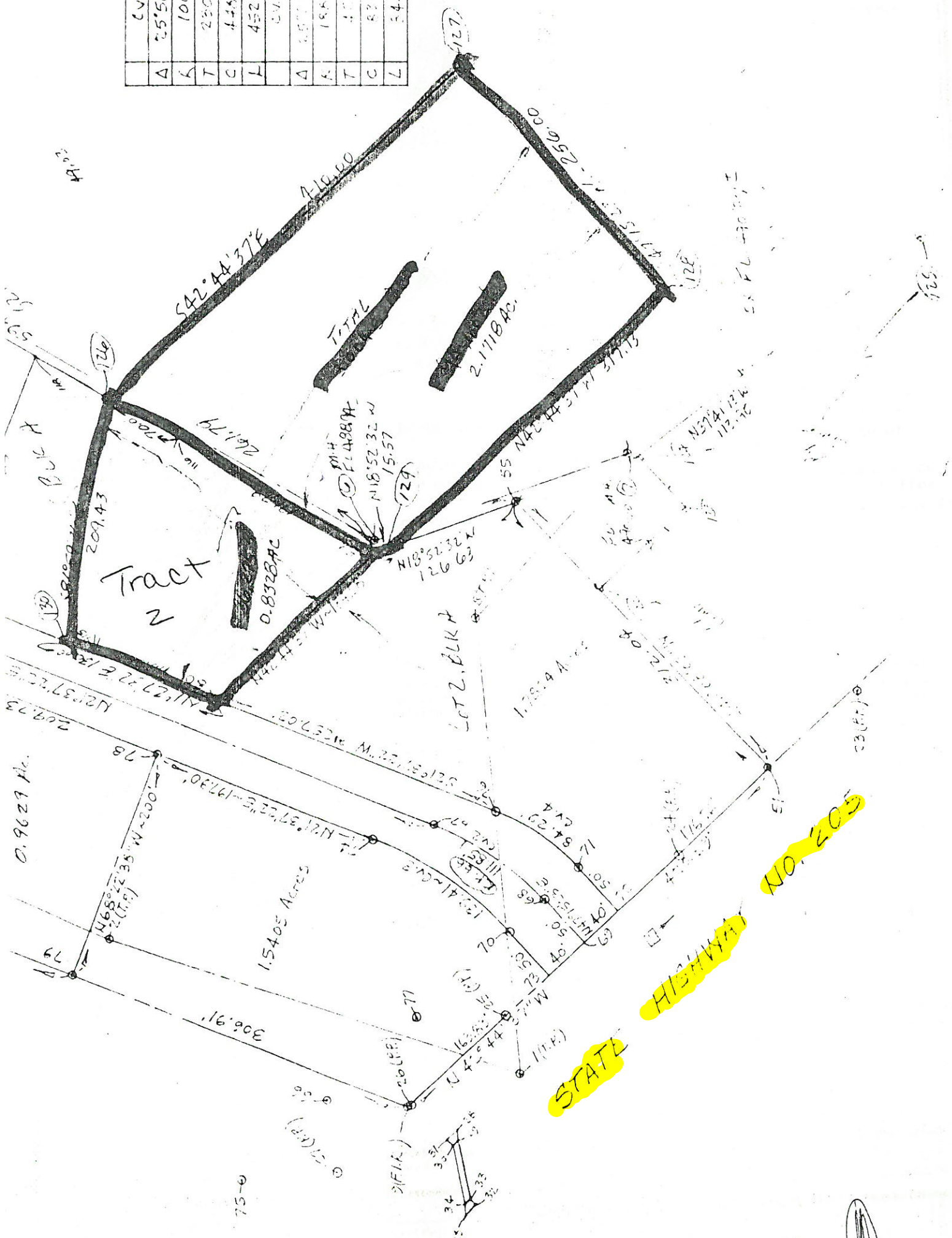
LATE 12



# EXHIBIT A

CURVE DATA

	CV. 1 E	CV. 2 E	CV. 3
Δ	25°56'27"	25°28'01"	25°28'01"
L	1000'	250'	311.60'
T	250.32'	56.88'	70.89'
C	445.89'	110.92'	138.25'
L	452.75'	111.85'	139.41'
CV. 4			
Δ	25°28'01"		
L	188.32'		
T	47.86'		
C	83.97'		
L	84.07'		



(hereinafter called "Purchaser," whether one or more) and Purchaser hereby buys and agrees to pay for the following described real estate situated in Dallas County, Texas, to-wit:

Being a tract of land situated in the B.J. Lewis Survey Abstract No. 225, Rockwall County, Texas and being a part of that tract of land described in Deed Records in Volume 101, Page 837, Deed Records, Rockwall County, Texas and being more particularly described as follows:

Beginning at the South corner of Lot 1 Block A, of Lofland Industrial Park, an addition to the City of Rockwall; Thence North  $29^{\circ} 46$  min. 36 sec. East a distance of 261.79' along the Southeast line of said addition to a point for a corner; Thence South  $42^{\circ} 44$  min. 37 sec. East a distance of 410' to a point for a corner; Thence South  $47^{\circ} 15$  min. 23 sec. West a distance of 256' to a point for a corner; Thence North  $42^{\circ} 44$  min. 37 sec. West a distance of 317.13' to a point for a corner on a Northeast line of Lot 2 Block A of said addition; Thence North  $18^{\circ} 52$  min. 32 sec. West a distance of 15.57' along said Northeast line to the point of beginning and containing 94,602 sq. ft. or 2.1718 acres of land.

(hereinafter called "Purchaser," whether one or more) and Purchaser hereby buys and agrees to pay for the following described real estate situated in Dallas County, Texas, to-wit:

Being a tract of land situated in the B.J. Lewis Survey Abstract No. 225, Rockwall, County, Texas and being a part of Lot 1, Block A of Lofland Industrial Park, an addition to the City of Rockwall and being more particularly described as follows:

Beginning on the Southeast line of Justin Road, a 60 ft. right of way and at the Southwest corner of the said Lot 1; Thence North  $21^{\circ} 37$  min. 22 sec. East a distance of 130' along said Southeast line to a point for a corner; Thence, South  $81^{\circ} 59$  min. 26 sec. East a distance of 209.43' to a point for a corner on the Southeast line of said addition; Thence South  $29^{\circ} 46$  min. 36 sec. West a distance of 261.79' along said Southeast line to the South corner of said Lot 1; Thence North  $42^{\circ} 44$  min. 37 sec. West a distance of 184.58' along the Southwest line of said Lot 1 and a Northeast line of Lot 2 Block A of said addition to the point of beginning and containing 36,275 sq. ft. or 0.8328 acres of land.

**Harold L. Evans, Consulting Engineer**

2331 Gus Thomasson Road

P. O. Box 28355

Dallas, Texas 75228

(214) 328-8133

# LETTER OF TRANSMITTAL

DATE	3-23-87	JOB NO.	8771
ATTENTION	Juliet Couch		
RE:	Replat Part of Lot 1 Bik. A. Cofland Industrial Park		

TO City of Rockwall  
205 West Rusk St.  
Rockwall, Texas 75087

- WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:
- Contracts  Prints  Plans  Samples  Specifications
- Copy of letter  Change order  \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
10			Final Plat
1			Fee for Final Plat & Rezoning

THESE ARE TRANSMITTED as checked below:

- For signature
- For approval
- For your use
- As requested
- For review and comment  \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

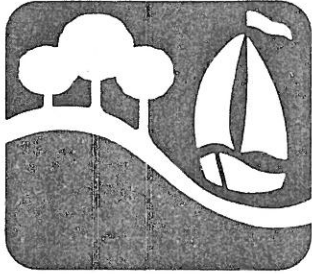
\_\_\_\_\_

\_\_\_\_\_

COPY TO \_\_\_\_\_

Thanks

SIGNED: Danny E. Osteen



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

March 25, 1987

American Health Corporation  
1111 Mockingbird  
Dallas, TX

Gentlemen,

Your application and file fee have been received for a replat of a portion of Justin Park and a request for a change in zoning from "A" agricultural to "LI" light industrial for a proposed nursing home. The Planning and Zoning Commission will hold a public hearing and consider your request on April 9th at 7:30 P.M. in City Hall, 205 West Rusk.

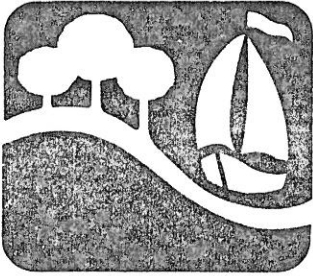
Please contact me, if you have any questions.

Sincerely,

Mary Nichols  
Administrative Aide

cc: Harold Evans





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

April 28, 1987

Mr. Michael Herbstrum  
American Health Corp.  
1111 Mockingbird  
Dallas, Texas 75247

Dear Mr. Herbstrum:

On April 9, 1987, the Planning and Zoning Commission recommended approval of a replat for a portion of Lofland Industrial Park and a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located on Justin Road.

The Rockwall City Council will hold a public hearing and consider your request on May 4, 1987, at 7:00 P.M. in City Hall, 205 West Rusk.

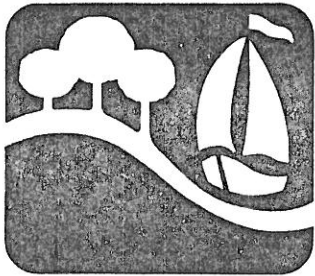
Please call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Harold Evans  
MN/mmp



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

May 7, 1987

Mr. Michael Herpstrum  
American Health Corporation  
1111 Mockingbird  
Dallas, Texas 75247

Dear Mr. Herpstrum:

On May 4, 1987, the Rockwall City Council approved a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and approved a replat of a portion of Lofland Industrial Park.

Please provide ten blue line copies of the replat and two mylars of the replat within 100 days of the approval date for filing with the County. Should you miss the County filing deadline the plat approval will become void.

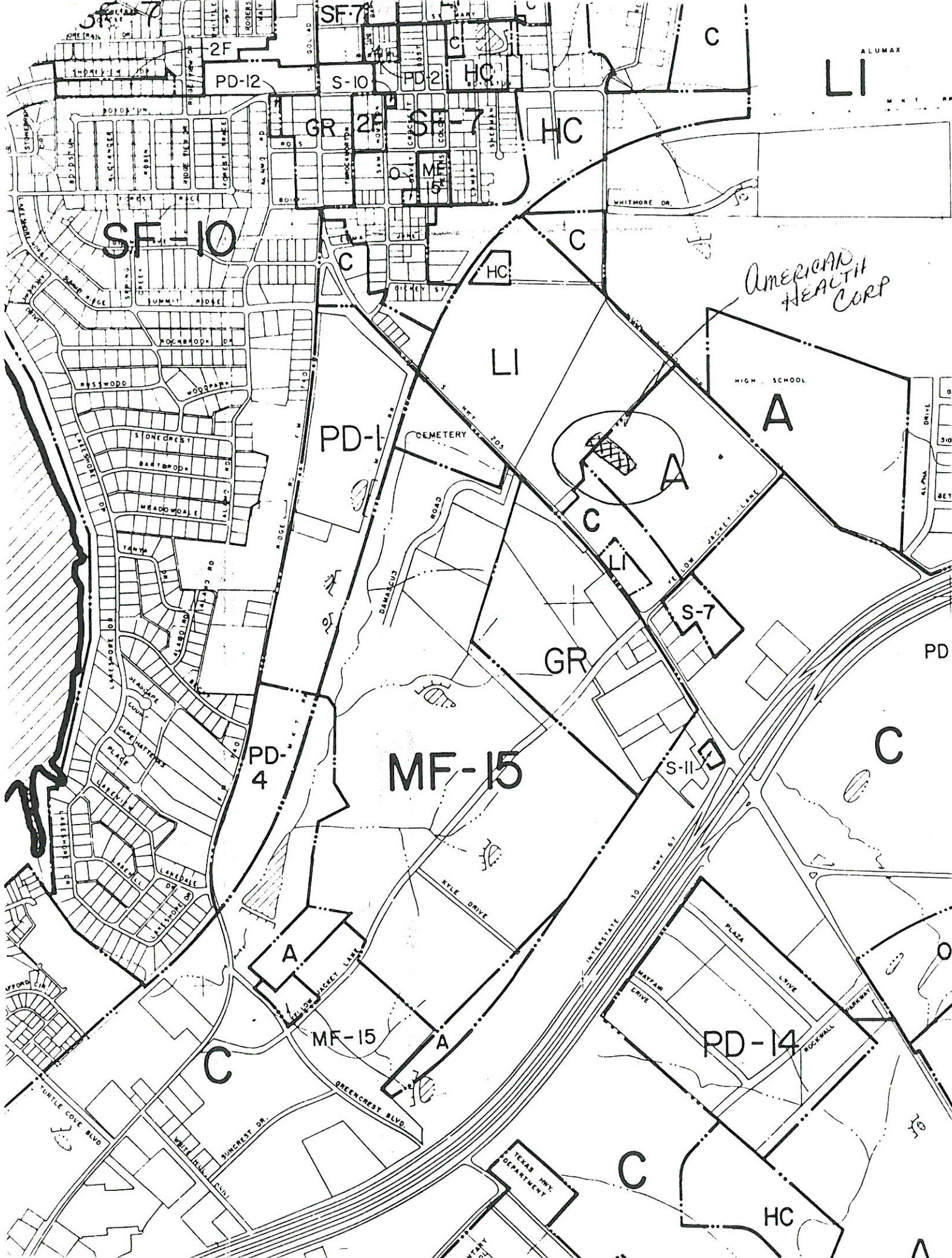
An ordinance authorizing the change in zoning will be read and considered for approval at two separate Council meetings on May 18th and June 1st. Please call me if you have any questions.

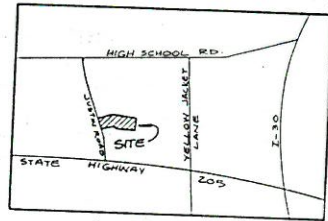
Sincerely,

*Mary Nichols*

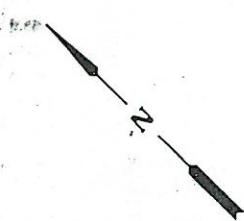
Mary Nichols  
Administrative Aide

CC: Harold Evans  
MN/mmp





LOCATION MAP  
NO. SCALE



B.R. F.R.B. CAMERON

$S 42^{\circ} 44' 37'' E$

410.00'

LOT 1 BLOCK "A"

$S 81^{\circ} 59' 26'' E$   
209.43'

LOT 1 BLOCK "A"  
RECORDED AT SLIDE "B" PG. 307 & 308

$N 21^{\circ} 37' 22'' E$   
1300.00'

JUSTIN

ROAD

POINT OF BEGINNING

$N 42^{\circ} 44' 37'' W$

109.58'

$N 18^{\circ} 52' 32'' W$   
15.57'

3.0045 ACRES

$N 42^{\circ} 44' 37'' W$

317.13'

256.00'  
 $S 47^{\circ} 15' 23'' N$

B.R. F.R.B. CAMERON

B.R. F.R.B. CAMERON

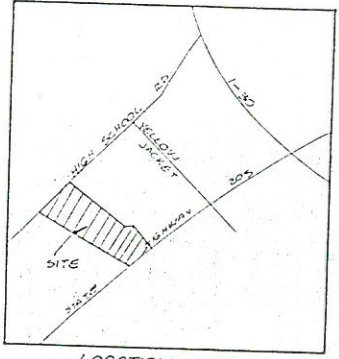
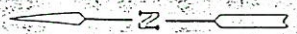
LOT 2 BLOCK "A"  
RECORDED AT SLIDE "B" PG. 307 & 308

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

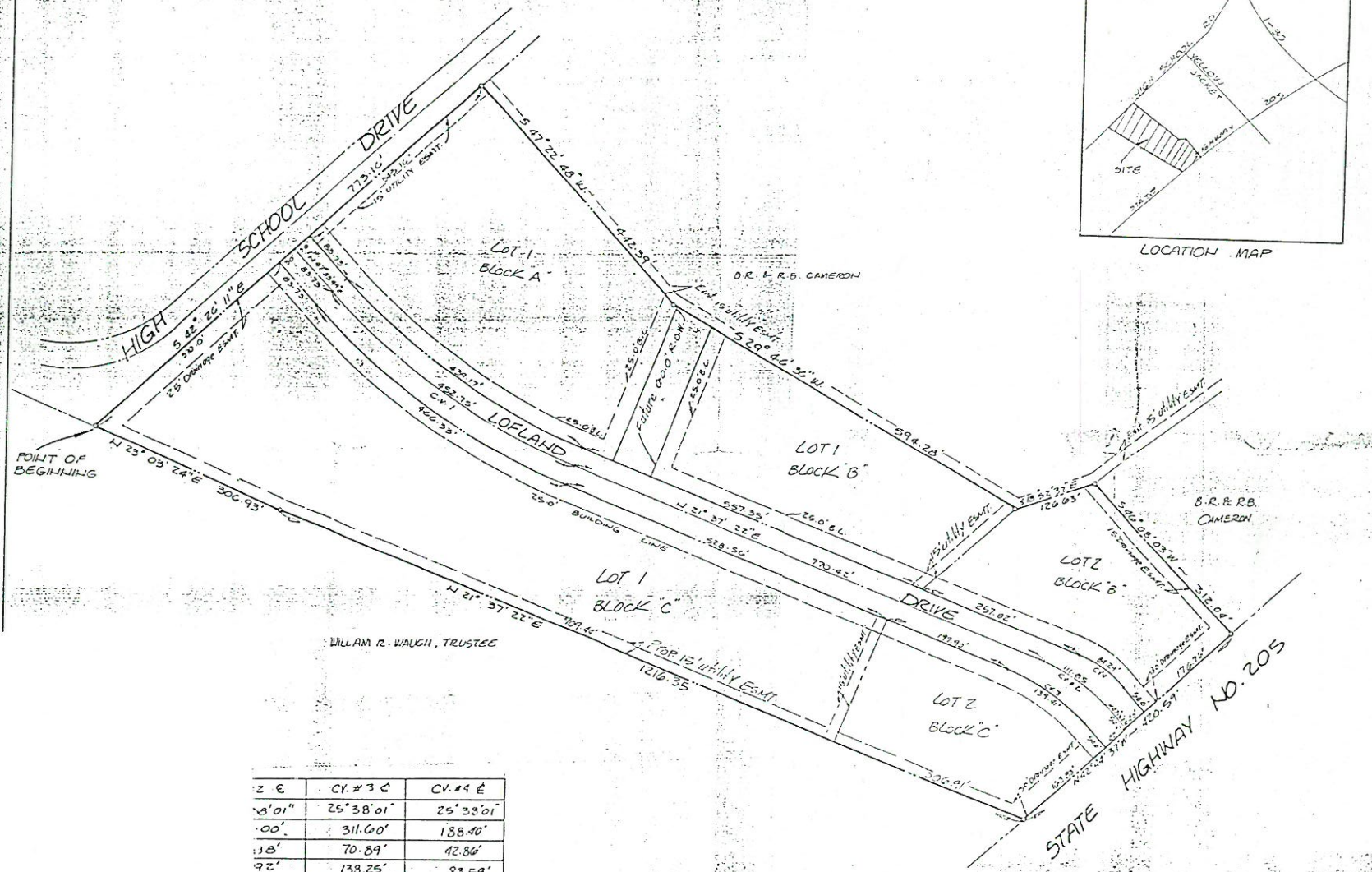
REPLAT PART OF LOT 1 BLOCK A  
LOFLAND INDUSTRIAL PARK  
B.J. LEWIS SURVEY, ABSTRACT # 225  
CITY OF ROCKWALL-ROCKWALL COUNTY, TEXAS

SCALE | DATE | JOB NO.





LOCATION MAP



WILLIAM R. WAUGH, TRUSTEE

Z E	CV. # 3 C	CV. # 4 E
0'01"	25' 38' 01"	25' 33' 01"
00'	311.60'	188.40'
18'	70.89'	42.80'
72'	133.25'	83.59'
5'	139.41'	84.29'

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

LOFLAND INDUSTRIAL  
B.J. LEWIS SURVEY, ABSTRACT  
CITY OF ROCKWALL, ROCKWALL, TEXAS  
THE CAMERON COMPANY  
1101 RIDGE ROAD, ROCKWALL, TEXAS

SCALE	DATE	JOB NO.
1"=100'	10-12-85	8512B

Revised NOV. 20, 1985

Agenda Notes

P&Z - 4/9/87

III. D.P&Z 87-24-Z/FP - Hold Public Hearing and Consider

Approval of a Request for a Change in Zoning from "A" Agricultural to "LI" Light Industrial on a Tract of Land Adjacent to Lofland Industrial Park and a Replat of a Portion of Lofland Industrial Park

We have received a request for a change in zoning on a tract of land adjacent to Lofland Industrial Park on Justin Boulevard. Don Cameron has a buyer for one lot in the addition for a nursing home but they wish to acquire more land than the lot currently has. The applicant is proposing to add more land to the lot from the south and replat that section of Lofland Industrial Park. There will have to be a minor relocation of one sewer line, but other than that there are no problems with the plat,

The property they are incorporating into the lot is currently zoned Agricultural. In order to put this use in they must also rezone the property. They have applied for "LI" zoning which is what they have on the rest of the property. This zoning will allow this use.

Attached is a location map, a copy of the old plat and the new plat.

MINUTES OF THE PLANNING AND ZONING COMMISSION  
April 9, 1987

Chairman Don Smith called the meeting to order 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 March 12, 1987. McCall made a motion to approve the Minutes. Seligman seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch pointed out that the applicant was not yet present for the first item on the Agenda, a request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials. She added that the Commission could consider this item later in the meeting.

Smith then opened a public hearing and the Commission considered approval of a request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive north of SH-66 and South of Alta Vista Drive. Couch pointed out that this request consisted of both a zone change request and also a final plat. She stated that if the plat is approved as recommended that a condition on the plat state that the City will not guarantee access, and when surrounding areas develop, permanent access is provided. She added also that the applicant was requesting a crushed rock drive. Smith asked why one section of this tract was being rezoned and not the entire tract. Couch explained that other members of the family owned the remainder of the property and they weren't sure how the property would be developed. Van Hall, Consulting Engineer, explained that a contractual agreement had been entered into for temporary access and that this agreement can be made a contingency on the plat and vacated when a permanent access agreement is reached. He explained that the applicant would not be graveling the entire 60 ft. easement, just the drive width. Seligman confirmed that this lot would meet the required distance from a fire hydrant. Staff explained that of 18 public notices mailed only three were returned, all in favor. Seligman then made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the final plat with the following conditions: 1) that the final plat will state that the City does not guarantee access; 2) that permanent access will be provided upon development of adjacent property; and 3) that the gravel drive will be an all weather gravel drive. Plagens seconded the motion. The motion was voted on and passed unanimously.

At this time Smith pointed out that the next item, a request for a Conditional Use Permit by Frank Hughes, had been withdrawn by the applicant.

Smith then opened a public hearing and the Commission considered approval on a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained the location of the property, the applicant's request, and that the incorporation of the additional property into this lot of Lofland Industrial Park would allow adequate lot size for a proposed nursing home. She explained that Light Industrial zoning would be consistent with the remainder of Lofland Industrial Park and that provision for an additional water line easement was recommended and an additional easement in the rear for future utilities. Van Hall explained that the applicants would comply with the easement requests and that an additional fire hydrant would be added. After further discussion, Seligman made a motion to approve the change in zoning from "A" Agricultural to "LI" Light Industrial. Plagens seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the replat with the condition that one sewer line is relocated as recommended by Staff and the additional easements be provided. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located on Damascus Road south of SH-205 and a preliminary plat. Couch explained the location of the property and that the two items for consideration were the change in zoning to "PD" and the preliminary plan. She explained that the preliminary plan outlined the basic idea of a luxury retirement community and that at the final plat stage a development plan would be submitted with a technical outline. She stated that basically the applicant would meet "MF-15" zoning requirements with the exception of height and the density which would be approximately 15 units per acre. Raymond Cameron addressed the Commission and explained the basic background of the property and that he preferred this concept to "MF-15" or apartments on the property. Don Cameron and Ross Ramsay presented a rendering of the atrium building which was Phase 1. Cameron explained the retirement facility or luxury living center would consist of a common area, spas, recreational facilities, health facilities, a gift shop, a restaurant, pool, hot tub, and personal services for residents. He explained the landscaping was 65.2% of the property, the building was 12.3% and paving was 24.2%. Smith confirmed that the total was 164 units for this tract of property. Ramsay explained that there would be controlled access to the underground parking and that 50% of the parking would be open in the rear. Sinclair confirmed with Ramsay that the tract was actually 10.95 acres as opposed to 12.2. Seligman suggested that the extra 14 units not be approved at this time and be reviewed in another phase of the development. The Commission discussed the densities, the height of the atrium, the height of the townhouses, and protection of adjacent properties. After further discussion, McCall made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Couch



clarified that the area requirements needed to be part of the motion for approval. Seligman then made a motion to recommend approval of a change in zoning to Planned Development with land uses permitted as submitted, with density not to exceed 14 units per acre, equaling 151 units, with heights not to exceed 62.5 ft. in Phase 1, and structures limited to four stories in Phase 2, with a development plan to be submitted at the final plat stage in conformance with the concept as presented. Plagens seconded the motion. The motion was voted on and passed unanimously.

Raymond Cameron briefly addressed Damascus Road and explained that he would like it to be a private roadway and not public access, with control gates at the entrance to the development. The Commission discussed the location of Damascus Road and its designation as a through street on the Thoroughfare Plan. Seligman then made a motion to approve the preliminary plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Bodin Industrial located on the south service road of I-30. Couch outlined the applicant's request and explained that one more parking space would need to be added in order to be in compliance with City regulations. She explained the applicant proposed a storefront elevation or tiltwall. Cecil Self, the applicant, presented a photograph of the proposed building and explained that he had originally site planned the back portion of the property for a storage building, but that he now wanted to develop the front portion of the lot. He added that he would like to pave only that portion of the 24 ft. easement that served this building going to the back of the building and no further. Plagens questioned the reason for a storefront elevation. Self explained that minimal glass was needed for security reasons. Seligman then made a motion to approve the site plan for Bodin Industrial with the condition that one parking space be added or the applicant adjust his General Retail and Warehouse square footage to meet 10 parking space requirement. McCall seconded the motion. The motion was voted on and passed unanimously. Smith confirmed with Staff that the materials proposed by the applicant were allowed by the City's ordinance. Couch confirmed that they did meet the City's requirements. Smith then requested a review of materials requirements in non-residential developments.

The Commission then considered approval of preliminary plat for Harbor Landing Phase 2. Couch explained the request and that the City had recommended changing some street names. Seligman recommended that the green belt be divided into the two lots on either side of it. After a discussion about the minimum lot frontage and deed restrictions, Seligman made a motion to approve the preliminary plat with street name changes as requested by the Staff and that the green belt be incorporated into the two lots on either side of the green belt. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205. Couch explained that there was an access easement that currently existed which all three owners had agreed to abandon and that there was a utility easement that a section of the building would encroach on if it were not relocated. She added that the Staff saw no problem with relocating the easement. Jerrylene Jones of Grandma's addressed the Commission and explained some building expansions that were proposed, a proposed one-way drive and a drive-through window. Seligman made a motion to approve the site plan with the abandonment of the access easement and the relocation of the utility easement. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a preliminary plat for Buffalo Creek Office Park. Couch explained this was one lot of a large concept. She added that Staff had also asked a street name to be changed as a "Rainbow" already existed in Rockwall. Rob Whittle outlined the location of this lot in comparison to his entire proposed office park and explained that he would conform with any recommendations made by Staff. McCall then made a motion to approve the preliminary plat with the recommended street name change. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Lane Business Park located at 1520 I-30. Couch explained that the plan as submitted met all the City's requirements except for the fire protection standards which had not yet been determined applicant could meet. She explained that if there was not a fire hydrant within the required maximum distance that the applicant might need to add an additional fire hydrant. Dale Lane then addressed the Commission and explained that he was not aware of these requirements and that he did not think it necessary to comply. Couch explained that at the time this property was incorporated into the City Limits the fire hydrant was not required as it did not exist at the time of annexation. However, requests for building permits are the mechanism that the City uses to ensure compliance with new regulations and safety standards. Seligman then made a motion to approve the final plat for Lane Business Park subject to the applicant meeting the fire protection standards. Crumbley seconded the motion. The motion was voted on and passed unanimously.

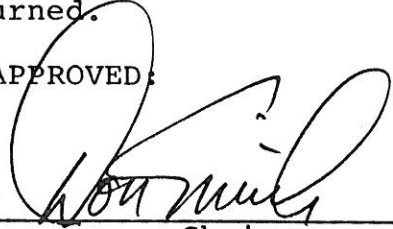
Seligman then made a motion to continue the public hearing until the May 14th meeting of the Commission on a request from Mike Mischler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials on a tract of land located at SH-205 and Yellowjacket Lane. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Couch then asked the Commission if they would consider taking action on a request from the Masonic Lodge at the Work Session on April 30th. She explained that the Masonic Lodge would be

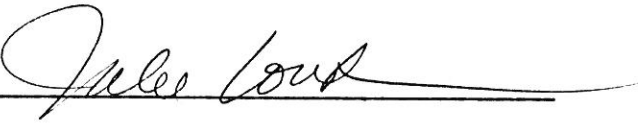
requesting a waiver of certain requirements, and as they were in a time constraint, she told the applicants she would ask the Commission if they would consider the request at the Work Session. The Commission voiced no objection to this request.

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

APPROVED:

  
\_\_\_\_\_  
Chairman

ATTEST:

By   
\_\_\_\_\_

Agenda Notes  
City Council - 5/4/87

IV.F P&Z 87-24-Z/FP - Hold Public Hearing and Consider  
Approval of a Request for a Change in Zoning from "A"  
Agricultural to "LI" Light Industrial on a Tract of Land  
Adjacent to Lofland Industrial Park and a Replat of a  
Portion of Lofland Industrial Park

We have received a request for a change in zoning on a tract of land adjacent to Lofland Industrial Park on Justin Boulevard. Don Cameron has a buyer for one lot in the addition for a nursing home but they wish to acquire more land than the lot currently has. The applicant is proposing to add more land to the lot from the south and replat that section of Lofland Industrial Park. There will have to be a minor relocation of one sewer line, but other than that there are no problems with the plat,

The property they are incorporating into the lot is currently zoned Agricultural. In order to put this use in they must also rezone the property. They have applied for "LI" zoning which is what they have on the rest of the property. This zoning will allow this use.

Attached is a location map, a copy of the old plat and the new plat.

The Planning and Zoning Commission has recommended approval of the request.

MINUTES OF THE ROCKWALL CITY COUNCIL

May 4, 1987

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

Council first considered approval of the Consent Agenda which consisted of A) the Minutes of April 20, 1987; B) a resolution requesting the State to provide a continuous turn lane for a certain area on FM-740 and a raised median in other areas; C) 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 second reading; D) an 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 second reading; E) an ordinance authorizing a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located off Airport Road on second reading; F) an ordinance authorizing a Conditional Use Permit for a temporary gun club and target range on second reading; G) an ordinance issuing a Conditional Use Permit for a structure over the maximum height restrictions in an "SF-10" Single Family classification located in the Carroll Estates on second reading; H) 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 second reading; I) an ordinance abandoning an access easement on SH-205 south of Yellowjacket on second reading; J) an ordinance abandoning a portion of a utility easement located at 1903 South Goliad on second reading; K) an ordinance amending the Comprehensive Zoning Ordinance to revise the preliminary plan for PD-5 on first reading. Assistant City Manager Julie Couch read the ordinance captions. Bill Fox asked that Item G be pulled from the Consent Agenda. Welborn made a motion to approve the Consent Agenda including the revised Minutes and the with exception of Item G. Jones seconded the motion. The motion was voted on and passed unanimously.

Fox asked Council to brief him on Council's basis for approval of Item G as he had not been present when the item was discussed and the Planning and Zoning Commission had recommended denial. Miller explained that the property owners who were present did not object to the structure, that the applicant was willing to cut further into the hillside if necessary, the structure would be used strictly for storage of vehicles, it would be the same composition as the future house, and the building would not obstruct view areas. Welborn stated that photographs presented had shown the view from Ridge Road and a recreational vehicle parked

behind a house had looked more unsightly than the proposed building. Miller stated that the applicant could have shortened the height by two feet but it would have made for a less attractive structure. He added that the structure was designed in good taste and would not be offensive. After further discussion, Holt made a motion to approve Item G. Welborn seconded the motion. The motion was voted on with four in favor and Fox and Luby voting against the motion.

Eisen confirmed with the City Attorney that as the Planning and Zoning Commission had recommended denial, a three quarter vote, or six votes of the Council, would be required to approve the ordinance on second reading. Norm Seligman, Vice Chairman of the Planning and Zoning Commission, addressed the Council and explained that neighbors present at the Planning and Zoning Commission who objected to the request objected to the potential use of the building, not the height of the structure. He stated that residents were concerned about the potential for Commercial use and possible auto repair. Miller added that the applicant had probably made a better presentation before Council than before the Planning and Zoning Commission. Holt explained that a structure lower in height, which would be allowed, would require more pillars and would restrict maneuverability within the structure, thus restricting also the number of vehicles that could be stored in the building. Miller asked Fox to review the item prior to voting against it. Fox then made a motion to reconsider the item and table it until the May 18th meeting. Luby seconded the motion. The motion was voted on and passed unanimously.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, then gave a brief summary of items on Council's Agenda on which the Commission had made recommendations, including a request from the Masonic Lodge for a waiver of escrow requirements, zone change request from Don Cameron, zone change request and final plat from Sherman Sparks, zone change request and replat of a portion of Lofland Industrial Park, and outlined the Commission's basis for recommendation on each item.

The Council then considered approval of a waiver of escrow requirements for the Masonic Lodge located on Tubbs Road. Couch explained the location of the property and that without the waiver the Lodge would be required to escrow \$23,770 for street improvements on both Mims Road and Tubbs Road. Joe Richland, representing the Masonic Lodge, explained to Council that the Lodge was a non-profit organization and that with the escrow requirement a large portion of the funds that were proposed for construction of the building would be absorbed. He added that as all

their funds came from private donations, they would not be able to raise enough money for both the escrow and the construction of the building. Raymond Cameron addressed the Council and expressed opposition to requiring the escrow for street improvements as he had been primarily responsible for the construction of the school road from the Amanda Rochell School and that he felt like the Lodge's share of street improvements had already been provided. Miller pointed out that without the escrow requirement the City would be responsible for funding the street improvements. Fox added that churches in the past had been required to comply with the escrow requirements. Couch showed Council on the map the general location of the property and the three streets that bounded it. Jones reminded Council that they had in the past granted a waiver to the Soroptomists for the Children's Shelter and that he would favor a waiver for the Lodge. Welborn suggested partial payment at the time of construction and the remainder of the payment when the improvements were done. Richland stated that he could discuss the possibility of deferred payment and/or a partial waiver with the Lodge, but that he would need the item to be tabled enabling him to do so. After further discussion, Fox made a motion to table consideration of the waiver until June 1st. Welborn seconded the motion. The motion was voted on and passed unanimously. Fox suggested that each member view the site to get a better understanding of the location.

The Council then held a public hearing and considered approval of a request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a tract of land located on Damascus Road south of SH-205 and a preliminary plat. Rex Cameron addressed the Council to explain the plan and the proposed uses of the property. Raymond Cameron addressed the Council and briefly explained the background of the property and his theory for the retirement community. Fox confirmed that the Camerons would be responsible for the building of the development and that the architects could meet the required setbacks. Welborn then made a motion to approve the change in zoning to Planned Development with uses as submitted, including a restaurant and general retail store, meeting the requirements of "MF-15" zoning with regard to setbacks and density, and with heights not to exceed 62.5 ft. in Phase I and limited to four stories in Phase II. Jones seconded the motion. Seligman then confirmed that 14 units per acre would equal 151 units. Welborn then amended her motion to clarify the density at 14 units per acre, equaling 151 units. Jones seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously. Welborn then made a motion to approve the preliminary plat with the stipulation that at the final plat stage a more detailed development

plan would be provided. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Julia Richey for a variance to the setback and distance separation requirements of the Sign Ordinance and approval of a sign plan to be located on the 700 block of South Goliad. Couch explained that Mrs. Richey's hair salon located at 706 Throckmorton was situated on a single lot along with Balloons and Goodies Galore which fronted Goliad. She explained that one free standing sign was allowed per premise with less than 5 acres without prior approval by the City Council and that Balloons and Goodies Galore already had one free standing sign located on the property. She added that Mrs. Richey intended to place her sign along Goliad and placing the sign as such would not meet distance, separation and setback requirements. Julia Richey addressed the Council and explained that although she could erect the sign on Throckmorton, she was attempting to establish a clientele and that a sign on Goliad would be more visible than a sign located on Throckmorton. She added that there was a drive servicing the back portion of the lot from Goliad and that she proposed to place the sign adjacent to that driveway. Fox pointed out that similar variances had been allowed for property located across the street at Goliad Place. Miller pointed out that his property was adjacent to this lot and that he would abstain from voting on it; however, he had no objection to approval of the request. Fox then made a motion to approve the request. Jones seconded the motion. Welborn offered an amendment to permit the variance for a period of one year. Holt seconded the amendment. The amendment was voted on and passed with all voting in favor except Miller who abstained. The motion as amended was voted on and passed with all voting in favor except Miller who abstained.

The Council then held a public hearing and considered approval of a request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a tract of land located east of North Lakeshore Drive north of SH-66 and south of Alta Vista and approval of a final plat. Couch explained the applicant's request and added that as this proposed lot was surrounded on three sides by undeveloped property, they proposed to provide only temporary access until such a time as the property is permanently developed. They also proposed an all-weather gravel drive as opposed to concrete. The Planning and Zoning Commission had recommended approval with the condition that the plat stipulate that the City makes no guarantee of access along the private access easement, that the drive be an all-weather drive, and that when adjacent property develops, permanent access is provided. Van Hall, Consulting Engineer, explained the location of the lot and



the location of the temporary access easement. After Council discussion, Fox made a motion to approve the request for the change in zoning and the final plat with conditions as recommended by the Planning and Zoning Commission. Jones seconded the motion. The motion was voted on and passed, with all voting in favor except Miller who abstained.

The Council then held a public hearing and considered approval of a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained that Lofland Industrial Park was zoned Light Industrial and that the replat would incorporate additional property into a lot of Light Industrial in order to allow adequate acreage for the construction of a nursing home. She explained that although one sewer line would have to be relocated, there were no other problems with the plat as submitted. Van Hall addressed the Council and further explained the location of the lot in comparison with the rest of Lofland Industrial Park. James Newman, representing the Cherry Creek Corporation, presented renderings of the proposed facility and explained its care capacity and required construction date. Welborn confirmed with Newman that he understood the allowed uses in a Light Industrial zoning classification and also understood what potential uses could be installed on adjacent property to the proposed nursing home. Miller stated that he wanted both the applicant and the Camerons, who own the property, to understand the possible future conflicts of uses. After further discussion, Holt made a motion to approve the change in zoning and the replat. Luby seconded the motion. The motion was voted on and passed unanimously.

The Council then held a public hearing and considered approval of Reinvestment Zone No. 1 pursuant to Article 1066f VATS on a tract of land located on FM-3097 and approval of an ordinance establishing Reinvestment Zone No. 1. Eisen explained that this was the first application for a reinvestment zone as a result of Council's recent approval of a tax abatement policy. Dennis Bailey from the Chamber of Commerce urged Council to approve the reinvestment zone as it would attract clean industry to the City of Rockwall. Rob Whittle, developer of the property, explained that this section of the proposed Buffalo Creek Office Park would set a precedent to attract clean industry. Couch read the ordinance caption of the ordinance establishing Reinvestment Zone No. 1. Eisen explained that he recommended that this zone be given a time period of four years and added that it would be necessary to enter into a contractual agreement at a future meeting with regard to streets and other improvements. Welborn made a motion to approve the ordinance including a

four year term. Jones seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he addressed restaurant inspections; an itemized breakdown of the cost of issuance of bonds for construction of streets; a North Texas Municipal Water District update, including the appointment of Nick Woodall to the NTMWD Board of Directors; construction of a supply pipeline from the water treatment plant in Wylie to Rockwall; an update on two bills pending before the Texas Legislature; a re-estimate of projected revenues for the 1986-87 fiscal year; a County meeting scheduled for May 19th with regard to the ambulance service status; and the scheduling of a Work Session with regard to the Waters, Trego Personnel Study. Miller suggested that as all members of the Council try to attend the County meeting. With regard to revenue projections, Fox requested that the additional Police Officer position be filled and cutbacks be taken from somewhere else in the budget. Miller polled the other Council members who all agreed with Councilman Fox.

The Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance to modify SUP-6 located at Washington and SH-66 on second reading. Couch pointed out that the applicants who had submitted a site plan for a car wash at this location had requested that Council consider tabling the item until the May 18th meeting when they would be able to be present. Holt made a motion to table the item until May 18th. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered award of bids for a filtration system for the Municipal Pool. Eisen stated that the low bid had been received from Pool Kare of Carrollton in the amount of \$4,960.95. Jones made a motion to award the bid to Pool Kare. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for mowing. Eisen stated that the one bid received was from Jim Moore in the amounts of \$16.50 per hour for an 8 ft. mower size, \$13.50 per hour for a 6 ft. mower size, and \$32.00 per hour for a 15 ft. mower size. Eisen added that these were acceptable by Staff. Fox made a motion to award the bid to Jim Moore. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for Paving, Drainage, and Utility Improvements. Eisen stated that if the bids were awarded to the two low bidders, Triple H Construction's utility bid of \$199,463.72, and Angel Concrete Company's paving bid of \$538,507.43, total cost of the project would come in below the Engineer's estimate of

\$850,000.00. Welborn pointed out that Triple H's bid was tremendously lower than C&W Utility Contracting who bid \$410,871.00. She confirmed with Staff Triple H did meet all the specs and could complete the project within the same 100 working days that C&W predicted the project in. Eisen explained that Triple H did meet all the specs, that they had done some work for the City in the past, and that there were periodic inspections done during the work to insure that work was not substandard. Welborn then made a motion to accept the bids as recommended by the City Manager. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered award of bids for hot mix asphalt. Eisen explained that this bid was accepted every 90 days and that Staff recommended the bid be awarded as follows: curb and gutter to Roy L. Willis at \$6.75 per linear foot; sidewalks, alleys, streets, cement stabilization and hot mix installation all to Evans Contracting. Holt made a motion to accept the bids as recommended. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance prohibiting the sale, possession or use of fire works within 5,000 ft. of the City Limits. Eisen explained that this would protect the City Limits for a distance of 5,000 ft. and would be effective unless it encroached into another city's limits or into another city's ETJ. Jones made a motion to approve the ordinance on first reading. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then heard a report from City Attorney Pete Eckert regarding satellite dishes and the required screening. Eckert explained that the Staff had recently mailed out a number of letters to residents who had satellite dishes which were visible from the street and were not screened as required by ordinance. He stated that he had received a few phone calls from citizens who were not in compliance and were opposed to the screening requirements. Council discussed the possibility of grandfathering in existing dishes, the fine for violation of the ordinance, and whether the ordinance was designed to protect the view from the street or from the adjacent properties as well.

Council then considered approval of a self-insurance program and a Section 125 Program for City employees' benefits. Eisen explained the group life insurance and health benefit plan and added that a reinsurance plan would take effect after \$89,000.00 in claims had been paid. He added that for \$300.00 per month a third party firm would adjudicate the claims. Council discussed the employee

benefits of the plan, the total savings to the City, and the method of reimbursement with regard to the 125 Program. After further discussion, Jones made a motion to approve the insurance program and the 125 Program. Fox seconded the motion. He asked Staff to report on the progress of both programs six months after they had taken effect. The motion was voted on and passed unanimously.

Council then considered approval of a resolution urging the Interstate Commerce Commission to deny a request for the closing of a certain railroad line. Eisen explained the intent of the resolution and how the closing of a section of this line could indirectly affect Rockwall. Welborn made a motion to approve the resolution. Holt seconded the motion. The motion was voted on and passed unanimously. Fox asked Staff to be sure that Congressman Ralph Hall got a copy of this resolution.

The Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss personnel regarding an appointment of the Mayor Pro Tem, litigation regarding Harbor Landing Phase I, and land acquisition for City facilities. Upon reconvening, as there was no further action necessary by Council, Holt made a motion to adjourn. Jones seconded the motion. The motion was voted on and passed unanimously. The meeting was adjourned.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

By \_\_\_\_\_

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 9th day of April, 1987 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of American Health Corporation  
for a for a change in zoning from "A" Agricultural to "LI"  
Light Industrial

on the following described property:

2.17 acres located at Justin Road adjacent to Lofland Industrial  
Park north of SH-205 and south of High School Road

As an interested property owner, it is important that you attend this hear-  
ing or notify the Commission of your feeling in regard to the matter by re-  
turning the form below. In replying, please refer to Case No. P&Z 87-24/Z/FP

Mary A. Nichols  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 87-24-Z/FP

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

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

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

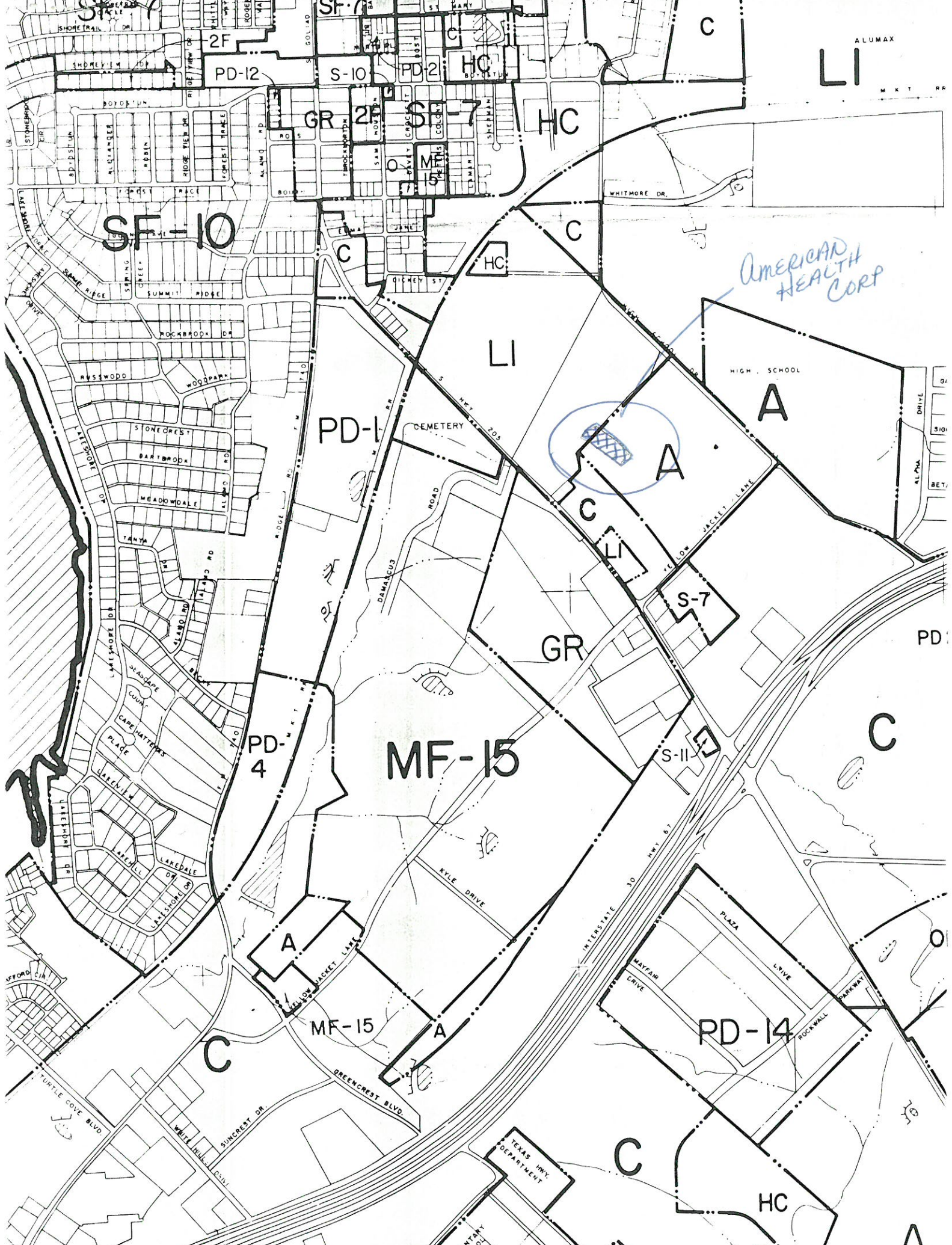
Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall

(hereinafter called "Purchaser," whether one or more) and Purchaser hereby buys and agrees to pay for the following described real estate situated in Dallas County, Texas, to-wit:

Being a tract of land situated in the B.J. Lewis Survey Abstract No. 225, Rockwall County, Texas and being a part of that tract of land described in Deed Records in Volume 101, Page 837, Deed Records, Rockwall County, Texas and being more particularly described as follows:

Beginning at the South corner of Lot 1 Block A, of Lofland Industrial Park, an addition to the City of Rockwall; Thence North  $29^{\circ} 46$  min. 36 sec. East a distance of 261.79' along the Southeast line of said addition to a point for a corner; Thence South  $42^{\circ} 44$  min. 37 sec. East a distance of 410' to a point for a corner; Thence South  $47^{\circ} 15$  min. 23 sec. West a distance of 256' to a point for a corner; Thence North  $42^{\circ} 44$  min. 37 sec. West a distance of 317.13' to a point for a corner on a Northeast line of Lot 2 Block A of said addition; Thence North  $18^{\circ} 52$  min. 32 sec. West a distance of 15.57' along said Northeast line to the point of beginning and containing 94,602 sq. ft. or 2.1718 acres of land.



SF-7

SF-7

ALUMAX  
LI  
MKT RR

PD-12

S-10

PD-2

HC

C

GR

SF-7

HC

SF-10

*AMERICAN  
HEALTH  
CORP*

LI

HIGH SCHOOL

A

PD-1

CEMETERY

A

C

S-7

GR

PD

PD-4

MF-15

S-11

C

A

MF-15

A

PD-14

C

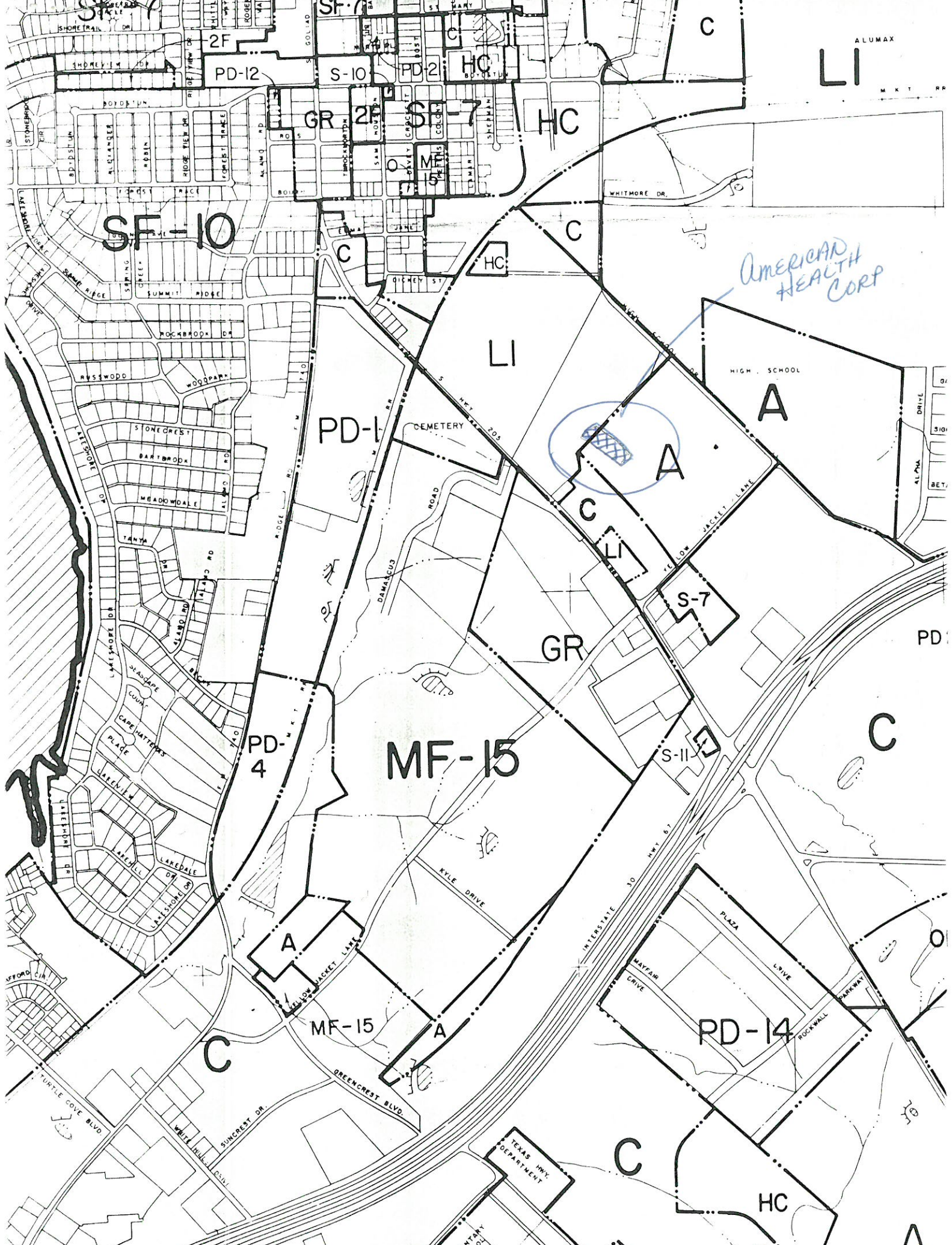
C

HC

Δ

TEXAS HWY  
DEPARTMENT

SENIOR  
POOL



JUSTIN PARK

TR 18 A-255  
BST LEWIS

EAST SHORE J/V  
5499 COLEN LAKES  
DALLAS 75231

TR 8

CAMERON AND CAMERON  
1101 RIDGE RD  
ROCKWALL

TR 34

D. R. WHITFORD  
905 BANDERA LANE  
CARLAND TR 75040

TR. 2

CHARLES E. ATKINS  
C/O PROPERTY TAX SVC.  
P.O. BOX 814730  
DLS 75381-4730

TR. 36

H. L. WILLIAMS  
411 VALLEY DRIVE  
ROCKWALL 75087



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 9th day of April, 1987 in  
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Park north of SH-205 and south of High School Road

As an interested property owner, it is important that you attend this hear-  
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Mary A Nichols  
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 87-24-Z/FP

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

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

- 1.
- 2.
- 3.

Signature Bruce L. Cameron

Address 1101 Ridge Rd

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

Thank you,  
City of Rockwall

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Beginning at the South corner of Lot 1 Block A, of Lofland Industrial Park, an addition to the City of Rockwall; Thence North  $29^{\circ} 46$  min. 36 sec. East a distance of 261.79' along the Southeast line of said addition to a point for a corner; Thence South  $42^{\circ} 44$  min. 37 sec. East a distance of 410' to a point for a corner; Thence South  $47^{\circ} 15$  min. 23 sec. West a distance of 256' to a point for a corner; Thence North  $42^{\circ} 44$  min. 37 sec. West a distance of 317.13' to a point for a corner on a Northeast line of Lot 2 Block A of said addition; Thence North  $18^{\circ} 52$  min. 32 sec. West a distance of 15.57' along said Northeast line to the point of beginning and containing 94,602 sq. ft. or 2.1718 acres of land.



PLANNING AND ZONING ACTION SHEET

Applicant Cherry Creek Case No. 87-24-2/FP  
 Property Description Justin Park  
 Case Subject Matter Replot of portion of Justin Park  
and zone change from A to LI

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>April 9</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council <u>May 4</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

- Application
- ~~NA~~ Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on April 9, 1987, at 7:30 P.M. in City Hall, 205 West Rusk to consider:

1. A request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials generally located off SH-205 and Yellowjacket
2. A request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive, north of SH-66 and south of Alta Vista Drive
3. A request from Frank Hughes for a Conditional Use Permit for a recreational center in a Heavy Commercial classification located on Bourn at Peters Colony
4. A request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park located on Justin Road north of SH-205 and south of High School Road for a proposed nursing home
5. A request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located off Damascus Road south of SH-205