

SITE PLAN APPLICATION

Date 5-21-87

NAME OF PROPOSED DEVELOPMENT Building Addition - Bodin Industrial Tract

NAME OF PROPERTY OWNER/DEVELOPER E & A Enterprises

ADDRESS 1500 Interstate 30 Rockwall, TX PHONE 214/722-2223

NAME OF LAND PLANNER/ENGINEER J.L. Brantley Inc.

ADDRESS 901 E. 18th Street Plano, Tx. PHONE 214/422-5601

TOTAL ACREAGE N/A

CURRENT ZONING Light Industrial

NUMBER OF LOTS/UNITS N/A

SIGNED *Les Alford*

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>X</u>	<u> </u>	1. Total lot or site area
<u>X</u>	<u> </u>	2. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>X</u>	<u> </u>	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
<u>X</u>	<u> </u>	4. <u>Calculation</u> of landscaped area provided
<u>X</u>	<u> </u>	5. <u>Location</u> and <u>dimensions</u> of ingress and egress

- | | | |
|----------|----------|---|
| <u>X</u> | _____ | 6. <u>Location</u> , <u>number</u> and <u>dimensions</u> of off-street parking and loading facilities |
| <u>X</u> | _____ | 7. <u>Height</u> of all structures |
| <u>X</u> | _____ | 8. <u>Proposed uses</u> of all structures |
| <u>X</u> | _____ | 9. <u>Location</u> and <u>types</u> of all signs, including lighting and heights |
| <u>X</u> | _____ | 10. <u>Elevation drawings</u> citing proposed exterior finish materials |
| _____ | <u>X</u> | 11. <u>Location</u> and <u>screening</u> of trash facilities |
| _____ | <u>X</u> | 12. Street names on proposed streets |
| <u>X</u> | _____ | 13. The following additional information: |

2 sets of drawings

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

Date _____

Fee _____

File No. _____

SITE PLAN REVIEW

Date Submitted 5-22-87

Scheduled for P&Z 6-11-87

Scheduled for Council 6-15-87

Applicant/Owner Les Alford

Name of Proposed Development L1 Expansion

Location I-30 Legal Description Bedu Industrial Park - lot 1 portion

Total Acreage 1.22 ac. No. Lots/Units 1

Current Zoning Light Industrial

Special Restrictions none

Surrounding Zoning L1, P.D.

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is this project in compliance with the provisions of a Concept Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is the property platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is plat filed of record at Courthouse? File No. <u>A-347</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|--|-------|-------|-------|
| b. Are buildings on same lot adequately separated? | _____ | _____ | ✓ |
| c. Is the lot the proper size? | ✓ | _____ | _____ |
| d. Does the lot have proper dimensions? | ✓ | _____ | _____ |
| e. Are exterior materials correct? | ✓ | _____ | _____ |
| f. Are structural materials correct? | ✓ | _____ | _____ |
| g. Is coverage correct? | ✓ | _____ | _____ |
| h. Is adequate area in landscaping shown? | ✓ | _____ | _____ |
| i. Is it irrigated? <i>don't know</i> | _____ | _____ | _____ |
| j. Is landscaping in parking lot required?
<i>need to check on parking</i> | ✓ | _____ | _____ |
| k. Are types of landscaping indicated?
<i>references existing landscaping</i> | _____ | ✓ | _____ |
| l. Is floor area ratio correct? | ✓ | _____ | _____ |
| m. Is building height correct? | ✓ | _____ | _____ |
| n. Are correct number of parking spaces provided? <i>don't know</i> | _____ | _____ | _____ |
| o. Are driving lanes adequate in width? | _____ | ✓ | _____ |
| p. Are parking spaces dimensioned properly?
<i>don't know</i> | _____ | _____ | _____ |
| q. Does the parking lot meet City specifications | ✓ | _____ | _____ |
| r. Is a fire lane provided? | ✓ | _____ | _____ |
| s. Is it adequate in width? | _____ | ✓ | _____ |
| t. Are drive entrances properly spaced? | _____ | ✓ | _____ |
| u. Are drive entrances properly dimensioned?
<i>existing drives</i> | _____ | ✓ | _____ |
| v. Is lighting provided and correctly directed?
<i>existing drives</i> | _____ | _____ | ✓ |
| w. Are sidewalks required? | _____ | ✓ | _____ |
| x. Are sidewalks provided? | _____ | ✓ | _____ |
| y. Is a screen or buffer required? | _____ | ✓ | _____ |
|Is it sized properly? | _____ | _____ | ✓ |
|Is it designed properly? | _____ | _____ | ✓ |
|Is it of correct materials? | _____ | _____ | ✓ |

- 7. Does the site plan contain all required information from the application checklist?
- 8. Is there adequate ^{red main party info, dash?} access and circulation?
- 9. Are street names acceptable?
- 10. Was the plan reviewed by a consultant? (If so, attach copy of review.)
- 11. Does the plan conform to the Master Park Plan?

Comments:

Building Codes

- 1. Do buildings meet fire codes?
- 2. Do signs conform to Sign Ordinance?

Comments:

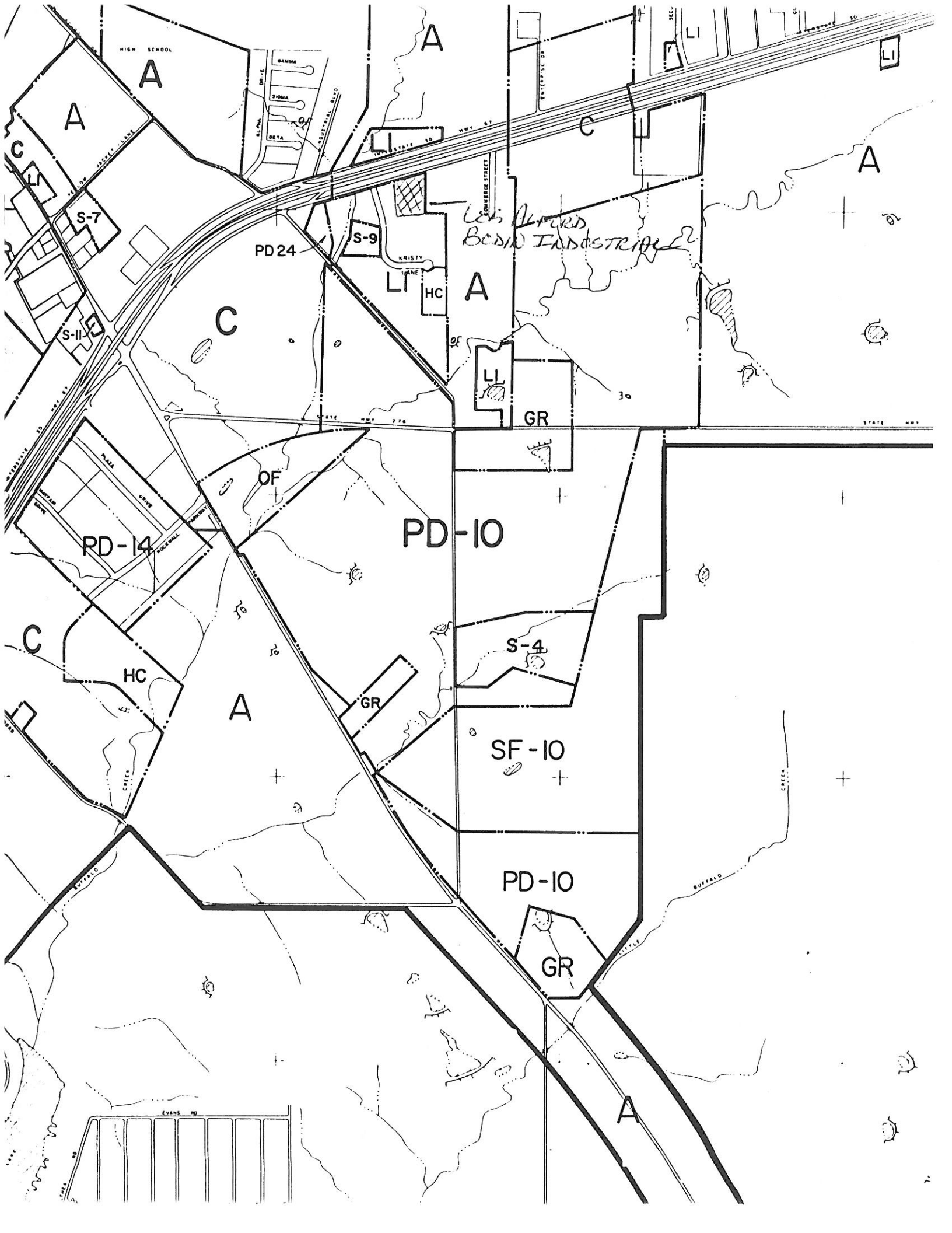
Engineering

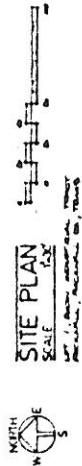
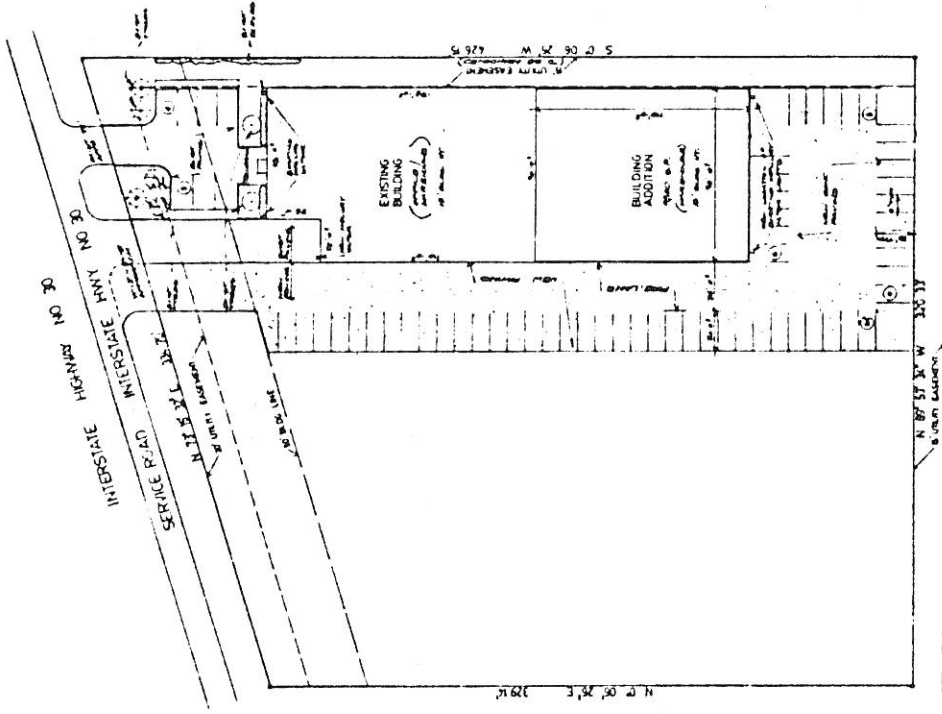
- 1. Does plan conform to Thoroughfare Plan?
- 2. Do points of access align with adjacent ROW?
- 3. Are the points of access properly spaced?
- 4. Are street ^{exits/entrances} improvements required?
- 5. Will escrowing of funds or construction of substandard roads be required?
- 6. Does plan conform with Flood Plain Regulations?
- 7. Is adequate fire protection present?
- 8. Are all utilities adequate?
- 9. Are adequate drainage facilities present?
- 10. Is there a facilities agreement on this site?

- 11. Have all required conditions been met? _____ _____ ✓
- 12. Is there a pro rata agreement on this site? _____ ✓ _____
- 13. Have all charges been paid? _____ _____ _____

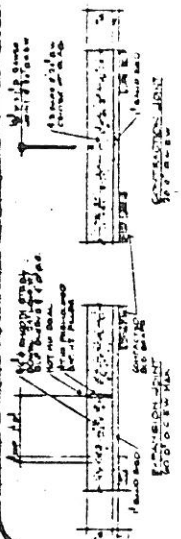
Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____





THE REGULATIONS:
AREA AND LOAD
FLOOR FINISH
FOUNDATION
CONCRETE
PARTIAL MECHANICAL
ELECTRICAL
PLUMBING
MECHANICAL
PAINTING
LANDSCAPING
GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS



CONC. PARKING DECK

- GENERAL NOTES
1. ALL WORK TO COMPLY TO CODES, ORDINANCES, REGULATIONS AND OTHER AGENCIES AND ADEQUATE JOINTS SHALL BE USED OVER THE PRODUCT.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT.
 3. THE CONTRACTOR SHALL VERIFY THE SITE, LOCATION AND CHARACTERISTICS OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION BEGINS TO THIS WORK.
 4. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES.
 5. THE CONTRACTOR SHALL VERIFY THE TOTAL EXTENT OF THE WORK. THE CONTRACTOR SHALL VERIFY THE TOTAL EXTENT OF THE WORK. THE CONTRACTOR SHALL VERIFY THE TOTAL EXTENT OF THE WORK.
 6. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES.
 7. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES. ALL UTILITIES SHALL BE PROTECTED BY A SYSTEM OF SERVICE PIPES.



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

No **6589**

205 West Rusk

(214) 722-1111
 Metro 226-7885

Cash Receipt

Name Les Alford Date 5-22-87

Mailing Address _____

Job Address _____ Permit No. _____

Check Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616	95.00	Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619		Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
TOTAL GENERAL			TOTAL WATER		

TOTAL DUE 95.00 Received by [Signature]

City of Rockwall Planning and Zoning Applicant Receipt

Date 4/22

Applicant Les Alford Phone _____

Address _____

Development Boden Industrial

The following items have been received on this date by the City of Rockwall Administrative Office:

- _____ Site Plan Application
- _____ Prel. Plat Application
- _____ Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- _____ CUP Application

() sets/site plans - Submission # revised #2

_____ () sets/prel. plats - Submission # _____

_____ () sets/final plats - Submission # _____

_____ () sets/executed final plats/mylars

_____ () sets/engineer drawings - Submission # _____

_____ Filing fee \$ pd

_____ Other _____

With this application, you are scheduled to appear before the

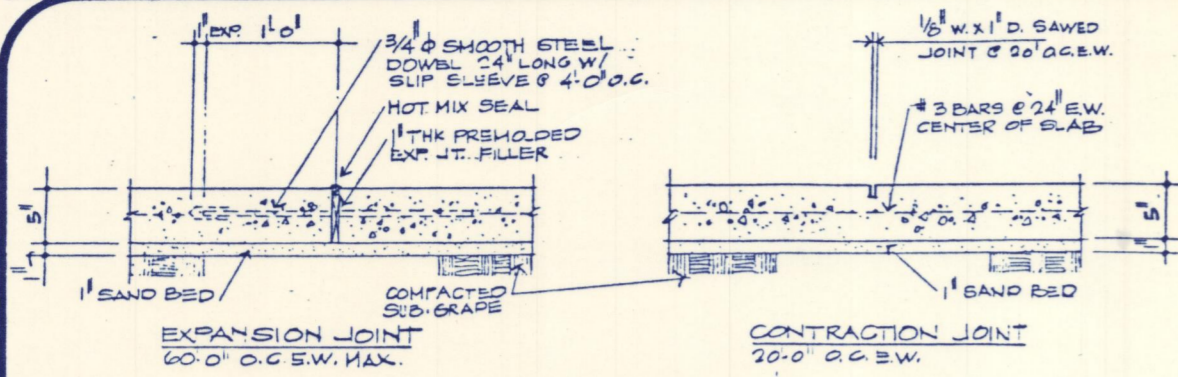
P&Z (Council July 30)

on July 9,

at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary A. Nichols



CONC. PAVING DETS.
SCALE: 1" = 1'-0"

ALL CONC. FOR PAVING CURBS & WALKS SHALL BE 3000 P.S.I. & 20 DAYS W/ 4-7% AIR

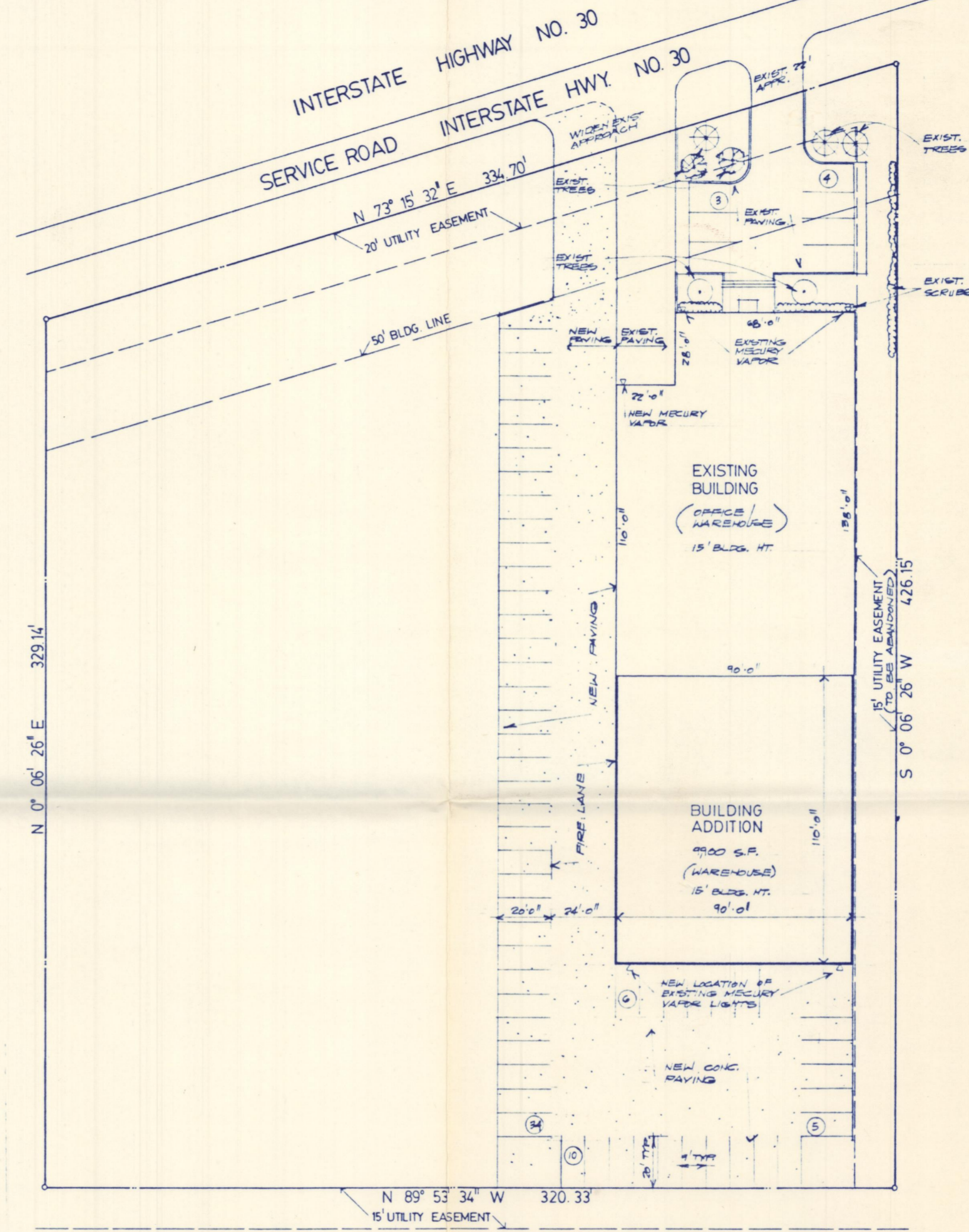
GENERAL NOTES

1. ALL WORK TO CONFORM TO CODES, ORDINANCES, REGULATIONS AND OTHER AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
2. THE CONTRACTOR/S SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.
3. THE CONTRACTOR/S SHALL VERIFY THE SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS. WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
4. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR/S FROM EXECUTING WORK INTENDED IN THE DRAWINGS.
5. VERIFY ALL DIMENSIONS, CONDITIONS, EXISTING CONSTRUCTION, GRADES AND UTILITIES ON PROJECT AND CONTRACT DOCUMENTS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION; DISCREPANCIES TO BE REPORTED TO OWNER AND ARCHITECT FOR CLARIFICATION.
6. ALL EXISTING WORK NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS OR ADDITIONS.
8. ALL MATERIALS SHALL BE NEW AND OF DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS.
9. ALL EXTERIOR JOINTS TO RECEIVE SEALANT WHERE DISSIMILAR MATERIALS MEET. ALL EXTERIOR EXPOSED WORK TO BE INSTALLED IN WEATHERTIGHT MANNER.

TABULATIONS:

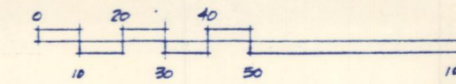
AREA OF LAND	120,971 S.F. (2.78 AC.)
AREA OF BUILDING	
EXISTING BUILDING	2,000 S.F.
NEW	9,900 S.F.
TOTAL	21,900 S.F.
COVERAGE	18.11 %
PARKING REQUIREMENTS	
EXISTING BUILDING	
OFFICE 2307 + 300	8 SPACES
MPG. 9691 + 500	19 SPACES
BUILDING ADDITION	
MPG. 9900 + 500	20 SPACES
TOTAL REQUIRED	47 SPACES
TOTAL PROVIDED	62 SPACES
LANDSCAPING PROVIDED	4,000 S.F.

PROVIDE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE AREAS



SITE PLAN
SCALE: 1" = 30'

LOT 1, BODIN INDUSTRIAL TRACT
ROCKWALL, ROCKWALL CO., TEXAS



J.L. BRANTLEY, INC.
ARCHITECTS/INTERIORS
901 EAST 18TH STREET
PLANO TEXAS 75074



OFFICE-WAREHOUSE ADDITION
AIRCRAFT DUCTING
LOT 1 BODIN INDUSTRIAL TRACT I.H. 30
ROCKWALL, TEXAS

REVISIONS

19 JUNE 1987

JOB NO. 8707
DATE 2 FEB 1987
SHEET NO.

A-1

OF 3

INTERSTATE HIGHWAY NO. 30

SERVICE ROAD INTERSTATE HWY. NO. 30

N 73° 15' 32" E 334.70'

20' UTILITY EASEMENT

50' BLDG. LINE

1500 INTERSTATE 30
SITE PLAN APPLICATION

ITEM

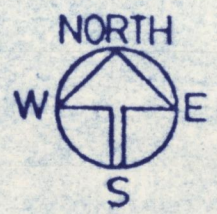
1. Total site area - 125ft. x 426ft.
2. 1500 Interstate 30, existing building 12000 S.F. proposed addition 9900 S.F.
3. Front of building is landscaped with 5 trees and decorative shrubs. Additional shrubs will be added along east side of building next to fence on completion of building addition.
4. Area landscaped approx. 4000 S.F. in front of existing building.
5. Two each 22ft. entrance and exit drives to existing building.
6. 7 each parking space in front of building for offices, proposed 90ft. x 120ft. concrete parking in rear of building for 40 automobiles.
7. Height of structures approx. 20ft.
8. Use of structures - FAA Repair Station, Repair of Pneumatic Ducting for commercial airlines.
9. Existing sign, 12" plastic letters attached to front of building.
10. Exterior of building is concrete tilt wall with aggregate finish.
11. N/A
12. N/A
13. None

N 0° 06' 26" E 329.14'

S 0° 06' 26" W 426.15'

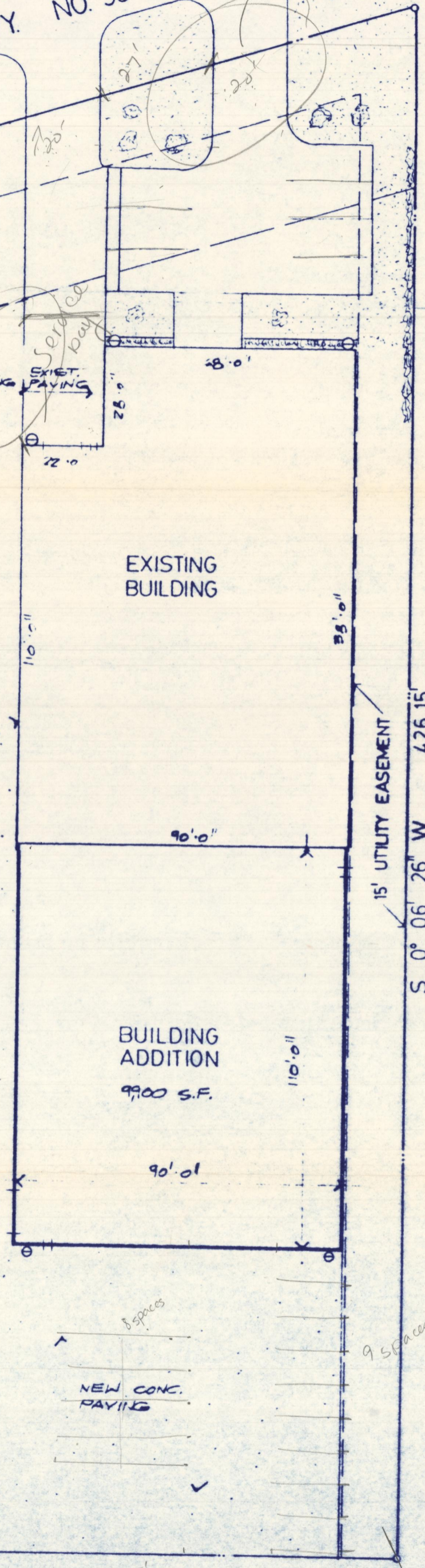
N 89° 53' 34" W 320.33'

15' UTILITY EASEMENT

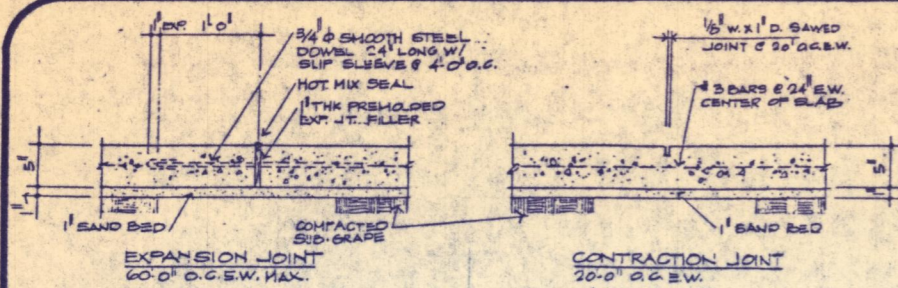


SITE PLAN
SCALE 1"=30'

LOT 1, BODIN INDUSTRIAL TRACT
ROCKWALL, ROCKWALL CO., TEXAS



Needs 47 spaces
Site area - 53,250
Required lands - 2662.50
Provided - at least 2717.50



CONC. PAVING DETS.

SCALE: 1/2" = 1'-0"

ALL CONC. FOR PAVING CURBS & WALKS SHALL BE 3000 P.S.I. @ 28 DAYS W/ 4-7% AIR

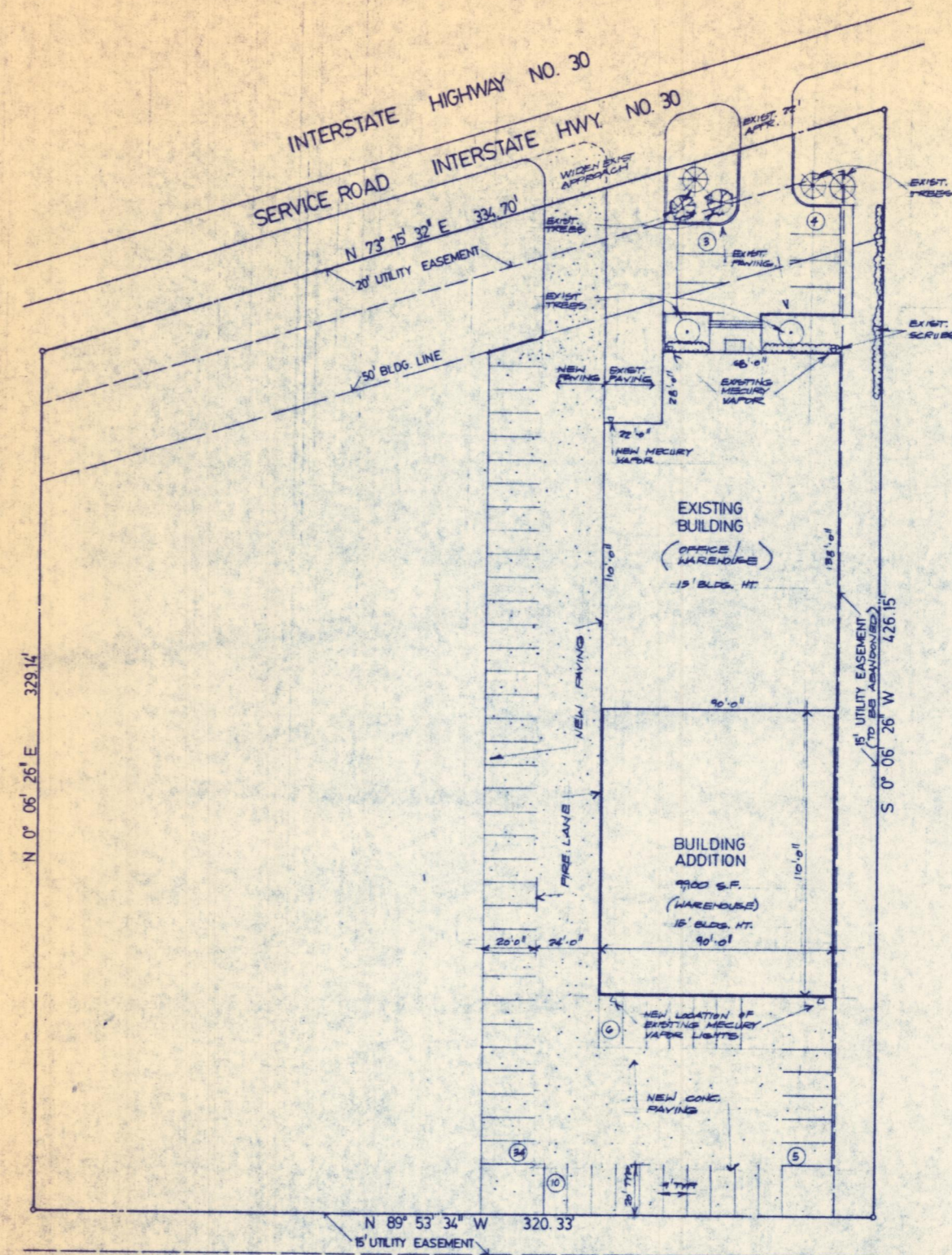
GENERAL NOTES

1. ALL WORK TO CONFORM TO CODES, ORDINANCES, REGULATIONS AND OTHER AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
2. THE CONTRACTOR/S SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.
3. THE CONTRACTOR/S SHALL VERIFY THE SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS. WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
4. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR/S FROM EXECUTING WORK INTENDED IN THE DRAWINGS.
5. VERIFY ALL DIMENSIONS, CONDITIONS, EXISTING CONSTRUCTION, GRADES AND UTILITIES ON PROJECT AND CONTRACT DOCUMENTS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION; DISCREPANCIES TO BE REPORTED TO OWNER AND ARCHITECT FOR CLARIFICATION.
6. ALL EXISTING WORK NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS OR ADDITIONS.
8. ALL MATERIALS SHALL BE NEW AND OF DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS.
9. ALL EXTERIOR JOINTS TO RECEIVE SEALANT WHERE DISSIMILAR MATERIALS MEET. ALL EXTERIOR EXPOSED WORK TO BE INSTALLED IN WEATHERTIGHT MANNER.

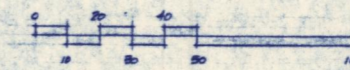
TABULATIONS:

AREA OF LAND	120,971 S.F. (2.78 AC.)
AREA OF BUILDING	
EXISTING	12,000 S.F.
NEW	9,900 S.F.
TOTAL	21,900 S.F.
COVERAGE	18.11 %
PARKING REQUIREMENTS	
EXISTING BUILDING	
OFFICE 7909 + 300	8 SPACES
MPG 9091 + 500	19 SPACES
BUILDING ADDITION	
MPG 9900 + 500	20 SPACES
TOTAL REQUIRED	47 SPACES
TOTAL PROVIDED	62 SPACES
LANDSCAPE PROVIDED	4,000 S.F.

PROVIDE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE AREAS



SITE PLAN
SCALE 1" = 30'



LOT 1, BODIN INDUSTRIAL TRACT
ROCKWALL, ROCKWALL CO., TEXAS

J.L. BRANTLEY, INC.
ARCHITECTS/INTERIORS
901 EAST 18TH STREET
PLANO TEXAS 75074



OFFICE WAREHOUSE ADDITION
AIRCRAFT DUCTING
LOT 1 BODIN INDUSTRIAL TRACT I.H. 30
ROCKWALL, TEXAS

REVISIONS

19 JUNE 1987	

JOB NO. 8707
DATE 2 FEB. 1987
SHEET NO.
A-1
OF 5

3rd (SUBMISSION)

STATE OF TEXAS
COUNTY OF ROCKWALL

This is to certify that this plat was made from an actual and accurate survey of land made on the ground MAY 5, 1987, and correctly represents the following tract of land.

BEING a tract or parcel of land in the City of Rockwall and further being a part of Lot 1 of the Bodin Industrial Tract as filed in Slide A, Page 347, Plat Records, Rockwall County, Texas, said tract being more particularly described as follows;

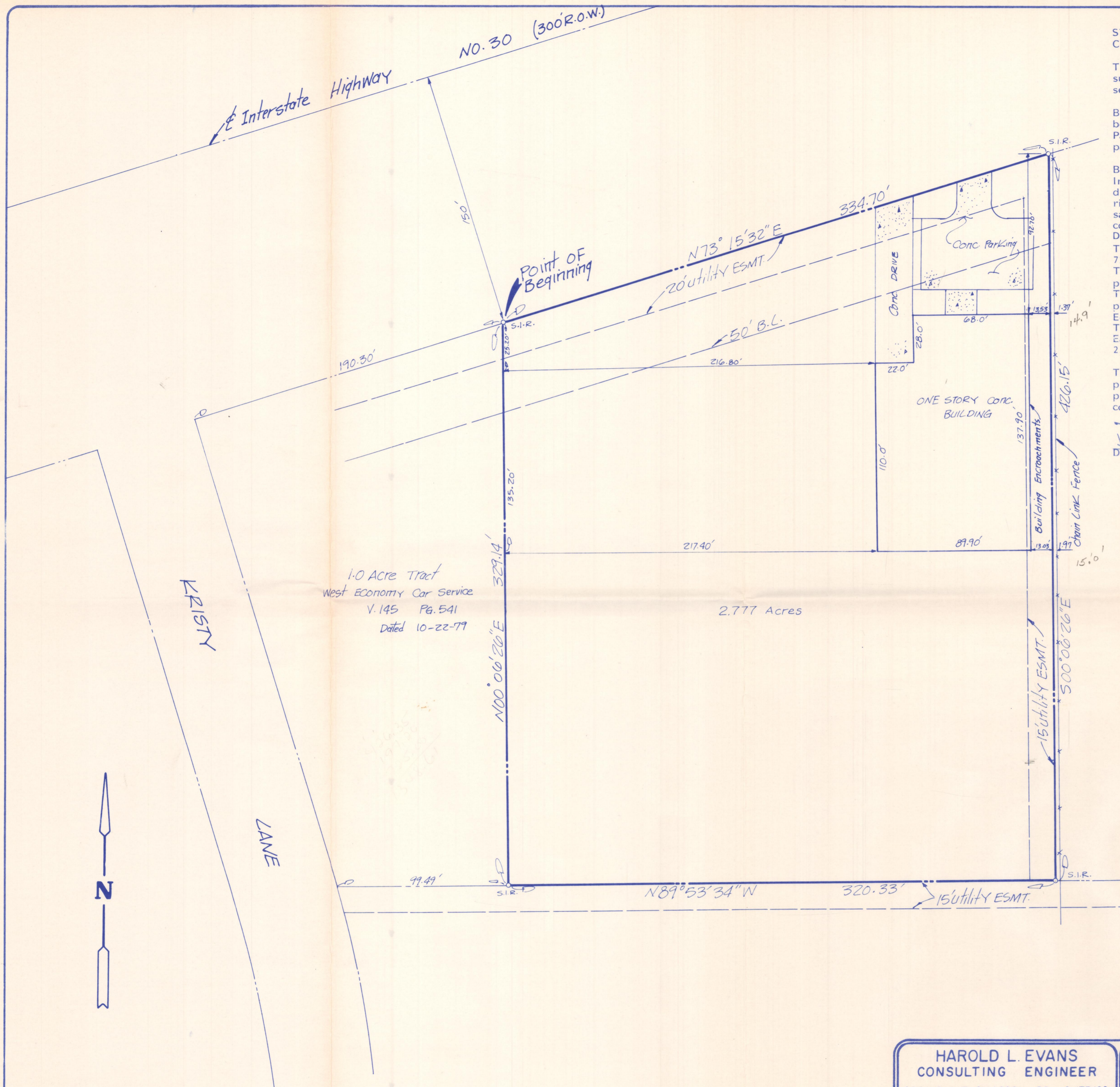
BEGINNING at an iron pin set on the Southerly right-of-way line of Interstate Highway 30, said point being located North 73° 15' 32" East a distance of 190.30 feet from the point of intersection of said Southerly right-of-way line with the Easterly right-of-way line of Kristy Lane, said point also being the Northeast corner of a tract of land previously conveyed to West Economy Car Service, filed in Volume 145, Page 541, Deed Records, Rockwall County, Texas;
THENCE: Along said Southerly right-of-way line of I.H. 30, North 73° 15' 32" East a distance of 334.70 feet to an iron pin for a corner;
THENCE: South 0° 06' 26" West a distance of 426.15 feet to an iron pin for a corner;
THENCE: North 89° 53' 34" West a distance of 320.33 feet to an iron pin for a corner, said point also being the Southeast corner of said West Economy Car Service's one acre tract;
THENCE: Along the East line of said one acre tract North 0° 06' 26" East a distance of 329.14 feet to the Place of Beginning and Containing 2.777 Acres of Land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Danny E. Osteen
Danny E. Osteen, Registered Public Surveyor No. 4169



Les agford
722-2223



1.0 Acre Tract
West Economy Car Service
V. 145 Pg. 541
Dated 10-22-79

2.777 Acres

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

SCALE	DATE	JOB NO.
1" = 40'	MAY 12, 1987	87117

PROPERTY SURVEY
PART OF LOT 1, BODIN INDUSTRIAL TRACT
N.M. BALLARD SURVEY ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EXHIBIT "A"

15 ' Utility Easement

To be Abandoned

Less Easement Described Below to be Retained


Commencing at the intersection of the Southerly R.O.W. of Interstate Highway 30 (300' R.O.W.) with the Easterly R.O.W. line of Kristy Lane (60' R.O.W.), said point being the Northeast corner of a tract of land previously conveyed to West Economy Car Service in Deed recorded in Volume 145, Page 541 of the Deed Records of Rockwall County, Texas; Thence N 73°15'32" E, along said line of Interstate Highway 30, a distance of 525.00 feet to a point for corner; Thence S00°06'26" W, a distance of 20.70 feet to the Place of Beginning;

Thence S 00°06'26" W, a distance of 405.25 feet to a point for corner;

Thence N 89°53'34" W, a distance of 15.00 feet to a point for corner;

Thence N 00°06'26" E, a distance of 400.71 feet to a point for corner;

Thence N 73°15'32" E, a distance of 15.67 feet to the Place of Beginning and containing 6044.737 square feet of land.


T. G. Oliver, III
R.P.S. No. 3901



Job No. 87008C
July 17, 1987

Save and except the following to be retained:

State Highway No. 30
(300' R.O.W.)

PLACE OF BEGINNING

$N 73^{\circ} 15' 32'' E$

20' Utility Esmt.

334.70'

CONCRETE DRIVE

CONC. STW

PARKING

WATER METER

CONC. PARKING

COV. (CONC)

ONE STORY CONCRETE
1500 INTERSTATE 30

109.9

22'

28'

68'

137.5

426.15'

GUY WIRE

217.6

89.1

ELEC.

OVERHEAD POWER LINE

POWER POLE

2.777 Acres

15' Utility Esmt.

$S 00^{\circ} 06' 26'' W$

$N 89^{\circ} 53' 34'' W$

320.33'

15' Utility Esmt.

I.R.F.

138

130

I.R.F.

LEGAL DESCRIPTION
 PROPOSED
 VARIABLE UTILITY EASEMENT

Commencing at the intersection of the Southerly R.O.W. line of Interstate Highway 30 (300' R.O.W.) with the Easterly R.O.W. line of Kristy Lane (60' R.O.W.), said point also being the Northeast corner of a tract of land previously conveyed to West Economy Car Service by Deed recorded in Volume 145, Page 541 of the Deed Records of Rockwall County, Texas; Thence N 73°15'32" E, along said line of Interstate Highway 30, a distance of 525.00 feet to a point for corner; Thence S 00°06'26" W a distance of 426.15 feet to the Place of Beginning;

Thence N 89°53'34" W, a distance of 15.00 feet to a point for corner;

Thence N 00°06'26" E, a distance of 75.00 feet to a point for corner;

Thence S 89°53'34" E, a distance of 5.00 feet to a point for corner;

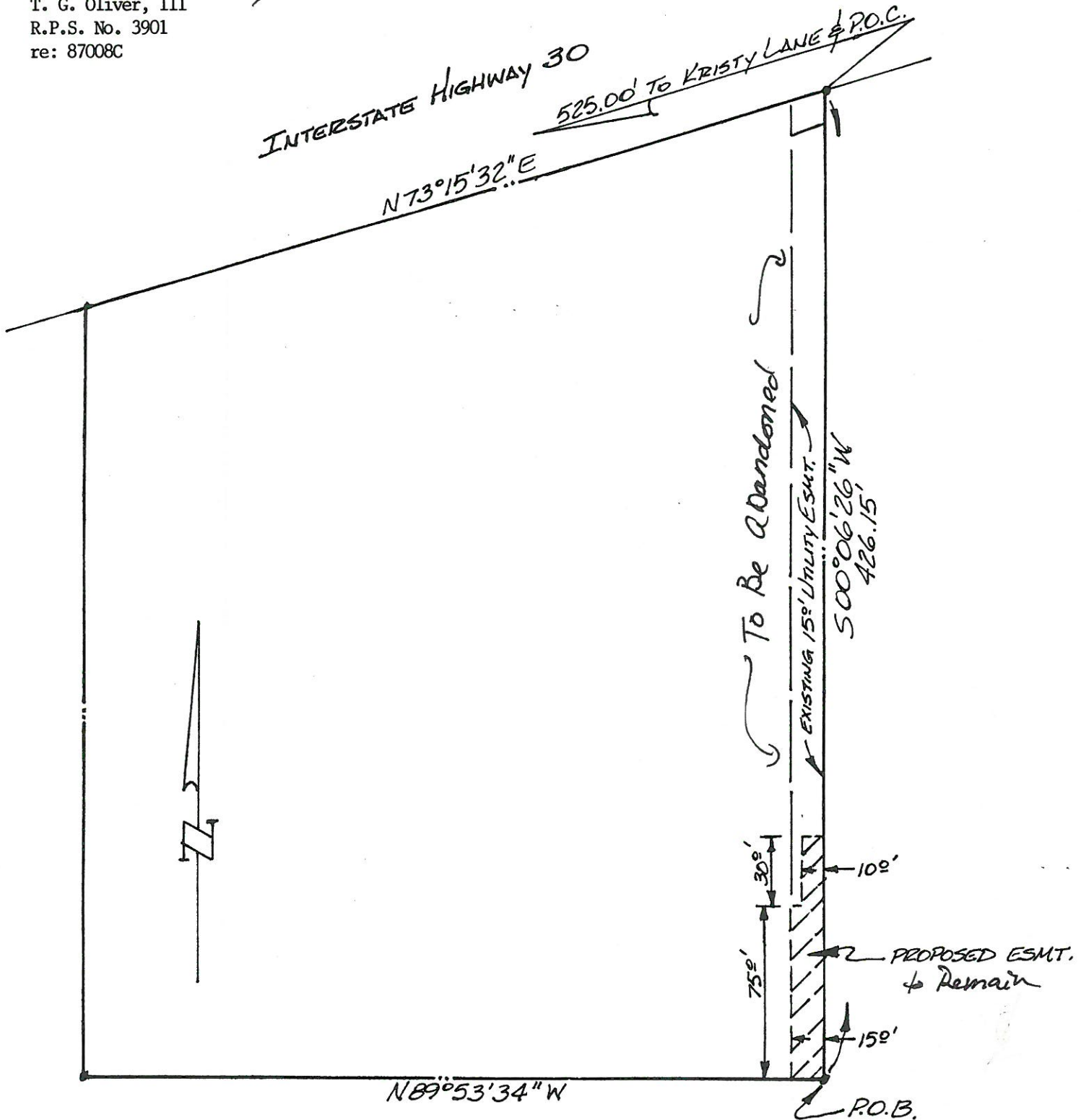
Thence N 00°06'26" E, a distance of 30.00 feet to a point for corner;

Thence S 89°53'34" E, a distance of 10.00 feet to a point for corner;

Thence S 00°06'26" W, a distance of 105.00 feet to the Place of Beginning.



T.G. Oliver, III
 T. G. Oliver, III
 R.P.S. No. 3901
 re: 87008C



State Highway No. 30
(300' R.O.W.)

PLACE OF BEGINNING
N 73° 15' 32" E

20' Utility Esmt.

334.70'

CONCRETE DRIVE

CONC. STW

CONC. PARKING

WATER METER

CONC. (CONC.)

ONE STORY CONCRETE
1500 INTERSTATE 30

426.15'

GUY WIRE

217.6

89.1

ELEC.
OVERHEAD POWER LINE

13.0

POWER POLE

2.777 Acres

15' Utility Esmt.

S00°06'26" W

N 89° 53' 34" W

320.33'

15' Utility Esmt.

NO. 30 (300 R.O.W.)

Highway

STATE
COUNT

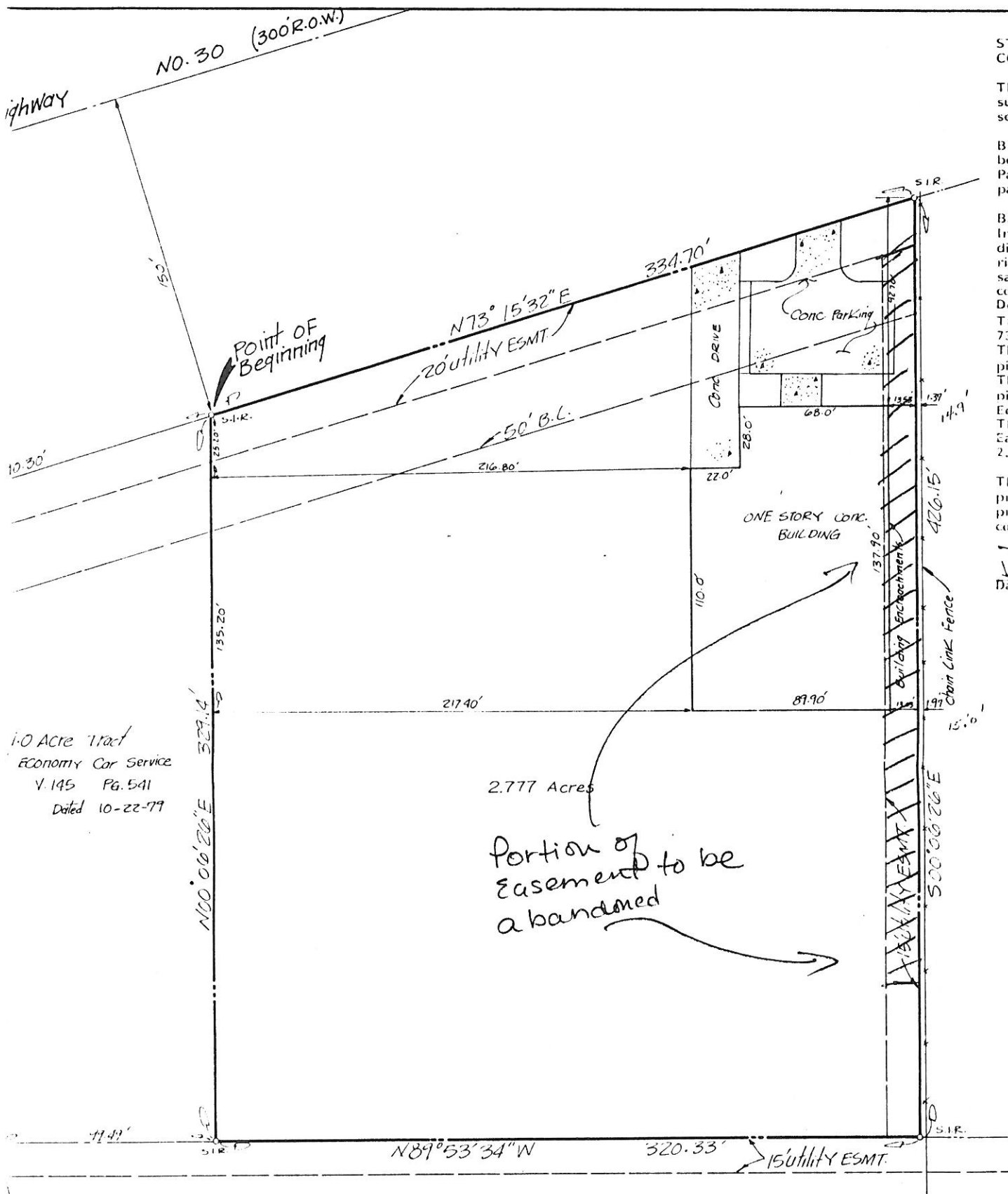
This is
survey
sent to

BEING
being a
Page 3
particu

BEGIN
Interst
distan
right-o
said po
convey
Deed R
THENCI
73° 15'
THENCI
pin for
THENCI
pin for
Economy
THENCI
East a
2.777 A

The pla
propert
conflict

Danny I



1.0 Acre Tract
Economy Car Service
V. 145 Pg. 541
Dated 10-22-79

2.777 Acres

Portion of
Easement to be
abandoned

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228

PAR

15 ' Utility Easement

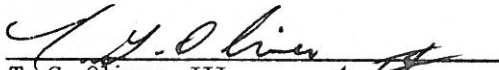
mmencing at the intersection of the Southerly R.O.W. of Interstate Highway 30 (300' R.O.W.) with the asterly R.O.W. line of Kristy Lane (60' R.O.W.), said point being the Northeast corner of a tract of land previously conveyed to West Economy Car Service in Deed recorded in Volume 145, Page 541 of the Deed Records of Rockwall County, Texas; Thence N 73°15'32" E, along said line of Interstate Highway 30, a distance of 525.00 feet to a point for corner; Thence S00°06'26" W, a distance of 20.70 feet to the Place of Beginning;

Thence S 00°06'26" W, a distance of 405.25 feet to a point for corner;

Thence N 89°53'34" W, a distance of 15.00 feet to a point for corner;

Thence N 00°06'26" E, a distance of 400.71 feet to a point for corner;

Thence N 73°15'32" E, a distance of 15.67 feet to the Place of Beginning and containing 6044.737 square feet of land.


T. G. Oliver, III
R.P.S. No. 3901



Job No. 87008C
July 17, 1987

WAIVER AND RELEASE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, E & A ENTERPRISES, a partnership, is the owner of the real property that is described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the East fifteen (15) feet of the Property is encumbered by a public utility easement (the "Easement"); and

WHEREAS, a currently existing building (the "Building") is located on the Property and the Building encroaches approximately two (2) feet onto the Easement; and

WHEREAS, E & A ENTERPRISES, a partnership, desires to construct an additional building on the Property and has applied to TEXAS COMMERCE BANK-GARLAND (the "Bank") for a construction loan; and

WHEREAS, Bank, as a condition to making said loan, has requested the execution of this Waiver and Release:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, in consideration of the premises and for other good and valuable consideration, the undersigned agrees to and does hereby:

1. waive and forever release any right of action that it may have, if any, for damages or for the removal of that portion of the Building that encroaches onto the Easement; and
2. acknowledge to E & A ENTERPRISES and to Bank that the encroachment does not interfere with the undersigned's present or future use of the Easement, and waives any objection to the encroachment of the Building onto the Easement; and
3. execute this Waiver and Release with the understanding that Bank is relying on the waiver, release and affirmations made herein as an inducement for its loan to E & A ENTERPRISES.

The benefits of this Waiver and Release shall inure to E & A ENTERPRISES and Bank, their respective successors and assigns and shall be binding on the undersigned and its successors and assigns.

EXECUTED this _____ day of _____, 1987.

CITY OF ROCKWALL, TEXAS

BY: _____
City Manager

STATE OF TEXAS)
COUNTY OF ROCKWALL)

This instrument was acknowledged before me on the _____ day of _____, 1987, by _____, City Manager of the City of Rockwall, Texas, on behalf of said City of Rockwall, Texas.

Notary Public, State of Texas

My Commission Expires:

Printed Name of Notary:

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in Rockwall County, Texas, and BEING described as follows:

COMMENCING at the intersection of the Southerly R.O.W. line of Interstate Highway 30 (a 300' R.O.W.) with the Easterly R.O.W. line of Kristy Lane (a 60' R.O.W), said point also being the Northeast corner of a tract of land previously conveyed to West Economy Car Service, recorded in Volume 145, Page 541 of the Deed Records, Rockwall County, Texas; THENCE N 73° 15' 32" E, along the South R.O.W. line of said Interstate Highway 30, a distance of 190.30 feet to the PLACE OF BEGINNING, an iron rod set for corner;

THENCE N 73° 15' 32" E, continuing along the Southerly R.O.W. line of Interstate Highway 30, a distance of 334.70 feet, an iron rod found for corner;

THENCE S 00° 06' 26" W, leaving said Southerly line of Interstate Highway 30, a distance of 426.15 feet, an iron rod found for corner;

THENCE N 89° 53' 34" W, a distance of 320.33 feet to a point, said point also being the Southeast corner of said West Economy Car Service one acre tract and an iron rod found for corner;

THENCE N 00° 06' 26" E, along said East line of said West Economy Car Service tract, a distance of 329.14 feet to the PLACE OF BEGINNING and containing 2.777 acres of land.

AIRCRAFT
DUCTING
ASSOCIATES INC.

F.A.A. REPAIR STATION NO. 202-31
P.O. BOX 215
1500 INTERSTATE 30
ROCKWALL, TEXAS 75087
214/722-2223

The City Of Rockwall

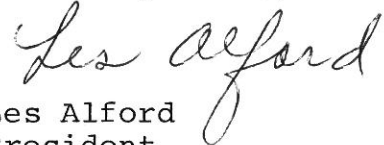
Attn: Julie Couch

REF: June 11, Planning and zoning commission meeting.

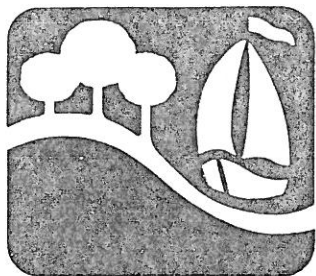
Dear Julie,

Please be informed that E&A Enterprises will not be submitting site plans for the June 11th meeting. All corrections are in the process of being changed and the new plan will be scheduled for the July meeting.

Sincerely Yours,



Les Alford
President



CITY OF ROCKWALL
"THE NEW HORIZON"

July 14, 1987

Mr. Les Alford
Aircraft Ducting Associates
1500 Interstate 30
Rockwall, Texas 75087

Dear Mr. Alford:

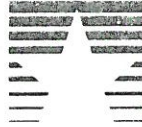
On July 9, 1987, the Rockwall Planning and Zoning Commission recommended approval of the site plan you submitted. On July 20, 1987, the City Council will hold a public hearing in City Hall at 7:00 P.M. to consider approval of your request. Please provide an additional seven (7) copies of the site plan prior to Friday, July 17th for Council's review.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: J. L. Brantley
MN/mmp



TUELECTRIC

July 20, 1987

Aircraft Ducting
1500 I-30
Rockwall, Texas 75087

Attention: Mr. Les Alfred

Dear Mr. Alfred:

Our office has several recommendations and request to the replatting of the 15 feet wide and 426.15 feet long utility easement presently located along the east property line of Lot 1 Bodin Industrial Tract located in Rockwall, Texas.

It is our recommendation that, beginning at the customer's southeast property corner the 15 feet wide utility easement remain as platted for a distance of 75 feet; then a 10 feet wide utility easement remain for a distance of 30 feet. (See attached sketch). In addition to the above recommendation, we request that the customer new point of delivery (customer's weatherhead) be located on the east side of the proposed building and be no more than 20 feet north of the southeast corner of the proposed building.

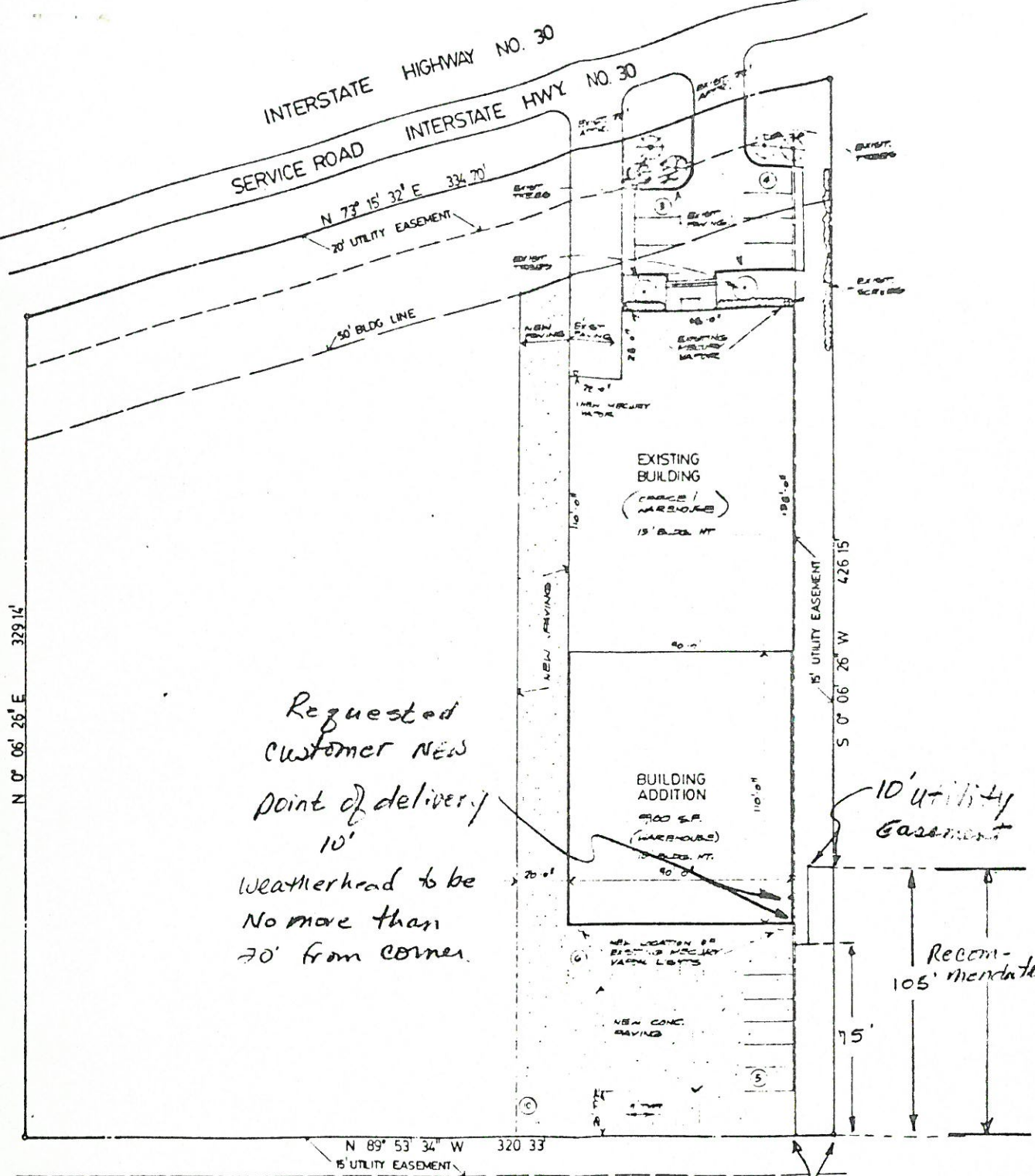
If the above recommendations and request can be met, then we have no objections to having the existing 15 ft. utility easement replatted.

Yours very truly,

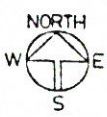
Jimmie McCormick
Customer Services

BH:lm

Attachment



Requested customer new point of delivery 10' weatherhead to be no more than 70' from corner.



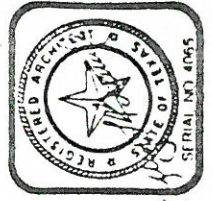
SITE PLAN
SCALE 1"=30'



LOT 1, BODIN INDUSTRIAL TRACT
ROCKWALL, ROCKWALL CO., TEXAS

*Notes: 15' u.e. for 75' along east property line
10' u.e. for 30' along east property line*

J.L. BRANTLEY, INC.
ARCHITECTS/INTERIORS
901 EAST 18TH STREET
PLANO TEXAS 75074



OFFICE-WAREHOUSE ADDITION
AIRCRAFT DUCTING
LOT 1 BODIN INDUSTRIAL TRACT IH. 30
ROCKWALL, TEXAS

REVISIONS

JOB NO 8727
DATE 7 FEB 85
SHEET NO

A-1

Agenda Notes
P&Z - 6/11/87

IV. B. P&Z 87-39-SP - Discuss and Consider Approval of a Site Plan for a Building Addition in the Bodin Industrial Addition for Aircraft Ducting

We have received a request for site plan approval for an expansion to the Aircraft Ducting building located on I-30 east of Kristy Lane. The existing building has 12,000 square feet, 9,900 in manufacturing and 2,100 in office. They are proposing to double the manufacturing area.

The existing facility conforms to our requirements with the exception of the two existing drives and the landscaping. The drives are only 27 feet apart and they are only 20 feet wide. Our standards would be 200 feet apart and 24 feet wide as a minimum. The landscaping is not currently irrigated. The applicant is looking at the possibility of eliminating the drive into the parking area, but there is a fairly steep grade change between the service drive and the parking lot. He is also looking at expanding his service drive in width. It needs to be wider in order to allow free access to the rear parking without interfering with the loading bay. He does plan to irrigate the existing landscaping.

The parking area at the rear is not laid out but they indicate they can get 40 cars in this area. We have discussed this and they are going to submit a revised parking plan showing all required spaces. They are going to need to enlarge the rear parking in order to get all the parking in. They need a total of 47 parking spaces. The remainder of the plan conforms to City requirements.

Attached is a copy of the original submission. As soon as we receive a revised plan we will get it to you. A location map is also attached.

Agenda Notes

P&Z - 7/9/87

Emergency Agenda

- I. P&Z 87-39-SP - Discuss and Consider Approval of a Site Plan for Aircraft Ducting Located within the Bodin Industrial Park on I-30

Last month we received a request from Les Alford for expansion of his building on I-30 that houses his business, Aircraft Ducting. If you will recall, he did not have adequate parking shown on his original submission. He has revised his original plan to provide the additional parking and he has widened his drive off of I-30. Attached is a copy of the revised site plan and a location map.

MINUTES OF THE PLANNING AND ZONING COMMISSION
July 9, 1987

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

The Commission first considered approval of the minutes of June 11 and 25, 1987. Crumbley made a motion to approve the minutes. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Seligman then opened a public hearing and the Commission considered approval of a revision in the preliminary plan for PD-8, Chandlers Landing to amend the zoning from "TH" Townhouse to "ZL" Zero Lot Line on four lots located in Phase 17. Assistant City Manger Julie Couch explained that the Frates Company proposed to change the current Townhouse designation on these four lots to Zero Lot Line designation generally meeting the same criteria as Phase 18 which is adjacent to this area with the exception that the lots would be 5,000 sq. ft. as opposed to 4,000 sq. ft. W. P. Whitmore addressed the Commission and explained that although he was not opposed to the request, he was concerned with about the maximum height allowed. Couch explained that the ordinance as written prescribed a 30 ft. maximum height. Larry Walker, representing the applicant, explained the request pointing out that the zero lot line would be located on the northern lot lines to provide at least ten feet between each building and the southern lot line. Marvin Patsy addressed the Commission and explained that he owned property on Lot 5 adjacent to these lots and that he was concerned about inadequate drainage that caused standing water at the end of his lot. Mrs. Patsy confirmed that the standing water existed for some time and caused mosquitoes, fleas and even snakes to swarm in this area. Harold Evans, Consulting Engineer, stated that although he had been unaware of the problem, he would have someone investigate it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Quinn then made a motion to recommend approving the revision in the preliminary plan for PD-8 to amend the zoning from Townhouse to Zero Lot Line on Lots 1 through 4 located in Phase 17. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a replat of four lots located in Phase 17, Chandlers Landing. After discussion with regard to lot size, Sinclair made a motion to approve the replat with the zero lot line being located on the opposite side from that which was indicated on the plat. Crumbley 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 L. Sanders Thompson for a change in zoning from "SF-10" Single Family to "PD" Planned Development

meeting "SF-7" area requirements and including a minimum 1,500 sq. ft. dwelling size. Couch explained the location of the property, the applicant's request, and pointed out several items that needed to be included in the PD ordinance if the Commission recommended approval of the request. She pointed out that 23 acres of flood plain were planned for parkland dedication and that as the property was bounded by two undeveloped tracts, it was not likely that the City would receive other requests for downgrading lot sizes within the area. Harold Evans explained that the two items considered when developing the concept plan were 1) the sewage treatment plant and 2) the amount of flood plain on this tract. He explained that by reducing the lot size to 7,000 sq. ft. he had reduced the number of lots from 347 lots at 10,000 sq. ft. to 275 lots at 7,000 sq. ft. Sanders Thompson pointed out that with "SF-7" lot sizes he had been able to provide more greenbelt around the sewage treatment plant and more flood plain. He explained that in an "SF-10" lot size he could build up lots within the flood plain, thus enabling him to create more lots. He stated that he was unable to do this with "SF-7" lots as smaller lots could not absorb the cost, and that "SF-7" lots would be more easily sold than "SF-10" lots due to the proximity of the sewer treatment plant. The Commission discussed the proximity of the treatment plant, whether or not adequate buffering would be provided, the need for some "SF-7" housing in Rockwall, and limiting the development to a maximum of 275 lots. The public hearing was closed. After further discussion, Quinn made a motion to recommend approval of the change in zoning and the preliminary plan subject to the following conditions:

- 1) The PD would meet "SF-7" area requirements and permitted uses.
- 2) It would retain a minimum 1,500 sq. ft. dwelling size.
- 3) It would contain a maximum of 275 units.
- 4) The dedication of park area including the flood plain shown on the preliminary plan should be finalized prior to approval of a plat in the PD.
- 5) Prior to plat approval the a detailed alignment study on the location of Lakeshore Drive would be completed.
- 6) Prior to plat approval a phasing plan would be submitted on the entire development if completion is planned in phases.
- 7) A traffic analysis to determine the level of access necessary to serve the development would be completed prior to plat approval.
- 8) Requiring the area north of the sewer treatment plant to be the last section developed.

Crumbly seconded the motion. Harold Evans pointed out that if adjacent property off Lakeshore Drive was the first property in the

area to begin developing, Thompson may wish to develop the north section of his property first. Seligman pointed out that while it may be better to start developing from the south at Alamo, the applicant should not necessarily be required to develop the north section by the treatment plant last. After further discussion, Quinn offered an amendment to his motion to delete the requirement prescribing the north section was to be developed last. Sinclair seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from John Crow for a Conditional Use Permit for a private club to be located at the Gridiron Restaurant in Rockwall Village Shopping Centre. Couch pointed out recent changes that had been made in the ordinance prescribing conditions for issuance of private clubs and further explained that under the revised ordinance Mr. Crow's restaurant would meet all requirements. Michael Crouch, of Carlisle Development, explained that the floor plan the Commission received was basically two separate restaurants, sharing the same restroom and kitchen facilities. He explained that the Gridiron was the restaurant they were requesting the permit for, while the other restaurant, Checkers, was geared more toward young people and quick meals for customers possibly coming from the movie theater. John Crow explained that in his many years in the restaurant business he had never received a complaint connected with alcohol, nor had he ever had to remove a customer as a result of too much alcohol consumption. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Quinn then made a motion to recommend approval of the Conditional Use Permit as it met all requirements for a private club. Crumbley 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 TU Electric for a Conditional Use Permit for a structure exceeding 36 ft. in height to allow a radio antenna. Couch explained that the applicant's proposal was to return the antenna to its original location at 1101 Ridge Road adjacent to the Cameron Building located within the Ridge Road Shopping Center. She explained that the property was located within a PD with a designation of General Retail zoning and that the maximum height in General Retail was 60 ft., although anything over 36 ft. required a Conditional Use Permit. Gary Johnson, of TP&L, explained that prior to the opening of the new service area on Kristy Lane the antenna had been located adjacent to the Cameron Building. He explained that until recently Rockwall had been a sub-office of Terrell, but a merge with Garland was eliminating the need for a Rockwall Service Center as Rockwall would be utilizing the Garland facilities and merging with the Garland workforce as well. He explained that while this would improve service, the Rockwall radio antenna would need to be moved closer towards Garland, signals would be inadequate from Kristy Lane. He proposed

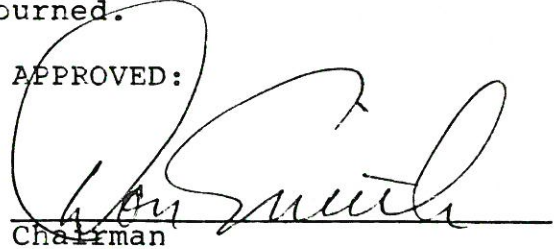
that if the 55 ft. high antenna were returned to its original location, it would be painted to match the Cameron Building. As there was no one else wishing to address this matter, the public hearing was closed. Sinclair made a motion to recommend approval of the Conditional Use Permit. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Aircraft Ducting located within the Bodin Industrial Park on I-30. Couch explained that the original site plan did not have adequate parking, but that the applicant had since revised the plan to provide additional parking and had widened the drive off I-30. The Commission discussed the location of easements, the location of existing power, and confirmed that the extension to the rear would still meet landscaping requirements. After further discussion, Crumbley made a motion to approve the site plan as submitted. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed requirements for accessory buildings in residential areas. Couch reviewed with the Commission the current requirements as outlined in the Zoning Ordinance and four possible alternatives for amending the Zoning Ordinance. The alternative most extensively discussed allowed one detached garage not exceeding 15 ft. in height or 900 sq. ft. as an accessory to a residential use and containing the same materials, not necessarily glass, as found on the main structure. It provided for not more than three accessory buildings not exceeding 15 ft. in height or 225 sq. ft. each as an accessory to a residential use on the same lot. It provided the exterior covering contains only the materials found on the main structure. It provided for greenhouses not exceeding 15 ft. in height nor exceeding 300 sq. ft. as an accessory to residential use and it retained the section of the Zoning Ordinance pertaining to total floor area of accessory structures. After extensive discussion, the Commission decided to present this alternative to the City Council however allowing only two accessory buildings instead of three as stated in the alternative, and exempting greenhouses from the materials requirements. Greenhouses would also be considered one of the two allowed accessory buildings and would meet the same requirements for accessory buildings.

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

APPROVED:



Chairman

ATTEST:

By: _____

MINUTES OF THE ROCKWALL CITY COUNCIL
July 20, 1987

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

Council first considered approval of the Consent Agenda which consisted of A) the minutes of July 6, 1987, B) an ordinance revising the preliminary plan for PD-19 to amend uses and area requirements on second reading, C) an ordinance revising the preliminary plan for PD-20 to amend uses and area requirements on second reading, D) an ordinance requiring permits for operation of businesses in Lake Ray Hubbard out of areas leased by the City of Rockwall on second reading, E) an ordinance amending the Code of Ordinances as it pertains to front yard fences on second reading, F) an ordinance amending the Code of Ordinances pertaining to animal control on second reading, G) an ordinance authorizing a change in zoning from "C" Commercial to "LI" Light Industrial on a Tract of Land Located within the Lafon Addition on second reading, and H) an ordinance amending SUP-7 located at SH-205 and Yellowjacket on second reading. Assistant City Manager Julie Couch read the ordinance captions. Fox asked that Item F pertaining to animal control be pulled. Welborn made a motion to approve the Consent Agenda with the exception of Item F. Bullock seconded the motion. The motion was voted on and passed unanimously.

Fox questioned the provision for destruction of animals if unclaimed within five days. City Manager Bill Eisen explained that the ordinance had originally contained a three day provision but had been revised at Council's last meeting. Bullock pointed out that registration would help speed up the contact process. Eisen added that five days would allow animal control to work within space limitations. Chief of Police Bruce Beaty stated that increasing the holding period from three to five days would already reduce space and that he had never received a complaint from anyone whose family pet had been destroyed. Beaty explained the intent of the restrictions for pit bulls and the potential for serious injuries resulting from attacks by pit bulls. Welborn pointed out that most pet owners would call animal control when they noticed their pet missing. Beaty added that no animal would be destroyed until every effort had been made to locate the owner. After further discussion pertaining to special restrictions for pit bulls and the method of destruction of unclaimed animals, Bullock made a motion to approve the ordinance as written. Holt seconded the motion. The motion was voted on and passed unanimously.

Hope Hart addressed the Council to request an amendment to existing regulations pertaining to structural height in residential areas. She asked that Council consider adding a mechanism for variance or a permit to allow a ham radio antenna over the maximum allowed height. She pointed out many examples where ham radio operators had been the only communication in emergency situations and had not only relayed welfare messages to family members in other areas, but had helped locate injured persons and called for medical assistance. She handed out literature to Council pertaining to size and availability of ham radio antennas. Hart told Council that the antenna needed a turning radius of 20 feet and that 37 feet was the lowest possible height available although 65 to 75 feet was needed for effective communication. Holt questioned possible interference with television sets. Ed Wakowitz, a ham radio operator, explained that various organizations including the FCC examined home antennas to insure that stations did not interfere. He pointed out that very old sets made in the 1950's and 1960's could experience problems. Wakowitz stated that only one in ten ham radio operators had an antenna and that most operators' systems were very small.

Council discussed amending the Zoning Ordinance to provide for application of a Conditional Use Permit for an antenna exceeding the maximum height allowed for a structure in residential areas and discussed with City Attorney Pete Eckert other alternatives for regulating height without prohibiting ham antennas and the practicality of screening requirements. Welborn expressed a desire to address all these items in one amendment and confirmed that a permit process would still require notification of property owners within 200 feet of the applicant as well as other public hearing procedures. Council discussed requirements in other cities pertaining to antennas including setback requirements and screening and a viable amendment to the Zoning Ordinance. After further discussion, Bullock made a motion to table the item for two weeks. Luby seconded the motion. The motion was voted on and passed unanimously.

John Park, representing a group of property owners from Heritage Heights, addressed the Council to voice concerns about the lack of City services in the subdivision. He stated dissatisfaction with the police protection, street conditions, lack of fire hydrants and lack of water and sewer services. Eisen outlined the history of the properties discussed and suggested the following options: 1) wait for a redeveloper to incur the improvement costs, 2) proceed with improvements at City expense, or 3) develop a cooperative agreement for improvements between the City and a redeveloper. He estimated street improvements to cost \$38,000 and

confirmed with City Engineer William Douphrate that at least two weeks was needed to develop a cost estimate for extension of sewer services. Holt pointed out that the homeowners and property owner had petitioned for annexation and that although the City had accepted a substandard subdivision, the City had not broken any promises. Welborn confirmed with property owners present that their primary concern was sewer availability and that street improvements were secondary.

Ellen Hunt Hanson explained that development had been begun by her ex-husband. As owner of the remaining unsold lots, she told Council that she had received an estimate of \$425,000 to bring sewer to these 49 lots with no development between the treatment plant and the subdivision. She added that an estimate of \$800,000 had been received for the total street, water and sewer improvements. She explained that the subdivision had petitioned for annexation to prevent the development of a mobile home park, but that without sewer service, the undeveloped lots were not saleable.

Chuck Stewart, engineer and land developer for Harlan Park, explained that negotiations were in process with Mrs. Hanson whereby Heritage Heights would participate in the cost of bringing sewer service to the subdivision while it was being brought to Harlan Park. He stated that two different purchase alternatives were before Mrs. Hanson and that he hoped to conclude negotiations within 30 days. Fox suggested that Staff conduct a cost analysis to be presented to Council at a later date. Mike Nabors, 7101 Hunt, asked the Council to consider a package deal where the City would participate in the cost to the developer to extend sewer service. Eisen stated that several variations would be analyzed. Bullock made a motion to review the item at the first meeting in September. Holt seconded the motion. The motion was voted on and passed unanimously.

Dr. Paul Liechty then addressed the Council to request an amendment to the Sign Ordinance to create a community message sign to be placed on I-30. Dr. Liechty explained that the center would carry messages regarding non-profit activities in the community as well as advertisement for tenants within his building. He pointed out that no connection had been made between signs of this nature and automobile accidents. He told Council that the sign would be modest and in good taste. Bullock confirmed with Liechty that there would be no religious or political messages. Holt asked Liechty to compare the amount of tenant usage to community messages. Liechty said the sign would be in use from 6 A.M. to 5 P.M. and he estimated about 50% tenant use and 50% community service. Welborn reminded Council that once approved, there was no

mechanism for Council to control what the sign was used for. She explained to Dr. Liechty that although his proposal was commendable, it would open the door for similar and less desirable signs. Liechty suggested placing a time limit on the sign for a trial basis. Bullock pointed out that the ordinance had been closely reviewed by a committee and that there could be serious ramifications upon amending the ordinance. Doug Kendam asked Council to read an article provided that gave insight on guidelines for message centers. Dr. Liechty then left the meeting.

Fox opened a public hearing and Council considered approval of a request from Centennial Homes for two front yard fences to be located at 117 and 119 Windmill Ridge. Couch explained that the fences were to be used temporarily for protection and identification of model homes. Bullock made a motion to approve the request. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a site plan for Aircraft Ducting. Couch explained that in conjunction with the site plan, the Planning and Zoning Commission had recommended abandoning a portion of a utility easement on which the existing building was encroaching and would further encroach upon expansion. She explained that the existing drives did not meet the minimum separation requirements but that the Planning and Zoning Commission had recommended allowing this due to a dramatic drop adjacent to each drive. Les Alford told Council that the encroachment had occurred seven years ago at the platting stage. Couch read the caption of an ordinance approving the abandonment of the utility easement. Bullock made a motion to approve the site plan and the ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then adjourned into Executive Session to discuss personnel pertaining to appointments to boards and commissions. Upon reconvening into regular session, Welborn made a motion to reappoint Norm Seligman, Leigh Plagens and Bill Sinclair to the Planning and Zoning Commission; Ed Keegan, Gary Piepenburg and Walter Knight as regular members of the Board of Adjustments and Ron Berry and Al Welch as alternate members; Bob Reeves to the Park Board; William Gentry, Charles Wilson, Glenn Startz, L. T. Taylor and George Barnett to the Plumbing Board; and Wayne Rogers, Claudette Johnson and Barbara Sinclair to the Rockwall Housing Authority. Holt seconded the motion. The motion was voted on and passed unanimously.

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

ORDINANCE NO. 87-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ABANDONING PART OF A UTILITY EASEMENT AS MORE SPECIFICALLY DESCRIBED HEREIN; AUTHORIZING THE MAYOR TO ISSUE A QUITCLAIM DEED TO THE ABUTTING LANDOWNER; PROVIDING AN EFFECTIVE DATE

WHEREAS, Article 5421c-12 V.A.T.S. provides for the sale by the City of a utility easement to the abutting owners, and

WHEREAS, THE City Council of the City of Rockwall has been requested to abandon a portion of a utility easement that extends across Lot 1, Block 1, Bodin Industrial Addition, and

WHEREAS, part of the utility easement that crosses said property is no longer needed for public purposes as more specifically described herein, and

WHEREAS, the City Council has determined and does hereby determine that the hereinafter described part of the utility easement is no longer needed for public use or purpose; and

WHEREAS, the City Council hereby determines that this part of the utility easement has little or no value separate and apart from being used in conjunction with the abutting tract of land; and

WHEREAS, the City Council hereby deems the proposed abandonment of the utility easement to be in the public interest and in furtherance of the public welfare;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. The portion of a utility easement that extends across Lot 1, Block 1, Bodin Industrial Addition, more specifically described in Exhibit "A" which is attached hereto and incorporated herein and for which said part of an easement is no longer needed for a public use or any other public purpose is hereby abandoned to the abutting property owner.

Section 2. That the Mayor is hereby authorized to issue and sign a quitclaim deed to the abutting owner who last appears on the current tax rolls of the City.

Section 3. That this Ordinance shall become effective immediately from and after its adoption.

DULY PASSED AND APPROVED this ____ day of _____

APPROVED:

Mayor

ATTEST:

By _____

1st reading _____

2nd reading _____

QUITCLAIM DEED

THE STATE OF TEXAS
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS

That the City of Rockwall, Texas, a municipal corporation, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by Les Alford, of the County of Rockwall, state of Texas, the receipt of which is hereby acknowledged HAVE QUITCLAIMED, and by these presents do Quitclaim unto said Grantee, his heirs and assigns all of its rights, title and interest in and to the following described real property situated in Rockwall County, Texas;

As more specifically described by the hereto attached Exhibit "A",

TO HAVE AND TO HOLD all of its rights, title and interest in and to said premises, together with all and singular the rights, privileges, and appurtenances hereto in any manner belonging unto the said Grantee, his heirs and assigns forever so that neither the City of Rockwall, Texas, nor any person or persons claiming under the City of Rockwall, Texas, shall at any time hereafter have claim, or demand any right or title to the aforesaid property, premises, or appurtenance or any part thereof.

Executed this _____ day of _____

Frank R. Miller, Mayor
City of Rockwall

THE STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, on this day personally appeared Mr. Frank R. Miller, Mayor, City of Rockwall, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the _____ day of _____.

Notary Public in and for
the State of Texas

My Commission Expires

PLANNING AND ZONING ACTION SHEET

Applicant Les Alford Case No. 87-39-SP
 Property Description Bodie Industrial
 Case Subject Matter Building expansion

CASE ACTION

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

Date to City Council <u>July 20</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- 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

*Ord 87-44
 utility easement abandonment*