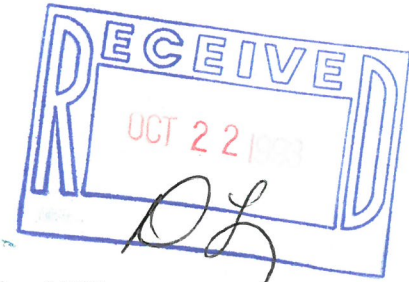


CITY OF ROCKWALL
205 West Rust
Rockwall, Texas



APPLICATION FOR ZONING CHANGE

Case No. 93-37-Z Filing Fee \$173.30 Date Oct. 21, 1993

Applicant First Madison Bank (Canyon Ridge Apts.) Phone 214-770-3756

Mailing Address: 14651 Dallas Parkway, Suite 200
Dallas, Texas 75240

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

I hereby request that the above described property be changed from its present zoning which is

MF-15 & GR District Classification to

Planned Development (PD) District Classification for the

following reasons: (attach separate sheet if necessary)

The Property is currently zoned MF-15 & GR. In the event of natural destruction the property would need to conform to the existing zoning requirements. We ask that the property be re-zoned to reflect a "PD" status, to insure the property will continue to be leagally conforming to zoning specifications.

There (are) (are not) deed restrictions pertaining to the intended use of the property.

2

Status of Applicant Owner X Tenant _____

Prospective Purchaser _____

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed [Signature]

MEMORANDUM

December 1, 1993

TO: JULIE COUCH, CITY MANAGER

FROM: DUB DOUPHRATE, DIRECTOR OF COMMUNITY DEVELOPMENT

RE: Canyon Ridge Apartment Zoning Change

First Madison Bank has submitted a request for a change in zoning of a tract of developed land currently zoned General Retail. First Madison Bank is requesting the current zoning be changed to a Planned Development in order to eliminate the non-conforming status of the property. Planned Development is the only alternative available to bring the property in conformance with the current zoning ordinance. The Canyon Ridge Apartments currently have a density of 22.3 units per acre. The highest allowable density available within the City of Rockwall is 14 units per acre. It is the Commission's recommendation to approve the change in zoning to Planned Development provided:

1. A maximum density of 22.3 units per acre be permitted.
2. Applicant to provide an As-Built development plan of the property for record.

A copy of the ordinance outlining PD-39 is attached for review and consideration of approval. Other attachments are listed below:

1. First Madison Bank Request Letter
2. P R G Memorandum
3. Locations Maps
4. Zoning Maps

FIRST
WORTHING
COMPANY

November 1, 1993

Via Federal Express

Mr. W.L. Douphrate II, P.E.
Director of Community Development
205 West Rusk
Rockwall, TX 75087

Dear Mr. Douphrate:

Thank you for allowing me to attend the planning and zoning workshop and for the opportunity to speak on the Owner's request to rezone the Canyon Ridge Apartments.

As you know, the Canyon Ridge Apartments were constructed prior to the current zoning classifications. As such, the original developer complied with the ordinances in effect at time of construction. Unfortunately, the property does not currently conform to its zoning except that it is considered a legal non-conforming use.

As was discussed in the meeting, there are several serious problems with the property's current zoning status. They are as follows:

1. Should more than 50% of the improvements be destroyed, the property could not be rebuilt to its present condition. This factor alone will prevent most (all) lenders from providing new debt for this property. Even if some obscure lender could be located to fund a loan, investors must still put up equity. This equity would be at substantial risk and, thus, quality investors will not put their capital at this type of obvious risk.
2. First Madison Bank foreclosed on the Canyon Ridge Apartments in December 1992. The bank did not know about this zoning problem until recently. This is unfortunate because they have a quality buyer ready to purchase the property and they can not do so with the current zoning condition. The quality buyer interested in purchasing this property is Drever Partners.

Drever Partners is one of the most active, respected multifamily owners in the State of Texas. Since mid-1987, Drever has acquired close to 14,000 units for approximately \$300 million, most of which is in Texas. In addition to acquiring these assets, Drever Partners has committed substantial funds to rehabilitate these properties and increase their value. This "add value" approach includes improving the resident base, upgrading management and service, and enhancing the property's appearance, amenities and condition. Drever's commitment to adding value is not only good for the properties they acquire, but is also good for the surrounding neighborhoods.

Mr. W.L. Douphrate II, P.E.

November 1, 1993

Page 2

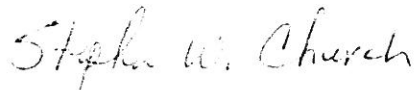
Drever Partners can not get a loan to acquire and rehabilitate this property unless the zoning is changed to a PD allowing for its current use and density. Should we not be able to accomplish this, a problem that could hurt the property and the surrounding neighborhood will probably result.

The problem will be that the Owner, First Madison Bank, and I are now aware of an adverse material condition affecting this property. As such, we will legally be forced to notify other interested buyers that the condition exist and that the City of Rockwall will not change it. As most quality buyers will not acquire a property with a zoning problem, the property may have to be sold to someone whose interest in improving the property is not as strong as other investors.

It is for these reasons that First Madison Bank is requesting a change in the zoning to a Planned Development. This request is only to allow for the property's current use and density. If this can be accomplished, Drever Partners can acquire and enhance the Canyon Ridge Apartments, which will hopefully be positive for all the parties involved.

Thank you for your consideration and please contact me with any questions at 739-8141.

Sincerely,



Stephen W. Church
Vice President
Sales and Acquisitions

SWCvw

Enclosures

cc: Bo Busby, First Madison Bank
Sherry Brown, Drever Partners



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Existing Multi-Family Residential at Yellow Jacket and Hwy 205
DATE: November 9, 1993

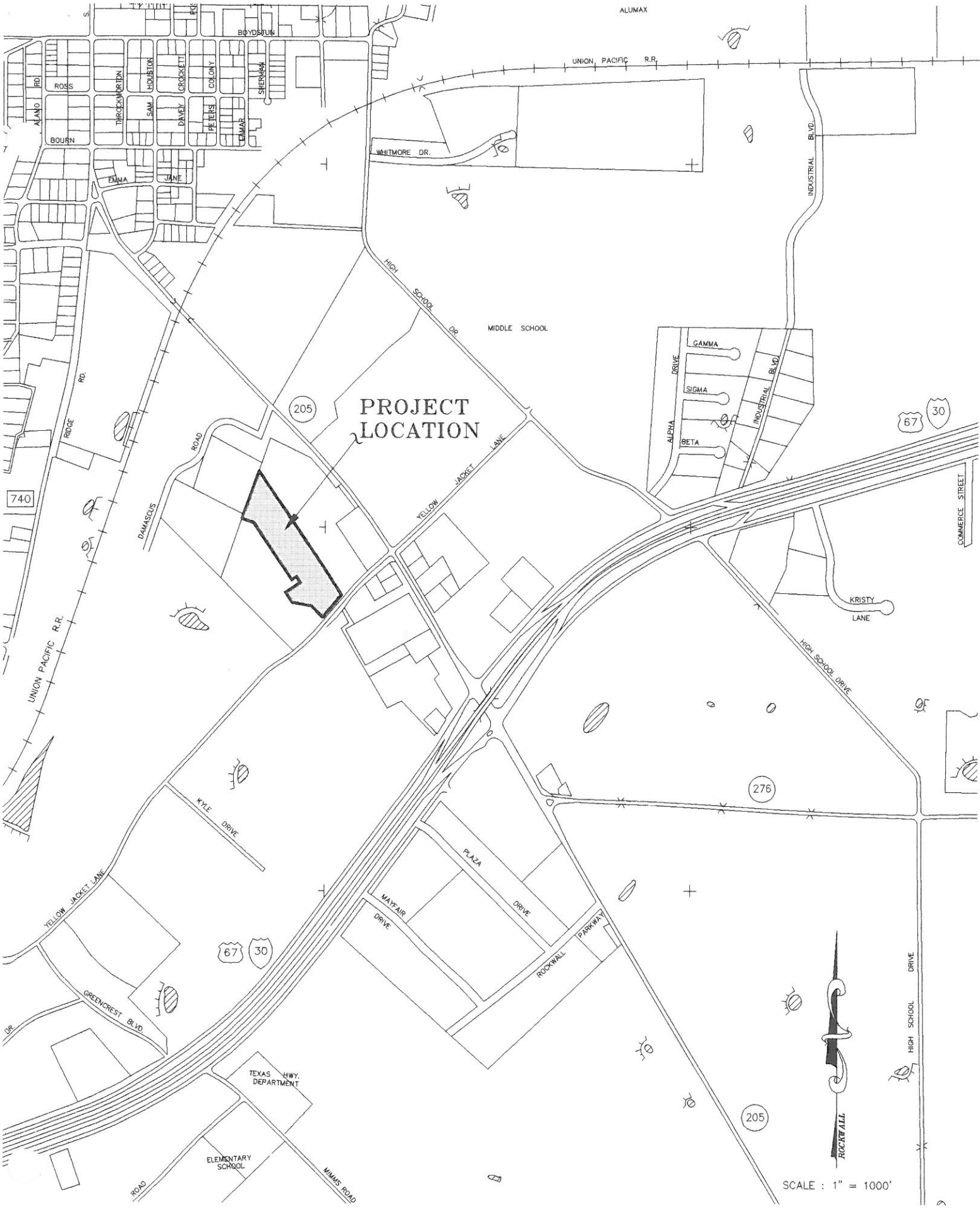
Issue:

The City contacted PRG and requested assistance in determining the appropriate zoning for the above referenced property. It is our understanding that it is an existing apartment complex. The property is zoned "GR"- General Retail. This use is currently an existing non-conforming use. The applicant is purchasing this property and has requested that the appropriate zoning be acquired prior to purchase. The residential zoning district with the highest density requirement is the "MF-15"-Medium Density Multi-family Residential District. The City of Rockwall does not have a residential district with density requirements that will permit the above referenced site, which has a density of 22 units per acre. City staff has suggested that the only possible rezoning action would be a "PD"-Planned Development.

Comments:

In response to the City's request, we have reviewed the above referenced subject and offer the following comments.

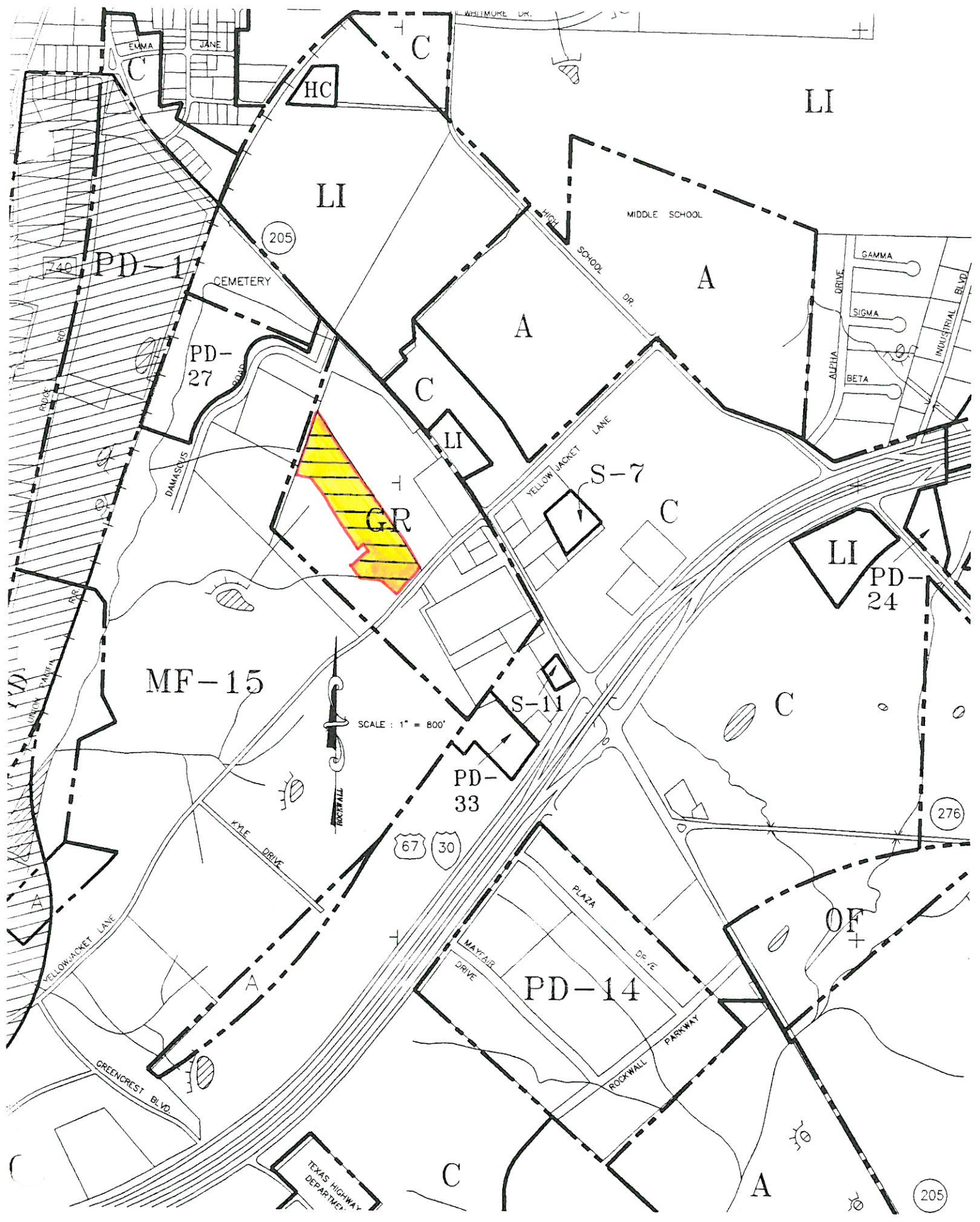
1. We are in agreement that there appears to be only one possible action that the applicant may take. He should request rezoning for a "PD"-Planned Development.
2. Requirements of the "PD" district include a Preliminary Plan, a Development Plan, and indications of phasing of the development. However, the preparation of detailed topographic, engineering, and phasing material, as required by the various elements of the "PD" district, is not applicable to this site. All of the improvements are currently existing. Therefore the applicant should provide adequate drawings, preferably an "as built" site development plan.
3. Conditions of the PD should indicate a maximum density of 22 units per acre.



PROJECT
LOCATION

SCALE : 1" = 1000'

777 ALBERTA



SCALE : 1" = 800'



PD-1

PD-27

MF-15

PD-33

PD-14

PD-24

GR

HC

LI

C

A

LI

A

C

LI

C

OF

C

A

LI

205

276

205

EVMA

JANE

GAMMA

SIGMA

BETA

INDUSTRIAL BLVD

MIDDLE SCHOOL

HIGH SCHOOL DR

CEMETERY

DAMASCUS ROAD

YELLOW JACKET LANE

S-7

S-11

340

YELLOW JACKET LANE

KYLE DRIVE

GREENCREST BLVD

PLAZA DRIVE

MAYFAIR DRIVE

ROCKWALL PARKWAY

TEXAS HIGHWAY DEPARTMENT

WILLMORE DR

ORDINANCE NO. 93-45

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "GR" GENERAL RETAIL TO "PD- 39" PLANNED DEVELOPMENT NUMBER 39; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "GR" General Retail to "PD- 39" Planned Development 39 on the property described on Exhibit "A" has been requested by First Madison Bank; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "GR" General Retail to "PD" Planned Development District No. 39 on the property described in Exhibit "A", attached hereto and made a part thereof.

SECTION 2. That Planned Development District Number 39 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 39 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 39 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or building expansion on the property covered by Planned Development No. 39 shall first be submitted for approval, and no

substantial change in the development shall be permitted, except after obtaining approval of the change of such plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 39 shall be regulated by the following requirements:

1. PD-39 hereby authorizes the uses, area requirements, and development standards of the MF-15, Multifamily zoning category of the Comprehensive Zoning Ordinance as currently adopted, or as revised in the future, except as otherwise provided in this ordinance.
2. The maximum density allowable under this Planned Development is 22.3 units per acre.
3. The property shall remain in conformance with the as built development plan attached hereto as Exhibit "B" and made a part hereof, unless and until such development plan is amended by the Planning and Zoning Commission and City Council in the manner prescribed by the Comprehensive Zoning Ordinance.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

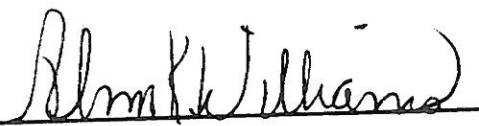
SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance of the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 20th day of December, 1993.



APPROVED - Mayor



ATTEST

1st Reading 12-06-93

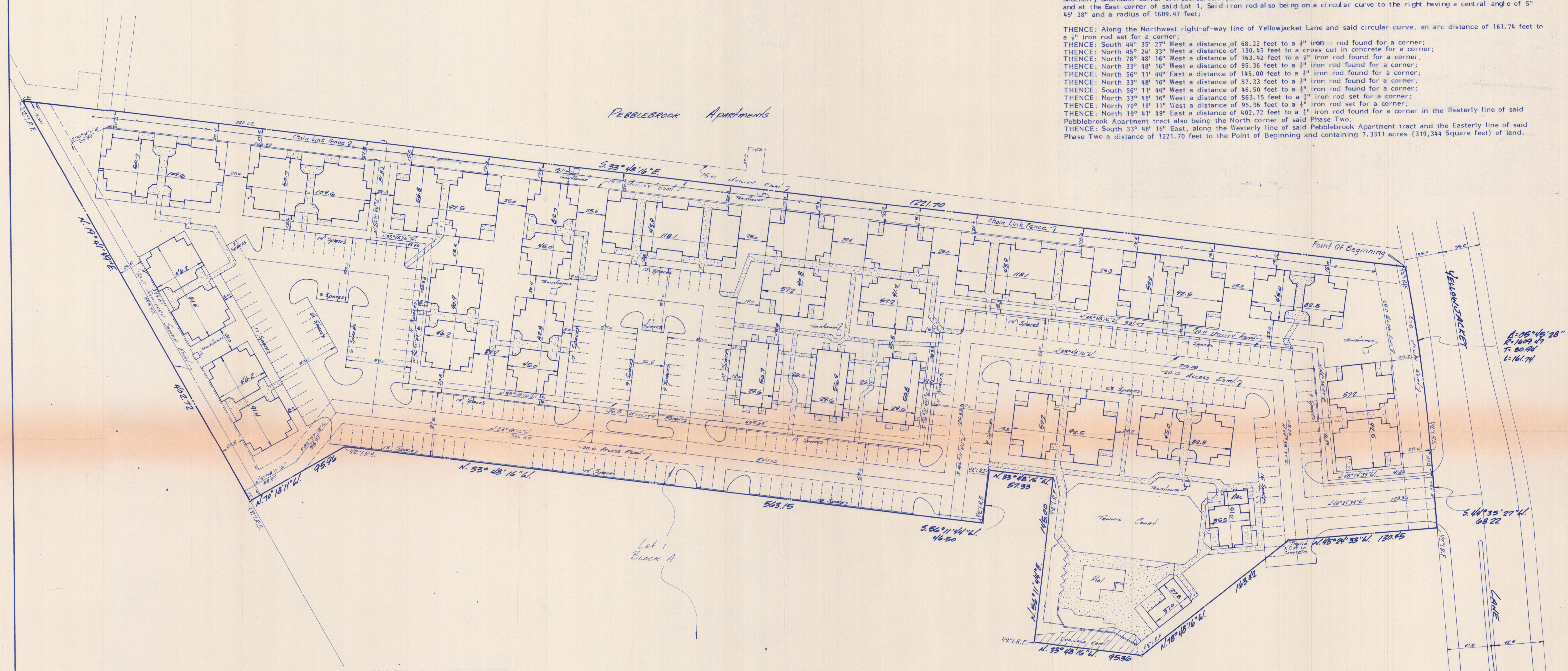
2nd Reading 12-20-93

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a part of Lot 1, Block A, of Pebblebrook Apartments, Phase Two, an addition to the City of Rockwall recorded in Cabinet B, Slide 45, Plat records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 3" iron rod found for a corner in the northwest right-of-way of Yellowjacket Lane, said iron rod being the most southerly Southeast corner of said Pebblebrook Apartments as recorded in Cabinet A, Slide 319, Plat Records, Rockwall County, Texas, and at the East corner of said Lot 1, said iron rod also being on a circular curve to the right having a central angle of 5° 45' 28" and a radius of 1609.47 feet;

THENCE: Along the Northwest right-of-way line of Yellowjacket Lane and said circular curve, an arc distance of 161.74 feet to a 3" iron rod set for a corner;
 THENCE: South 44° 35' 27" West a distance of 68.22 feet to a 3" iron rod found for a corner;
 THENCE: North 45° 24' 33" West a distance of 130.95 feet to a cross cut in concrete for a corner;
 THENCE: North 78° 48' 16" West a distance of 163.42 feet to a 3" iron rod found for a corner;
 THENCE: North 33° 48' 16" West a distance of 95.36 feet to a 3" iron rod found for a corner;
 THENCE: North 56° 11' 44" East a distance of 145.00 feet to a 3" iron rod found for a corner;
 THENCE: North 33° 48' 16" West a distance of 57.33 feet to a 3" iron rod found for a corner;
 THENCE: South 56° 11' 44" West a distance of 46.50 feet to a 3" iron rod found for a corner;
 THENCE: North 33° 48' 16" West a distance of 563.15 feet to a 3" iron rod set for a corner;
 THENCE: North 78° 48' 16" East a distance of 95.36 feet to a 3" iron rod set for a corner;
 THENCE: North 19° 41' 49" East a distance of 402.72 feet to a 3" iron rod found for a corner in the Westerly line of said Pebblebrook Apartment tract also being the North corner of said Phase Two;
 THENCE: South 33° 48' 16" East, along the Westerly line of said Pebblebrook Apartment tract and the Easterly line of said Phase Two a distance of 1221.70 feet to the Point of Beginning and containing 7.3311 acres (319,344 Square feet) of land.



SURVEYOR'S CERTIFICATE

The undersigned, Harold L. Evans, Registered Public No. 2146 hereby certifies that the survey plat dated September 16, 1993, prepared by the undersigned, of Harold L. Evans, Consulting Engineer and the property description set forth there on are true and correct and prepared from an actual on-the-ground survey of the real property (the "Premises") shown thereon; such survey was prepared in compliance with the standards established by the American Land Title Association, and that the survey shows: (i) the location of the perimeter of the Premises by courses and distances, (ii) all easements affecting the Premises whether benefiting or burdening same, rights-of-way and existing utility lines whether recorded or if disclosed by a physical inspection of the Premises, (iii) a calculation of the acreage of the Premises, (iv) any established zoning ordinances or building code or ordinance, (v) the lines of the public streets abutting the Premises and widths thereof, (vi) encroachments and the extent thereof in feet onto the Premises and all encroachments by any buildings, structures, and improvements, whether existing or to the extent constructed, and any other physical matters on the ground which may adversely affect the Premises or title thereto and the relationship of such buildings, structures, improvements and other physical matters by distances to the perimeter of the Premises, established buildings lines and street lines, (vii) that there exists public dedicated means of ingress and egress to and from the Premises provided by Yellowjacket Lane the same being maintained by the City of Rockwall (there is no intervening strip of land or gap of any kind on the ground between (streets) and the Premises which is not owned by the Borrower) and that the Premises does not serve any adjoining property for ingress or any other purpose (ix) no portion of the Premises are located within the 100-year flood plain or flood hazard area as determined by a review of a stated and identified Flood Hazard Boundary Map or Flood Hazard Rate Map published by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development, and (x) if the Premises are described as being on a filed map, a legend referencing the survey to such map.

EXECUTED this 16 day of September, 1993

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

Revised 4-29-85 HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			AS BUILT SURVEY PEBBLEBROOK APARTMENTS Phase Two City of Rockwall Rockwall County, Texas	
SCALE	DATE	JOB NO.		
1"=40'	10-11-84	84052		
			9-16-93	93115

EXHIBIT "A"

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THENCE: Along the Northwest right-of-way line of Yellowjacket Lane and said circular curve to the right, an arc distance of 161.74 feet to an iron rod for corner;

THENCE: South 44 deg. 35' 27" West a distance of 68.22 feet to an iron rod for a corner;

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THENCE: North 78 deg. 48' 16" West a distance of 163.42 feet to an iron rod for corner;

THENCE: North 33 deg. 48' 16" West a distance of 95.36 feet to an iron rod for a corner;

THENCE: North 56 deg. 11' 44" East a distance of 145.00 feet to an iron rod for a corner;

THENCE: North 33 deg. 48' 16" West a distance of 57.33 feet to an iron rod for a corner;

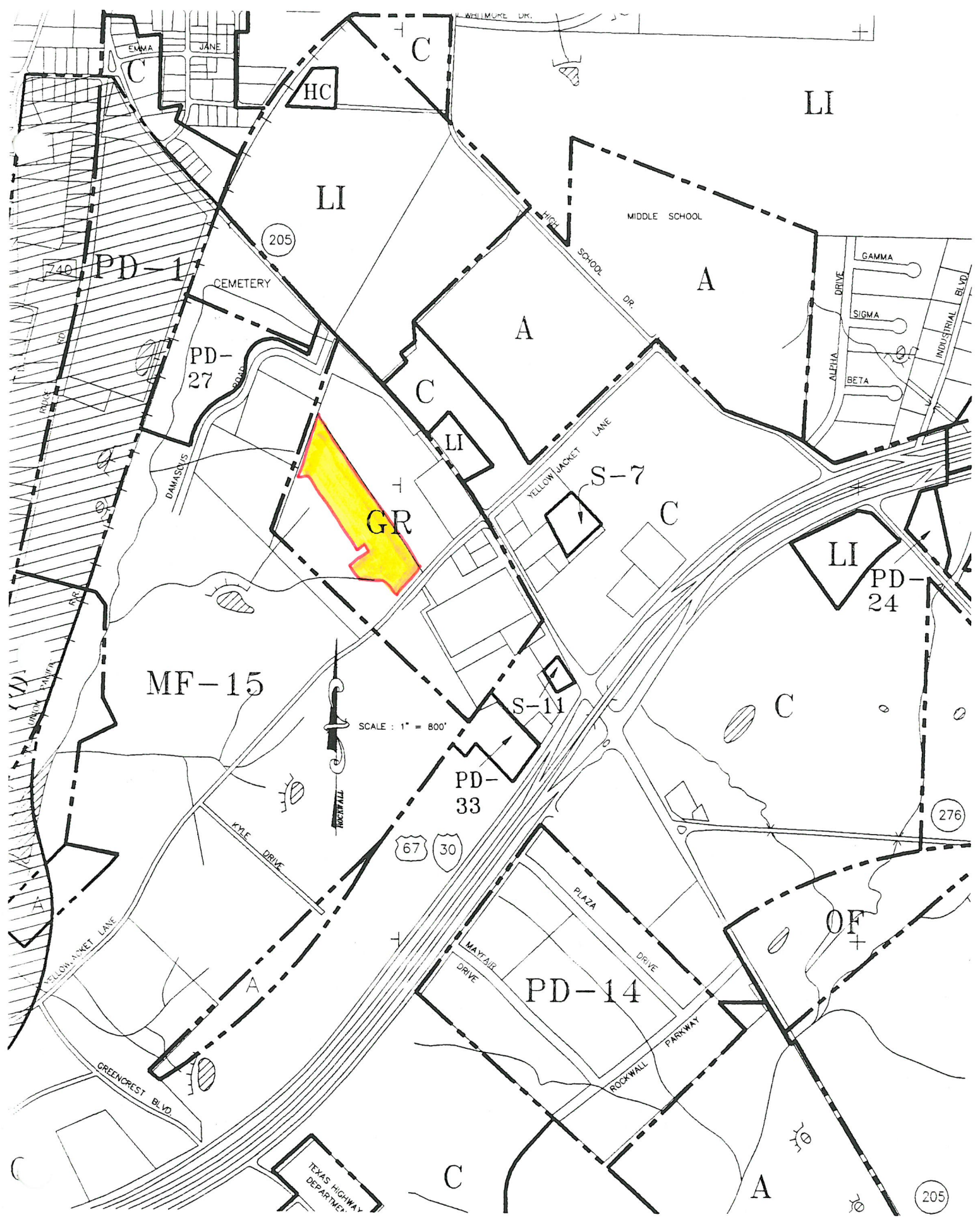
THENCE: South 56 deg. 11' 44" West a distance of 46.50 feet to an iron rod for a corner;

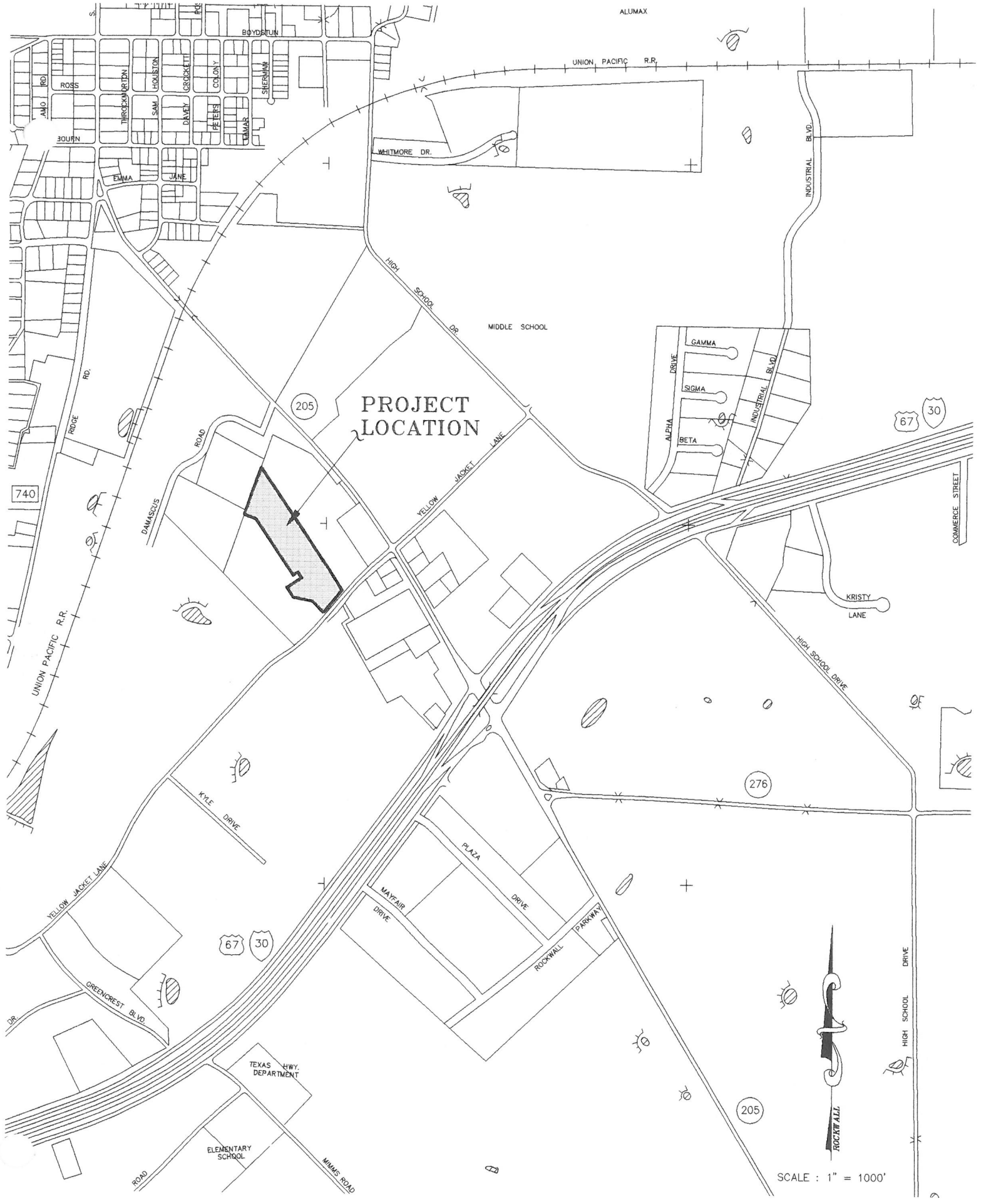
THENCE: North 33 deg. 48' 16" West a distance of 563.15 feet to an iron rod for a corner;

THENCE: North 70 deg. 18' 11" West a distance of 95.96 feet to an iron rod for a corner;

THENCE: North 19 deg. 41' 49" East a distance of 402.72 feet to an iron rod for a corner in the Westerly line of the said Pebblebrook Apartment tract and at the North corner of said Phase Two;

THENCE: South 33 deg. 48' 16" East, along the Westerly line of the said Pebblebrook Apartments tract and the Easterly line of said Phase Two a distance of 1221.70 feet to the point of beginning and Containing 7.3311 Acres (319,344 Square Feet) of Land.





PROJECT
LOCATION

SCALE : 1" = 1000'

CURB APPEAL PROGRAM FOR TROUBLED APARTMENT PROJECTS

Rundown apartment communities in economically depressed cities may look like trouble to some developers and investors. But to others, they represent terrific opportunities. One such firm is Drever Partners, Inc., a San Francisco-based company that has been turning around multifamily properties since 1978. Working with Scruggs and Hammond, Inc., a Columbus, Ohio, landscape architecture and land planning firm, Drever targets rundown apartment complexes in affluent sections of markets on the verge of a turnaround. The two firms are collaborating now in Houston, where Drever has invested more than \$100 million in apartments since June 1987.

Drever buys only physically sound properties with high occupancy rates in areas where the average family income exceeds \$44,000. According to Maxwell Drever, who heads the firm, "Affluent areas provide the best base for the three Rs: rental, refinancing, and resale." Drever buys its selected properties for 30 to 70 percent of their original construction cost—averaging about \$20 per square foot in Houston—often from insolvent savings and loans or developers facing foreclosure. Separate investment partnerships hold most of the properties, and

Drever takes a fee of 1 percent of gross assets annually to cover its overhead. The firm's big profits, however, come when it receives one-third of the capital gains when the property is sold.

Once Drever purchases an apartment complex, Scruggs and Hammond begins an improvement plan, focusing on exterior rather than interior changes, that takes six to 18 months to complete. The plan goes beyond traditional landscaping to create a marketing image for the apartment community that is appealing to both prospective and current residents. It usually includes extensive changes in landscaping, lighting, fencing, and paving to resculpt the property's appearance along its entire frontage. A graphics program, often featuring a new property logo, is incorporated into signage.

Renovation costs have averaged \$1,000 per unit. After renovations are completed, rental incomes have increased an average of 17 percent annually, and cash-on-cash returns to investors have averaged more than 30 percent per year.

At Houston's One Cypress Landing, for example, neglect had taken its toll on the apartment complex's exterior, although interiors were still in good shape. Drever bought the 464-unit property for \$5.15 million in March 1988. Its original 1979 construction cost was \$10 million.

Scruggs and Hammond expanded the property's green areas, bringing in mature trees and adding many flower beds. The firm chose a Cape Cod-style look for building exteriors, and redesigned parking lots to improve accessibility and provide more parking.

New accent lighting improved the property's atmosphere as well as security for residents. And a new logo was incorporated into signage.

Meanwhile, Drever introduced a concierge program, with resident services like car washes and poolside towel and beverage service. The company also made minor interior improvements, adding new appliances and carpeting.

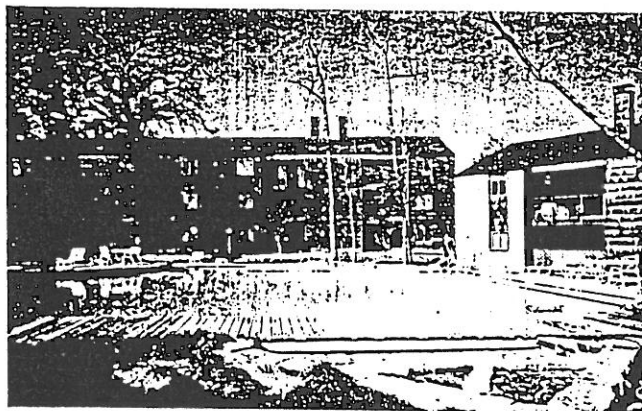
Once the \$1.5 million renovation was complete, One Cypress Landing immediately experienced more interest from prospective tenants, higher occupancy, and increased rental income. Rental income has jumped 130 percent since March 1988, while the occupancy rate has risen from 70 to 84 percent.

Another Houston property, Woodlake Townhomes—built in 1976, refinanced for \$12 million in 1984, and sold to Drever for \$7 million in 1988—received a \$1 million renovation.

Scruggs and Hammond gave Woodlake's building exteriors a new French country look and redesigned landscaping, moving curb lines to add more trees, shrubs, and flower beds. The pool area was refurbished, and an attractive security fence, elegant lighting fixtures, brass and wood signs, and a new marketing center were added. Drever also made interior improvements on hard-to-rent buildings.

Since Drever's acquisition of the site and the renovations, Woodlake's occupancy has grown from 61 to 98 percent, with a 62 percent increase in rental income.

When these properties are sold, Drever expects results similar to those from its previous efforts, which often



One Cypress Landing, before (left) and after renovations that gave building exteriors a new, Cape Cod-style look.

have brought total profits to investors of more than 200 percent. The firm now plans to move into Dallas and other Sunbelt cities. ■

Walter Roch von Rochsburg

Drever Partners Acquisitions:

Property Name	Date of Acquisition	Number of Units	Location
One Camden Court	6/87	136	Houston
One Willow Park	8/87	178	Houston
Westfield Lake	12/87	246	Houston
One Cypress Landing	3/88	464	Houston
Stanford Court	3/88	72	Houston
One Willow Chase	4/88	136	Houston
Woodlake	4/88	315	Houston
Colorado Club	5/88	300	Houston
Huntley	6/88	214	Houston
Timbers on Cranbrook	7/88	274	Houston
Enclave at Cypress Park	8/88	384	Houston
Live Oak	10/88	162	Houston
Carriage Hill	11/88	252	Houston
Georgetown Condos	12/88	156	Houston
Meadows on Memorial	12/88	96	Houston
Gladstell	1/89	168	Houston
Bent Tree	4/89	252	Houston
Jones Oaks	4/89	196	Houston
Mill Creek	6/89	174	Houston
Colony Oaks	7/89	162	Houston
Central Park Regency	9/89	348	Houston
Westborough Crossing	12/89	274	Houston
Riverwalk	12/89	184	Houston
Monticello	1/90	244	Houston
Crystall Tree II	6/90	228	Houston
Conerstone Village	6/90	152	Houston
Crossover Oaks	6/90	204	Houston
Seamist	7/90	316	Houston
Sentinel Park	7/90	180	Houston
Woodedge	9/90	126	Houston
Crystall Tree I	10/90	292	Houston
Arbors of Wells Branch	11/90	212	Houston
The Loft	12/90	312	Houston
Central Park Condos	12/90	93	Houston
Tranquility Lake	3/91	90	Houston
La Prada Club	3/91	273	Dallas
Arbor Point	4/91	65	Houston
Polo Club	6/91	304	Austin
Richmond Green	6/91	224	Houston
Audubon Square	7/91	164	Austin
Garden Place	7/91	286	Phoenix
Trinity Oaks	9/91	240	Dallas
Ponderosa	10/91	177	Houston
The Brookfield	12/91	250	Houston
Woodborough	12/91	320	Houston
Wimbledon	1/92	160	Houston
Woodchase	3/92	270	Houston
Pine Creek Village	4/92	216	Houston
Briarcrest	5/92	376	Houston
Brittany Park	6/92	216	Dallas
Cimarron Parkway	8/92	272	Houston
Crestwood	8/92	276	Phoenix
The Lakes of Renaissance	9/92	306	Austin
Pathway	10/92	144	Houston
Harbor Pointe	10/92	198	Houston
Hidden Lake	10/92	440	Houston
Stoneview	12/92	236	Atlanta
Oakridge	1/93	253	Austin
Arbor Creek	3/93	280	Dallas
Fairways	5/93	160	Phoenix
Casa Valley	6/93	150	Dallas
Totals		\$297,675,000	13,848

THE COMPANY

Drever Partners, Inc. specializes in the acquisition, enhancement, and management of undervalued, multi-unit housing in overbuilt markets. Its history as an entity is relatively short, incorporation occurred in 1985, but its foundation extends fifteen years earlier in Drever, McIntosh & Co., Inc.

Our acquisition program is guided by the following principles:

- buy only the best bargain (price and best upside potential),
- buy in carefully selected locations,
- buy in rebounding markets.

After acquisition, come two more steps:

- value-added enhancement of each purchase,
- service-oriented property management.

All the principals of Drever Partners participate in the subordinated potential profits generated by the properties, hence both the Company's employees and investors have benefited by this risk/reward arrangement.

THE PROGRAM

Crucial to the success of our program, measured by the returns to our investors, are management and construction *at cost*. To that end, Drever Partners established its own management and construction companies.

CONCIERGE MANAGEMENT CORPORATION

Under the leadership of Mike Collier, Concierge Management Corporation manages Drever Partners' 59 apartment properties in Texas and Arizona, employing more than 500 people. Management is performed on an *at cost* basis: other than the asset management fee, there are no other managerial charges for the services of Maxwell Bruce Drever, Drever Partners' CFO, or Asset Manager.

Projects in overbuilt markets have their own particular problems and challenges. In prior ventures the Company found that experienced, in-house property management personnel are essential to success. Our goal is to establish and maintain long-term residencies and thus maximize the value of the properties. The "concierge" approach is more than the performance of specific services for the residents. It entails the creation of a good rapport with the residents and the awareness that everyone on the staff is pleased to serve the needs of the residents.

DREVER CONSTRUCTION CORPORATION

Our Houston-based construction company oversees deferred maintenance and improvements on new acquisitions, lets contracts for specialty work, and assumes hands-on responsibility for day-to-day construction and maintenance at all properties. Drever Construction has a nucleus of more than 100 employees directed by Charlie Mount. As with CMC, all work is performed on an *at cost* basis for our joint ventures.

THE TEAM

IN SAN FRANCISCO:

MAXWELL BRUCE DREVER, President, Drever Partners, Inc.

Mr. Drever sets the company's strategies and policies, and, through frequent trips to the properties, keeps watch on the progress of each one in order to encourage each member of the coordinated management and construction teams as well as to give first-hand reports to our investors. A graduate of the University of Illinois, Mr. Drever came West in 1965 and soon found his niche in multi-housing properties in rebounding markets, first in Seattle and now in Houston.

MICHAEL E. MASTERSON, Executive Vice President, Drever Partners, Inc.

Mr. Masterson coordinates institutional financing and oversees the various joint ventures in which institutions are investors. His responsibilities stretch from initial presentations to potential investors through the acquisition, rehabilitation, and management of the portfolio properties. During his career, Mr. Masterson, a graduate of the University of Notre Dame with an MBA from Stanford, was the president of a San Francisco-based portfolio management, investment, and real estate development company and has worked in international real estate research and consulting.

ALLEN W. STEPHENSON, Chief Financial Officer, Drever Partners, Inc.

Mr. Stephenson oversees the financial and treasury functions of Drever Partners. He received his M.B.A. degree from the University of California at Berkeley and is a Certified Public Accountant. Beginning his CPA career with Arthur Andersen & Company, he has logged 12 years of experience in the real estate industry since becoming Treasurer and Chief Financial Officer of Drever, McIntosh & Company (now Drever Partners, Inc.) in 1980.

RICHARD J. KALISH, Vice President and General Counsel, DPI

Mr. Kalish joined Drever Partners, Inc. in December of 1992. A graduate of the University of California at Berkeley and Boalt Hall School of Law at Berkeley, he is responsible for all legal functions of Drever Partners, Inc. and related operations and also oversees the self-insurance program. Prior to joining DPI, he was law clerk to a federal judge, and has seventeen years' experience in business and real estate litigation and transactions.

IN HOUSTON:

JOE D. GILLESPIE, Director of Acquisitions, Drever Partners, Inc.

Mr. Gillespie, a graduate of the University of Washington, leads the Company's acquisitions activity. While employed with Coldwell Banker Commercial Real Estate Services, he structured and negotiated property transactions in the Pacific Northwest. In 1981 Mr. Gillespie moved to Houston to become a Regional Marketing Director of Apartment Properties for CBC, overseeing brokerage activity in several major cities in the

central U.S. He joined Drever Partners in 1987 following four years as the Apartment Acquisitions Director for two companies.

MICHAEL L. COLLIER, President, Concierge Management Corporation

Mr. Collier formed this Drever Partners subsidiary and is responsible for the overall management and improvement programs of the Company's property portfolio. His degree in Management and Economics is from Baylor University. He had seven years of experience in real estate development and management with Lincoln Property Management before starting CMC, for a career of more than 20 years in property management.

CHARLES M. MOUNT, President, Drever Construction Corporation

Mr. Mount is in charge of budgeting, scheduling, and supervising all of the construction and rehabilitation of the Company's existing property portfolio. Previously he worked with various investor groups as Property Manager, Construction Manager and Marketing Coordinator, and he was Project Director for six major rehabs. He is a graduate of Georgia Tech and the Law School of the University of Baltimore.

CHARLENE D. GEISS, Director of Finance, Drever Partners, Inc.

Ms. Geiss is responsible for the placement of original project financing and project refinancing for the Company and is closely involved in our acquisition efforts. Prior to joining Drever Partners, she was a Senior Officer at a major savings and loan responsible for originating multi-family financing and for the placement of equity nationwide for those same projects. A graduate of the University of Texas, Ms. Geiss started the Houston Coldwell Banker Apartment Brokerage Division in 1976 and was the Director of Acquisitions for a company in Texas and another in California.

SHERRY A. BROWN, Vice President, Drever Realty Corporation

Ms. Brown works with Joe Gillespie in locating and analyzing potential acquisitions. Prior to joining Drever, she worked for Chemical Bank originating financing for west coast developers and working out problem loans. She has an undergraduate degree from Wellesley College and an M.B.A. in Real Estate from Columbia University.

THOMAS H. SCOTT, Special Projects-Finance, Drever Partners, Inc.

Mr. Scott is responsible for executing strategic projects including management of the overall debt structure and rate risk exposure of the company's apartment portfolio, special target acquisitions, and strategic funding. His experience includes 17 years in real estate finance and development in the United States and Europe as an Executive Vice President and Regional Director for two large international financial institutions.

DONNA E. CARNEVALE, Vice President/Marketing, CMC

Ms. Carnevale is primarily responsible for the overall marketing of the Company's property portfolio and assists in acquisition efforts. Before joining Concierge Management Corporation, she was the Marketing Director for various real estate firms acquiring seventeen years of experience in property management. After studying at the Université de Neuchatel in Switzerland, she went on to attain a Bachelor of Arts degree from Cortland State University.

DAVID C. GLASER, CPA, Vice President/Chief Financial Officer, CMC
Mr. Glaser's dual responsibilities include the accounting, financial reporting, and treasury functions for both Concierge Management Corporation and Drever Construction. He holds an MBA from Texas A&M University and was formerly employed with Arthur Andersen & Co. and Gerald D. Hines Interests.

OVERSEEING THE DAY-TO-DAY MANAGEMENT OF THE PROPERTIES, WITH THE AID OF A TEAM OF PROPERTY SUPERVISORS, ARE:

DANA M. ROGERS, Vice President of Management, CMC

Ms. Rogers has more than fifteen years of multi-family property management of both fee- and owner-managed communities. With Ms. Boylan, she is responsible for the management of Concierge Management Corporation's forty-six Houston area apartment complexes. She has completed various Certified Apartment Management courses and attended Stephen F. Austin State University.

PATRICIA M. BOYLAN, CPM, Vice President of Management, CMC

Ms. Boylan's sixteen years of multi-family property management have been in both fee and owner managed communities. She has been an active member of the Houston Chapter of IREM since 1985, and received her CPM designation in 1988. Ms. Boylan is a native Houstonian and a graduate of North Shore High School, and has completed several real estate courses through Houston Community College.

CHARLES D. GOOLSBY, SR., Vice President of Management, CMC

Mr. Goolsby is responsible for Concierge Management Corporation's portfolio of apartments outside the City of Houston which includes eleven properties in Austin and Dallas, Phoenix, and Atlanta. He began his career in the apartment industry in 1978 and, prior to joining CMC, was involved in the management of apartment properties in markets throughout the United States. Mr. Goolsby holds a BA degree from the University of Houston, a CAPS designation, and is currently working toward his CPM designation.

DENNIS J. MCGINNIS, CPA, Controller, DCC

Mr. McGinnis has served as Controller for Drever Construction Corporation since September, 1990. From June 1987 to September 1990, Mr. McGinnis served as a Senior Accountant in the Auditing Division of Arthur Andersen & Co., Houston, Texas.

BUSINESS DAY

REAL ESTATE

Significant apartment deal sealed

BY CARL HOOPER
POST REAL ESTATE WRITER

Drever Partners Inc. became Houston's largest apartment operator Tuesday with the purchase of 782 units at three sites in a deal valued at \$22.7 million.

The deal is billed as the largest apartment transaction here in 2½ years and the fourth largest since the local economy rebounded from the economic slump of the 1980s.

The buyer plans to renovate the three complexes, one in the Westchase area of west Houston and the others at Webster and El Lago in the Clear Creek area near Johnson Space Center.

The Houston Apartment Association says the 10,492 units now operated locally by the Drever firm surpass the 10,055 units credited to Harry Reed & Co. and its subsidiary H.R. Management Co.

"Our apartments are now under the one-year leases," says Maxwell Drever, head of Drever Partners, a Houston company transplanted from San Francisco.

"One-year leases are an improvement for everyone involved in apart-



Dan Hardy/The Houston Post

Mike Collier, left, president of Drever Partners, and Joe Gillespie, director of acquisitions, check kitchen equipment for the Pathway Apartments at 2901 Elmside after buying the property.

Please see DEAL, C-10

DEAL: Drever Partners completes major apartment transaction

From C-1

ment operations," he says. "The residents are protected against a frequent increase in their rents. And the owners are spared the high cost of rapid turnovers."

The Drever group began buying apartment property in the Houston area in 1987 and has since completed 59 purchases of 12,769 units here and in Austin, Dallas and Phoenix.

Yale University is the lead investor in the Drever program and represents pension and endowment funds for a group of Ivy League and other universities contributing to the Apartment Opportunity Fund.

Westinghouse Credit Corp. is the seller of the three latest apartment complexes acquired in the Houston area by Drever Partners.

Lester "Butch" Novy of Novy Properties Inc. and Jim Franer of Westinghouse negotiated the deal for the 144-unit Pathway Apartments at 2901 Elmside in Westchase, the 198-unit Harbor Pointe at 4101 Nasa 1 in El Lago and the 440-unit Hidden Lake at 900 Hender-

Houston's 10 biggest apartment operators

FROM STAFF REPORTS

The 10 biggest apartment operators in Houston are ranked as follows in a monthly listing by the Houston Apartment Association.

Rank	Name	Units
1	Drever Partners	10,492
2	H.R. Management Co.	10,055
3	Finger Companies	9,201
4	Farb Management Co.	9,094
5	Greystone Management Co.	8,616
6	Trammell Crow Residential Co.	6,270
7	Duddleston Management Co.	6,155
8	Bradley Apartment Homes Inc.	6,151
9	Barron Builders & Management	6,084
10	DMC Management Co.	5,914

son Road in Webster.

The Drever firm says whatever renovation is needed will be provided for the Pathway,

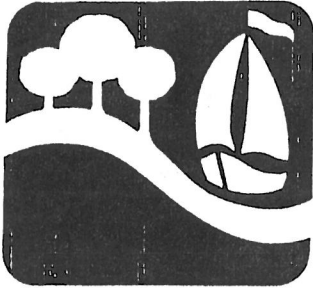
built in 1978; the Harbour Pointe, built in 1968 and renovated in 1988; and the Hidden Lake, built in 1986 and expanded in 1990.

Maxwell Drever is founder, chairman and principal owner of Drever Partners.

Joe Gillespie, director of apartment acquisitions for the parent company and president of Drever Realty Co., works with Charlie Mount, president of Drever Construction Co., and Mike Collier, president of Drever Partners and the affiliated Concierge Management Co. and a director of the Houston Apartment Association.

"We do all our own construction, management and leasing," Gillespie notes. "That means we're free from outside fees. Our investor partners like that."

Patrick C. O'Connor of the O'Connor & Associates appraisal and research firm says a survey shows that Houston apartment purchases by investors during the eight months through August increased 19.2 percent from 21,118 units in 1991 to 25,171 units in 1992.



CITY OF ROCKWALL
"THE NEW HORIZON"

October 6, 1993

Mr. Jackson Capps
Drever Construction, Inc.
Suite 600
Houston, Texas 77057

Re: Pebblebrook Apartments

Dear Mr. Capps:

The Pebblebrook Apartment complex is currently zoned General Retail with a legal non-conforming use. The ownership of this complex may apply for a change of zoning to Planned Development to request a multifamily use with the current density since the City does not have a MF-20 zoning classification.

Please call if you have any additional questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "W. L. Douphrate II". The signature is fluid and cursive, with a large initial "W" and "D".

W. L. Douphrate II, P.E.
Director of Community Development

CC: Julie Couch, City Manager

October 19, 1993

Rockwall City Hall
Attn: Mr. Dub Duphrate
205 W. Rusk
Rockwall, Texas 75087

Mr. Duphrate,

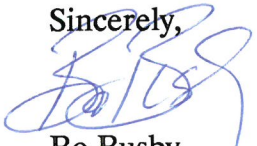
The following is in reference to the Canyon Ridge Apartments located in the City of Rockwall. I am a representative of the seller, First Madison Bank, FSB (formally known as First Gibraltar Bank), in requesting change in zoning to legal conforming use. In addition, I have requested the buyer, Drever Partners, Inc., draft a letter to accompany mine, outlining their intentions for the future of Canyon Ridge Apts..

As you know, the property is currently zoned MF-15 and General Retail (GR). The complex consists of a little more than 22.5 units per acre, therefore, making it a "legal non-conforming use".

In Prior discussions with you last week, the solution appeared to be either "PD" or MF-15 with a variance put in place for the entire property. Due to a possible unforeseen disaster, we ask that a "PD" be heavily considered for the entire site. Reason being, under a MF-15 reconstruction would not allow the property to mirror the pre-existing structure.

I would appreciate your consideration in this issue.

Sincerely,



Bo Busby
Asset Manager

DREVER CONSTRUCTION CORPORATION, INC.

2000 BERING DRIVE, SUITE 600

HOUSTON, TEXAS 77057

TEL: (713) 785-2741

FAX: (713) 785-4831

October 19, 1993

Mr. W.L. Duphrate, II
Director of Community Development
City of Rockwall
205 West Rusk
Rockwall, TX 75087

Dear Mr. Duphrate:

I would like to clarify our plans for the Canyon Ridge property that we have discussed several times on the telephone, as well as the problem we are trying to resolve. This property was built out to a density of 22.37 units per acre, but apparently is currently zoned GR and MF-15, which allows a density of 15 units per acre.

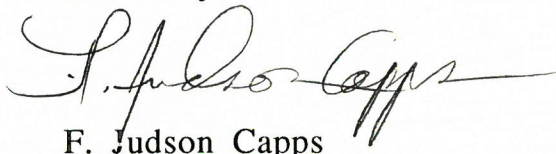
In order to acquire this property, we must have the zoning changed to allow this property to be in compliance with current zoning regulations. As we discussed, establishing a Plan Development limited to the boundaries of the existing development, or including additional areas if you so desire, should resolve this issue. Since the density of the property is now 22.37 units per acre, changing the zoning to MF-20 will not bring it into compliance. Therefore, we would like to see the property covered by a Plan Development that will allow for the current density and protect the property from a loss of asset value should a major fire or similar disaster occur in the future.

In the past seven years, Drever Partners has purchased and rehabed 61 apartment projects, including 56 in Texas. Our approach has always been to correct all exterior deferred maintenance problems. Additionally, we typically add \$250,000.00 or more of exterior capital improvements designed to add curb appeal to the property. This usually includes the addition of building enhancements such as gables and shutters, landscape upgrades, improvements to common amenities and new entry and building graphics. We also upgrade the interiors of the units by upgrading floor coverings and lighting fixtures and by adding mouldings and wall mirror treatments.

Once we acquire a property, we tailor the marketing and management to attract stable, desirable residents. This strategy of enhancing the curb appeal of our properties while employing strong marketing and management techniques has been a winning formula for us and has provided a beneficial impact to the communities that we enter. If you would like to visit any of our Dallas area properties, I would be happy to show you what we do.

If you have any other questions, please contact me or our Director of Acquisitions, Sherry Brown, at our Houston office, 800-345-8061.

Sincerely,

A handwritten signature in cursive script, appearing to read "F. Judson Capps", with a long horizontal flourish extending to the right.

F. Judson Capps
Sr. Project Manager

FIRST
WORTHING
COMPANY

November 1, 1993

Via Federal Express

Mr. W.L. Douphrate II, P.E.
Director of Community Development
205 West Rusk
Rockwall, TX 75087

Dear Mr. Douphrate:

Thank you for allowing me to attend the planning and zoning workshop and for the opportunity to speak on the Owner's request to rezone the Canyon Ridge Apartments.

As you know, the Canyon Ridge Apartments were constructed prior to the current zoning classifications. As such, the original developer complied with the ordinances in effect at time of construction. Unfortunately, the property does not currently conform to its zoning except that it is considered a legal non-conforming use.

As was discussed in the meeting, there are several serious problems with the property's current zoning status. They are as follows:

1. Should more than 50% of the improvements be destroyed, the property could not be rebuilt to its present condition. This factor alone will prevent most (all) lenders from providing new debt for this property. Even if some obscure lender could be located to fund a loan, investors must still put up equity. This equity would be at substantial risk and, thus, quality investors will not put their capital at this type of obvious risk.
2. First Madison Bank foreclosed on the Canyon Ridge Apartments in December 1992. The bank did not know about this zoning problem until recently. This is unfortunate because they have a quality buyer ready to purchase the property and they can not do so with the current zoning condition. The quality buyer interested in purchasing this property is Drever Partners.

Drever Partners is one of the most active, respected multifamily owners in the State of Texas. Since mid-1987, Drever has acquired close to 14,000 units for approximately \$300 million, most of which is in Texas. In addition to acquiring these assets, Drever Partners has committed substantial funds to rehabilitate these properties and increase their value. This "add value" approach includes improving the resident base, upgrading management and service, and enhancing the property's appearance, amenities and condition. Drever's commitment to adding value is not only good for the properties they acquire, but is also good for the surrounding neighborhoods.

Mr. W.L. Douphrate II, P.E.

November 1, 1993

Page 2

Drever Partners can not get a loan to acquire and rehabilitate this property unless the zoning is changed to a PD allowing for its current use and density. Should we not be able to accomplish this, a problem that could hurt the property and the surrounding neighborhood will probably result.

The problem will be that the Owner, First Madison Bank, and I are now aware of an adverse material condition affecting this property. As such, we will legally be forced to notify other interested buyers that the condition exist and that the City of Rockwall will not change it. As most quality buyers will not acquire a property with a zoning problem, the property may have to be sold to someone whose interest in improving the property is not as strong as other investors.

It is for these reasons that First Madison Bank is requesting a change in the zoning to a Planned Development. This request is only to allow for the property's current use and density. If this can be accomplished, Drever Partners can acquire and enhance the Canyon Ridge Apartments, which will hopefully be positive for all the parties involved.

Thank you for your consideration and please contact me with any questions at 739-8141.

Sincerely,



Stephen W. Church
Vice President
Sales and Acquisitions

SWCvw

Enclosures

cc: Bo Busby, First Madison Bank
Sherry Brown, Drever Partners



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Existing Multi-Family Residential at Yellow Jacket and Hwy 205
DATE: November 9, 1993

Issue:

The City contacted PRG and requested assistance in determining the appropriate zoning for the above referenced property. It is our understanding that it is an existing apartment complex. The property is zoned "GR"- General Retail. This use is currently an existing non-conforming use. The applicant is purchasing this property and has requested that the appropriate zoning be acquired prior to purchase. The residential zoning district with the highest density requirement is the "MF-15"-Medium Density Multi-family Residential District. The City of Rockwall does not have a residential district with density requirements that will permit the above referenced site, which has a density of 22 units per acre. City staff has suggested that the only possible rezoning action would be a "PD"-Planned Development.

Comments:

In responso to the City's request, we have reviewed the above referenced subject and offer the following comments.

1. We are in agreement that there appears to be only one possible action that the applicant may take. He should request rezoning for a "PD"-Planned Development.
2. Requirements of the "PD" district include a Preliminary Plan, a Development Plan, and indications of phasing of the development. However, the preparation of detailed topographic, engineering, and phasing material, as required by the various elements of the "PD" district, is not applicable to this site. All of the improvements are currently existing. Therefore the applicant should provide adequate drawings, preferably an "as built" site development plan.
3. Conditions of the PD should indicate a maximum density of 22 units per acre.

**FIRST
WORTHING
COMPANY**

November 18, 1993

Via FAX (771-7727)

Mr. W. L. Douphrate II, P.E.
Director of Community Development
205 West Rusk
Rockwall, TX 75087

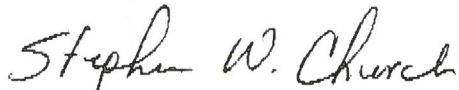
Dear Dub:

Thank you for your help at the planning and zoning meeting and our request to rezone the Canyon Ridge Apartments to PD. Your insight, recommendations, and efforts are sincerely appreciated.

As we discussed, First Madison Bank and Drever Partners are still very interested in rezoning the property to a PD. It appears that we are going to be able to resolve the timing issues with the RTC so we would like to be on the agenda for the City Council Meetings on December 6th and December 20th.

Dub, thank you again for all your help and please call me with any questions.

Sincerely,



Stephen W. Church
Vice President
Sales and Acquisitions

SWCvw

cc: Bo Busby - First Madison Bank (via FAX)
Sherry Brown - Drever Partners, Inc. (via FAX)

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

901 MAIN STREET, SUITE 4000
DALLAS, TEXAS 75202-3793

TELEPHONE (214) 670-1100

FAX (214) 698 0310

CHARLES SORRELLS
(1925-1982)

PETE ECKERT
(214) 670-1156

*File
my cases +
copy to
Denise
for case
file*

307 W WASHINGTON, SUITE 100
PO BOX 1127
SHERMAN, TEXAS 75091-1127
TELEPHONE (903) 893-8999

100 WEST ADAMS AVENUE, SUITE 321
PO BOX 785
TEMPLE, TEXAS 76503-0785
TELEPHONE (817) 771-2800

ONE AMERICAN CENTER, SUITE 777
909 E S E. LOOP 323
TYLER, TEXAS 75701-9684
TELEPHONE (903) 581-5588

December 22, 1993

VIA FAX # (713) 785-4831

Mr. Steve McCoy
Drever Partners
2000 Bering Drive #600
Houston, Texas 77057

Re: Canyon Ridge Apartments
City of Rockwall, Texas
Ordinance No. 93-45


Dear Steve:

Pursuant to our telephone conversation this date, please be advised that the maximum density per acre provision in the above-styled ordinance was designed to accommodate the Canyon Ridge complex as it currently exists, and it is my opinion that the actual computation of something more than 22.3 units per acre does not represent a problem.

The site plan for the complex is an exhibit to and made part of the ordinance, and as such, the site plan represents the "As Built" on the property and is in compliance with the density per acre provision.

If anything additional is needed, please advise.

Very truly yours,


Pete Eckert

PE:db
cc:

Ms. Julie Couch, City Manager ✓

**AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
TURTLE COVE CENTER
700 TURTLE COVE
October 28, 1993
7:00 P.M.**

I. Work Session Items

- A. Preliminary Plat for Windmill Ridge Estates located on FM 3097.
- B. Zoning change from Multi-Family and General Retail to Planned Development for Canyon Ridge Apartments located at Yellow Jacket Lane.
- C. Site Plan for Tom's Country Corner located at FM 552.
Discuss and Consider amendment to General Retail Zoning.
- D. Site Plan for Jackson Automotive located at White Hills Drive.
- E. Discuss and Consider amendment to Industrial Zoning.

II. Adjournment

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
205 WEST RUSK
November 11, 1993
7:00 P.M.

- I. Call To Order
- II. Approval of Minutes
- III. Public Hearings

P&Z 93-37-Z - Hold Public Hearing and Consider Recommending Approval of a Request from First Madison Bank for a change in Zoning from "MF-15" Multi-Family 15 and "GR" General Retail zoning classification to "PD" Planned Development zoning classification for property located at 1000 Yellow Jacket Lane and further described as Canyon Ridge Apartments.

- IV. Preliminary Plat/ Site Plan

P&Z 93-38-PP - Discuss and Consider Recommending Approval of a Request from Harold Evans for a Preliminary Plat for Windmill Ridge Estates / Shepherd Place Homes for a tract of land located on FM 3097.

P&Z 93-39-SP - Discuss and Consider amendment to General Retail Zoning Ordinance.

- V. Work Session

Discuss proposed amendment to "PD-5" Planned Development.

- VI. Adjournment

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: November 11, 1993

Agenda Item: P&Z 93-37-Z - Hold Public Hearing and Consider Recommending Approval of a Request from First Madison Bank for a change in Zoning from "GR", General Retail zoning classification to "PD", Planned Development for property located at 1000 Yellow Jacket Lane and further described as Canyon Ridge Apartments.

Item Generated By: Applicant, First Madison Bank

Action Needed: Hold Public Hearing and Take Necessary Action.

Background Information:

First Madison Bank has submitted a request for a change in zoning of a tract of developed land currently zoned General Retail. First Madison Bank is requesting the current zoning be changed to a Planned Development in order to eliminate the non-conforming status of the property. Planned Development is the only alternative available to bring the property into conformance with the current zoning ordinance. The Canyon Ridge Apartments currently have a density of 22 units per acre. The highest allowable density available within the City of Rockwall is 15 units per acre.

It is staff's recommendations to approve the change in zoning to Planned Development provided;

1. A maximum density of 22 units per acre be permitted.
2. Applicant to provide an as built development plan of the property for record.

Attachments:

1. First Madison Bank Request Letter
2. PRG Memorandum
3. Location Maps
4. Zoning Maps
5. City Plan

PLANNING AND ZONING COMMISSION MINUTES
November 11, 1993

Call To Order

Van Ewing called the meeting to order at 7:00 p.m with the following members present; Art Ruff, Dennis Mitchell, Terry Raulston, and Ginger Baugh. James Greenwalt and Pat Friend were not present.

PZ 93-37-Z Hold Public Hearing and Consider Recommending Approval of a Request from First Madison Bank for a change in Zoning from "MFG-15" Multi Family 15 and "GR" General Retail zoning classification to "PD" Planned Development zoning classification for a tract of land located at 1000 Yellowjacket Lane and further described as Canyon Ridge Apartments.

Van Ewing asked Dennis Mitchell to act as Chairman during the first case due to a conflict of interest as Van Ewing represents First Madison Bank on other properties in Rockwall.

Douphrate outlined the applicant's request for the commission and recommended approval of the request provided the maximum density of 22.3 be permitted and an As Built Development Plan be submitted for record.

Steve Church representing the First Worthington Company addressed the commission. He explained to the commission that the property had been foreclosed on and the prospective buyer was unable to get financing for the property until it conforms to proper zoning.

After considerable discussion regarding the case Dennis Mitchell made a motion to approve the request from "GR" to "PD" provided that a maximum density of 22.3 units per acre and an As Built Development Plan be submitted for record. Ginger Baugh seconded the motion. The motion was voted on and passed unanimously.

Van Ewing returned as Chairman.

PZ 93-38-PP Discuss and Consider Recommending Approval of a Request from Harold Evans for a Preliminary Plat for Windmill Ridge Estate/ Shepherd Place Homes for a tract of land located on FM 3097.

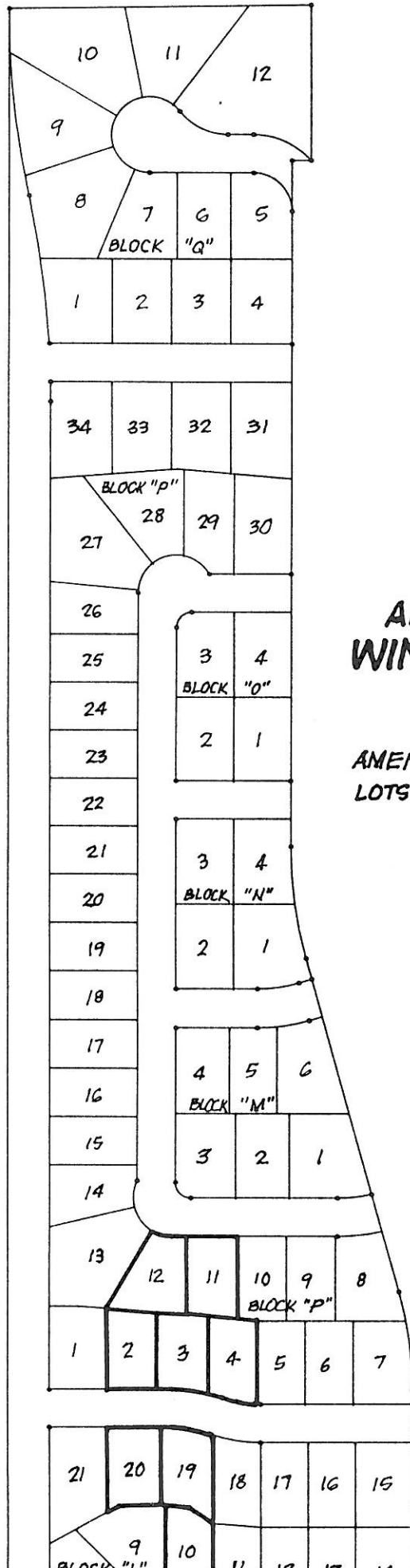
This case was tabled to a later date.

PZ 93-39-SP Discuss and Consider amendment to the General Retail Zoning Ordinance.

Dub Douphrate reviewed amending the General Retail zoning ordinance in order to have a maximum of 4 dispensers instead of the current 2 allowed with the provision that a maximum of 8 vehicles could be serviced at one time.

Tom Shirey, owner of the property reviewed to the commission his plans to build a combination self services gas station and grocery store with deli including small dining area if the amendment is approved.

After much discussion Dennis Mitchell made a motion to approve the amendment to general retail zoning ordinance by adding a Conditional Use Permit that increases the number of fuel dispensers from 2 to 4 providing service to a maximum of 8 vehicles at a location that provides access of two arterials or collectors. Ruff seconded the motion. The motion was voted on and



**AMENDED SITE PLAN
WINDMILL RIDGE ESTATES
NO. 3B**

**AMENDED MINIMUM DEPTH:
LOTS 5, 10, 19 & 20 BLK. "L"; 2, 3, 4, 11 & 12 B**

**MINUTES OF THE ROCKWALL CITY COUNCIL
DECEMBER 6, 1993**

Call to Order

5

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Todd White, Bruce Oppermann, George Hatfield, and Nell Welborn. Jack Pappa was absent due to family illness.

10

Open Forum

Mayor Williams opened the floor to the open forum.

15

John Landfried, 401 Shoreview, commented on the City goals in relation to the police department and the crime problem.

Greg Herring, 604 Stonebridge Circle, indicated his attendance at the National League of Cities where cities exchange ideas. He also indicated concern for the traffic problems in the City.

20

Consent Agenda

Approval of Minutes of November 15 and November 29, 1993

25

Consider Approval of an Ordinance Reducing the Speed Limits On A Portion Of F.M. Hwy. No. 3097 (2nd reading)

City Manager Julie Couch read the caption for the ordinance. Oppermann moved to approve the consent agenda. Morgan seconded the motion. The motion was voted on and passed unanimously.

30

Appointments/Public Hearings/Zoning Amendments

Appointment with Henry Squires Regarding Approval of 1993-'94 Contract with Rockwall County Historical Foundation and Take Any Necessary Action

35

Mr. Squires addressed the Council concerning the request for approval of the proposed contract. After discussion regarding the proposed projects, Oppermann moved to approve the contract with the Rockwall County Historical Foundation. Hatfield seconded the motion. The motion was voted on and passed unanimously.

40

Appointment with Historic Preservation Advisory Board Regarding Recommendation Relating to Historic Preservation Overlay District and Take Any Necessary Action

Couch introduced Gerald Hodges, Chairman of the Board, who reviewed the recommendations

45 of the Board. He indicated that no action was needed by Council at this time; however, the
Board would proceed with direction from the Council. The following members of the Historic
Preservation Advisory Board were introduced: Ray Smith, Art Ruff, and Steve Seitz. A motion
was made by Nell Welborn to accept the report from the committee regarding the historic
50 preservation overlay districts and to forward a copy to the Planning and Zoning Commission for
review and comments. In addition she requested an item be placed on the January agenda in
order to schedule a worksession with this board to review their recommendations. The motion
was seconded by Todd White. The motion was voted on and passed unanimously.

55 **Appointment with Interested Citizens Regarding the Proposed 1.0 MG Elevated Water
Storage Tank and Take Any Necessary Action**

Bob Reeves, 202 Becky Lane, Pastor of the First Presbyterian Church, addressed the potential
impact of the water tower at the proposed location. Reeves presented an architect's rendering
of the proposed water tower for Council review.

60 Dr. Robert Mehl, home: 601 Carriage Trail, office: 2237 Ridge Road, addressed the Council
as a property owner. Dr. Mehl indicated concern that the first thing people will see when
coming into Rockwall is the water tower, which does not fit into a professional setting in its
proposed location. He suggested an industrial type setting.

65 Richard Brooks, home: 1419 Alamo, office: 2506 Ridge Road, expressed concern about
the proposed location of the water tower. He suggested that an underground tower be
considered, as well as other alternatives.

70 Steve Seitz, 108 Valkyrie, expressed concerns about the image Rockwall is trying to portray.

Bill Davis, indicated that his property is the closest in proximity to the proposed water tower.
He expressed opposition to the proposed site of the water tower.

75 Rick Filip, 532 Crestridge Road, speaking as an individual, stated that he hoped the same high
standards of aesthetics will be used in constructing the proposed water tower as have been used
in previous Council decisions.

Pat Luby expressed favor for the location of the water tower.

80 Patti Guzik read a letter from Paul Guzik who expressed opposition to the proposed water tower.

Couch summarized the history of the decision to construct an additional water tower.

85 Dub Douphrate, City Engineer, addressed the engineering aspects of elevated storage versus
underground storage.

Frank Rasor the City's consulting engineer addressed the Council. He indicated that elevated

10 storage supplements pumping and maintains pressure during peak demand and explained the necessity for developing elevated storage tank to assist pumping capability to new development within the city. He also explained that since 1983 it has been an accepted procedure to separate pumping stations from elevated tanks in order to provide unified distribution to the complete city.

95 Couch responded to questions of Councilman White concerning the initial intent of use for property, visibility of tower to Rockwall in general and the service quality that would be available if a second tank were not built with the first one out of service.

100 Mayor Williams read comments expressed to her by Councilman Jack Pappa indicating sympathy with those individuals who have expressed concerns, but stating that the basic issue dealt with trying to get the best possible outcome with the funding available.

105 **P&Z 93-37-Z Hold a Public Hearing and Consider Approval of An Ordinance Granting First Madison Bank a Zoning Change from "MF-15" Multi-Family and "GR" General Retail Zoning Classification to "PD" Planned Development Zoning Classification on Property Located at 1000 Yellowjacket Lane (1st reading)**

Couch briefly reviewed the request.

110 Steve Church, with First Worthing Company and Bo Busby, with First Madison Bank, addressed Council with the request and summarized the intent of the company to change the zoning to its actual use at this time.

115 Welborn moved that the change in zoning to planned development be approved, providing a maximum density of 22.3 units per acre and providing that an "as-built" development plan of the property be attached to the ordinance. Morgan seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

120 **Discuss and Consider Instructing the Planning and Zoning Commission to Hold Public Hearings to Consider Amending the Comprehensive Zoning Ordinance Regarding Gas Pumps as an Accessory Use in the General Retail Zoning Classification**

125 Couch reviewed the request to amend the district. Oppermann moved to authorize the Planning and Zoning Commission to hold public hearings to consider amending the "GR" district to allow up to 4 gas pumps as an accessory to a retail use. Hatfield seconded the motion. The motion was voted on and passed unanimously.

Action/Discussion Items

130 **Discuss and Consider Award of Bid for Purchase of Police Vehicles and Take Any Necessary Action**

Oppermann moved to award the bid to Graff Chevrolet as low bidder for the purchase of police

vehicles. Morgan seconded the motion. After discussion, the motion was voted on and passed unanimously.

135

Discuss and Consider Redrafting of the City of Rockwall Code of Ethics

Councilman Todd White indicated that current and previous board and commission members have approached him in regard to the restrictive nature of the code of ethics and its difficult language. Oppermann agreed with the need to review the wording. Hatfield expressed concern over losing the intent of the code of ethics. Welborn expressed favor for simplifying and separating rules of paid employees from those who volunteer their time. White offered to follow-up with a first draft. The Council endorsed White's request.

140

145

Discuss and Consider an Ordinance Authorizing the Issuance and Sale of City of Rockwall, Texas, Public Property Finance Contractual Obligations, Series 1994; Levying a Tax in Payment Thereof; and Enacting Other Provisions Relating Thereto (1st reading)

Couch reviewed the ordinance. Hatfield moved that the staff be authorized to proceed with the issuance and sale of public property finance contractual obligations. White seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

150

Discuss and Consider a Resolution in Regards to the SH-190E and Take Any Necessary Action

Couch reviewed the item, indicating that TxDOT had concluded their study and have selected a technically preferred route. She indicated that the state has also offered the opportunity for surrounding cities to comment about the technically preferred route. After some discussion, Mayor Williams suggested that councilmembers take time to think about the information from TxDot prior to any action.

155

160

Discussion on Design, Construction and Financing Process of New Water Tower and Take Any Necessary Action

Couch outlined several issues relating to the tower including completion of the engineering analysis and preliminary plans, the use of architectural services to assist with aesthetics, and the issuance of debt.

165

Couch agreed to move forward with meeting with property owners and gathering preliminary information in regards to design and aesthetic concerns for consideration by Council at the next meeting.

170

Consideration of a Resolution Approving Action Taken by the Rockwall Industrial Development Corporation Approving a First Supplemental Indenture of Trust (Relating to the \$7,000,000 Rockwall Industrial Development Corporation Industrial Development Revenue Bonds [Columbia Extrusion Project] Series 1989)

175

Couch reviewed the request. Leroy Grawunder, with Hutchison Boyle Brooks & Fisher, reviewed the circumstances of the request.

80 Hatfield made a motion to authorize approval of a resolution approving action taken by the Rockwall Industrial Development Corporation. Oppermann seconded the motion. The motion was voted on and passed unanimously.

The City Council convened into executive session at 9:30 p.m.

185 **Hold Executive Session Under Sections 551.074 and 551.072 V.A.C.S. to Discuss: a) Personnel Regarding Appointment of Volunteer Coordinator for Median Improvement Program and b) Land Acquisition Regarding Future Park Expansion**

190 The City Council reconvened into regular session at 9:45 p.m.

Take Any Necessary Action as a Result of the Executive Session

195 Mayor Williams announced that no action would be taken.

Adjournment

The City Council adjourned at 9:55 p.m.

200




Mayor

205

ATTEST:

210



City Secretary

215

**CITY OF ROCKWALL
City Council Agenda**

Agenda Item: December 20, 1993

Agenda No. IV.B.

Agenda Item: P&Z 93-37-Z Consider Approval of an Ordinance Granting First Madison Bank a Zoning Change From "MF-15" Multi-Family and "GR" General Retail Zoning Classification to "PD" Planned Development Zoning Classification on Property Located at 1000 Yellowjacket Lane (2nd reading)

Item Generated By:

Action Needed: Motion to Approve

Background Information:

Attachments:

1. Memorandum from Dub Douphrate
2. Copy of Ordinance

Agenda Item: P&Z 93-37-Z First Madison Bank

Item No. IV.B.

FILE

MEMORANDUM

December 1, 1993

TO: JULIE COUCH, CITY MANAGER

FROM: DUB DOUPHRATE, DIRECTOR OF COMMUNITY DEVELOPMENT

RE: Canyon Ridge Apartment Zoning Change

First Madison Bank has submitted a request for a change in zoning of a tract of developed land currently zoned General Retail. First Madison Bank is requesting the current zoning be changed to a Planned Development in order to eliminate the non-conforming status of the property. Planned Development is the only alternative available to bring the property in conformance with the current zoning ordinance. The Canyon Ridge Apartments currently have a density of 22.3 units per acre. The highest allowable density available within the City of Rockwall is 14 units per acre. It is the Commission's recommendation to approve the change in zoning to Planned Development provided:

1. A maximum density of 22.3 units per acre be permitted.
2. Applicant to provide an As-Built development plan of the property for record.

A copy of the ordinance outlining PD-39 is attached for review and consideration of approval. Other attachments are listed below:

1. First Madison Bank Request Letter
2. P R G Memorandum
3. Locations Maps
4. Zoning Maps

Canyon Ridge

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "GR" GENERAL RETAIL TO "PD-_____" PLANNED DEVELOPMENT NUMBER _____; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "GR" General Retail to "PD-_____" Planned Development _____ on the property described on Exhibit "A" has been requested by First Madison Bank; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "GR", General Retail to "PD" Planned Development District No. _____ on the property described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number _____ shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. _____ to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. _____ shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or buiding expansion on the property covered by Planned Development No. _____ shall first be submitted for approval and, and no

substantial change in the development shall be permitted, except after obtaining approval of the change of such plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. _____ shall be regulated by the following requirements:

1. PD-_____ hereby authorizes the uses, area requirements, and development standards of the MF-15, Multifamily zoning category of the Comprehensive Zoning Ordinance as currently adopted, or as revised in the future, except as otherwise provided in this ordinance.
2. The maximum density allowable under this Planned Development is 22.3 units per acre.
3. The property shall remain in conformance with the as built development plan attached hereto as Exhibit "B" and made a part hereof, unless and until such development plan is amended by the Planning and Zoning Commission and City Council in the manner prescribed by the Comprehensive Zoning Ordinance.

SECTION 3. That the official zoning mp of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this _____ day of _____.

APPROVED

ATTEST

1ST READING _____

2ND READING _____

**MINUTES OF THE ROCKWALL CITY COUNCIL
DECEMBER 20, 1993**

Call to Order

5

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield, and Nell Welborn.

Consent Agenda

10

A. Approval of Minutes of December 6, 1993

15

B. P&Z 93-37-Z Consider Approval of an Ordinance Granting First Madison Bank a Zoning Change from "MF-15" Multi-Family and "GR" General Retail Zoning Classification to "PD" Planned Development Zoning Classification on Property Located at 1000 Yellowjacket Lane (2nd reading)

20

Minutes pulled by Jack Pappa for separate discussion. White made a motion to approve an ordinance granting First Madison Bank a zoning change from "MF-15" Multi-Family and "GR" General Retail zoning classification to "PD" Planned Development zoning classification on property located at 1000 Yellowjacket Lane (2nd reading). The motion was seconded by Morgan and passed unanimously.

5

Welborn made a motion to accept the minutes with corrections noted. White seconded the motion. The following votes were cast:

Ayes: Morgan, White, Williams, Oppermann, Hatfield, Welborn
Abstention: Pappa

30

Appointments/Public Hearings/Plats

Appointment with Lakefest Committee Representative Regarding the 1994 Lakefest and Take Any Necessary Action

35

Paul Morelan met with the Council regarding plans for the proposed 1994 Lakefest. He indicated that plans being considered would include activities for the 4th of July celebration such as cycling events, craft fairs, etc. and that the Lakefest Committee would be seeking involvement with area businesses for ideas. He stated that the committee would return to the Council with specific plans and any requested participation by the City.

40

Appointment with James Greenwalt, Planning and Zoning Commission Chairman, Regarding Planning and Zoning Commission Report

James Greenwalt summarized the planning and zoning cases scheduled before Council.

**MINUTES OF THE ROCKWALL CITY COUNCIL
DECEMBER 20, 1993**

Call to Order

5

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield, and Nell Welborn.

Consent Agenda

10

A. Approval of Minutes of December 6, 1993

15

B. P&Z 93-37-Z Consider Approval of an Ordinance Granting First Madison Bank a Zoning Change from "MF-15" Multi-Family and "GR" General Retail Zoning Classification to "PD" Planned Development Zoning Classification on Property Located at 1000 Yellowjacket Lane (2nd reading)

20

Minutes pulled by Jack Pappa for separate discussion. White made a motion to approve an ordinance granting First Madison Bank a zoning change from "MF-15" Multi-Family and "GR" General Retail zoning classification to "PD" Planned Development zoning classification on property located at 1000 Yellowjacket Lane (2nd reading). The motion was seconded by Morgan and passed unanimously.

25

Welborn made a motion to accept the minutes with corrections noted. White seconded the motion. The following votes were cast:

Ayes: Morgan, White, Williams, Oppermann, Hatfield, Welborn
Abstention: Pappa

30

Appointments/Public Hearings/Plats

Appointment with Lakefest Committee Representative Regarding the 1994 Lakefest and Take Any Necessary Action

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Paul Morelan met with the Council regarding plans for the proposed 1994 Lakefest. He indicated that plans being considered would include activities for the 4th of July celebration such as cycling events, craft fairs, etc. and that the Lakefest Committee would be seeking involvement with area businesses for ideas. He stated that the committee would return to the Council with specific plans and any requested participation by the City.

40

Appointment with James Greenwalt, Planning and Zoning Commission Chairman, Regarding Planning and Zoning Commission Report

James Greenwalt summarized the planning and zoning cases scheduled before Council.

45 **P&Z 93-41-CUP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto, Rockwall, Texas (1st reading)**

50 Mayor Williams opened the public hearing regarding an ordinance granting a conditional use permit for a residence as an accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto, Rockwall, Texas.

55 Beverly Jacobs, 106 S. San Jacinto, explained the request submitted for this property. She indicated that the request was for a temporary residence. No one else appeared before Council. Mayor Williams closed the public hearing.

60 Hatfield made a motion to approve the ordinance granting a conditional use permit for a residence as an accessory to a permitted use within the Central Business District classification with a two year review stipulation and a floor plan to be included as Exhibit "A". Pappa seconded the motion. The motion passed unanimously.

65 **P&Z 93-43-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting an Amendment to Planned Development 5 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential and Consider Approval of Conditions on a portion of PD-5 on Property Located North of Harris Heights Addition and East of SH-205 (1st reading) and Approval of a Preliminary Plat**

70 Couch commented on proposed development of land and reviewed the thoroughfare and park issues related to the proposed development. Ron Black with Kimley-Horn & Associates, consultants for the City, reviewed the study they completed regarding an amendment to the thoroughfare plan as it pertains to this property. He indicated that their review of the densities planned for this area and the proposed road system would allow the downgrade of a proposed 4 lane divided roadway to a 4 lane undivided collector. He also recommended that the collector ultimately be extended to intersect SH-66 rather than the future bypass. Some additional recommendations to revise the thoroughfare plan were noted by Mr. Black. Council discussed the need for an arterial connection from the bypass to SH-205, the distance between arterial roadways, and the need to ensure that other existing streets in the area are not overloaded in the future.

80 Dan Boutwell, consultant for the City, discussed the Master Park Plan as it relates to the proposed project. He summarized the Park Plan prepared for "PD-5" which included a multi-purpose trail system with bicycle, jogging and equestrian widths, activity stations, and passive area to provide playground equipment, picnic tables, and unorganized playing fields. He also reviewed how the revised road system worked with the park plan.

85 Mayor Williams opened a public hearing regarding approval of an ordinance granting an amendment to Planned Development 5 to amend the approved land uses on two tracts of land

90 from Multi-Family and General Retail uses to Single Family residential and approval of conditions on a portion of "PD-5" on property located north of Harris Heights Addition and east of SH-205.

95 Harold Evans, consulting engineer, and Rob Whittle, developer/landowner, appeared before Council to answer any questions. There being no one else to speak Mayor Williams closed the public hearing.

100 Welborn made a motion to amend "PD-5" on the proposed 38.3 acre tract to change the approved land uses on a portion of the tract from Multi-Family and General Retail to Single Family with a minimum lot size of 7,500 sq.ft. and to approve the preliminary plat and proposed park plan concept noting that a facilities agreement for the park dedication will be drafted and that hearings will be held to amend the thoroughfare plan at the time the final plat is submitted. The motion was seconded by Todd White and passed unanimously.

105 **P&Z 93-45-CUP/Z Hold a Public Hearing and Consider Approval of an Ordinance Granting conditional Use Permit for a Structure not meeting structural materials requirement (1st reading) and a Change in Zoning Classification for a Tract of Land Located at 2890 S. Goliad (1st reading) and Approval of a Preliminary Plat**

110 Couch familiarized Council with the owner's intention to expand his facility on the existing property. Applicant sought an approval of the site plan and the preliminary plat for the existing facility in conjunction with a conditional use permit allowing the existing office building which is located on that lot be increased in size from 5,000 sq.ft. to 7,600 sq.ft. In addition, the applicant wished to zone a portion of the adjacent lot to the south of the property as Heavy Commercial to allow for storage of trucks/equipment. Couch commented on the policy of requiring escrow from the developer at the time of preliminary platting and indicated that the applicant wished to have that requirement waived.

115 Mayor Williams opened the public hearing.

120 Gary Amerson, President of Texas Star Express, 2890 S. Goliad, summarized his request due to company's growth.

No one else appeared before Council. Mayor Williams closed the public hearing.

125 Following Council discussion regarding the escrow policy for roadway improvements and the waiver request, Welborn made a motion to approve the site plan and preliminary plat on the existing lot; to grant a conditional use permit for expansion of the existing building from 5,000 sq.ft. to 7,600 sq.ft.; and to approve a zoning change from Commercial and Agricultural on the property south of the existing site to Heavy Commercial, with the provision that the City and the owner enter into a facilities agreement to provide that the owner escrow funds for the improvement to Mims Rd. at the time the City is ready to construct the improvements. Todd White seconded the motion, which passed unanimously.

135 **P&Z 93-38-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting an Amendment to "PD-13" Planned Development to amend the required minimum lot depth for property located at Windmill Ridge Estates subdivision located on FM 3097 (1st reading) and Approval of a Preliminary Plat**

140 Couch summarized the request and indicated that the developer had revised the plan to bring all lots in conformance with the zoning ordinance. She also indicated that the Planning and Zoning Commission had not had an opportunity to review the revised site plan. Hatfield moved to remand the case back to the Planning and Zoning Commission for their review at the next Planning and Zoning meeting to be held on January 13, 1994. Pappa seconded the motion. After further discussion a vote on the motion was called, the following votes were cast:

145 Ayes: Morgan, Pappa, Williams, Oppermann, Hatfield, Welborn
Nays: White

150 The Mayor opened the public hearing to receive input from citizens regarding the amendment to "PD-13" Planned Development and indicated that citizens could speak at this meeting or wait and speak when the case is brought back to the Council on January 17, 1994.

No one appeared in regard to the hearing.

155 **P&Z 93-42-P/FP Discuss and Consider Approval of a Request from Fox Chase Development for a Preliminary Plat/Final Plat for Fox Chase Development Corp. located at SH-740**

160 City Manager reviewed the request with Council and indicated that the plat met all city requirements. Councilmember Morgan moved to approve the preliminary plat/final plat for Fox Chase Development. After discussion by Council the motion was seconded by Pappa and passed unanimously.

City Manager's Report

165 Julie Couch, City Manager, presented the monthly manager's report for December 1993. She reviewed police activity; proposed setting a worksession date on SH-205 for January 24, 1994 at 7:00 p.m. in the Council Chambers; explained the process for selecting a Volunteer Fire Chief; reported on the initiation of Lakeshore/Summit Ridge traffic control devices; and reviewed the preliminary report on Building Permits for the months of November and December. The Council agreed to the January 24 worksession date.

170 Chief Watkins explained the police activity including arrests, offenses and 9-1-1 hang up calls. Mayor Williams read two letters commending officers' community involvement and service.

175 Chief Watkins commented on the "Toys for Tots" program in which 600 area children were helped.

Action/Discussion Items

30 **Discuss and Consider Adoption of a Resolution Accepting a Bid for the Purchase of the City's Public Property Finance Contractual Obligations, Series 1993; and resolving Other Matters Incident Thereto (2nd reading)**

185 David Medanich with First Southwest discussed the bids received. He recommended awarding the bid to Community Bank, the apparent low bidder. Morgan made a motion to approve the resolution to accepting the recommended bid. The motion was seconded by Bruce Oppermann and passed unanimously.

190 **Discuss and Consider Adoption of an Ordinance Authorizing the Issuance and Sale of City of Rockwall, Texas, Public Property Finance Contractual Obligations, Series 1993; Levying a Tax in Payment Thereof; and Enacting Other Provisions Relating Thereto (2nd reading)**

195 Hatfield made a motion to adopt an ordinance authorizing the issuance and sale of City of Rockwall, Texas, Public Property Finance Contractual Obligations, Series 1993; levying a tax in payment thereof; and enacting other provisions relating thereto. White seconded the motion. The motion passed unanimously.

Discuss and Consider Park Board Recommendation Regarding Process to Develop Position on the City of Dallas' Lake Ray Hubbard Master Plan and Take Any Necessary Action

200 Rick Crowley outlined the Park Board proposal for developing a position regarding input into the City of Dallas' Lake Ray Hubbard Master Plan. He indicated that the Park Board recommended a joint workshop session with City Council, Planning and Zoning Commission, and Park Board to aide in identifying issues, setting goals and objectives, and finalizing position to be taken with Dallas.

205 After Council discussion, a workshop date was scheduled for Thursday, February 3, 1994 at 6:00 p.m.. It was indicated by staff that backup information will be sent to Council as it becomes available.

210 **Discuss Design Concepts for 1.0 MG Elevated Water Storage Tank and Take Any Necessary Action**

215 Julie Couch advised Council that the meeting held for interested citizens input yielded no response. She proposed a council worksession for Monday, January 10, 1994 to discuss design considerations for the water tower. This date was agreed upon.

Discuss Draft Capital Improvement Plan and Take Any Necessary Action

20 Couch reviewed the draft CIP, outlining the list of projects to be forwarded to the Capital Improvement Program Task Force for consideration. After discussion, it was the consensus of

Council that the CIP Task Force be allowed to review and develop recommendations to the City Council on all of the listed projects proposed by staff. Staff will provide informational data and Council concerns to the Task Force to aide in their deliberation.

225 The City Council convened into executive session at 10:08 p.m.

230 **Hold Executive Session Under Sections 551.074 and 551.072 V.A.C.S. to Discuss:
a) Personnel Regarding Historic Preservation Advisory Board, b) Personnel Regarding
Median Improvement Volunteer Coordinator, and c) Land Acquisition Regarding Future
Park Expansion**

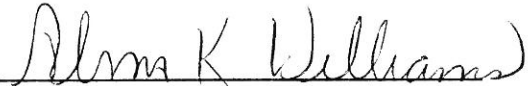
The City Council reconvened into regular session at 10:50 p.m.

235 **Take Any Necessary Action as a Result of the Executive Session**

No action was taken as a result of executive session.

The City Council adjourned at 11:00 p.m.

240




Mayor

245

ATTEST:

250



City Secretary

ORDINANCE NO. 93-45

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "GR" GENERAL RETAIL TO "PD- 39 " PLANNED DEVELOPMENT NUMBER 39; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "GR" General Retail to "PD- 39 " Planned Development 39 on the property described on Exhibit "A" has been requested by First Madison Bank; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "GR" General Retail to "PD" Planned Development District No. 39 on the property described in Exhibit "A", attached hereto and made a part thereof.

SECTION 2. That Planned Development District Number 39 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 39 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 39 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or building expansion on the property covered by Planned Development No. 39 shall first be submitted for approval, and no

substantial change in the development shall be permitted, except after obtaining approval of the change of such plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 39 shall be regulated by the following requirements:

1. PD-39 hereby authorizes the uses, area requirements, and development standards of the MF-15, Multifamily zoning category of the Comprehensive Zoning Ordinance as currently adopted, or as revised in the future, except as otherwise provided in this ordinance.
2. The maximum density allowable under this Planned Development is 22.3 units per acre.
3. The property shall remain in conformance with the as built development plan attached hereto as Exhibit "B" and made a part hereof, unless and until such development plan is amended by the Planning and Zoning Commission and City Council in the manner prescribed by the Comprehensive Zoning Ordinance.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

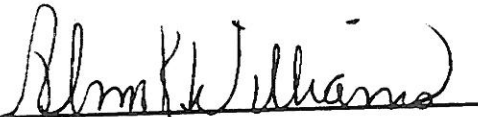
SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance of the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.


SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 20th day of December, 1993.



APPROVED - Mayor



ATTEST

1st Reading 12-06-93

2nd Reading 12-20-93



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 11, 1993 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 15, 1993 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from First Madison Bank for a change in zoning from "MF-15" Multi-Family and "GR" General Retail zoning classification to "PD" Planned Development zoning classification for property located at 1000 Yellow Jacket, Rockwall, Texas and further described as Canyon Ridge Apartments. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

City Secretary

Case No. PZ 93-37-Z

I am in favor of the request for the reasons listed below _____

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

- 1.
- 2.
- 3.

Signature _____

Address _____

PZ-PUBLICNOTICEFORM.FRM

Public Notices

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing at 7:00 p.m. on Monday, December 6, 1993 in City Hall, 205 W.

Rusk to consider approval of a request from First Madison Bank for a change in zoning from "MF-15" Multi-Family and "GR" General Retail zoning classification to "PL

Planned Development zoning classification for property located at 1000 Yellowjacket Lane, Rockwall, Texas and further described as Canyon

Ridge Apartments. As an interested property owner, you are invited to attend this meeting.

Public Notices

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on November 11, 1993, at 7:00 P.M. and the Rockwall City Council will hold a public hearing on November 18, 1993, at 7:00 P.M. in the City Hall, 205 West Rusk, Rockwall, Texas to consider a request to change the zoning from "GR", General Retail and "MF-15" Multifamily-15 to "PD", Planned Development for multifamily uses on a tract of land located on Yellowjacket Lane west of SH. 205, more particularly described as Lot 1, Block A, Pebblebrook Phase 2.

- - Property Data Selection Menu - -

Prop ID: R20774 (Real Property) Owner: WALDEN/DREVER OPERATING PART
Xref ID: 4631-000A-0001-00-0R (72633) A DELAWARE LIMITED PARTNERSH
Legal : PEBBLEBROOK #2, BLOCK A, LOT PT OF 1, *5080 SPECTRUM DRIVE
ACRES 7.331 ADDISON, TX 75001

.....

Situs : 1000 YELLOW JACKET LN Owner Phone:
Prop Links : P25420
Entities : GRW, SRW, CRW Nbhd. Code : S4631
CAD (Yes) Mort Lender:
Exemptions : DBA : CANYON RIDGE APTS

Agent Info Total Land HS/NHS : 878,180
ARB Docs : 1007 (MARVIN F POER AND CO) Total Prod. Mkt. : 0
Chief Appr : Total Imp. HS/NHS : 5,856,660
Entity Docs: 1007 (MARVIN F POER AND CO) Total Mkt. Value : 6,734,840
*

.....0.....0.....0.....
Alt. (D)isp. 6 (P)rimary 6 (S)econdary 6 (L)and/Impr.
(G)en. Appr. 6 (O)wnership 6 (H)istory 6 (.) More
.....=.....=.....=.....

Enter Option from Above, or "RETURN" to Exit: __

- - Property Data Selection Menu - -

Prop ID: R32965 (Real Property) Owner: PARDUE LAND COMPANY LTD
XRef ID: 4631-000A-0001-A0-OR (63651) 11110 WOODMEADOW PKWY STE A
Legal : PEBBLEBROOK #2, BLOCK A, LOT 1-1, ACRES DALLAS, TX 75228
8.9069

.....
Situs : Owner Phone:

Prop Links :

Entities : GRW, SRW, CRW Nbhd. Code : S4631

CAD (Yes) Mort Lender:

Exemptions : Freeze Year:

Agent Info Total Land HS/NHS : 678,970

Agent ID : 1107 (RUDOLPH, RANDALL & A) Total Prod. Mkt. : 0

Mailings : ALL Total Imp. HS/NHS : 0

Authority : PROT, CNFD, RSLV, OTHR Total Mkt. Value : 678,970

*

.....0.....0.....0.....0.....

Alt. (D)isp. 6 (P)rimary 6 (S)econdary 6 (L)and/Impr.

(G)en. Appr. 6 (O)wnership 6 (H)istory 6 (.) More

.....=.....=.....=.....=.....

Enter Option from Above, or "RETURN" to Exit: __

ROCKWALL, TX 75087

R20743 (51922)
4605-000B-0012-00-OR
ZACEK SANDRA M
3150 BOURBON STREET
ROCKWALL, TX 75087

ORLEANS ON THE LAKE, BLOCK B, LOT
12
SITUS: 3150 BOURBON STREET CIR
LAND SPTB: A1, IMP. SPTB: A1
F2600 - INDEPENDENCE ONE MTG CO, #

R20744 (50175)
4605-000B-0013-00-OR
KERBO JERRY M ETUX
3152 BOURBON ST CIRCLE
ROCKWALL, TX 75087

ORLEANS ON THE LAKE, BLOCK B, LOT
13
SITUS: 3152 BOURBON STREET CIR
LAND SPTB: A1, IMP. SPTB: A1
T2190 - NATIONSBANC MORTGAGE CO, #

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T
1993 PRELIMINARY ROLL FO

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R20745 (50248) 4610-000A-0001-00-OR GRAHMANN CHARLES V BISHOP OF ROMAN CATHOLIC DIOCE 3915 LEMMON AVE DALLAS, TX 75219	OUR LADY OF THE LAKE CATHOLIC CHURCH LOT 1 BLK A SITUS: 1305 DAMASCUS RD LAND SPTB: D4, IMP. SPTB: M4	
R30844 (51870) 4612-000A-0001-01-OR KELLER JACQUELYN 8542 GARLAND RD DALLAS, TX 75218	PANNELL SUBDIVISION, BLOCK A, LOT 1-1, ACRES .9124, (PT OF 2 AC LOT) SITUS: 1995 FM 549 LAND SPTB: F1	
R20746 (49967) 4615-000A-002A-00-OR KUKLA/FERBER PROPERTIES 1400 FIFTH AVE STE 201 SAN DIEGO, CA 92101	PANEX LTD ADDN (REPLAT), BLOCK A, LOT 2A, ACRES 0.7536 SITUS: 750 INTERSTATE 30 LAND SPTB: F1, IMP. SPTB: F1	
R33371 (53121) 4615-000A-002B-00-OR WINCORN RICHARD D 10118 CAYUGA DR DALLAS, TX 75228	PANEX LTD ADDN (REPLAT), BLOCK A, LOT 2B, ACRES 1.2057 SITUS: INTERSTATE 30 LAND SPTB: F1	
R31604 (10020) 4618-000A-0001-00-OR LOFLAND WILLIAM B/SHERRIE 105 E KAUFMAN ROCKWALL, TX 75087	PARK PLACE #1, BLOCK A, LOT 1, ACRES 1.547 SITUS: 1200 RIDGE ROAD LAND SPTB: A1, IMP. SPTB: A1	
R32549 (34524) 4619-000A-0001-00-OR PRECISION CABLE MFG CO INC 2920 NATIONAL COURT GARLAND, TX 75046	PARK PLACE BUSINESS CENTRE, BLOCK A, LOT 1, IMPROVEMENTS ONLY-ABATEMENT-90 SITUS: 1290 INTERSTATE 30 IMP. SPTB: F2	** EXI
R33829 (34524) 4619-000A-0001-A0-OR PRECISION CABLE MFG CO INC 2920 NATIONAL COURT GARLAND, TX 75046	PARK PLACE BUSINESS CENTRE, BLOCK A, LOT 1, ACRES 5 SITUS: 1290 INTERSTATE 30 LAND SPTB: F2	

VAN GURP, JO HANNES
C/O OBIE VELDMAN
P. O. BOX 2297
CORSICANA, TX 75110
LAND SPTB: 01

R16354 (29325)
3616-000B-0001-00-OR
HENDRICKS JAMES L
1602 RIDGE RD
ROCKWALL, TX 75087
ESTATES OF COAST ROYALE #2 LOT 1
BLK B
LAND SPTB: C1

R16355 (53131)
3616-000B-0002-00-OR
MIKE REID CUSTOM HOMES, INC
P. O. BOX 1162
ROCKWALL, TX 75087
ESTATES OF COAST ROYALE #2 LOT 2
BLK B
LAND SPTB: C1

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R16356 (52649) 3616-000B-0003-00-OR WRIGHT JOHN & SUSAN 1942 LAKESHORE DR ROCKWALL, TX 75087	ESTATES OF COAST ROYALE #2 LOT 3 BLK B LAND SPTB: C1	
R16357 (52838) 3616-000B-0004-00-OR RYAN THOMAS M & ROXANN W 904 VILLAGE GREEN ROCKWALL, TX 75087	ESTATES OF COAST ROYALE #2 LOT 4 BLK B LAND SPTB: C1	
R16358 (50211) 3616-000B-0005-00-OR CONRAD JOSEPH C ETUX 201 BECKY LN ROCKWALL, TX 75087	ESTATES OF COAST ROYALE #2 LOT 5 BLK B LAND SPTB: C1	
R16359 (21018) 3616-000B-0006-00-OR CERVINE JAMES L P. O. BOX 1295 ROCKWALL, TEXAS 75087	ESTATES OF COAST ROYALE #2 LOT 6 BLK B SITUS: 1611 CAPE HATTERAS PLACE LAND SPTB: A1, IMP. SPTB: A1	
R16360 (27042) 3616-000B-0007-00-OR VAN GURP, JO HANNES C/O OBIE VELDMAN P. O. BOX 2297 CORSICANA, TX 75110	ESTATES OF COAST ROYALE #2 LOT 7 BLK B LAND SPTB: 01	
R16361 (27043) 3616-000B-0008-00-OR VAN GURP, JO HANNES C/O OBIE VELDMAN P. O. BOX 2297 CORSICANA, TX 75110	ESTATES OF COAST ROYALE #2 LOT 8 BLK B LAND SPTB: 01	
R33101 (13824) 3667-0000-0000-00-OR FIRST BAPTIST CHURCH 608 S GOLIAD ROCKWALL, TX 75087	FIRST BAPTIST CHURCH ADDN, ACRES 7.7877 SITUS: 608 GOLIAD ST LAND SPTB: F1, IMP. SPTB: F1	** EXEMPT

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S
1993 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXI
R18152 (51061) 3950-0014-0016-00-OR HOBBS ROYCE JR & THERESA 310 HIGHLAND DR ROCKWALL, TX 75087	HIGHWOOD, BLOCK 14, LOT 16 SITUS: 304 KAUFMAN ST LAND SPTB: A1, IMP. SPTB: A1 T8493 - AMSI C/O STANDARD FEDER, #	
R18153 (16820) 3950-0014-0017-00-OR WIMPEE TEVIS 302 W KAUFMAN ROCKWALL, TX 75087	HIGHWOOD, BLOCK 14, LOT 17 SITUS: 302 W KAUFMAN LAND SPTB: A1, IMP. SPTB: A1	OA TOT
R32544 (10299) 3965-000A-0001-00-OR SMITH EDWARD R JR ET AL 203 WINDY LANE ROCKWALL, TEXAS 75087	HILLCREST CENTER, BLOCK A, LOT 1 SITUS: HWY 205/FM 552 LAND SPTB: C1	
R18215 (15408) 3991-0001-0001-00-OR HOGG DAVID N P O BOX 20 FATE, TX 75132	DAVID HOGG LOT 1 BLK 1 FM HWY 740 SITUS: FM 740 LAND SPTB: F1, IMP. SPTB: F1	
R18216 (16879) 3995-0001-0001-00-OR HOGUE ALLEN 513 RIDGEVIEW ROCKWALL, TX 75087	ALLEN HOGUE LOT 1 BLK 1 SITUS: 703 BOYDSTON LAND SPTB: C1, IMP. SPTB: A1	
R18265 (16898) 4007-000A-0001-00-OR HOUSER G M INC P O BOX 847 ROCKWALL, TX 75087	HOUSER ADDN LOT 1 BLK A 6.190 AC SITUS: 1611 SH276 LAND SPTB: F2, IMP. SPTB: F2	
R18272 (16905) 4020-0862-A001-00-OR HUDSPETH WARD P O BOX 934 ROCKWALL, TX 75087	HUDSPETH 2.950 AC SITUS: 2304 RIDGE ROAD LAND SPTB: A1, IMP. SPTB: A1	
R18273 (16906)	1-30 - 205 BLA7A #1 LOT 1 ADDRES	

Rockwall County Appraisal District
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A C A D S Y S T
 1993 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R13129 (12806) 0255-0000-0021-00-OR HALL CLIFFORD % JAMES RADNEY 710 RIDGEVIEW DR ROCKWALL, TX 75087	B J T LEWIS AB 255 TR 21 0.250 AC 1010 RIDGE ROAD SITUS: 1010 S RIDGE RD LAND SPTB: A1, IMP.SPTB: A1	
R13130 (29218) 0255-0000-0022-00-OR R-TEX TRACTOR & AUTO PARTS P O BOX 208 ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 22, ACRES 0.867 SITUS: 1815 S GOLIAD LAND SPTB: F1, IMP.SPTB: F1	
R13131 (27916) 0255-0000-0023-00-OR BELL LUCILLE P O BOX 682 ROCKWALL, TX 75087	B J T LEWIS AB 255 TR 23 (EXHIBIT C) 0.330 AC 1006 RIDGE RD SITUS: 1006 RIDGE RD LAND SPTB: A1, IMP.SPTB: A1	
R13133 (51330) 0255-0000-0025-00-OR DAVENPORT OTIS 1020 RIDGE ROAD ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 25, ACRES .432 SITUS: 1020 RIDGE RD LAND SPTB: A1, IMP.SPTB: A1	
R13134 (12811) 0255-0000-0027-00-OR PEAK SIDNEY S MRS 604 S GOLIAD ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 27, ACRES 0.34, 604 S GOLIAD SITUS: 604 S GOLIAD LAND SPTB: A1, IMP.SPTB: A1	OA \$ TOT \$
R13135 (12812) 0255-0000-0028-00-OR PICKENS LOUISE MRS 1303 ALAMO RD ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 28, ACRES 1.15, 1303 S ALAMO SITUS: 1303 S ALAMO LAND SPTB: A1, IMP.SPTB: A1	OA \$ TOT \$
R13136 (51328) 0255-0000-0029-00-OR SWAIN JACK R P O BOX 246 ROYSE CITY, TX 75189	A0255 B J T LEWIS, TRACT 29, ACRES .50 SITUS: 1012 S RIDGE RD LAND SPTB: A1, IMP.SPTB: A1	
R13137 (51329) 0255-0000-0030-00-OR SHIREY THOMAS EDWARDS 605 N ALAMO ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 30, ACRES .506 SITUS: 1014 RIDGE RD LAND SPTB: A1, IMP.SPTB: A1	
R13138 (12815)	A0255 B J T LEWIS, TRACT 31, ACRES	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T I
1993 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R10620 (11146) 0065-0000-0011-00-OR CITY OF ROCKWALL 205 W RUSK ROCKWALL, TX 75087	A0065 J CADLE, TRACT 11, ACRES 7.64 LAND SPTB: C2	
R10623 (50532) 0065-0000-0012-00-OR MONTEGO INC P O BOX 940247 PLANO, TX 75094-0247	A0065 J CADLE, TRACT 12, ACRES .556 SITUS: GOLIAD ST LAND SPTB: F1, IMP.SPTB: F1	
R10624 (10569) 0065-0000-0013-00-OR GRAY PEGGY JD 521 KATHY DR MESQUITE, TX 75149	J CADLE SURVEY AB 65 TR 13 0.960 AC N/S I-30 SITUS: N/S I-30 LAND SPTB: C1	
R10625 (10570) 0065-0000-0014-00-OR LAKESIDE CHEVROLET CO P O BOX 999 ROCKWALL, TX 75087	A0065 J CADLE, TRACT 14, ACRES 5.305 LAND SPTB: F1, IMP.SPTB: F1	
R10626 (53387) 0065-0000-0015-00-OR NABHOLTZ GEORGE III ETAL C/O H L ERDMAN & ASSOC INC 2712 COLE AVE DALLAS, TX 75204	A0065 J CADLE, TRACT 15, ACRES 11.2560 LAND SPTB: C2	
R10628 (33337) 0065-0000-0018-00-OR ANDERSON ALLEN 1208 SIGMA COURT ROCKWALL, TEXAS 75087	A0065 J CADLE, TR 18 1.8933 AC LAND SPTB: F1, IMP.SPTB: F1 00485 - PACIFIC SOUTHWEST BANK ,#	
R10629 (10574) 0065-0000-0019-00-OR ROCKWALL VET CLINIC C/O JOE LOFTIS 2001 S GOLIAD ROCKWALL, TX 75087	A0065 J CADLE, TRACT 19, ACRES 1.033 SITUS: S GOLIAD LAND SPTB: F1, IMP.SPTB: F1	
R10630 (51734) 0065-0000-0020-00-OR SHELL OIL COMPANY 2400 WEST LOOP SOUTH, STE 114 HOUSTON, TX 77027	A0065 J CADLE, TRACT 20, ACRES .647 SITUS: N/S I-30 @ FM 205 (GOLIAD) LAND SPTB: F1, IMP.SPTB: F1	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T
1993 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R29885 (49235) 4627-000A-0001-A0-OR LEA LARRY MINISTRIES P O BOX 707000 TULSA, OK 74170	PATRICK-STEPHENSON SUBDIVISION, BLK ** EXE A LOT 1 PT, .765 AC (N E CORNER) SITUS: 697 INTERSTATE 30 LAND SPTB: F1, IMP. SPTB: F1	
R20773 (53230) 4630-000A-0001-00-OR WDC/HI-LIFE PROPERTIES JV - PEBBLEBROOK C/O M. S. ZIMMER 16620 W BLUE MOUND RD #500 BROOKFIELD, WI 53005	PEBBLEBROOK LOT 1 BLK A LAND SPTB: B1, IMP. SPTB: B1	
R20774 (18735) 4631-000A-0001-00-OR CANYON RIDGE APT VENTURE C/O D ALAN BOWLBY & ASSOC P O BOX 1067 ADDISON, TX 75001	PEBBLEBROOK #2, BLOCK A, LOT PT OF 1, ACRES 8.4131 LAND SPTB: B1, IMP. SPTB: B1 00265 - FIRST GIBRALTAR BANK FS.#	
R32965 (50137) 4631-000A-0001-A0-OR BANK ONE TEXAS, NA ATTN: CREDIT SERVICES DIVISION 1717 MAIN ST STE 3900 DALLAS, TX 75201	PEBBLEBROOK #2, BLOCK A, LOT PT OF 1, ACRES 8.9069 LAND SPTB: C2	NEW OWNER! ROBERT ASHLEY 8235 DOUGLAS AVE. #1125 DALLAS, TX. 75225
R20775 (18736) 4640-0001-0001-00-OR HERRING TERRY D 505 HEATH ST ROCKWALL, TX 75087	PECAN GROVE, BLOCK 1, LOT 1 SITUS: 505 HEATH ST LAND SPTB: A1, IMP. SPTB: A1 T3791 - STANDARD FEDERAL SAVING, #	
R20776 (18736) 4640-0001-0002-00-OR HERRING TERRY D 505 HEATH ST ROCKWALL, TX 75087	PECAN GROVE LOT 2 BLK 1 LAND SPTB: C1	
R20777 (18738) 4650-000A-0001-00-OR DAULEY DEAN I %PIZZA HUT OF AM #311169 PO BOX 428 9111 E DOUGLAS WICHITA, KANSAS 67201	BILLY PEOPLES # 1 LOT 1 BLK A LAND SPTB: F1, IMP. SPTB: F1	
R20778 (22372)	BILLY PEOPLES #1	