

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 93-41-CUP Date Submitted 11-4-93

Filing Fee \$ 150.00

Applicant Beverly Jacobs

Address 120 National Dr
Rockwall Tx 75087

Phone No. 771-3805

Owner Tenant Prospective Purchaser

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto) 2

106 So. San Jacinto St.

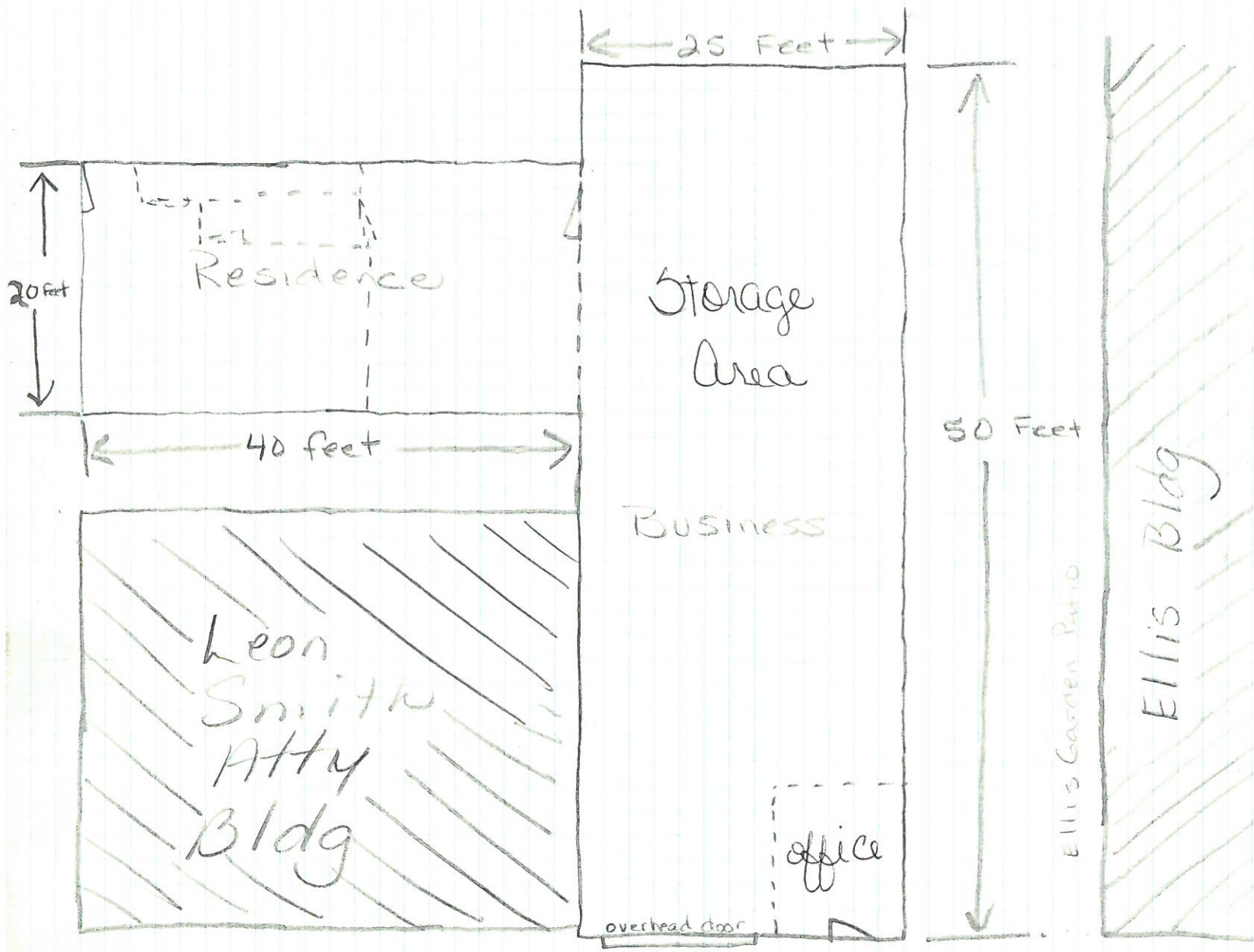
I hereby request that a Conditional Use Permit be issued for the above described property for:
residence

The current zoning on this property is CBD.
There are/are not deed restrictions pertaining to the intended use of this property.

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

Beverly Jacobs

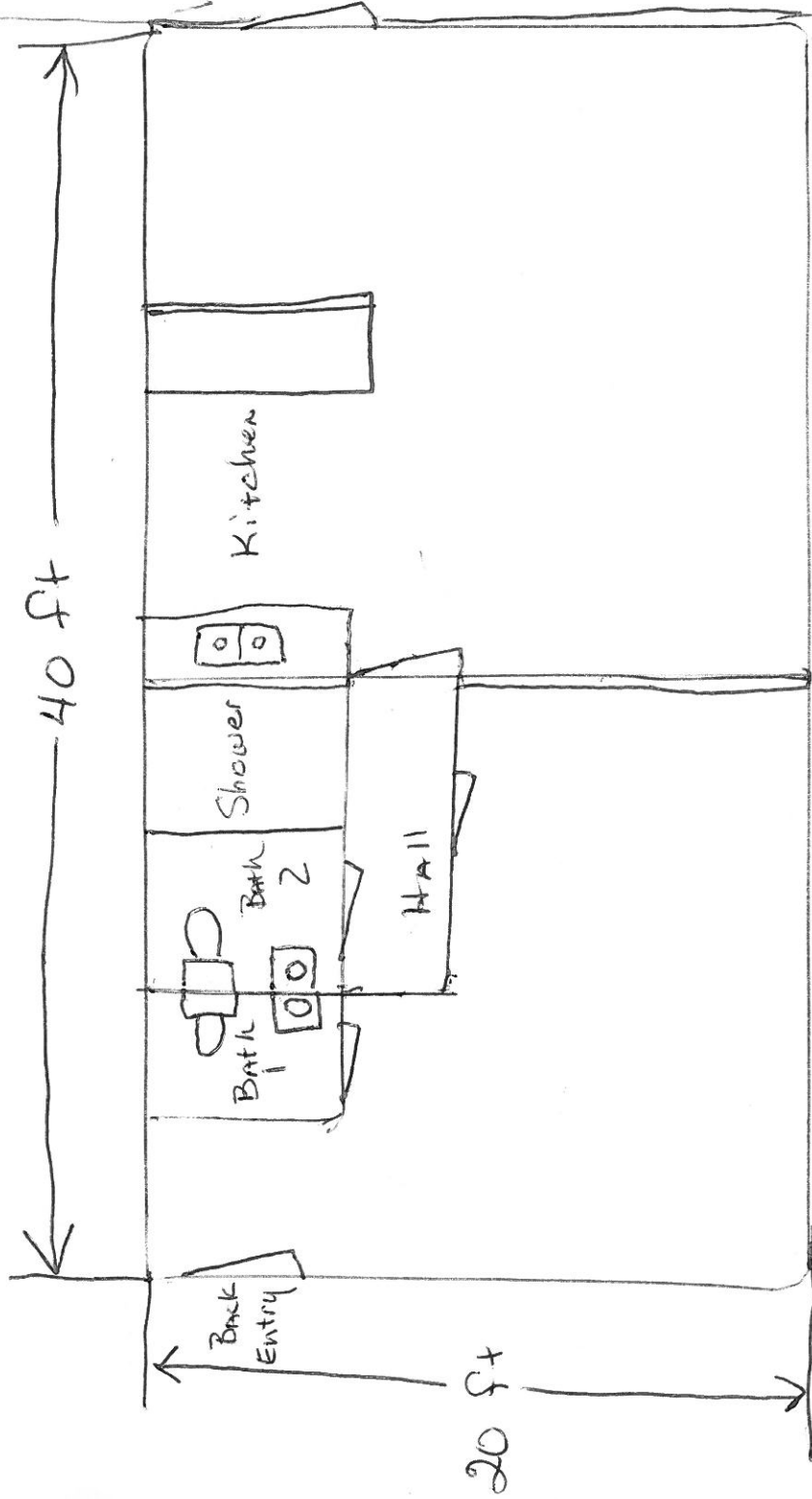
1
If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.



SAN JACINTO STREET

Business Area

No Change



WASHINGTON Street

Spaced Sem. Space for door + pick.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION
APPLICATION RECEIPT

Date: 11-4-93

Applicant: Beverly Jacobs Phone: 771-3805

Address: 120 National - Rockwall

Development Name: _____

The Following items have been received on this date by the City of Rockwall:

- | | | | |
|----------|---------------------------|-------|------------------|
| _____ | Zoning Change | _____ | Preliminary Plat |
| <u>✓</u> | Conditional Use Permit | _____ | Final Plat |
| _____ | PD Amendment | _____ | Replat |
| _____ | Landscape Plan | _____ | Site Plan |
| <u>✓</u> | Filing Fee \$ <u>150-</u> | | |
| _____ | Other _____ | | |

With this application, you are scheduled to appear before the Planning and Zoning Commission on 12-9-93 and the City Council on 12-20-93

at 7:00 p.m. at City Hall, 205 W.Rusk, Rockwall, Texas. 771-7700.

Received By: D. LaRue



No

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

(214) 771-7700

Cash Receipt

Name Jacobs Machine Date 11

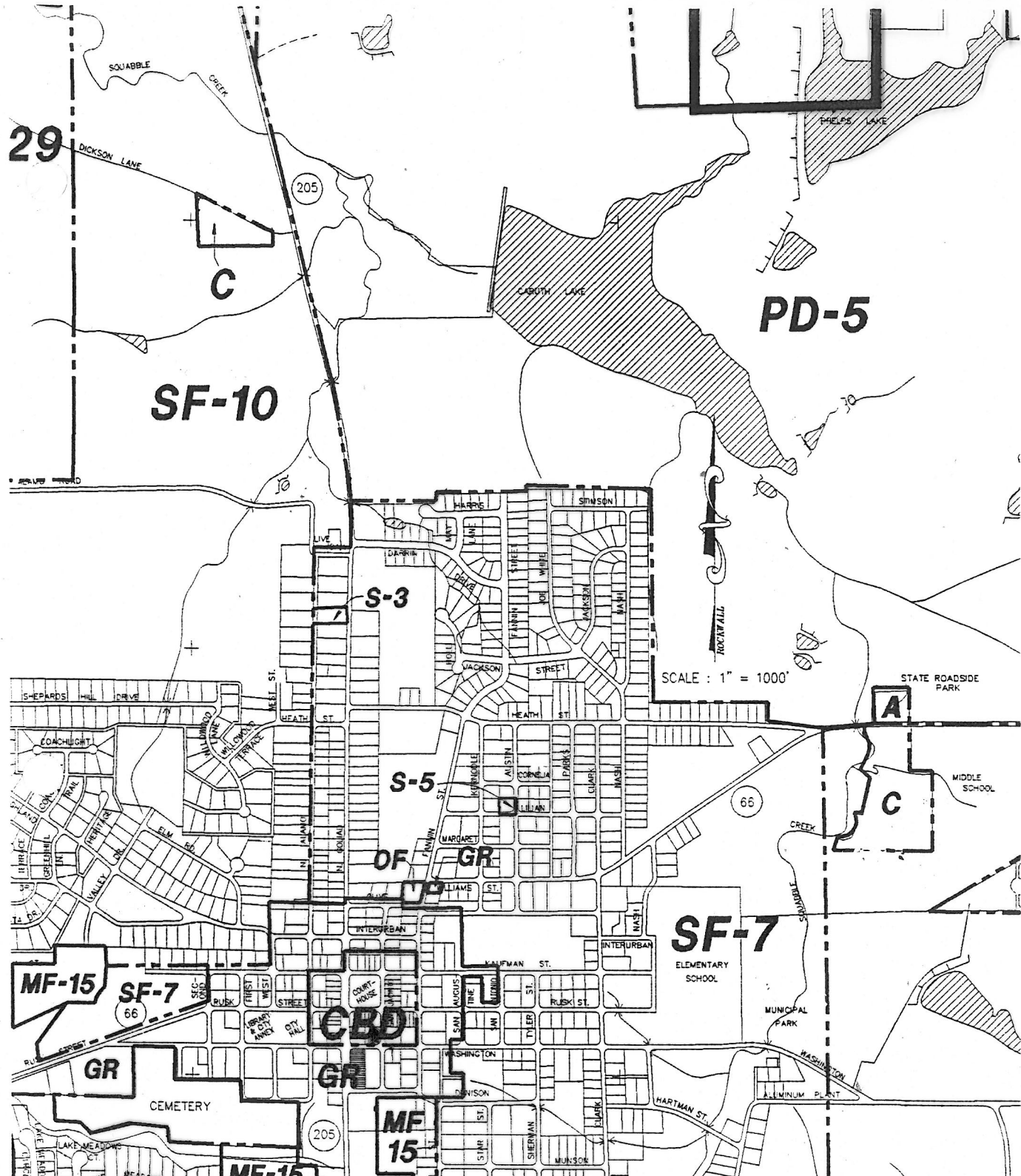
Mailing Address P.O. Box 628

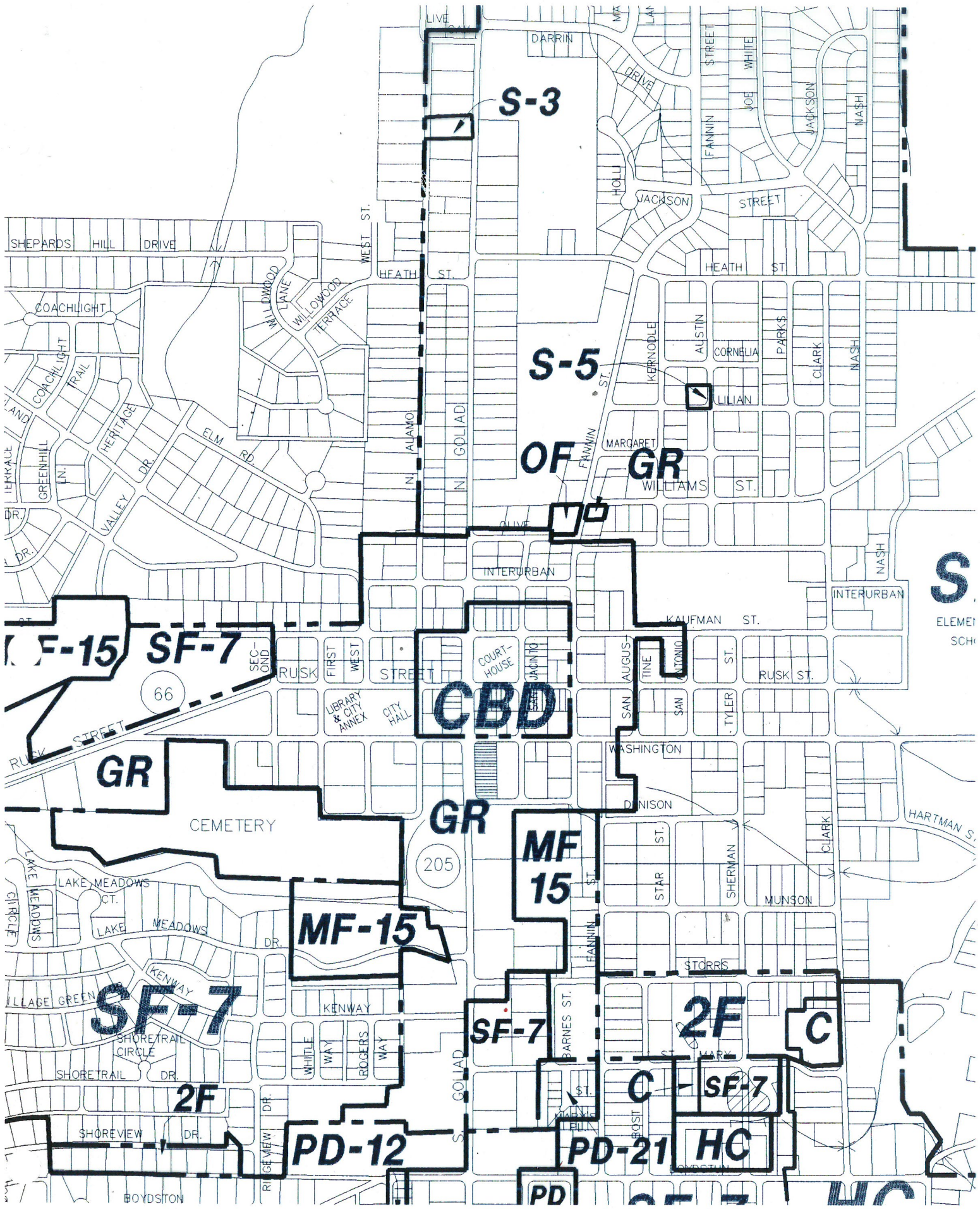
Job Address 1065 S. San Jacinto Permit No. _____

Check 1946 Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A. <u>640</u>	01-3411	<u>15000</u>	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206
TOTAL OF COLUMN		<u>15000</u>	TOTAL OF COLUMN	

TOTAL DUE 15000 Received by K





S-3

S-5

OF GR

S
ELEMENTARY
SCHOOL

CBD

GR

GR

MF 15

MF-15

SF-7

SF-7

2F

C

2F

PD-12

PD-21

HC

PD

OF

HC

66

205

Map labels include: SHEPARD'S HILL DRIVE, COACHLIGHT, TRAIL, HERITAGE, VALLEY DR., ELM RD., WILLOWOOD TERRACE, WEST ST., HEATH ST., DARRIN DRIVE, JACKSON STREET, HEATH ST, FANNIN STREET, JOE WHITE, JACKSON, NASH, S-3, S-5, OF GR, INTERURBAN, KAUFMAN ST., RUSK ST., RUSK STREET, LIBRARY & CITY ANNEX, CITY HALL, COURTHOUSE, JACINTO, SAN AUGUSTINE, SAN ANTONIO ST., TYLER, WASHINGTON, DENISON, HARTMAN ST., CLARK, MUNSON, STORRS, SHORREVIEW DR., BOYDSTON, PD, OF, HC.

AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 WEST RUSK
December 4, 1993 2
7:00 P.M.

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

P&Z 93-38-Z Amendment to PD13 to Planned Development to amend the required minimum lot depth for property located at Windmill Ridge Estates subdivision located off FM 3097.

Preliminary Plat for Windmill Ridge Estates.

P&Z 93-41-CUP 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 and Further described as Lots 6C and 7C, Block M, Rockwall Original Town.

P&Z 93-43-Z Amendment to Planned Development 13 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential on a portion of PD-13. The property is located North of Harris Heights Addition and East of SH 205.

Preliminary Plat for Curruth Lake.

P&Z 93-45-CUP/Z Conditional Use Permit for a structure not meeting structural materials requirements and a change in zoning classification from Commercial & Agricultural to Heavy Commercial zoning classification for a tract of land located at 2890 S. Goliad.

Preliminary Plat for Texas Star Addition.

P&Z 93-46-Z Change in Zoning from PD 11 & SF 10 to Planned Development zoning classification for a Single Family residential development containing mixed lot sizes and approval of special conditions for property located north of Northshore Phase I subdivision, east of North Lakeshore drive, south of North Alamo.

Preliminary and Final Plat for Fox Chase Phase II.

IV. Adjournment

AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 WEST RUSK
December 9, 1993
7:00 P.M.

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

P&Z 93-38-Z Hold Public Hearing and Consider Recommending Approval for a request from Shepherd Place Homes for an Amendment to the Planned Development 13 "PD13" to amend the required minimum lot depth required on certain lots from 110 feet to 100 feet and Consider Recommending Approval of a Request for a Preliminary Plat for property located at Windmill Ridge Estates subdivision located off FM 3097.

P&Z 93-41-CUP Hold Public Hearing and Consider Recommending Approval for a Request from Beverly Jacobs for 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 and Further described as Lots 6C and 7C, Block M, Rockwall Original Town.

P&Z 93-43-Z Hold Public Hearing and Consider Recommending Approval for a Request form Caruth Lake Development Corp. for an Amendment to Planned Development 13 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential on a portion of PD-13 and Consider Recommending Approval for a Preliminary Plat The property is located North of Harris Heights Addition and East of SH 205.

P&Z 93-45-CUP/Z Hold Public Hearing and Consider Recommending Approval for a Request from Texas Star Express for a Conditional Use Permit for a structure not meeting structural materials requirements and a change in zoning classification from Commercial & Agricultural to Heavy Commercial zoning classification. Discuss and Consider Recommending Approval of a Site Plan and Preliminary Plat for a tract of land located at 2890 S. Goliad.

IV. Action Items

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

V. Adjournment

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: November 9, 1993

Agenda Item: P&Z 93-41-SP - Hold Public Hearing and Consider Recommending Approval of a Request from Beverly Jacob for Conditional Use Permit for a residence as a accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto and Further described as Lot 6C, Block M, Rockwall Original Town.

Item Generated By: Applicant, Beverly Jacob

Action Needed: Hold Public Hearing and Take Necessary Action.

Background Information:

The applicant proposes to use a portion of an existing commercial building located at 106 S. San Jacinto. This structure is within the Central Business District. The proposed residential section of the building will be occupied by the owner of the building. The applicant is not required to provide off street parking within the CBD. The zoning Ordinance permits residential uses as an accessory use within this district. The structure meets all of the building code requirements for residential use.

Recommendations: Staff recommends approval of the Conditional Use Permit.

Attachments:

1. PRG Memorandum - Dan Boutwell, AICP
2. Site Plan
3. Layout Plan
4. Zoning Map

**planning resources group**P.O. Box 370
Burleson, Tx., 76028
Tele: (817) 457-1107**MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Conditional Use Permit request by Beverly Jacobs
DATE: December 4, 1993

Comments:

1. The applicant proposes to use a portion of an existing commercial structure, located in the CBD, for residential purposes. This will be an owner occupied residence. The zoning ordinance permits residential uses as an accessory use.
2. Off street parking is not required in the CBD, therefore, no additional parking is required of this applicant. However, the business on this site does have limited space for parking and storage within the business.
3. We would recommend that approval of this CUP be conditional to the residential area of this use meeting all the building requirements and codes, as may be applicable, being observed and permitted.

Planning And Zoning Commission Meeting Minutes
December 9, 1993

Call To Order

James Greenwalt called the meeting to order at 7:00 p.m. with the following members present; Art Ruff, Van Ewing, Pat Friend, Terry Raulston, and Ginger Baugh. Dennis Mitchell was absent.

Approval Of Minutes

Art Ruff made a motion to approve the minutes. Terry Raulston seconded the motion. The motion was voted on and passed unanimously.

Public Hearings

P&Z 93-38-Z Hold Public Hearing and Consider Recommending Approval for a request from Shepherd Place Homes for amendment to the Planned Development 13 to Amend the required minimum lot depth required on certain lots from 110 feet and Consider Approval of a Request for a Preliminary Plat for property located at Windmill Ridge Estates subdivision located off FM 3097.

Douphrate outlined the applicant's request for the commission and introduced Dan Boutwell, Planning Consultant. Boutwell explained to the commission that the request for the amendment to the "PD" was due to cutting the depth of 9 lots to less than 110. He advised the commissioners that they could approve the amendment and specify the 9 lots and the phase of the "PD".

Doug Jones, 148 Woodcreek asked the commission what would be done about drainage in the area. He stated he was concerned about possible flooding around the creek area of the subdivision.

Harold Evans, Engineer, explained that they would be working with the City Engineer in regards to drainage for the area and that plans have been made to work on parts of the creek.

After considerable discussion Jim Greenwalt made a motion to Art Ruff to disapprove the motion. Terry Raulston seconded the motion. The motion was voted on 5 voted opposed and 1 in favor.

93-41-CUP Hold Public Hearing and Consider Recommending Approval for a Request from Beverly Jacobs for a Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for property located at 106 S. San Jacinto, Rockwall, Texas and further described as Lot 6C and 7C, Block M, Rockwall Original Town. Beverly Jacobs addressed the commission with her request stating it would not be permanent.

After much discussion Pat Friend made a motion to approve the request for the CUP for a residence at 106 S. San Jacinto with understanding the CUP will be reviewed in 2 years. Van seconded the motion. The motion was voted and passed unanimously.

P&Z 93-43-Z Hold Public Hearing and Consider Recommending Approval for a Request from Caruth Lake Development Corp. for 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 on a portion of PD-5 and Consider Recommending Approval for a Preliminary Plat for property located North of Harris Heights Addition and East of SH-205.

Van asked if the Park Board was familiar with this cases.

Julie Couch briefed the commission regarding the opinions of the Park Board.

Dan Boutwell, Planning Consultant reviewed the PD and the Park Plan.

After much discussion Terry Raulston made a motion to approve the amendment. The park concept plan be approved with the preliminary Plat and a facilities agreement outlining the park plan dedication be submitted along with the Final Plat and that the thoroughfare plan be revised when the Final Plat is submitted.

Art Ruff seconded the motion. The motion was voted on, 5 voted in favor and 1 against. The motion passed.

P&Z 93-45-CUP/Z Hold Public Hearing and Consider Recommending Approval for a Request from Texas Star Express for a Conditional Use Permit for a structure not meeting structural materials requirements and a change in Zoning classification from Commercial & Agricultural to Heavy Commercial zoning classification. Discuss and Consider Recommending Approval of a Site Plan and Preliminary Plat for a tract of land located at 2890 South Goliad.

Dub Douphrate reviewed the applicant's request for the commission.

Gary Amerson, President of Texas Star Express explained to the commission that due to growth of the company the expansion was needed for the building.

After much discussion Pat Friend made a motion to recommend approval of the request. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

Closed Public Hearing

Action Items

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

After much discussion Jim Greenwalt made a motion to recommend approval provided the engineering is approved by the City Engineer. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

After much discussion Art Ruff made a motion due to the holidays to reschedule the December 30th workshop to January 6, 1994. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

Adjournment

Meeting adjourned at 9:20 p.m.

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

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.

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

30 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.

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

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:

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

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.

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

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

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.

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.

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

20 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.

**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
230 Median Improvement Volunteer Coordinator, and c) Land Acquisition Regarding Future
Park Expansion**

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

Take Any Necessary Action as a Result of the Executive Session

235

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

**CITY OF ROCKWALL
City Council Agenda**

Agenda Item: January 3, 1994

Agenda No. V.B.

Agenda Item: **P&Z 93-41-CUP** 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 (2nd reading)

Item Generated By:

Action Needed:

Motion to Approve

Background Information:

Attachments:

1. Background information
2. Copy of Ordinance

Agenda Item: P&Z 93-41-CUP 106 S. San Jacinto

Item No. V.B.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Item: December 20, 1993

Agenda No. V.C.

Agenda Item: 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) and Take Any Necessary Action

Item Generated By:

Action Needed:

Background Information:

NOTE: Ordinance will follow under separate cover.

Attachments:

1. Background information enclosed

Agenda Item: Pub. Hearing: 106 S. San Jacinto

Item No. V.C.

**City of Rockwall
City Council Agenda**

Agenda Date: December 20, 1993

Agenda Item: P&Z 93-41-CUP - Hold Public Hearing and Consider Recommending Approval of a Request from Beverly Jacob for 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 and Further Described as Lot 6C, Block M, Rockwall Original Town.

Item Presented By: Applicant, Beverly Jacob

Action Needed: Hold Public Hearing and Take Necessary Action.

Background Information:

The applicant proposes to use a portion of an existing commercial building located at 106 S. San Jacinto. This structure is within the Central Business District. The proposed residential section of the building will be occupied by the owner of the building. The applicant is not required to provide off street parking within the CBD. The Zoning Ordinance permits residential uses as an accessory use within this district. The structure meets all of the building code requirements for residential use.

Recommendation: The Commission recommends approval of the Conditional Use Permit provided the accessory use will be reviewed in two years from the date of approval by the Council.

Attachments:

1. PRG Memorandum - Dan Boutwell, AICP.
2. Site Plan.
3. Layout Plan.
4. Zoning Map.

Agenda Item: P&Z 93-41-CUP - Beverly Jacob

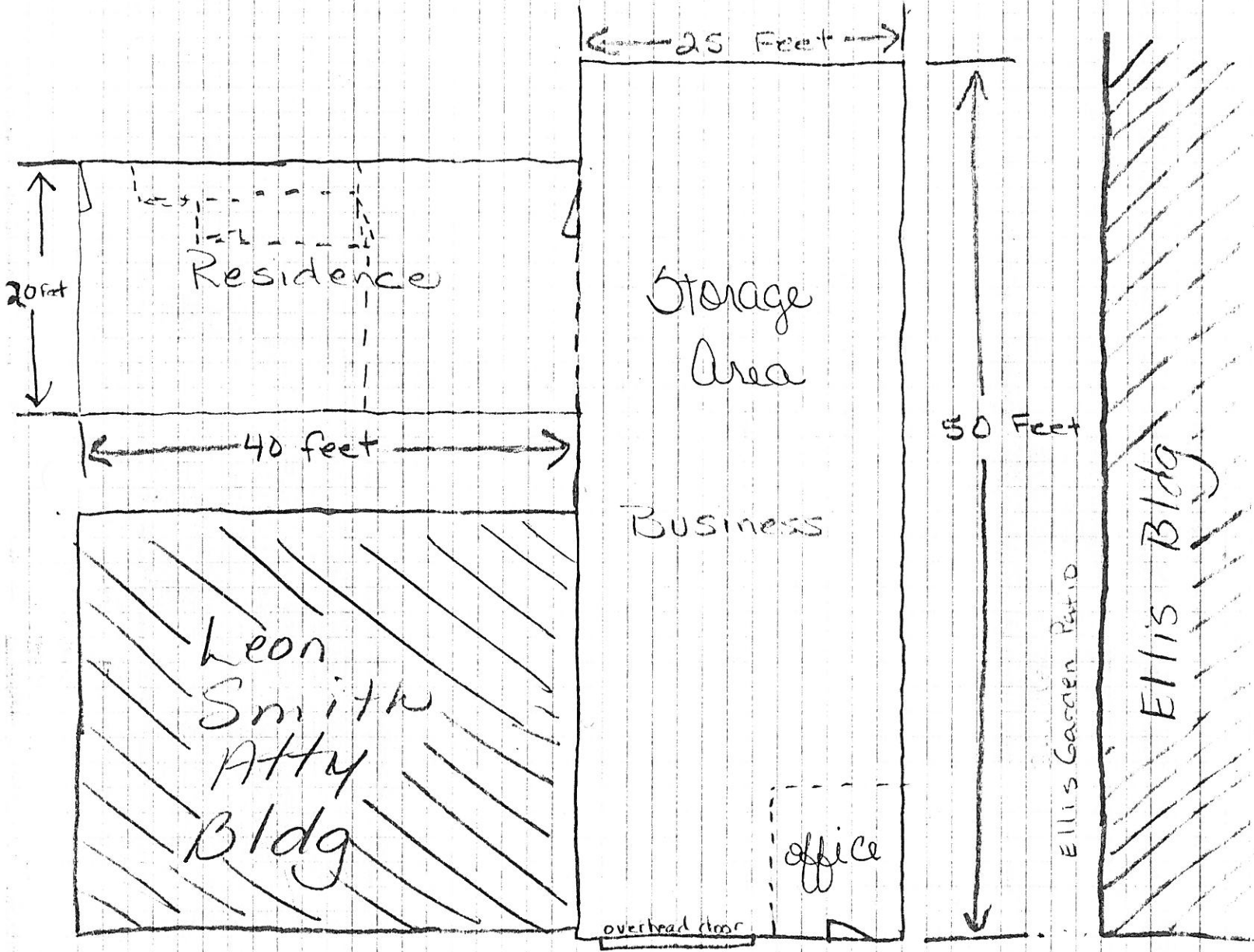


MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Conditional Use Permit request by Beverly Jacobs
DATE: December 4, 1993

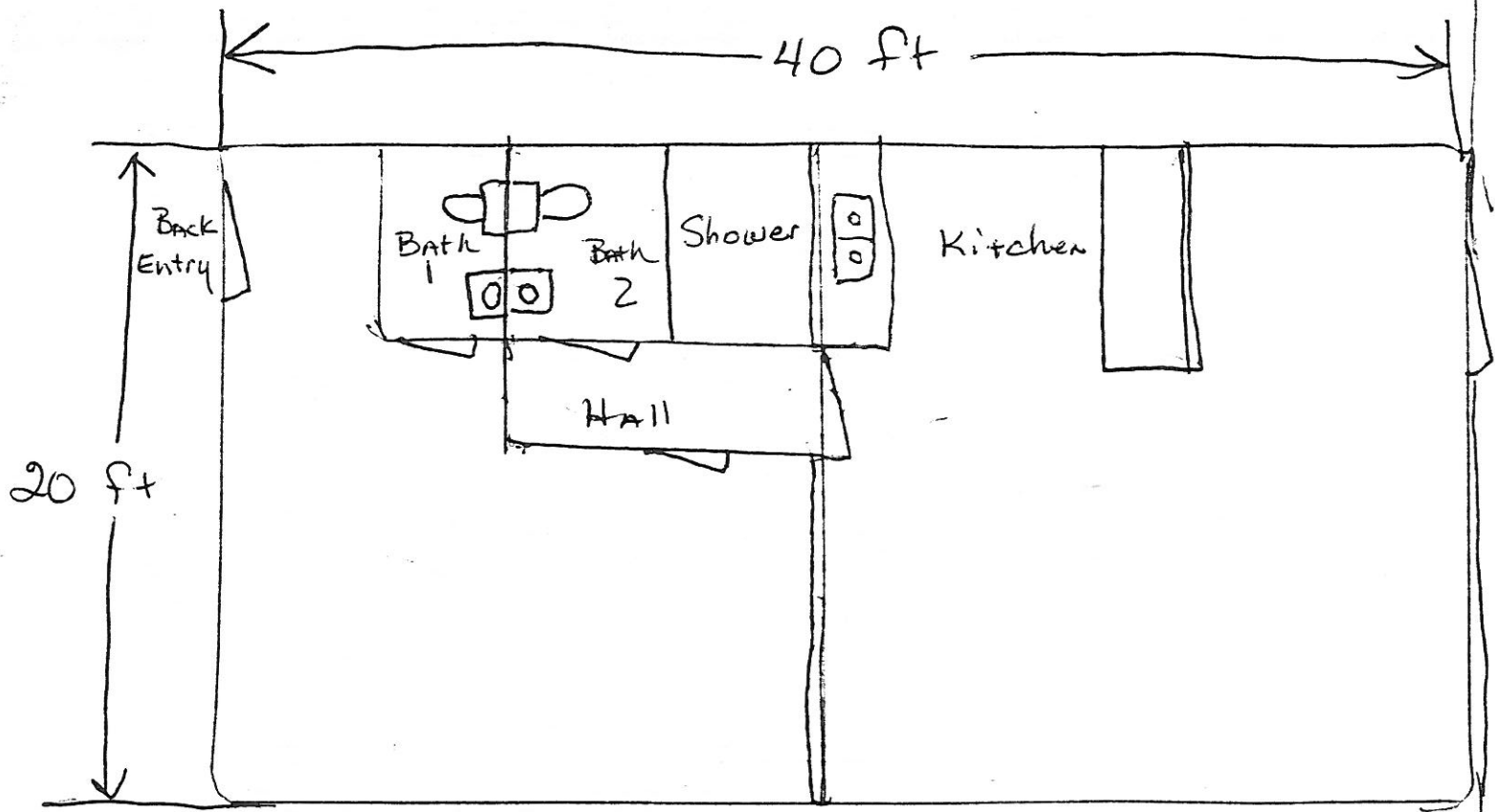
Comments:

1. The applicant proposes to use a portion of an existing commercial structure, located in the CBD, for residential purposes. This will be an owner occupied residence. The zoning ordinance permits residential uses as an accessory use.
2. Off street parking is not required in the CBD, therefore, no additional parking is required of this applicant. However, the business on this site does have limited space for parking and storage within the business.
3. We would recommend that approval of this CUP be conditional to the residential area of this use meeting all the building requirements and codes, as may be applicable, being observed and permitted.



SAN JACINTO STREET

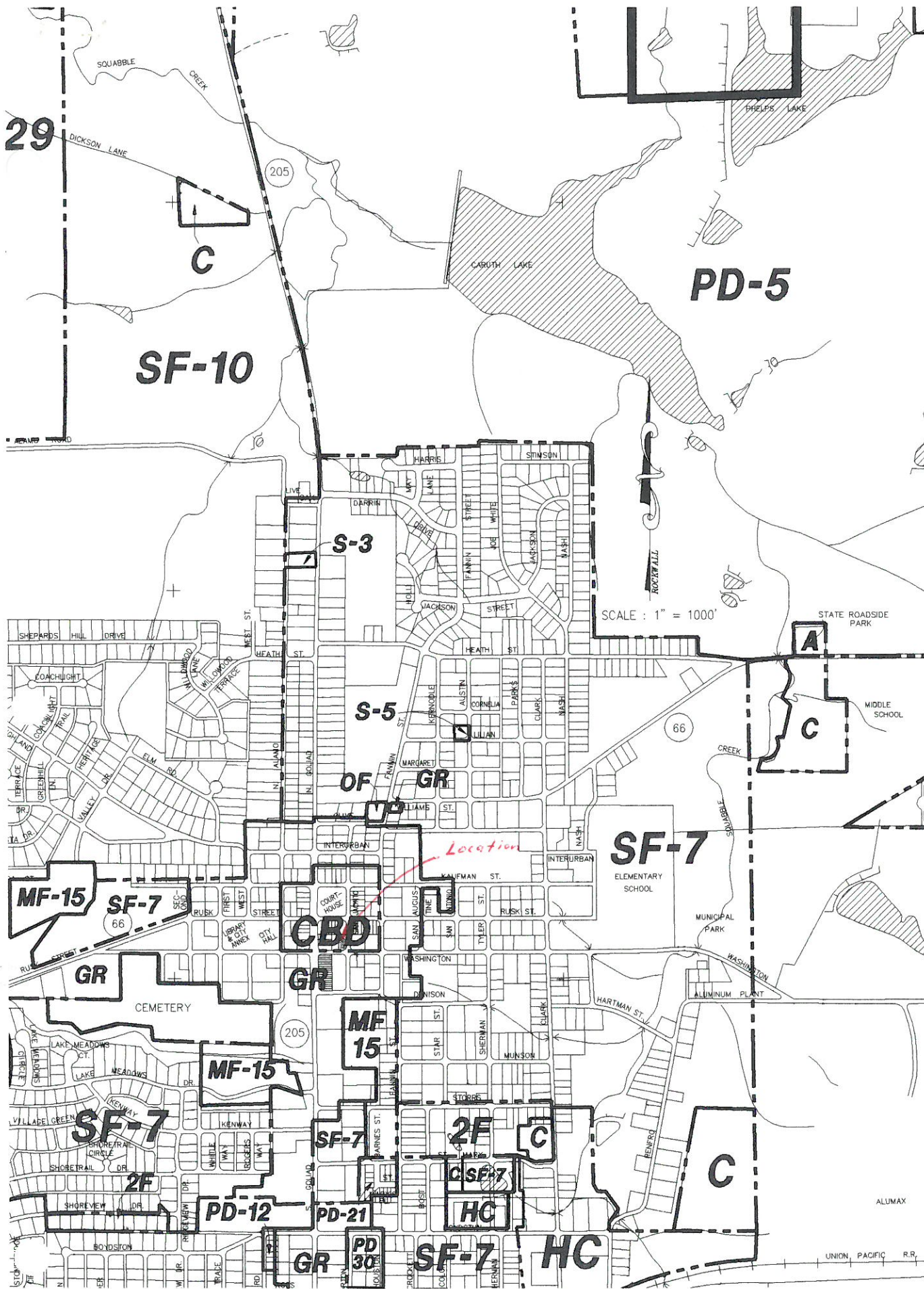
12111
1000
1000
1000



Business
Area

No
Change

Leon
Smith
Blatz.



PD-5

SF-10

S-3

S-5

OF GR

SF-7

MF-15

SF-7

CBD

GR

GR

MF 15

SF-7

MF-15

SF-7

2F

C SF-7

HC

PD-12

PD-21

PD-30

GR

SF-7

HC

A

C

Location

C

C

C

UNION PACIFIC R.R.

Dob

**MINUTES OF THE ROCKWALL CITY COUNCIL
JANUARY 3, 1994**

5 **Call to Order**

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

10

Open Forum

Mayor Williams opened the floor to the public. No one came forward. Mayor Williams closed the forum.

15

Consent Agenda

20

Approval of Minutes of December 20, 1993

P&Z 93-41-CUP 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 (2nd reading)

25

P&Z 93-43-Z 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 (2nd reading)

30

P&Z 93-45-CUP/Z Consider Approval of an Ordinance Granting conditional Use Permit for a Structure not meeting structural materials requirement (2nd reading) and a Change in Zoning Classification for a Tract of Land Located at 2890 S. Goliad (2nd reading)

35

Pappa made a motion to approve the consent agenda. Oppermann seconded the motion which passed unanimously.

40

Action/Discussion Items

Discuss and Consider Designating the City's Newspaper of Official Record for 1994 and Take Any Necessary Action

45 Couch recommended to Council the apparent low proposal submitted by *The Rockwall Texas*
Success. Mayor Williams opened the floor to either newspaper representative to make a
presentation. John Sparks, publisher of *The Rockwall Chronicle*, indicated to Council that
50 although the proposal submitted by *The Chronicle* was priced higher per inch of type, the size
of type was condensed which would result in a lower overall cost to the City. In addition he
noted that *The Rockwall Chronicle* was a locally operated newspaper with the majority of
ownership residing in Rockwall.

55 Dorothy Harris, editor of *The Rockwall Texas Success*, appeared before Council to inform
Council that *The Success* could also use a smaller print type at the same price quoted in their
proposal if Council so directed.

60 After Council discussion regarding print size, cost, bids, legal requirements and alternatives to
annual designation of a newspaper, Oppermann moved to designate *The Rockwall Chronicle* as
the official newspaper of record for 1994. Morgan seconded the motion. Mayor Williams called
for a vote. The following votes were cast:

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

65

**Discuss and Consider Setting a Worksession Date with Historic Preservation Advisory Board
to Discuss Recommendation Relating to Historic Preservation Overlay District and Take
Any Necessary Action**

70

Couch indicated to Council that a worksession date needed to be scheduled with the Historic
Preservation Advisory Board. It was the consensus of Council to schedule the meeting for
Thursday, February 17, 1994.

75

**Discuss and Consider Adoption of a Resolution Directing Publication of Notice of Intention
to Issue Revenue Bonds**

80

Couch reviewed the action necessary to go forward with the publication. Hatfield made a motion
to approve a resolution directing publication of notice of intention to issue revenue bonds.
Welborn seconded. The motion passed unanimously.

85

Discuss and Consider Development of Rockwall Park and Take Any Necessary Action

Crowley indicated to Council that Dr. Sparks had been approached, as requested by Council,
regarding access from SH-66 to the proposed Rockwall Park. Dr. Sparks had indicated that he
has very limited frontage on SH-66 and requested that if access to the park is granted off SH-66,

90 the City be required to build the road to City specifications. Crowley informed Council that current funding was not sufficient to construct the park as well as a road. After considerable discussion, Welborn moved to take no action at this time. Hatfield seconded the motion. The motion passed unanimously. It was requested that staff review the matter with Dr. Sparks in regard to the dedication of the park site.

95 **Discuss and Consider Recommendation of Parks & Recreation Board for A Voluntary \$1/monthly Contribution to Establish a Community Center Fund**

100 Crowley reviewed with Council the Park Board's recommendation of establishing a voluntary contribution category to the monthly utility bill. Morgan moved to establish a voluntary monthly contribution to be added to the monthly utility bill for the future construction of a community center fund. Oppermann seconded and the motion passed unanimously.

105 The City Council convened into executive session at 8:00 p.m.

110 **Hold Executive Session Under Sections 551.074 and 551.071 V.A.C.S. to Discuss: a)Personnel Regarding Median Improvement Volunteer Coordinator, b)Potential Litigation Regarding Airport and c) Evaluation of City Manager**

The City Council reconvened into regular session at 9:40 p.m.

Take Any Necessary Action as a Result of the Executive Session

115 Hatfield made a motion to appoint Travis Rhodes, 405 Coachlight Tr., as the median improvement volunteer coordinator. Morgan seconded the motion. The motion passed unanimously. Mayor Williams that there would be no further action taken as a result of the executive session.

120 **Adjournment**

The City Council adjourned at 9:45 p.m.

APPROVED:

125

ATTEST:

Mayor

130

City Secretary

93-41

ORDINANCE 94-1

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO APPROVE A CONDITIONAL USE PERMIT FOR A RESIDENTIAL USE AS AN ACCESSORY USE TO A PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT ON THE PROPERTY DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Conditional Use Permit for a residential use as an accessory use to a permitted use in the Central Business District has been requested by Beverly Jacob for the property described as Lot 6C, Block M, Rockwall Original Town; 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 previously given the requisite notices by publication and otherwise, and have previously 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, 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, as heretofore amended, be and the same is hereby amended by granting a Conditional Use Permit for a residence as an accessory use in the Central Business District to be located on a tract of land described as Lot 6C, Block M, Rockwall Original Town Addition.

SECTION 2. That the Conditional Use Permit shall be subject to the following special conditions:

1. Any significant changes in the floor plan of the facility attached hereto as Exhibit "A" must be approved by the planning and zoning commission.
2. That the Conditional Use Permit shall be reviewed by the Planning and Zoning Commission two (2) years after final approval to determine if hearings should be held regarding the continuation of the Permit.

SECTION 3. 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 (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.


SECTION 4. 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 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. 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 3rd day of January, 1994.

APPROVED:


Mayor

ATTEST:

BY 

1st reading 12-20-93

2nd reading 1-03-94

Exhibit "A"
Page 1 of 2

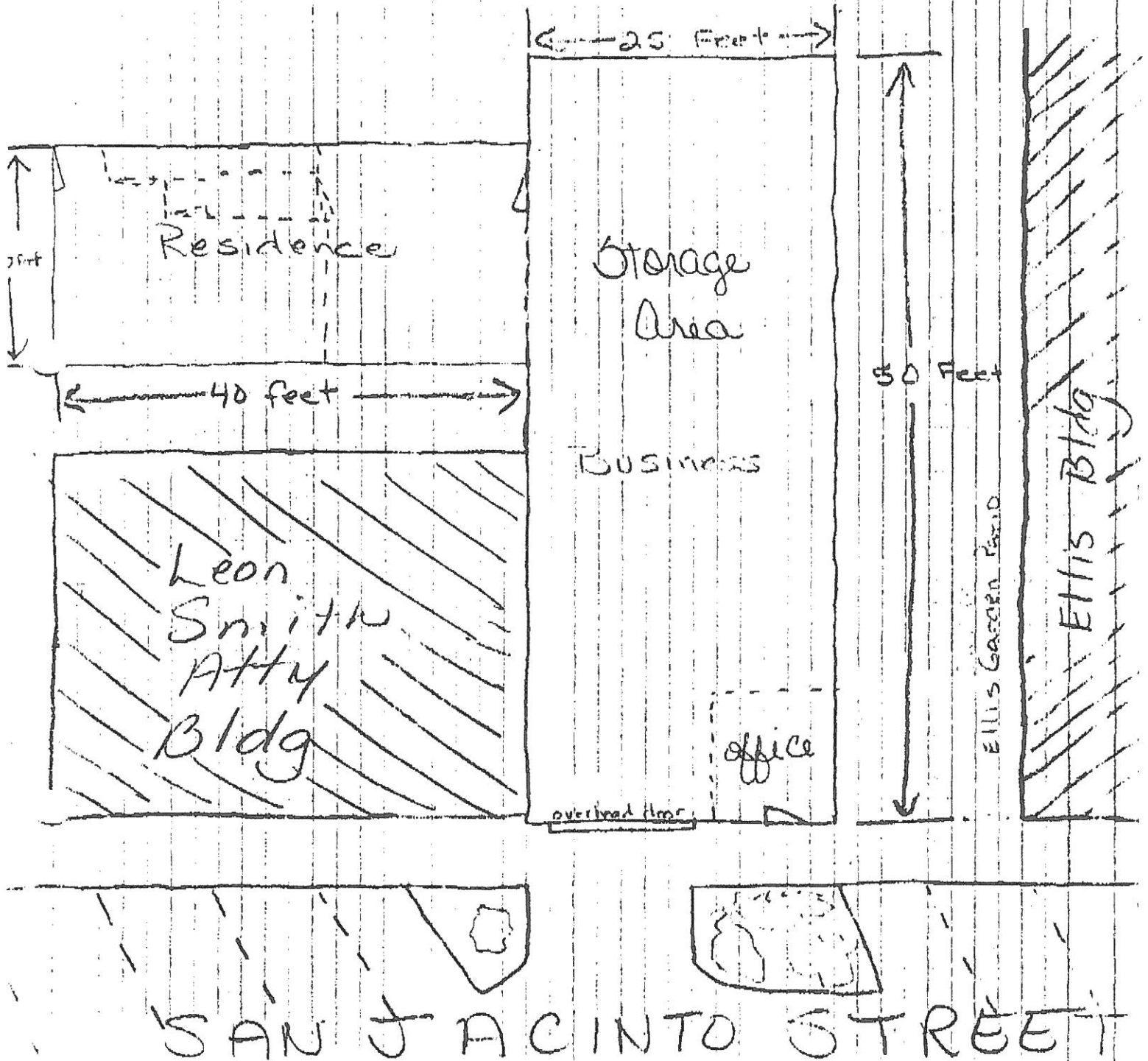
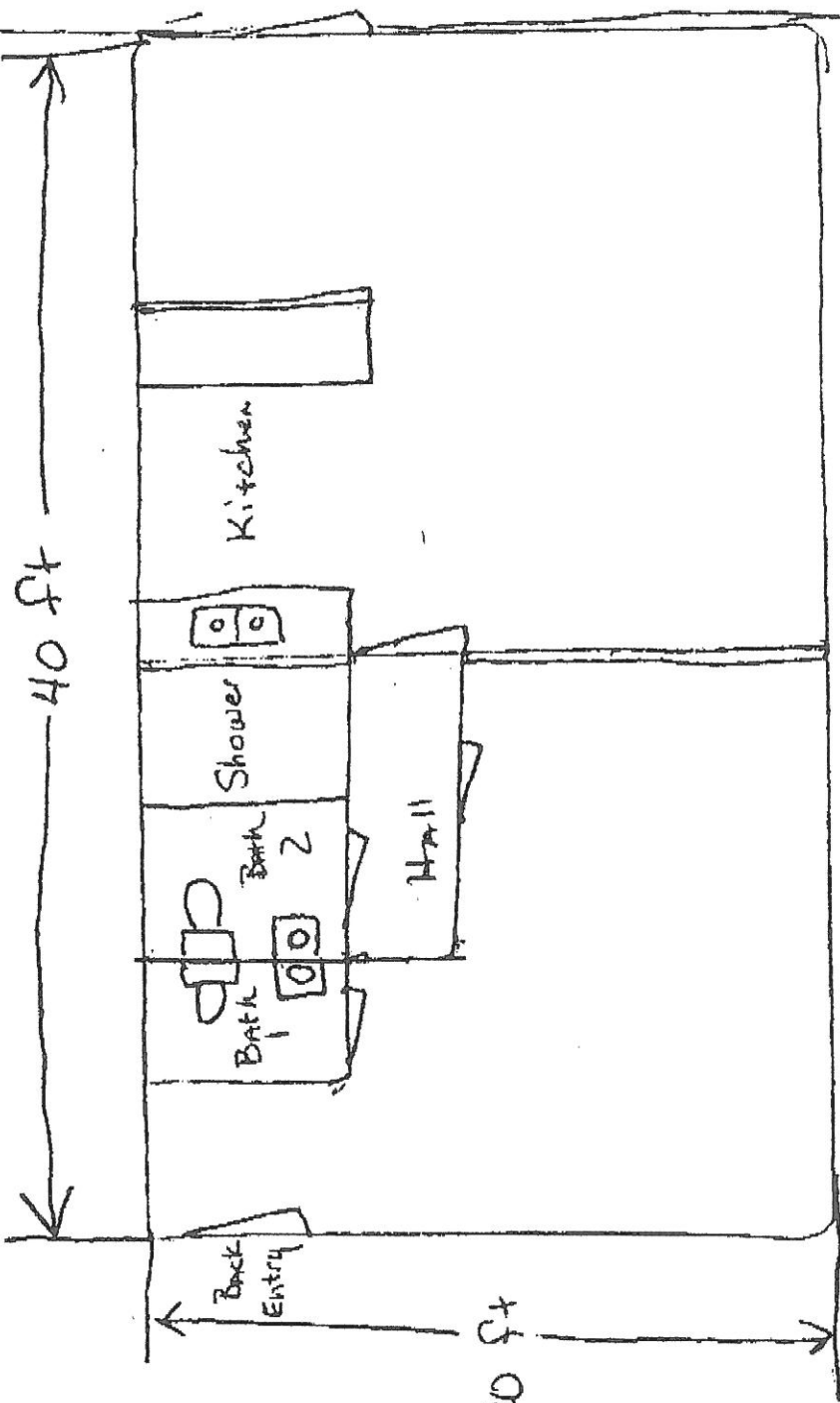


Exhibit "A"
Page 2 of 2



Business Area

No Change

Small
Kitchen
Bath



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, December 9, 1993 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, December 20, 1993 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Beverly Jacob for a Conditional Use Permit for a residence as a accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto, Rockwall, Texas and further described as Lot 6C and 7C, Block M, Rockwall Original Town.

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 93-41-CUP

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

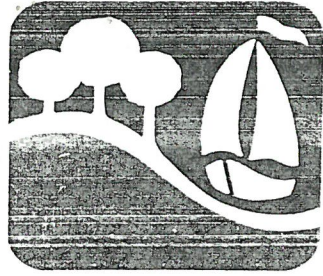
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____

PZ-PUBLICNOTICEFORM.FRM



4 in favor
0 opposed

CITY OF ROCKWALL

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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 93-41-CUP

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

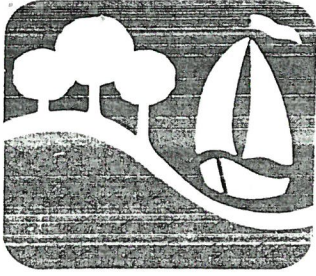
I am opposed to the request for the reasons listed below _____

1. It would look a lot better with people in it
2. we need to keep downtown full
3. any way we can

Signature Jim Walker

Address 3107 Lakeside Dr
Rockwall

PZ-PUBLICNOTICEFORM.FRM



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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 93-41-CUP

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

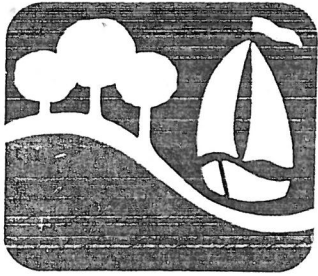
I am opposed to the request for the reasons listed below _____

1. Beverly Jacobs.
- 2.
- 3.

Signature Virginia B. Ellis

Address 16 Intrepid Cr.
Rockwall, Texas 75087

PZ-PUBLICNOTICEFORM.FRM



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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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 93-41-CUP

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

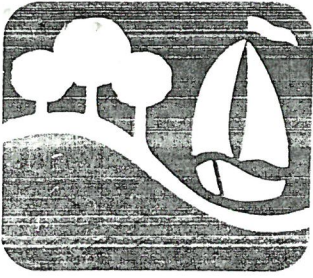
I am opposed to the request for the reasons listed below _____

1. *They are good neighbors and property is*
2. *suitable for a residence and same probably*
3. *couldn't be used for any other purpose.*

Signature Ken L. Smith

Address 108 S. San Jacinto
Rockwall, TX 75087

PZ-PUBLICNOTICEFORM.FRM



CITY OF ROCKWALL

"THE NEW HORIZON"

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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 93-41-CUP

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

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

1. Ben Zollner has lived in this same block for 4 years and Virginia Ellis was recently allowed to live at 104 S. San Jacinto with no ill effects.
2. This is an excellent use for older down-town buildings and the required updating and re-modeling should upgrade appearance & values.
3. IF this becomes a trend, vacancies may start to disappear, which would be good for everyone.

Signature C.W. Fox

Address 105 S. San Jacinto

PZ-PUBLICNOTICEFORM.FRM



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 13, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, January 17, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Kirby Albright for a Change in Zoning from "A", Agriculture to "PD", Planned Development for Single Family uses, and approval of a Preliminary Plan and area requirements for a 23 acre tract of land located on the east side of FM-740, south of Shadydale Lane and further on Exhibit "A". The development is proposed to have lots ranging from 11,800 square feet to 36,000 square feet, and a minimum house size of 2,500 square feet.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



Denise LaRue, Community Development Coordinator

Case No. PZ 93-51-PP

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 _____

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, December 9, 1993 at 7:00 PM and the Rockwall City Council will hold a public hearing on Monday, December 20, 1993 at 7:00 PM in City Hall, 205 W. Rusk, Rockwall, Texas, to consider:

93-41-CUP

To consider approval of a request from Beverly Jacob for a Conditional Use Permit for a residential use as an accessory to a permitted use within the Central Business District for 106 South San Jacinto and more particularly described as Lot 6C & 7C, Block M, Rockwall Original Town.

Case No. PZ 93-41-CUP

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

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

Note:

1. *I am not* ~~opposed~~ *against the request, except I*
would be opposed to any increases in size of the
2. *present building if the increase in size is for*
3. *use as living quarters.*

Signature

Shirley E. Bowen

Address

*1301 Alamo Rd
Rockwall, Texas, 75087*

PZ-PUBLICNOTICEFORM.FRM

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



Smead

No. DBET29

HASTINGS, MIN

FALL C W
12161 SMIRL DR
ROCKWALL, TX 75087

LAND SPTB: F1, IMP. SPTB: F1

R21422 (32179)
4820-000K-0002-B0-OR
CHEN CHANG CHAI/VINCENT CHEN
2404 NW VIVION RD
KANSAS CITY, MO 64150-9426

ROCKWALL O T, BLOCK K, LOT 5 PT OF
4 & SW 20' OF 2

SITUS: 110 N SAN JACINTO
LAND SPTB: F1, IMP. SPTB: F1

R21423 (33193)
4820-000K-0003-A0-OR
WORRELL ENTERPRISES INC
P O BOX 127
ROCKWALL, TX 75087

ROCKWALL O T LOT 5 PT OF 3 BLK K
SAN JACINTO

SITUS: 114 N SAN JACINTO
LAND SPTB: F1, IMP. SPTB: F1

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	EXEMPTI
R21424 (19363) 4820-000K-0003-B0-OR JACOBS V L 301 HIGHLAND ROCKWALL, TX 75087	ROCKWALL O T LOT N PT OF 3 BLK K SITUS: 116 N SAN JACINTO LAND SPTB: F1, IMP. SPTB: F1	
R21425 (19364) 4820-000K-0004-A0-OR SMITH LEON A 108 S SAN JACINTO ROCKWALL, TX 75087	ROCKWALL O T LOT N PT OF 4 BLK K 112 N SAN JACINTO SITUS: 112 N SAN JACINTO LAND SPTB: F1, IMP. SPTB: F1	
R21426 (19365) 4820-000K-0005-A0-OR MCCALLUM ROGER 109 S GOLIAD ROCKWALL, TX 75087	ROCKWALL O T LOT S PT OF 5 BLK K 106 SAN JACINTO SITUS: 106 SAN JACINTO LAND SPTB: F1, IMP. SPTB: F1	
R21427 (15733) 4820-000K-0005-B0-OR CAIN TED 206 ROCKBROOK ROCKWALL, TX 75087	ROCKWALL O T LOT N 25' OF 5 BLK K 108 N SAN JACINTO SITUS: 108 N SAN JACINTO LAND SPTB: F1, IMP. SPTB: F1	
R21428 (14222) 4820-000K-0006-A0-OR SHERRY LANE INVESTMENT INC 6033 SHERRY LANE DALLAS, TX 75225	ROCKWALL O T LOT N PT OF 6 BLK K 104 N SAN JACINTO SITUS: 104 N SAN JACINTO LAND SPTB: F1, IMP. SPTB: F1	
R21429 (49907) 4820-000K-0006-B0-OR THE HALL LAW OFFICE 207 EAST RUSK ST ROCKWALL, TX 75087	ROCKWALL O T LOT S PT OF 6 BLK K 102 N SAN JACINTO-207 E RUSK SITUS: 102 N SAN JACINTO-207 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21430 (14222) 4820-000K-0007-A0-OR SHERRY LANE INVESTMENT INC 6033 SHERRY LANE DALLAS, TX 75225	ROCKWALL O T LOT 10' W OF 7 BLK K RUSK SITUS: RUSK LAND SPTB: C1	
R21431 (19370) 4820-000K-0007-B0-OR FALLS C W 1216 SMIRL DR ROCKWALL, TX 75087	ROCKWALL O T LOT PT 7 BLK K 213 E RUSK SITUS: 213 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21432 (15733) 4820-000K-0007-C0-OR CAIN TED 206 ROCKBROOK ROCKWALL, TX 75087	ROCKWALL O T LOT E 20' OF 7 ALL 8 BLK K 101 N FANNIN SITUS: 101 N FANNIN LAND SPTB: F1, IMP. SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R21433 (33194) 4820-000L-0001-A0-OR SPEIGHTS ROBERT J & JEAN I 810 W LIMBERLOST #33 TUSCON, AZ 85705	ROCKWALL O T LOT PT OF 1 & 6 BLK L 214 E RUSK SITUS: 214 E RUSK LAND SPTB: F1, IMP.SPTB: F1	
R21434 (19373) 4820-000L-0001-B0-OR PEEK C T DR 10134 CREEKMERE DALLAS, TX 75218	ROCKWALL O T LOT PT OF 1 & 6 BLK L 218 E RUSK & 102 S FANNIN SITUS: 218 E RUSK/102 S FANNIN LAND SPTB: F1, IMP.SPTB: F1	
R21435 (19374) 4820-000L-0001-C0-OR ROCKWALL LIONS CLUB C/O ODIS A LOWE JR P O BOX 156 ROCKWALL, TX 75087	ROCKWALL O T LOT 1 & PT 6 BLK L 212 E RUSK SITUS: 212 E RUSK LAND SPTB: F1, IMP.SPTB: F1	
R21436 (27186) 4820-000L-0001-D0-OR IN KYUNG HWAN ETUX 512 SUNSTONE DR IRVING, TX 75060	ROCKWALL O T, BLOCK L, LOT PT OF 1 & 6 SITUS: 216 E RUSK LAND SPTB: F1, IMP.SPTB: F1	
R21437 (19376) 4820-000L-0002-A0-OR JACOBS V L 301 HIGHLAND ROCKWALL, TX 75087	ROCKWALL O T LOT W 25' OF 2 BLK L 206-206 1/2 E RUSK SITUS: 206-206 1/2 E RUSK LAND SPTB: F1, IMP.SPTB: F1	
R21438 (28392) 4820-000L-0002-B0-OR HOUSER GERALD MAX P O BOX 847 ROCKWALL, TX 75087	ROCKWALL O T, BLOCK L, LOT E PT OF 2 SITUS: 210 E RUSK LAND SPTB: F1, IMP.SPTB: F1 TB544 - RTC RECEIVER FOR FIRST ,#	
R21439 (49459) 4820-000L-0003-A0-OR FOX CHARLES W ETUX 5913 SCEPTRE DR ROCKWALL, TX 75087	ROCKWALL O T, BLOCK L, LOT S 30' OF 3 SITUS: 103/105 S SAN JACINTO LAND SPTB: F2, IMP.SPTB: F1	
R21440 (19379) 4820-000L-0003-B0-OR WILLIAMS H L 411 VALLEY DR ROCKWALL, TX 75087	ROCKWALL O T, BLOCK L, LOT PT 3 SITUS: 202 E RUSK LAND SPTB: F1, IMP.SPTB: F1	
R21441 (31185) 4820-000L-0004-A0-OR HARRIS J E JR P O BOX 686 ROCKWALL, TX 75087	ROCKWALL O T, BLOCK L, LOT N PT OF 4 & NW PT OF 5 LAND SPTB: F1, IMP.SPTB: F1	

5913 SCEPTRE DR
ROCKWALL, TX 75087

SITUS: 103/105 S SAN JACINTO
LAND SPTB: F2, IMP. SPTB: F1

R21440 (19379)
4820-000L-0003-B0-OR
WILLIAMS H L
411 VALLEY DR
ROCKWALL, TX 75087

ROCKWALL O T, BLOCK L, LOT PT 3
SITUS: 202 E RUSK
LAND SPTB: F1, IMP. SPTB: F1

R21441 (31185)
4820-000L-0004-A0-OR
HARRIS J E JR
P O BOX 686
ROCKWALL, TX 75087

ROCKWALL O T, BLOCK L, LOT N PT OF
4 & NW PT OF 5
LAND SPTB: F1, IMP. SPTB: F1

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
R21442 (19381) 4820-000L-0004-B0-OR ROBERSON RAY ETUX 1222 DANDELION GARLAND, TX 75043	ROCKWALL O T LOT PT OF 4 & 5 BLK L 200 E WASHINGTON SITUS: 200 E WASHINGTON LAND SPTB: F1, IMP. SPTB: F1	
R21443 (19382) 4820-000L-0005-A0-OR COUNTY OF ROCKWALL ROCKWALL TX 75087	ROCKWALL O T LOT E/2 OF 5, ALL 7, 8 BLK L EXEMPT SITUS: EXEMPT LAND SPTB: C2	** EXEMPT
R21444 (51244) 4820-000M-0001-00-OR ELLIS VIRGINIA B 16 INTREPID CIR ROCKWALL, TX 75087	ROCKWALL O T, BLOCK M, LOT 1 SITUS: 116 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21445 (30201) 4820-000M-0002-A0-OR CURANOVIC PETER 112 E RUSK ROCKWALL, TX 75087	ROCKWALL O T LOT 2A, 6A, 7B BLK M 112 E RUSK SITUS: 112 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21446 (19385) 4820-000M-0002-B0-OR DOLLINGER PAT & JANICE HILL 114 EAST RUSK ROCKWALL, TX 75087	ROCKWALL O T LOT 2B, 6B, 7B BLK M 114 E RUSK SITUS: 114 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21447 (19386) 4820-000M-0003-A0-OR AMERICAN LEGION C/O W R STANDLEY 2080 AIRPORT RD ROCKWALL, TX 75087	ROCKWALL O T LOT W PT OF 3 BLK M 106-108 E RUSK SITUS: 106-108 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21448 (19387) 4820-000M-0003-B0-OR FALLS CHAS W 1216 SMIRL DR ROCKWALL, TX 75087	ROCKWALL O T, BLOCK M, LOT E PT OF 3 SITUS: 110 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21449 (49744) 4820-000M-0004-00-OR HENDRICKS/ROGERS PARTNERSHIP 102 E RUSK ST ROCKWALL, TX 75087	ROCKWALL O T, BLOCK M, LOT W PT OF 4 & E PT OF 4 SITUS: 102 E RUSK LAND SPTB: F1, IMP. SPTB: F1	
R21450 (49458) 4820-000M-0004-A0-OR HEFFERNAN RICHARD F ETUX 9201 MILLWOOD DR ROWLETT, TX 75088	ROCKWALL O T LOT PT OF 4 BLK M 107 S GOLIAD SITUS: 107 S GOLIAD LAND SPTB: F1, IMP. SPTB: F1	

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1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R21451 (19390) 4820-000M-0005-A0-OR MCCALLUM ROGER 109 S GOLIAD ROCKWALL, TEXAS 75087	ROCKWALL O T LOT N/20' OF 5 BLK M 109 S GOLIAD SITUS: 109 S. GOLIAD LAND SPTB: F1, IMP.SPTB: F1	
R21452 (19391) 4820-000M-0005-B0-OR GREEN BILLY RAY BOX 356 WYLIE, TX 75098	ROCKWALL O T LOT 30' LOT 5 & ALL 8 BLK M 111 S GOLIAD SITUS: 111 S GOLIAD LAND SPTB: F1, IMP.SPTB: F1	
R21453 (19392) 4820-000M-0006-B0-OR SMITH LEON A 108 S SAN JACINTO ROCKWALL, TX 75087	ROCKWALL O T LOT 6 & 7 PT BLK M SITUS: 108 S SAN JACINTO LAND SPTB: F1, IMP.SPTB: F1	
R21454 (19393) 4820-000M-0006-C0-OR JACOBS DAVID R ET UX 120 NATIONAL DR ROCKWALL, TX 75087-6400	ROCKWALL O T, BLOCK M, LOT 6C & 7C SITUS: 106 S SAN JACINTO LAND SPTB: F1, IMP.SPTB: F1	
R21455 (19394) 4820-000M-0007-A0-OR STEGAR O L SR % EMILY SUE WHITEHEAD 304 HIGHLAND ROCKWALL, TX 75087	ROCKWALL O T LOT PT OF 7 BLK M E WASHINGTON SITUS: E WASHINGTON/S SAN JACINTO LAND SPTB: F1, IMP.SPTB: F1	
R21456 (19395) 4820-000N-0001-A0-OR HALE BOBBY G 317 ELM DR ROCKWALL, TX 75087	ROCKWALL O T LOT PT OF 1 & 2 BLK N 102 S GOLAID SITUS: 102 S GOLIAD LAND SPTB: F1, IMP.SPTB: F1	
R21457 (19396) 4820-000N-0001-B0-OR KLUTTS B A 108 S GOLIAD ROCKWALL, TX 75087	ROCKWALL O T LOT S 18' 1,PT 2 BLK N 108 S GOLIAD SITUS: 108 S GOLIAD LAND SPTB: F1, IMP.SPTB: F1	
R21458 (19397) 4820-000N-0001-C0-OR MASONIC LODGE C/O J E HANIS BOX 686 ROCKWALL, TX 75087	ROCKWALL O T LOT S 26' OF N 54' OF 1 & 2 BLK N W/S GOLIAD 28' S OF RUSK SITUS: W/S GOLIAD 28' S OF RUSK LAND SPTB: F1, IMP.SPTB: F1	** EXEM
R21459 (29407) 4820-000N-0001-D0-OR METRO BROADCASTERS INC 105 W MOORE ST TERRELL, TX 75160	ROCKWALL O T, BLOCK N, LOT N 28' OF S 46' OF 1,2 SITUS: 106 GOLIAD LAND SPTB: F1, IMP.SPTB: F1	

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R21469 (52690) 4820-0000-0002-00-OR BOWEN JAMES F RT 4 BOX 56JB ROCKWALL, TX 75087	ROCKWALL O T, BLOCK Q, LOT 2, 3 & N 20' OF 4, 5 SITUS: 105 W WASHINGTON LAND SPTB: F1, IMP. SPTB: F1 00050 - AMERICAN NATIONAL BANK, #	
R21470 (17248) 4820-0000-0004-A0-OR PEOPLES BILLY W P O BOX 35 ROCKWALL, TX 75087	ROCKWALL O T S 54' L-4 ALL 5 & 8 BLK Q, L-1&2 BLK Z LAND SPTB: C1, IMP. SPTB: A1	
R21471 (52977) 4820-000R-0001-00-OR L R LEEK ENTERPRISES INC 13355 NOEL RD STE 1720 DALLAS, TX 75240	ROCKWALL O T, BLOCK R, LOT 1, 4, 5, 8 LAND SPTB: F1, IMP. SPTB: F1	
R21472 (19410) 4820-000R-0002-00-OR CITY OF ROCKWALL 102 E WASHINGTON ROCKWALL, TX 75087	ROCKWALL O T LOT 2, 3, 6, 7 BLK R (200X100) 0.460 AC EXEMPT SITUS: EXEMPT LAND SPTB: F1, IMP. SPTB: F1	** EXE
R21473 (19411) 4820-000S-0001-00-OR RIDLEY BILLY WAYNE C/O DROP IN FOOD MART 212 E WASHINGTON ROCKWALL, TX 75087	ROCKWALL O T, BLOCK S, LOT 1 SITUS: 212 E WASHINGTON LAND SPTB: F1, IMP. SPTB: F1	
R21474 (30200) 4820-000S-0002-00-OR WALKER TOM 1003 S GOLIAD ROCKWALL, TX 75087	ROCKWALL O T, BLOCK S, LOT PTS 2 & 3 LAND SPTB: F1, IMP. SPTB: F1	
R21475 (19413) 4820-000S-0004-00-OR RIDLEY BILLY 212 E WASHINGTON ROCKWALL, TX 75087	ROCKWALL O T LOT ALL OF 4 PT OF 5 BLK S 204 S FANNIN SITUS: 204 S FANNIN LAND SPTB: A1, IMP. SPTB: A1	
R21476 (19413) 4820-000S-0005-A0-OR RIDLEY BILLY 212 E WASHINGTON ROCKWALL, TX 75087	ROCKWALL O T LOT PT OF 5, 8 BLK S 206 S FANNIN SITUS: 206 S FANNIN LAND SPTB: C1	
R21477 (19414) 4820-000S-0006-00-OR WILLIAMS H L 411 VALLEY DR ROCKWALL, TX 75087	ROCKWALL O T, BLOCK S, LOT 6, 7 SITUS: 205 S SAN JACINTO LAND SPTB: F1, IMP. SPTB: F1	

RIDLEY BILLY
212 E WASHINGTON
ROCKWALL, TX 75087

SITUS: 204 S FANNIN
LAND SPTB: A1, IMP. SPTB: A1

R21476 (19413)
4820-0005-0005-A0-OR
RIDLEY BILLY
212 E WASHINGTON
ROCKWALL, TX 75087

ROCKWALL O T LOT PT OF 5.8 BLK S
206 S FANNIN
SITUS: 206 S FANNIN
LAND SPTB: C1

R21477 (19414)
4820-0005-0006-00-OR
WILLIAMS H L
411 VALLEY DR
ROCKWALL, TX 75087

ROCKWALL O T, BLOCK S, LOT 6,7
SITUS: 205 S SAN JACINTO
LAND SPTB: F1, IMP. SPTB: F1

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R21478 (19415) 4820-0005-002A-00-OR BOWEN HORACE C 1301 ALAMO RD ROCKWALL, TX 75087	ROCKWALL O T LOT 2A,3A BLK S SAN JACINTO & WASHINGTON SITUS: SAN JACINTO & WASHINGTON LAND SPTB: F1, IMP. SPTB: F1	
R21479 (19416) 4820-000T-0001-00-OR DEWEESE CLODELL 2625 N NELSON ARLINGTON, VA 22207	ROCKWALL O T LOT 1,2 BLK T LAND SPTB: A1, IMP. SPTB: A1	DA \$ 3 TOT \$ 3
R21480 (19417) 4820-000T-0003-00-OR FIRST CHRISTIAN CHURCH ROCKWALL TX 75087	ROCKWALL O T LOT 3,4 BLK T 0.230 AC ** EXEMPT EXEMPT SITUS: S FANNIN LAND SPTB: F1, IMP. SPTB: F1	
R21481 (34500) 4820-000U-0001-A0-OR LONE STAR ICE, INC 306 E WASHINGTON ROCKWALL, TX 75087	ROCKWALL O T, BLOCK U, LOT W PT OF 1,2,3,4 SITUS: 306 E WASHINGTON LAND SPTB: F1, IMP. SPTB: F1 T8544 - RTC RECEIVER FOR FIRST ,#	
R21482 (19419) 4820-000U-0001-B0-OR ANDERSON DONALD S ET UX 1660 PLUMMER DR ROCKWALL, TX 75087	ROCKWALL O T LOT PT 1,2,3,4 BLK U 308 E WASHINGTON SITUS: 308 E WASHINGTON LAND SPTB: F1, IMP. SPTB: F1	
R21483 (32808) 4820-000V-0001-00-OR TOVAR JOSE G & FELIPA 301 DENNISON ROCKWALL, TX 75087	ROCKWALL O T LOT 1,2,3 BLK V 301 DENNISON SITUS: 301 DENNISON LAND SPTB: A1, IMP. SPTB: A1	
R21484 (19421) 4820-000W-0001-00-OR FIRST CHRISTIAN CHURCH ROCKWALL TX 75087	ROCKWALL O T LOT 1,2,3 BLK W 0.344 AC EXEMPT SITUS: 0.344 AC EXEMPT LAND SPTB: F1, IMP. SPTB: F1	** EXEMPT
R21485 (19422) 4820-000X-0001-00-OR GARDENHIRE N-E-EST C/O JOHN R HANEY 308 S. FANNIN ROCKWALL, TX 75087	ROCKWALL O T LOT 1,2,3,4 BLK X 302 S SAN JACINTO SITUS: 302 S FANNIN LAND SPTB: A1, IMP. SPTB: A1	
R21486 (19423) 4820-000Y-0001-00-OR CITY OF ROCKWALL 102 E WASHINGTON ROCKWALL, TX 75087	ROCKWALL O T LOT 1,2 BLK Y (100X200) 0.460 AC EXEMPT SITUS: EXEMPT LAND SPTB: C2	** EXEMPT